

Exhibit A – Property Description – Ordinance No. 3712 – Page 1 of 1

Zoning Case ZC21-0002

Tract 13A, Thomas Peck Survey, Abstract 1209
8463Shady Grove Road, North Richland Hills, Texas

BEING a tract of land situated in the THOMAS PECK SURVEY, ABSTRACT NO. 1209, of Tarrant County, Texas, and being a tract of land conveyed to Lamar H. and Cindy E. Slay, as recorded in Volume 11086, Page 1521, of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail found for corner, being on the north right-of-way line of Shady Grove Road, and being the southwest corner of Lot 1, Block 2, Fresh Meadows Estates, an addition to the city of North Richland Hills, Tarrant County, Texas, as recorded in Volume 2018, Page 9333, of the Plat Records of Tarrant County, and being the southeast corner of said Slay tract, said corner being State Place coordinates, N: 7014925.5775, E: 2368392.7836;

THENCE South 88 degrees 51 minutes 16 seconds West, a distance of 219.87 feet to a point for corner, from which a 3/8-inch iron rod found for reference bears South 48 degrees 52 minutes 52 seconds East, a distance of 0.54 feet;

THENCE North 48 degrees 52 minutes 52 seconds West, a distance of 13.49 feet to a ½-inch iron rod found for corner;

THENCE North 01 degrees 03 minutes 51 seconds West, a distance of 185.90 feet to a point for corner, being the southwest corner of a tract of land conveyed to Joshua Merritt and Deana Merritt, as recorded in Instrument No. D218110440, of the Deed Records of Tarrant County, Texas, from which an "X" found for reference bears South 65 degrees 01 minutes 40 seconds East, a distance of 1.12 feet;

THENCE North 89 degrees 39 minutes 42 seconds East, a distance of 231.68 feet to a 5/8-inch yellow-capped iron rod found for corner, being the northwest corner of Lot 2, Block 2, of said Fresh Meadows Estates;

THENCE South 00 degrees 31 minutes 30 seconds East, a distance of 191.72 feet to the PLACE OF BEGINNING and containing 1.02 acres of land.