

**Exhibit A – Property Description – Ordinance No. 3703 – Page 1 of 2**

Zoning Case ZC 2021-04

Rumfield Estates

Portions of Tract 1B, Oziah Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150  
7201 and 7501 Precinct Line Road, North Richland Hills, Texas

**BEING** all that certain 0.767 acres of land out of the 9.241 acre tract described in the deed to XTO Energy Inc, recorded in Document Number D208311503 in the Deed Records, Tarrant County, Texas, in the Oziah Rumfield Survey, A-1365, and the David Moses Survey, A-1150, City of North Richland Hills, Tarrant County, Texas, and being 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 ½-inch iron rod with a cap stamped “Spry 5647” found for the west corner of the southwest right-of-way cutback line at the intersection of the south right-of-way line of Rumfield Road (60-foot right-of-way) and the west right-of-way line of Precinct Line Road (right-of-way varies);

**THENCE** South 45 degrees 32 minutes 32 seconds East – 19.76 feet along the said southwest right-of-way cutback line, to a ½-inch iron rod with a cap stamped “Spry 5647” found for the south corner of said southwest right-of-way cutback line;

**THENCE** South 05 degrees 56 minutes 33 seconds East – 10.31 feet along the west right-of-way line of said Precinct Line Road to a ½-inch iron rod with a cap stamped “Spry 5647” found for the corner of the herein described tract;

**THENCE** South 00 degrees 26 minutes 28 seconds East – 238.85 feet along the west right-of-way line of said Precinct Line Road to the most easterly southeast corner of the herein described tract;

**THENCE** South 44 degrees 21 minutes 15 seconds West – 14.19 feet to the most southerly southeast corner of the herein described tract;

**THENCE** South 89 degrees 08 minutes 58 seconds West – 114.36 feet to the southwest corner of the herein described tract;

**THENCE** North 00 degrees 32 minutes 34 seconds West – 156.53 feet to a point for corner of the herein described tract;

**THENCE** North 03 degrees 42 minutes 16 seconds East – 117.97 feet to the northwest corner of the herein described tract, in the south right-of-way line of said Rumfield Road, which is a point on a curve to the left, having a central angle of 00 degrees 58 minutes 07 seconds, a radius of 835.00 feet, and a chord bearing and distance of South 89 degrees 53 minutes 20 seconds East – 14.12 feet;

**THENCE** along said curve to the left, along the south right-of-way line of said Rumfield Road, an arc length of 14.12 feet to a ½-inch iron rod with a cap stamped “Spry 5647” found for the end of curve;

**THENCE** North 89 degrees 37 minutes 35 seconds East – 87.01 feet along the south right-of-way line of said Rumfield Road to the **POINT OF BEGINNING** and containing 0.767 acres of land.