

Exhibit A – Property Description – Ordinance No. 3552 – Page 1 of 1

Special Use Permit Case SUP 2018-16
Tracts 1A and 1H, Landon C. Walker Survey, Abstract 1652
9005 Grand Avenue, North Richland Hills, Texas

Being a parcel of land located in the City of North Richland Hills, Tarrant County, Texas, and being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract 1 conveyed to Arcadia Land Partners, 25, Ltd., as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod set at the intersection of the southwest line of Hawk Avenue (Simmons Drive) (a 60 foot right-of-way) with the northwest line of Grand Avenue (a 90 foot right-of-way);

THENCE along the southeast line of Grand Avenue as follows:

South 45 degrees 07 minutes 37 seconds West, 179.77 feet to a one-half inch iron rod set for corner;

Southwesterly 130.60 feet along a curve to the right having a central angle of 88 degrees 02 minutes 09 seconds, a radius of 85.00 feet, a tangent of 82.14 feet, and whose chord bears South 89 degrees 08 minutes 42 seconds West, 118.13 feet to a one-half inch iron rod set in the northeasterly line of Parker Boulevard (a 70 foot right-of-way);

THENCE along the northeast line of Parker Boulevard as follows:

North 46 degrees 50 minutes 14 seconds West, 612.47 feet to a one-half inch iron rod set for corner;

North 53 degrees 45 minutes 58 seconds West, 35.44 feet to an 'X' cut in concrete set for corner in the southeast line of a 30 foot wide alley;

THENCE North 43 degrees 27 minutes 04 seconds East, 184.99 feet along the southeast line of a 30 foot wide alley to a one-half inch iron rod set in the easterly line of said Tract 1 and said point being in the westerly line of Hawk Avenue;

THENCE along the easterly line of said Tract 1 and along the westerly line of Hawk Avenue as follows:

South 01 degrees 15 minutes 04 seconds East, 7.11 feet to a five-eighths inch iron rod found for corner;

North 89 degrees 50 minutes 36 seconds East, 130.44 feet to a five-eighths inch iron rod found for corner;

THENCE South 46 degrees 32 minutes 03 seconds East, 637.97 feet along the southwest line of Hawk Avenue to the POINT OF BEGINNING and containing 187,413 square feet or 4.302 acres of land.