

Exhibit A – Property Description – Ordinance No. 3963 – Page 1 of 1

Zoning Case ZC26-0163

Portion of Lot 3R3R, Block 2, Walker Branch Addition

8613 Boulevard 26, North Richland Hills, Texas

BEING a tract of land situated in the L.C. Walker Survey, Abstract Number 1653, City of North Richland Hills, Tarrant County, Texas, being a portion of Lot 3R3R, Block 2, Walker Branch Addition, an addition to the City of North Richland Hills, Texas, recorded in Cabinet A, Slide 5792, Plat Records, Tarrant County, Texas, and being a portion of Lot 3R1, Block 2, Walker Branch Addition, an addition to the City of North Richland Hills, Texas, recorded in Cabinet A, Slide 3915, Plat Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Lot 3R3R, Block 2, being the southwest corner of Lot 4R, Block 2, Walker Branch Addition, an addition to the City of North Richland Hills, recorded in Instrument Number D224226107, Plat Records, Tarrant County, Texas, also being in the east line of Lot 2R1, Block 2, Walker Branch Addition, an addition to the City of North Richland Hills, Texas, recorded in Cabinet A, Slide 4001, Plat Records, Tarrant County, Texas;

THENCE South 88 degrees 13 minutes 34 seconds East, with the north line of said Lot 3R3R, Block 2, at 350.94 feet crossing the west line of Lot 3R1, Block 2, in all 365.76 feet;

THENCE South 00 degrees 23 minutes 25 seconds East, 366.38 feet;

THENCE South 45 degrees 37 minutes 48 seconds East, 52.42 feet;

THENCE South 44 degrees 22 minutes 30 seconds West, 503.95 feet, across said Lot 3R3R, Block 2, to the northeast corner of Lot 6, Block 2, Walker Branch Addition, an addition to the City of North Richland Hills, Texas, recorded in Cabinet A, Slide 5792, Plat Records, Tarrant County, Texas;

THENCE South 44 degrees 19 minutes 59 seconds West, 67.98 feet, with the north line of said Lot 6, to the west line of the aforementioned Lot 3R3R, Block 2, being in the east line of Lot 2R2, Block 2, Walker Branch Addition, an addition to the City of North Richland Hills, Texas, recorded in Cabinet A, Slide 5792, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 23 minutes 25 seconds West, at 199.46 feet passing the northeast corner of said Lot 2R2, Block 2, continuing with the west line of said Lot 3R3R, in all 823.20 feet to the POINT OF BEGINNING and containing 232,374 square feet or 5.335 acres of land, more or less.