

Exhibit A – Property Description – Ordinance No. 3649

Zoning Case ZC 2020-03

Tract 7A4, Stephen Richardson Survey, Abstract 1266.

8320 Davis Boulevard, North Richland Hills, Texas

BEING all that certain lot, tract or parcel of land situated in the Stephen Richardson Survey, Abstract Number 1266, City of North Richland Hills, Tarrant County, Texas, and being all of that certain called 3340.16 square feet tract of land described in deed in favor of L.C.T. Properties recorded in Volume 10075, Page 890 (Instrument Number D190174808) of the Official Public Records of Tarrant County, Texas, and being part of that certain called 4.0 acre tract of land described in deed in favor of L.C.T. Properties recorded in Volume 11691, Page 1668 (Instrument Number D194185190) of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch rebar found at the southeast corner of said 4.0 acre tract, being the southwest corner of Lot 9, Block 4 of Thornbridge Phase I, an addition the City of North Richland Hills, Tarrant County, Texas, according to the Amended Final Plat thereof recorded in Cabinet A, Slide 373 (Instrument Number D190044023) of the Map Records of Tarrant County, Texas, and being on the north line of that certain called 1.1497 acre tract of land described in deed in favor of Joyce Greer Hartman recorded in Instrument Number D211222434 of the Official Public Records of Tarrant County, Texas;

THENCE North 87 degrees 10 minutes 30 seconds West, 496.19 feet with the south line of said 4.0 acre tract and the north line of said 1.1497 acre tract, passing the northwest corner thereof, being the northeast corner of that certain called 30.4 acre tract of land described in deed in favor of J. A. Holder and wife, Ethel Holder recorded in Volume 2287, Page 91 of the Deed Records of Tarrant County, Texas, and being the northeast corner of Lot 3 of Holder Smithfield Estates, an addition Tarrant County, Texas, according to the plat thereof recorded in Volume 388-34, Page 57 of the Map Records of Tarrant County, Texas, continuing with the north line of said 30.4 acre tract and the north line of Lots 3, 2 and 1 of said Holder Smithfield Estates to a ½-inch capped rebar set (McADAMS) on the east line of Davis Boulevard (F.M. 1938 called 120-foot right-of-way) at the southwest corner of said 4.0 acre tract, being northwest corner of said Lot 1, and being the southeast corner of that certain called 1.876 acre tract of land described in deed in favor of Tarrant County recorded in Volume 3012, Page 373 of the Deed Records of Tarrant County, Texas, and being the northeast corner of that certain called 1.065 acre tract of land described in deed in favor of Tarrant County recorded in Volume 3014, Page 317 of the Deed Records of Tarrant County, Texas;

THENCE with west line of said 4.0 acre tract and the east line of said Davis Boulevard and the east line of said 1.876 acre tract, with the arc of a curve to the left having a radius of 1969.9 feet, a central angle of 00 degrees 43 minutes 38 seconds and an arc length of 25.00 feet whose chord bears North 30 degrees 14 minutes 19 seconds East, 25.00 feet to a ½-inch capped rebar set (McADAMS) at a point of tangency;

THENCE North 29 degrees 52 minutes 30 seconds East, 212.04 feet continuing with the west line of said 4.0 acre tract and east line of said Davis Boulevard and the east line of said 1.876 acre tract to a Texas Department of Transportation (TXDOT) concrete monument with brass disc found at the southwest corner of that certain called 0.066 acre tract of land described in deed in favor of the State of Texas, recorded in Volume 11691, Page 1675 (Instrument Number D194185191) of the Official Public Records of Tarrant County, Texas;

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THENCE South 60 degrees 09 minutes 40 seconds East, 11.34 continuing with the east line of said Davis Boulevard and the south line of said 0.066 acre tract to a TXDOT concrete monument with brass disc found at the southeast corner thereof;

THENCE North 29 degrees 49 minutes 00 seconds East, 250.02 feet continuing with the east line of said Davis Boulevard and the east line of said 0.066 acre tract to a TXDOT concrete monument (brass disc missing) found at the northeast corner thereof;

THENCE North 15 degrees 03 minutes 00 seconds East, 15.69 feet continuing with the east line of said Davis Boulevard and the north line of said 0.066 acre tract to a TXDOT concrete monument (brass disc missing) found at the northwest corner thereof, and being on the west line of said 4.0 acre tract and the east line of said 1.876 acre tract;

THENCE North 29 degrees 52 minutes 30 seconds East, continuing with the west line of said 4.0 acre tract and the east line of said Davis Boulevard and the east line of said 1.876 acre tract, passing at 71 feet the northeast corner of said 4.0 acre tract and the southwest corner of the aforementioned 3340.16 square feet tract, continuing with the west line thereof a total distance of 125.18 feet to a ½-inch capped rebar set (McADAMS) at the north corner of said 3340.16 square feet tract, being the southwest corner of Lot 1, Block 4 of the aforementioned Thornbridge Phase I, from which a 5/8-inch capped rebar found (KHA) at the northwest corner of Lot 2R3R1, Block 1 of Davis-North Tarrant Parkway Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D219243179 of the Official Public Records of Tarrant County, Texas, bears North 29 degrees 52 minutes 30 seconds East, 1621.9 feet;

THENCE South 65 degrees 40 minutes 45 seconds East, 123.93 feet with the north line of said 3340.16 square feet tract and the south line of said Lot 1, Block 4, to a fence corner post in concrete on the east corner of said 3340.16 square feet tract and the southeast corner of said Lot 1, Block 4, being the westerly southwest corner of Lot 2, Block 4 of said Thornbridge Phase I, and being the northwest corner of that certain called 3340.16 acre tract of land described in deed to Sandlin & Barfield Joint Venture recorded in Volume 10021, Page 589 (D190140512) of the Official Public Records of Tarrant County, Texas;

THENCE South 21 degrees 48 minutes 00 seconds East, 148.42 feet with the west line of said Sandlin & Barfield tract and the southwesterly line of said Lot 2, Block 4, to a 5/8-inch rebar found at the south corner of said Sandlin & Barfield tract and the southerly southwest corner of said Lot 2, Block 4, being the northwest corner of Lot 7, Block 4 of said Thornbridge Phase I, and being on the east line of said 4.0 acre tract;

THENCE South 02 degrees 34 minutes 25 seconds East, 376.43 feet with the east line of said 4.0 acre tract and the west line of Lots 7, 8 and 9, Block 4 of said Thornbridge Phase I to the **POINT OF BEGINNING** and containing approximately 3.930 acres of land.