

Exhibit A – Property Description – Ordinance No. 3931 – Page 1 of 1

Zoning Case ZC25-0144

Tracts 1F and 1K, Ozhia Rumfield Survey, Abstract 1040
8912 Eden Road, North Richland Hills, Texas

BEING a 2.001 acre tract of land situated in the Ozhia Rumfield Survey, Abstract No 1365, Tarrant County, Texas, being all that certain tract of land described in deed to James Stewart and wife, Kelly Stewart, as recorded in Instrument Number D225117225, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found for the northwest corner of said Stewart tract and the northeast corner of that certain tract of land described in deed to Ricky Jordan and wife, Susan Marie Jordan, as recorded in Volume 10244, Page 430, Official Records, Tarrant County, Texas;

THENCE South 89° 49' 00" East, passing a ½-inch iron rod found at a distance of 234.91 feet and continuing a total distance of 469.91 feet along the north line of said Stewart tract to a ½-inch iron rod found at the northeast corner of said Stewart tract;

THENCE South 00° 55' 00" East along the east line of said Stewart tract, passing the most southerly northwest corner of Lot 13, Block 2, Flamingo Estates Addition, Section II, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-179, Page 100, Plat Records, Tarrant County, Texas, at a distance of 10.55 feet and continuing along the common line of said Stewart tract and said Flamingo Estates Addition a total distance of 185.36 feet to a ½-inch iron rod found at the southeast corner of said Stewart tract and the southwest corner of said Flamingo Estates Addition, said iron rod being on the north line of Lot 9R, Block 2, Flamingo Estates Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 41, said Plat Records;

THENCE North 89° 49' 00" West passing a ½-inch iron rod found at a distance of 235.00 feet and continuing a total distance of 470.61 feet along the south line of said Stewart tract to a ½-inch iron rod found at the southwest corner of said Stewart tract, the southeast corner of aforesaid Jordan tract, and the northwest corner of that certain tract of land described in deed to Philip Blakeman and Jillian A. Blakeman, as recorded in Instrument No. D222041911, aforesaid Official Public Records;

THENCE North 00° 42' 00" West, a distance of 185.36 feet along the common line of said Stewart and Jordan tracts to the **POINT OF BEGINNING** and containing 87,151 square feet or 2.001 acres of land, more or less.