

Exhibit A – Property Description – Ordinance No. 3743 – Page 1 of 1

Zoning Case ZC22-0028

Lot 1, Block 1, Pace Acres Addition; Tracts 1 and 2, Thomas Peck Subdivision;
and Tract 3, Thomas Peck Survey, Abstract 1209
316, 8320, 8340, and 8400 Shady Grove Road, North Richland Hills, Texas

TRACT 1

All that certain 4.009 acres of land, described in the deed to Larry L. Wells, recorded in Volume 14538, page 496, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and Document Number D221304807, D.R.T.C.T., which is Tracts 1 & 2, Thomas Peck Subdivision, recorded in Volume 388-46, Page 873, in the Plat Records of Tarrant County, Texas (P.R.T.C.T) in the Thomas Peck Survey, A-1209, 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 Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the northwest corner of said Tract 2, common to the northeast corner of Tract 3, of said Thomas Peck Subdivision, in the south right-of-way line of Shady Grove Road (right-of-way varies);

THENCE 88° 50' 30" East, along the north line of the herein described tract, common to the south right-of-way line of said Shady Grove Road, passing a 1/2" iron rod found for the northeast corner of said Tract 2, common to the northwest corner of said Tract 1, at a distance of 104.62', and continuing for a total distance of 208.50' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, in the west line of the 12.695 acre tract of land described in the deed to Bobby Joe Pace Family Living Trust, recorded in Document Number D220252658, D.R.T.C.T.;

THENCE South 00° 37' 53" West, along the east line of the herein described tract, common to the west line of said 12.695 acre tract, passing a 1/2" iron rod with a cap stamped "LBS 3946" found for the southwest corner of said 12.695 acre tract, at a distance of 742.79', and continuing for a total distance of 843.57' to the southeast corner of the herein described tract, common to the northeast corner of Lot 24, Block 3, of Shady Oaks Second Filing, recorded in Cabinet A, Slide 1908, P.R.T.C.T., in the west line of Lot 5, Block 1, Forest Glenn North, recorded in Document Number D205027994, P.R.T.C.T., and from which a 1/2" iron rod found bears South 52° 30' East – 1.49';

THENCE South 89° 02' 04" West, along the south line of the herein described tract, common to the north line of said Block 3, Shady Oaks Second Filing, passing a 5/8" iron rod with a cap stamped "C&B" found at a distance of 185.75', and continuing for a total distance of 205.86' to the southwest corner of the herein described tract, common to the southeast corner of said Tract 3, Thomas Peck Subdivision;

THENCE North 00° 26' 59" East – 842.80' along the west line of the herein described tract, common to the east line of said Tract 3, Thomas Peck Subdivision, to the POINT OF BEGINNING and containing 4.009 acres of land.

TRACT 2

All that certain 12.70 acres of land, described in the deed to the Bobby Joe Pace Family Living Trust, recorded in Document Number D220252658, D.R.T.C.T., in the Thomas Peck Survey, A-1209, 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 Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found in a railroad tie for the southeast corner of the herein described tract, common to Lot 17, Block 1, of Forest Glenn North, recorded in Document Number D205027994, P.R.T.C.T., in the west line of Lot 12, Block 1, Shady Oaks Addition, recorded in Cabinet A, Slide 697, P.R.T.C.T.;

THENCE South 87° 41' 03" West – 865.91' along the south line of the herein described tract, common to the north line of said Block 1, Forest Glenn North, to a 1/2" iron rod with a cap stamped "LBS 3946" found for the southwest corner of the herein described tract, in the east line of Tract 1, Thomas Peck Subdivision, recorded in Volume 388-46, Page 873, P.R.T.C.T.;

Exhibit A – Property Description – Ordinance No. 3743 – Page 2 of 1

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Lot 1, Block 1, Pace Acres Addition; Tracts 1 and 2, Thomas Peck Subdivision;
and Tract 3, Thomas Peck Survey, Abstract 1209
316, 8320, 8340, and 8400 Shady Grove Road, North Richland Hills, Texas

THENCE North 00° 37' 53" East along the west line of the herein described tract, common to the east line of said Tract 1, Thomas Peck Subdivision, passing a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of said Tract 1, Thomas Peck Subdivision at a distance of 742.79', and continuing for a total distance of 767.08', to a point in the approximate centerline of Shady Grove Road (right-of-way varies);

THENCE North 89° 36' 41" East – 298.54', along the centerline of said Shady Grove Road, to the northeast corner of the herein described tract, common to the northwest corner of a 30' wide right-of-way dedication, recorded in Cabinet A, Slide 2859, P.R.T.C.T.;

THENCE South 00° 02' 25" East, passing a 1/2" iron rod with a cap stamped "RPLS 2002" found for the southwest corner of said 30' right-of-way dedication, common to the northwest corner of Lot 1, Block 1, Pace Acres Addition, recorded in said Cabinet A, Slide 2859, P.R.T.C.T., at a distance of 30.00', and continuing for a total distance of 468.01', to a 1/2" iron rod found for an angle corner of the herein described tract;

THENCE South 89° 57' 38" East – 200.79' along the south line of said Lot 1, Block 1, Pace Acres Addition, to a 1/2" iron rod with a cap stamped "RPLS 2002" found for an angle corner of the herein described tract;

THENCE North 00° 00' 53" West along the east line of said Lot 1, Block 1, Pace Acres Addition, passing a 1/2" iron rod with a cap stamped "RPLS 2002" found for said Lot 1, Block 1, Pace Acres Addition at a distance of 439.59', and continuing for a total distance of 469.51' to a point in the centerline of said Shady Grove Road;

THENCE North 89° 36' 41" East – 355.75' along the centerline of said Shady Grove Road to a point for the northeast corner of the herein described tract;

THENCE South 00° 06' 53" East, passing a 1/2" iron rod found for the northwest corner of Lot 4, Block 1, of said Shady Oaks Addition, at a distance of 29.58', and continuing for a total distance of 737.85' to the POINT OF BEGINNING and containing 12.70 acres of land.

TRACT 3

All that certain 2.024 acres, described in the deed to Stephen Pace, recorded in Volume 14210, Page 108, D.R.T.C.T., which is Lot 1, Block 1, Pace Acres Addition, recorded in Cabinet A, Slide 2859, P.R.T.C.T., in the Thomas Peck Survey, A-1209, 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 Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "RPLS 2002" found for the northeast corner of the herein described tract, common to the southeast corner of a 30' right-of-way dedication recorded in said Cabinet A, Slide 2859, P.R.T.C.T.;

THENCE South 00° 00' 53" East – 439.59' along the east line of the herein described tract, to a 1/2" iron rod with a cap stamped "RPLS 2002" found for the southeast corner of the herein described tract;

THENCE North 89° 57' 38" West – 200.79' along the south line of the herein described tract, to a 1/2" iron rod with a cap stamped "RPLS 2002" found for the southwest corner of the herein described tract

THENCE North 00° 02' 25" West – 438.01' along the west line of the herein described tract, to a 1/2" iron rod with a cap stamped "RPLS 2002" found for the northwest corner of the herein described tract, common to the southwest corner of said 30' right-of-way dedication;

THENCE North 89° 35' 21" East – 200.99' along the north line of the herein described tract, common to the south line of said 30' right-of-way dedication, to the POINT OF BEGINNING and containing 2.024 acres of land.