

Exhibit A – Property Description – Ordinance No. 3541 – Page 1 of 2

Zoning Case ZC 2018-16

Highland Park Addition, Blocks 1-5; and Tracts 3E and 3F, T.K. Martin Survey, Abstract 1055
9200 block Amundson Drive and 6900 block Precinct Line Road, North Richland Hills, Texas

All that certain 8.222 acres of land, which is all of Lots 1-12, Block 1; Lots 1-9, Block 2; Lots 1-6, Block 3; Lot 1, Block 4; and Lots 1-4, Block 5; Highland Park, recorded in Document Number D208457706, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), and all of Tract I and II, described in the deed to Kent Davis, Trustee, recorded in Document Number D211245270, in the Tandy K. Martin Survey, Abstract 1055, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and bounds as follows (All bearing shown hereon are based on the said plat of Highland Park):

BEGINNING at a TXDOT monument found for the northeast corner of said Lot 1, Block 5, Highland Park, common to the southeast corner of the remainder of Lot 1, Block 1, Nob Hill North, recorded in Volume 388-197, Page 52, P.R.T.C.T., in the west right-of-way line of Precinct Line Road (FM 3029, right-of-way varies);

THENCE along the west right-of-way line of said Precinct Line Road the following courses:

South 00 degrees 35 minutes 27 seconds West – 277.33 feet to a ½-inch iron rod with a cap stamped “JDZ 2490” found for a point for corner of the herein described tract;

South 00 degrees 52 minutes 06 seconds West – 51.60 feet to a ½-inch iron rod with cap stamped “JDZ 2490” found for the southeast corner of said Lot 3, Block 5, Highland Park, common to the northeast corner of said Tract II, Kent Davis, Trustee;

South 00 degrees 37 minutes 47 seconds West – 116.67 feet to a TXDOT monument found for a point for corner of the herein described tract;

South 04 degrees 03 minutes 37 seconds West – 53.77 feet to a ½-inch iron rod with a cap stamped “MOAK” found for the common southeast corner of the herein described tract and said Tract I, Kent Davis, Trustee, common to the northeast corner of Block 1, Woodland Oaks, recorded in Document Number D206273887, P.R.T.C.T.;

THENCE North 89 degrees 04 minutes 39 seconds West – 394.89 feet departing the west right-of-way line of said Precinct Line Road to a ½-inch iron rod with a cap stamped “MOAK” found for the southwest corner of said Tract I, Kent Davis, Trustee, common to the southernmost west corner of the herein described tract and the northwest corner of said Block 1, Woodland Oaks;

THENCE North 00 degrees 56 minutes 19 seconds East – 164.75 feet to a ¾-inch iron rod found for the northwest corner of said Tract I, Kent Davis, Trustee, common to the southwest corner of said Lot 4, Block 5, Highland Park;

THENCE North 01 degrees 09 minutes 53 seconds East – 51.33 feet to a ½-inch iron rod found for a point for corner of the herein described tract, in the south line of said Lot 8, Block 2, Highland Park;

THENCE North 89 degrees 55 minutes 27 seconds West – 260.74 feet to a 3/8-inch iron rod found for the westernmost southwest corner of the herein described tract, common to the southwest corner of said Lot 4, Block 2, Highland Park, in the east line of Lot 2, Block 1, Majestic Meadows, recorded in Document Number D203260465, P.R.T.C.T.;

THENCE North 00 degrees 22 minutes 57 seconds East – 690.45 feet to a ½-inch iron rod with a cap stamped “JDZ 2940” found for the northwest corner of the herein described tract, common to the northeast corner of said Lot 2, Block 1, Majestic Meadows, in the south right-of-way line of Amundson Drive (right-of-way varies);

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THENCE South 88 degrees 16 minutes 33 seconds East – 215.50 feet along the south right-of-way line of said Amundson Drive to a ½-inch iron rod with a cap stamped “SPRY 5647” set for the northernmost northeast corner of the herein describe tract, common to the northwest corner of Lot 5, Block 1, of said Nob Hill North, from which a ½-inch iron rod found bears North 11 degrees 04 minutes West – 0.63 feet;

THENCE South 00 degrees 05 minutes 20 seconds West – 199.02 feet to a ½-inch iron rod found for a point for corner of the herein described tract;

THENCE South 00 degrees 00 minutes 24 seconds East – 208.55 feet to a ½-inch iron rod found for a point for corner of the herein described tract, common to the southwest corner of Lot 3, Block 1, of said Nob Hill North;

THENCE North 89 degrees 59 minutes 52 seconds East – 223.95 feet to a ½-inch iron rod with a cap stamped “MOAK” found for a point for corner of the herein described tract;

THENCE North 89 degrees 58 minutes 57 seconds East – 216.89 feet to the POINT OF BEGINNING and containing 8.222 acres of land.