

Exhibit A – Property Description – Ordinance No. 3828 – Page 1 of 2

Zoning Case ZC23-0084

Lot A17, Block A, Hewitt Estates Addition
7609 Buck Street, North Richland Hills, Texas

BEING all that certain lot, tract, or parcel of land situated in the J.C. McCommas Survey, Abstract No. 1040, City of North Richland Hills, Tarrant County, Texas, being a portion of Block A, Hewitt Heights, an Addition in North Richland Hills (formerly Smithfield), Tarrant County, Texas, according to the plat thereof recorded in Volume 388-O, Page 311, Plat Records, Tarrant County, Texas (PRTCT), and also being the same tract of land as conveyed to JLP Custom Homes LLC, in the deed recorded in County Clerk's file number (CC#) D221347049, Deed Records, Tarrant County, Texas (DRTCT), said portion being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch rod found with a yellow plastic cap for the northeast corner of the herein described tract of land; the southeast corner of Lot 4, Block 1, Hewitt Heights, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 11656, PRTCT; the northwest corner of Lot 16, Block 5, Hewitt Estates, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 6359, PRTCT; and the southwest corner of a tract of land conveyed to Charles R. Williams and Clara F. Williams in the deed recorded in Volume 9008, Page 843, DRTCT;

THENCE South 00 degrees 23 minutes 08 seconds East, departing said Lot 4 and said Williams tract and with said Lot 16, a distance of 149.85 feet to a point for the southeast corner of the herein described tract of land, the southwest corner of said Lot 16 and in the northerly right-of-way of Buck Street, a 60-foot wide right-of-way;

THENCE South 89 degrees 31 minutes 52 seconds West, departing said Lot 16 and with said right-of-way line, a distance of 145.34 feet to a ½-inch iron rod found for the southwest corner of the herein described tract of land and the southeast corner of a tract of land conveyed to Austin Thomas Stevens and Chelsea Stevens in the deed recorded in CC# D220300127, DRTCT;

THENCE North 00 degrees 23 minutes 08 seconds West, departing said right-of-way line and with said Stevens tract, a distance of 149.85 feet to a point for the northwest corner of the herein described tract of land, the northeast corner of said Stevens tract, and the common southerly corner between Lots 2 and 3 of the aforementioned Block 1, from which a fence corner post found bears South 21 degrees 17 minutes West 0.9 feet;

THENCE North 89 degrees 31 minutes 52 seconds East departing said Stevens tract and with the southerly line of said Block 1, a distance of 145.34 feet to the **POINT OF BEGINNING** and containing 0.500 acres of land, more or less.

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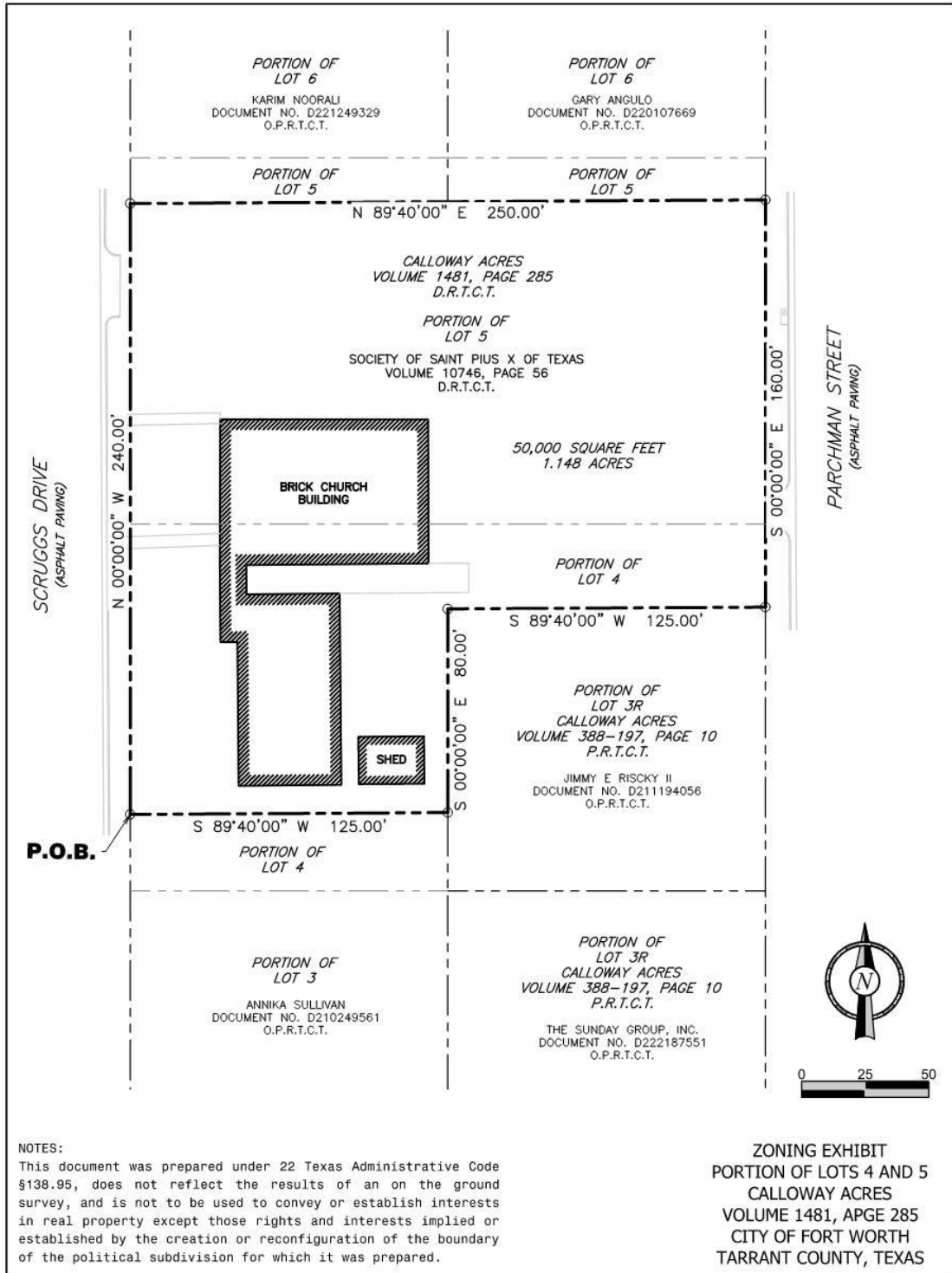


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