

Exhibit A – Property Description – Ordinance No. 3969 – Page 1 of 2

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, consisting of multiple platted and deeded properties that are described as follows; Azure Group Real Estate, LLC, known as tract 3, also Lot 1R and Lot 2, Block 4 Mollie B. Collins Addition as recorded under Instrument Number D207377795 Plat Records, Tarrant County, Texas (PRTCT), all aforementioned property ownership are recorded under Instrument Number D221250554 Deed Records, Tarrant County, Texas (DRTCT), also 3 tracts of land that appears to be vested in Gary B. Harston, as Independent Executor of the Estate of Sylvia M. Harston, deceased, said 3 tracts consist of Tract 1, a called 1.3 acres, Tract 2 a called 0.6 acres and a called 1.2998 acre portion of Lot 1, Block 1, Buzan Addition recorded under Instrument Number D193196151 PRTCT, also a portion of Lot 1, Block 1 Miranda Addition as recorded in Cabinet A, Slide 9915 PRTCT, as conveyed by deed to Rosalio Nunez Miranda and Maria Theresa Miranda by deed recorded in Volume 12597, Page 885 DRTCT and being described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod in the west line of Smithfield Road for the northeast corner of said Tract 3, Azure Group Real Estate, LLC;

THENCE South 00 degrees 33 minutes 30 seconds East, along said west line, a distance of 184.63 feet to a found 3/8 inch iron rod for the southeast corner of said Tract 3;

THENCE South 88 degrees 55 minutes 17 seconds West, continuing along said west line, a distance of 9.69 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for the northeast corner of said Mollie B. Collins Addition for corner;

THENCE South 00 degrees 43 minutes 39 seconds East, continuing along said west line, a distance of 156.50 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the north line of a tract of land conveyed by deed to Thomas Falcone, recorded under Instrument Number D201149984 DRTCT, for the southeast corner of said Mollie B. Collins Addition;

THENCE South 89 degrees 42 minutes 56 seconds West, departing said west line and along the south line of said Mollie B. Collins Addition, a distance of 394.47 feet to a found 1/2 inch iron rod in the south line of said Mollie B. Collins Addition, same being the north line of Lot 1, Block 1, Buzan Addition, recorded under Instrument Number D193196151 PRTCT, also being the northeast corner of said Gary B. Harston Tract 3;

THENCE South 00 degrees 30 minutes 59 seconds East, departing said common line, a distance of 138.27 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the south line of said Lot 1, Same being the north line of Spring Meadows Addition, recorded under Instrument Number D185397392 PRTCT;

Exhibit A – Property Description – Ordinance No. 3969 – Page 2 of 2

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

THENCE South 89 degrees 29 minutes 07 seconds West, along said common line, a distance of 545.43 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” in the east line of Hewitt Street for the northwest corner of said Spring Meadows Addition, same being the southwest corner of said Gary B. Harston, Tract 2;

THENCE North 00 degrees 29 minutes 51 seconds East, along said east line, a distance of 279.76 feet to a found 1/2 inch iron rod capped “Old Town Surveying” for the northwest corner of said Gary B. Harston Tract 1, same being the southwest corner of said Lot 1, Block 1, Miranda Addition;

THENCE North 88 degrees 29 minutes 03 seconds East, departing said east line and along the north line of said Tract1, same being the south line of said Lot 1, Block 1, Miranda Addition, a distance of 217.03 feet to a set 5/8 inch iron rod capped “Neel-Schaffer”;

THENCE North 00 degrees 53 minutes 11 seconds West, departing said common line and across said Lot 1, Block 1, Miranda Addition, a distance of 93.76 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” in the north line of said Lot 1, Block 1, Miranda Addition, same being the south line of Lot 2, Block 3, Mollie B. Collins Addition, recorded under Instrument Number D183305080 PRTCT;

THENCE North 88 degrees 34 minutes 55 seconds East, along said north line, a distance of 255.13 feet to a found 1/2 inch iron rod in the west line of said Azure Group Real Estate, LLC Tact 3, for the northeast corner of said Lot 1, Block 1, Miranda Addition, same being the southeast corner of a tract of land conveyed to Betty Riley, recorded under Instrument Number D209274936 DRTCT;

THENCE North 00 degrees 09 minutes 01 seconds East, along the west line of said Azure Group Real Estate, LLC Tact 3, same being the east line of said Betty Riley tract, a distance of 93.49 feet to a found 3/8 inch iron rod for the northwest corner of said Azure Group Real Estate, LLC Tact 3, same being the southwest corner of Lot 9, Block 1, Mollie B. Collins Addition, recorded under Instrument Number D185032609 PRTCT;

THENCE North 89 degrees 06 minutes 12 seconds East, along the north line of said Azure Group Real Estate, LLC Tact 3, same being the south line of said Lot 9, Block 1, Mollie B. Collins Addition, 471.37 feet to the POINT OF BEGINNING and containing 326,450.717 square feet or 7.494 acres of land.