

Exhibit A – Property Description – Ordinance No. 3637 - Page 1 of 3

Special Development Plan Case SDP 2019-03
Smithfield Elementary School
6724 Smithfield Road, North Richland Hills, Texas

BEING a 10.853 acre tract of land, also being proposed Lot 1R, Block 2, Smithfield Addition, situated in the J. Crockett Survey, Abstract No. 273, and containing a portion of Lot 1, Block 2, Smithfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-133, Page 40, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and also containing portions of the certain tracts of land as conveyed to Birdville Independent School District (hereinafter referred to as Birdville I.S.D. property), according to the deeds filed in Volume 483, Page 107, Volume 529, Page 65, Volume 578, Page 413, and Volume 4152, Page 565, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and also containing a portion of a that certain tract of land as conveyed to the City of North Richland Hills, as filed in Instrument No. D209219598, D.R.T.C.T., and being more particularly described by metes and bounds as follows;

BEGINNING at the most westerly northwest corner of said proposed Lot 1R, also being in the most westerly north line of said Birdville I.S.D. property, also being in the south line of a tract of land described in deed to R.B. Elmore, as filed in Instrument #D208138722, D.R.T.C.T., and also being the northeast corner of a proposed Right-of-Way (R-O-W) dedication for Smithfield Road (variable width);

THENCE N 89°40'31" E, along the north line of said Lot 1, the most westerly north line of said proposed Lot 1R, the most westerly north line of said Birdville I.S.D. property, and along the south line of said R.B. Elmore tract, a distance of 428.03 feet to a re-entrant corner of said Birdville I.S.D. property, also being N 89°40'31" E, a distance of 2.76 feet from the northeast corner of said Lot 1, also being the southeast corner of said R.B. Elmore tract, and being a re-entrant corner of said proposed Lot 1R;

THENCE N 03°30'53" E, passing along the most northerly west line of said Birdville I.S.D. property, the most northerly west line of said proposed Lot 1R, also passing along the east line of said R.B. Elmore tract, the east line of Lot 2, Block 2, Smithfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-165, Page 46, P.R.T.C.T., and the east line of Lot 3, Block 2, Smithfield Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Instrument No. D219277422, P.R.T.C.T., a distance of 282.02 feet to the most northerly northwest corner of said Birdville I.S.D. property, also being the most northerly northwest corner of said proposed Lot 1R, also being the northeast corner of said Lot 3, Block 2, and being in the south line of Lot 3, Block 3, W.E. Odell Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, as filed in Volume 388-D, Page 39, P.R.T.C.T.;

THENCE N 89°53'46" E, along the most northerly line of said Birdville I.S.D. property, the most northerly line of said proposed Lot 1R, and passing along the south line of said Lot 3, and Lots 4 thru Lot 8 of said Block 3, a distance of 273.00 feet to the northeast corner of said Birdville I.S.D. property, also being the northwest corner of said City of North Richland Hills tract;

THENCE S 89°22'31" E, continuing along the most northerly line of said proposed Lot 1R, along the north line of said City of North Richland Hills tract, a distance of 284.11 feet to the northeast corner of said proposed Lot 1R, in the west R-O-W line of Mickey Street (30' in width per plat), also being the most northerly northeast corner of said City of North Richland Hills tract;

THENCE S 00°06'49" E, along the most northerly east line of said proposed Lot 1R, along the most northerly east line of said City of North Richland Hills tract, and along the west R-O-W line of said Mickey Street, a distance of 57.15 feet;

THENCE over and across said City of North Richland Hills tract, along the east line of said proposed Lot 1R, the following courses and distances;

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S 18°33'36" W, a distance of 260.53 feet;

S 36°45'57" E, a distance of 40.65 feet to the southeast corner of said proposed Lot 1R, also being in the north R-O-W line of proposed Northeast Parkway (variable width), and being the beginning of a curve to the left whose radius is 330.00 feet, and whose long chord bears S 57°49'20" W, a distance of 53.65 feet;

THENCE continuing over and across said City of North Richland Hills tract, along the south line of said proposed Lot 1R, and along the north R-O-W line of said proposed Northeast Parkway, the following courses and distances;

Along said curve in a southwesterly direction through a central angle of 09°19'30", an arc length of 53.71 feet to the end of said curve;

S 53°09'35" W, a distance of 161.31 feet;

S 36°43'32" E, a distance of 3.50 feet;

S 53°09'35" W, a distance of 28.05 feet;

S 15°16'28" W, a distance of 16.28 feet;

S 53°09'35" W, a distance of 13.56 feet to the beginning of a curve to the right whose radius is 44.00 feet, and whose long chord bears S 58°43'01" W, a distance of 8.52 feet;

Along said curve in a southwesterly direction through a central angle of 11°06'53", an arc length of 8.54 feet to the end of said curve;

S 64°16'28" W, a distance of 11.07 feet to the beginning of a curve to the right whose radius is 44.00 feet, and whose long chord bears S 83°37'36" W, a distance of 29.16 feet;

Along said curve passing over and across the west line of said City of North Richland Hills tract, also being the east line of said Birdville I.S.D. property in a southwesterly direction through a central angle of 38°42'18", an arc length of 29.72 feet to the beginning of a reverse curve to the left whose radius is 74.00 feet, and whose long chord bears S 50°32'18" W, a distance of 117.32 feet;

THENCE continuing over and across said Birdville I.S.D. property, along the south line of said proposed Lot 1R, and along the north R-O-W line of said proposed Northeast Parkway, the following courses and distances;

Along said curve in a southwesterly direction through a central angle of 104°52'54", an arc length of 135.46 feet to the beginning of a reverse curve to the right whose radius is 44.00 feet, and whose long chord bears S 17°22'57" W, a distance of 29.06 feet;

Along said curve in a southwesterly direction through a central angle of 38°34'11", an arc length of 29.62 feet to the end of said curve;

S 36°40'02" W, a distance of 13.24 feet to the beginning of a curve to the right whose radius is 44.00 feet, and whose long chord bears S 42°10'02" W, a distance of 8.43 feet;

Along said curve in a southwesterly direction through a central angle of 11°00'00", an arc length of 8.45 feet to the end of said curve;

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S 47°40'02" W, a distance of 34.58 feet to the beginning of a curve to the right whose radius is 270.00 feet, and whose long chord bears S 68°17'39" W, a distance of 190.23 feet;

Along said curve passing over and across aforementioned Lot 1, in a southwesterly direction through a central angle of 41°15'13", an arc length of 194.40 feet to the end of said curve;

THENCE S 88°55'15" W, continuing over and across said Birdville I.S.D. property and over and across said Lot 1, along the south line of said proposed Lot 1R, and along the north R-O-W line of said proposed Northeast Parkway, a distance of 369.43 feet to the southwest corner of said proposed Lot 1R, also being in the proposed east R-O-W dedication line for aforementioned Smithfield Road;

THENCE N 00°23'59" W, continuing over and across said Birdville I.S.D. property and over and across said Lot 1, along the west line of said proposed Lot 1R, and along the west R-O-W line of said proposed Smithfield Road, a distance of 456.39 feet to the **POINT OF BEGINNING** and containing 472,742 square feet or 10.853 acres of land.