

Exhibit A – Property Description – Ordinance No. 3633 – Page 1 of 2

Zoning Case ZC 2019-03

Tracts 3, 3D, and 3D1, William Cox Survey, Abstract 321; Tracts 1 and 1B, Eliza Ann Cross Survey, Abstract 281; and Lots 28-32, WE Odell Addition 6900-7100 Davis Boulevard and 8205-8219 Odell Street; North Richland Hills, Texas

BEING a tract of land out of the John M. Crockett, Abstract No. 273, the William Cox Survey, Abstract No. 321, and the Eliza Ann Cross Survey, Abstract No. 281, situated in the City of North Richland Hills, Tarrant County, Texas, having been surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2018, said following described tract being consisting of: the same tracts of land described as “M280” and “M335” in the deed to Total E&P USA Real Estate, LLC recorded as Instrument No. D216266570 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.); also a portion of the same tracts of land described as “TRACT I” and “TRACT II” in the deed to Khosrow Yazhari and Mansour Khayyam recorded in Volume 8080, Page 215 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.); also a portion of Lot 28, a portion of Lot 29, and all of Lots 30 thru 32, Block 1, W. E. Odell Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-C, Page 68 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch steel rod found for the northwest corner of said M335, said rod being the southwest corner of Lot 6, Block 18R, Stonybrooke, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet A, Slide 1918 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and also being in the easterly right-of-way line of David Boulevard (Texas Farm-to-Market Road No. 1938);

THENCE South 89 degrees 05 minutes 32 seconds East with the northerly boundary line of said M335 and with the southerly boundary line of said Block 18R a distance of 114.92 feet to a ½-inch "MILLER 5665" capped steel rod set for the northeast corner of said M335, said rod being the northwest corner of Lot 10, Block 13, Stonybrooke, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-156, Page 56 of said Plat Records;

THENCE South 01 degrees 10 minutes 50 seconds West with passing at 309.60 feet a ½-inch steel rod found for the northeast corner of said M280, said rod being the northwest corner of Lot 1, Block 12 Stonybrooke, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-156, Page 56 of said Plat Records and continuing a total distance of 840.06 feet to a ½-inch steel rod found for the southeast corner of said M280, said rod being the northwest corner of Lot 1, Block 12 Stonybrooke, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet A, Slide 2811 of said Plat Records;

THENCE North 89 degrees 59 minutes 28 seconds West with the southerly boundary line of said M280 a distance of 286.75 feet to a ½-inch steel rod found for the northwest corner of Lot 5, Block 12, Stonybrooke, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet A, Slide 2811 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE South 01 degrees 03 minutes 56 seconds East with the westerly boundary line of said Block 12 a distance of 733.44 feet to a ½-inch steel rod found for the southwest corner of Lot 13 of said Block 12, said rod being in the southerly boundary line of said “TRACT II” and also being in the northerly boundary line of Block 1 of W. E. Odell Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-C, Page 68 of said Plat Records;

THENCE South 89 degrees 51 minutes 53 seconds West with said southerly boundary line and with the northerly boundary line of said Block 1 a distance of 513.57 feet to a ½-inch "MILLER 5665" capped steel rod set for the northeast corner of said Lot 32;

THENCE South 00 degrees 24 minutes 17 seconds East with the easterly boundary line of said Lot 32 a distance of 242.46 feet to a one-inch steel rod found for the southeast corner of said Lot 32, said rod being in the northerly right-of-way line of Odell Street;

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6900-7100 Davis Boulevard and 8205-8219 Odell Street; North Richland Hills, Texas

THENCE South 89 degrees 25 minutes 50 seconds West with the southerly boundary line of said Block 1 a distance of 120.39 feet to a one-inch steel rod found for the southwest corner of said Lot 31;

THENCE North 00 degrees 04 minutes 26 seconds East continuing with said southerly boundary line and said northerly right-of-way line a distance of 1.62 feet to a ½-inch "MILLER 5665" capped steel rod set;

THENCE South 89 degrees 55 minutes 41 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 193.43 feet to a ½-inch capped steel rod found for the intersection of said northerly right-of-way line and the easterly right-of-way line of Davis Boulevard (Texas Farm-to-Market Road No. 1938);

THENCE North 17 degrees 58 minutes 09 seconds East with said easterly right-of-way line a distance of 510.57 feet to a ½-inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 1849.86 feet and whose chord bears North 28 degrees 49 minutes 08 seconds East at 699.54 feet;

THENCE northeasterly with said right-of-way line and with said curve through a delta angle of 21 degrees 47 minutes 53 seconds and along an arc length of 703.78 feet to a ½-inch capped steel rod found for the end of said curve;

THENCE North 39 degrees 48 minutes 22 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 238.18 feet to a ½-inch "MILLER 5665" capped steel rod set; for the beginning of a curve to the left with a radius of 1963.96 feet and whose chord bears North 36 degrees 36 minutes 39 seconds East at 222.23 feet;

THENCE northeasterly continuing with said westerly boundary line and said easterly right-of-way line and with said curve along an arc length of 222.35 feet and through a central angle of 06 degrees 29 minutes 12 seconds to a ½-inch "MILLER 5665" capped steel rod set for the end of said curve;

THENCE North 43 degrees 22 minutes 17 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 170.49 feet to a TxDOT monument found;

THENCE North 28 degrees 24 minutes 31 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 168.44 feet to a ½-inch "MILLER 5665" capped steel rod set;

THENCE North 15 degrees 40 minutes 08 seconds East a distance of 89.78 feet to the point of beginning and containing 18.9652 acres of land, more or less.