

## Exhibit A – Property Description – Ordinance No. 3571 – Page 1 of 1

Zoning Case ZC 2019-01

Portion of: Tracts 5 and 5M, WC Newton Survey, Abstract 1182; Tracts 8, 8D, and 8H, S Richardson Survey, Abstract 1266; and Tracts 8 and 8E, T Peck Survey, Abstract 1209.  
8161 Precinct Line Road, North Richland Hills, Texas

Being a tract of land situated in the T. Peck Survey, Abstract No. 1209 and the W. C. Newton Survey, Abstract No. 1182, in Tarrant County, Texas, being a portion of that same tract of land described to Gene E. Ratcliff and wife, Joan C. Ratcliff by deed recorded in Document No. Volume 8361, Page 99, of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

**COMMENCING** at a brass monument found for the southeast corner of Lot 4R, Block 1 of North Tarrant Marketplace, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Document No. D216080757, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being the northeast corner of a tract of land conveyed to Don Charles Golightly and Janet Gay Golightly by deed recorded in Document No. D217094130, D.R.T.C.T. and lying on the current west right-of-way line of Precinct Line Road (variable width right-of-way);

**THENCE** South 01 degrees 01 minutes 02 seconds West, with the current west right-of-way line of said Precinct Line Road, a distance of 121.19 feet to a brass monument found;

**THENCE** South 00 degrees 45 minutes 08 seconds East, continuing with the current west right-of-way line of said Precinct Line Road, a distance of 79.63 feet to an aluminum monument found for the northeast corner of said Ratcliff tract, same being the southeast corner of said Golightly tract and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 00 degrees 49 minutes 18 seconds East, continuing with the current west right-of-way line of said Precinct Line Road, a distance of 131.02 feet to a 5/8-inch rebar with a cap stamped "BHB" found for the easternmost southeast corner of said Ratcliff tract, same being the northeast corner of a tract of land conveyed to Beaten Path Development-Thornbridge North, LLC by deed recorded in Document No. D217282850, D.R.T.C.T.;

**THENCE**, departing the current west right-of-way line of said Precinct Line Road, with the north lines of said Beaten Path Development-Thornbridge, LLC tract, the following courses and distances:

South 89 degrees 28 minutes 37 seconds West, a distance of 178.53 feet to a ½-inch rebar with cap stamped "VOGT 1928" found for corner;

South 00 degrees 33 minutes 02 seconds East, a distance of 31.78 feet to a ½-inch rebar with a cap stamped "VOGT 1928" found for corner;

South 89 degrees 05 minutes 20 seconds West, passing a 5/8-inch rebar with a cap stamped "BHB" found for reference at a distance of 48.73 feet, then passing another 5/8-inch rebar with a cap stamped "BHB" found for reference at an additional distance of 145.10 feet an continuing for a total distance of 218.81 feet to a ½-inch rebar with a cap stamped "ASC" set for the southwest corner of the herein described tract;

**THENCE** North 00 degrees 02 minutes 06 seconds East, departing the north line of said Beaten Path Development-Thornbridge, LLC tract, over, across, and through said Ratcliff tract, a distance of 168.71 feet to a ½-inch rebar with a cap stamped "ASC" set for the northwest corner of the herein described tract, lying on the north line of said Ratcliff tract, and on the south line of said Golightly tract;

**THENCE** South 89 Degrees 52 minutes 54 seconds East, with the south line of said Golightly tract, a distance of 395.02 feet to the **POINT OF BEGINNING** and containing 59,867 square feet or 1.374 acres of land, more or less.