

Exhibit A – Property Description – Ordinance No. 3778 – Page 1 of 1

Special Development Plan Case ZC23-0050
Tracts 2A2, 2A2F, 2C1, 2C1D, and 2C1D1; John H Barlough Survey, Abstract 130
6412 Davis Boulevard, North Richland Hills, Texas

BEING a tract of land out of the John H. Barlough Survey, Abstract Number 130 in the City of North Richland Hills, Tarrant County, Texas, and being the same tract of land described as M163 in the deed to Total E&P USA Real Estate, LLC, a Delaware Limited Liability company, recorded under Instrument Number D216266570, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and refiled under Instrument Number D219187920, O.P.R.T.C.T., the subject tract being more particularly described as follows:

BEGINNING at a ½-inch rebar found at the southwest corner of said M163 tract, being in the east right-of-way of FM 1938, also known as Davis Boulevard, being a variable width right-of-way;

THENCE North 01 degrees 15 minutes 38 seconds East with said east right-of-way of FM1938, a distance of 193.36 feet to a 3/8-inch rebar found for the south corner of that certain tract described in the deed to the State of Texas recorded in Volume 9485, Page 724, Deed Records, Tarrant County, Texas;

THENCE North 05 degrees 38 minutes 50 seconds East, with the east line of said State of Texas tract, a distance of 248.86 feet (deed call 243.86 feet) to a ½-inch capped rebar stamped “JPH Land Surveying” set on the southwest line of a 15-foot drainage easement, as shown on John’s Addition, an addition in the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-79, Page 32, Plat Records, Tarrant County, Texas, at the southwest corner of the tract described in the deed to Georgia Maxine Bates and Allen Hardy Sander, recorded in Volume 12151, Page 2088, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 47 minutes 08 seconds East, with the south line of said Bates & Sanders tract, a distance of 620.54 feet to a ½-inch capped rebar stamped “JPH Land Surveying” set in the west line of the tract described in the deed to G&H Group LLC, recorded under Instrument Number D222226989, O.P.R.T.C.T., from which a ½-inch rebar found for the northwest corner of said G&H tract bears North 00 degrees 58 minutes 53 seconds West, a distance of 404.89 feet;

THENCE South 00 degrees 58 minutes 53 seconds East, with the said west line of the G&H tract, a distance of 497.54 feet to a ½-inch rebar found at the southeast corner of the M163 tract, from which a ½-inch rebar found for the westernmost southwest corner of the G&H tract bears South 00 degrees 58 minutes 53 seconds East, a distance of 33.17 feet;

THENCE South 89 degrees 23 minutes 23 seconds West, with the most easterly south line of the M163 tract, a distance of 379.44 feet to a ½-inch rebar found in the east line of Lot 4-R, John’s Addition, a subdivision in the City of North Richland Hills, recorded in Cabinet B, Slide 860, Plat Records, Tarrant County, Texas, from which a PK nail found at the southeast corner of said Lot 4-R bears South 00 degrees 53 minutes 11 seconds East, a distance of 234.92 feet;

THENCE North 00 degrees 53 minutes 11 seconds West, with said east line of Lot 4-R, a distance of 62.16 feet to a reentrant corner of the M163 tract, called to the be northeast corner of Lot 4-R, from which a set witness ½-inch capped rebar stamped “JPH Land Surveying” bears South 89 degrees 57 minutes East, a distance of 9.9 feet;

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THENCE North 89 degrees 51 minutes 10 seconds West, with the most westerly south line of the M163 tract, a distance of 277.43 feet returning to the **POINT OF BEGINNING** and enclosing 6.93 acres of land, more or less.