

**Exhibit A – Property Description – Ordinance No. 3938 – Page 1 of 1**

Zoning Case ZC25-0151

Tract 2C, John Condra Survey, Abstract 311  
7133 Douglas Lane, North Richland Hills, Texas

**BEING** all that certain 0.9490 acre of land out of the 1.0 acre tract, described in the deed to Mary L. Atkins, recorded in Volume 9969, Page 1552, in the Deed Records of Tarrant County, Texas, (D.R.T.C.T.) in the John Condra Survey, Abstract 311, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and bounds as follows (All bearings shown hereon are based on the record bearings of Parcel ROW 23 described in the right-of-way deed to the City of North Richland Hills recorded in Document Number D209304287, D.R.T.C.T.):

**BEGINNING** at the most westerly corner of said Parcel ROW 23, and in the south right-of-way line of Woodbend Park Road (50 foot right-of-way);

**THENCE** South 45 degrees 40 minutes 39 seconds East – 14.16 feet along the right-of-way corner clip of said Parcel ROW 23, to the southerly corner of said right-of-way corner clip, and in the west line of Douglas Lane (right-of-way varies);

**THENCE** South 00 degrees 44 minutes 28 seconds East – 198.50 feet along the west right-of-way line of Douglas Lane, common to the west line of said Parcel ROW 23, to the southeast corner of the herein described tract, in the north line of Lot 58, Block 8, Windcrest Addition, recorded in Volume 388-128, Page 57, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

**THENCE** South 89 degrees 23 minutes 06 seconds West – 198.74 feet to the southwest corner of the herein described tract, common to the northwest corner of said Lot 58, Block 8, Windcrest Addition, and in the east line of Lot 53, Block 8, Windcrest Subdivision, recorded in Volume 388-121, Page 18, P.R.T.C.T.;

**THENCE** North 00 degrees 36 minutes 54 seconds West – 208.50 feet along the west line of the herein described tract, to the northwest corner of the herein described tract, common to the northeast corner of Lot 57, Block 8, of said Windcrest Subdivision, in the south right-of-way line of said Woodbend Park Road;

**THENCE** North 89 degrees 23 minutes 05 seconds East 188.28 feet along the north line of the herein described tract, common to the south right-of-way line of said Woodbend Park Road, to the **POINT OF BEGINNING** and containing 0.9490 acres of land.