

Exhibit A – Property Description – Ordinance No. 3744 – Page 1 of 1

Zoning Case ZC22-0027

Lot 3, Holder Smithfield Estates; and Tract 7A5, Stephen Richardson Survey, Abstract 1266
8609 Timber Drive, North Richland Hills, Texas

WHEREAS Patrick and Cassandra Holler are the owners of a 2.399 acre tract of land situated in the Stephen Richardson Survey, Abstract Number 1266, Tarrant County, Texas, and being all of Lot 3 of the Holder-Smithfield Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat thereof recorded in Volume 388-34, Page 57, of the Plat Records, Tarrant County, Texas, and being all of that same tract of land described to Patrick Holler and Cassandra Holler in Warranty Deed recorded in Document Number D221303910, of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar found for the southwest corner of said Lot 3, same being the southeast corner of Lot 2 of said Holder-Smithfield Estates, and lying on the northeast right-of-way line of Timber Drive (60-foot right-of-way);

THENCE North 21 degrees 54 minutes 07 seconds East departing the northeast right-of-way line of said Timber Drive, with the west line of said Lot 3, and the east line of said Lot 2, a distance of 251.12 feet to a ½-inch rebar capped "WINDROSE" set for the northwest corner of said Lot 3, same being the northeast corner of said Lot 2, and lying on the south line of that same tract of land described to L.C.T. Properties in Special Warranty Deed recorded in Document Number D194164275 Deed Records, Tarrant County, Texas;

THENCE South 87 degrees 08 minutes 56 seconds East with the north line of said Lot 3, same being the south line of said L.C.T. Properties tract, a distance of 162.00 feet to a ½-inch rebar stamped "BURNS" found for the northeast corner of said Lot 3, same being a northwest corner of said Holler tract;

THENCE South 87 degrees 22 minutes 24 seconds East with the north line of said Holler tract, same being the south line of said L.C.T. Properties tract, a distance of 59.25 feet to a ½-inch rebar capped "WINDROSE" set for the southeast corner of said L.C.T. Properties tract, same being the southwest corner of Lot 9, Block 4, of the Thornbridge Addition, Phase I, an addition to the City of North Richland Hills, according to the plat thereof recorded in Cabinet A, Slide 373, Plat Records, Tarrant County, Texas;

THENCE South 86 degrees 35 minutes 54 seconds East with the north line of said Holler tract and the south line of said Lot 9, a distance of 156.70 feet to a ½-inch rebar found for the southeast corner of said Lot 9, same being a point on the west line of Lot 11, Block 4 of said Thornbridge Addition, Phase I;

THENCE South 04 degrees 36 minutes 14 degrees East with the west line of said Block 4, passing at a distance of 143.89 feet, a wood fence post found for the southwest corner of Lot 12, Block 4 of said Thornbridge Addition, Phase I and continuing with the west line of said Block 4, a total distance of 207.53 feet to a ½-inch rebar capped "WINDROSE" set on the west line of said Block 4, same being the southeast corner of said Holler tract;

THENCE South 86 degrees 32 minutes 40 seconds West, departing the west line of said Block 4, with the south line of said Holler tract and with a north line of Lot 4, of said Holder-Smithfield Estates, a distance of 234.31 feet to a ½-inch rebar capped "WINDROSE" set for the southeast corner of said Lot 3, same being an exterior "ell" corner of said Lot 4;

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THENCE South 74 degrees 37 minutes 17 seconds West with a south line of said Lot 3 and a north line of said Lot 4, a distance of 178.18 feet to a point for the southernmost corner of said Lot 3 and the northwest corner of said Lot 4, and lying on the northeast right-of-way line of said Timber Drive, said point being the beginning of a non-tangent curve to the left, having a radius of 165.95 feet, a central angle of 34 degrees 41 minutes 40 seconds and a chord bearing and distance of North 56 degrees 01 minutes 00 seconds West, 98.96 feet;

THENCE in a northwesterly direction, with the curving northeast right-of-way line of said Timber Drive, and with said curve to the left, an arc length of 100.49 feet to the **POINT OF BEGINNING** and containing 2.399 acres or 104,496 square feet, of land, more or less.