

Exhibit A – Property Description – Ordinance No. 3542 – Page 1 of 1

Zoning Case ZC 2018-21

Tract 12G, T.K. Martin Survey, Abstract 1055

8900-9100 blocks Mid-Cities Boulevard, North Richland Hills, Texas

All that certain 8.443 acres of land, out of the 27.4712 acre tract, described in the deed Lucas F.L.P., Farmers, LTD, recorded in Document Number D204186240 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the T. K. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a TXDOT monument found for the southeast corner of Lot 4, Block C, Brynwyck, recorded in Document Number D208364504 P.R.T.C.T., in the west line of said 27.4712 acre tract, in the north right-of-way line of Mid-Cities Boulevard (120-foot R.O.W), and which is the southwest of the herein described tract;

THENCE North 00 degrees 15 minutes 22 seconds West – along the east line of said Brynwyck, passing at 180.02 feet a ½-inch iron rod with cap stamped “SPRY 5647” found for the northeast corner of said Lot 4, Block C, Brynwyck, continuing along the east line of Block A, Brynwyck, recorded in Document Number D21213656 P.R.T.C.T. for a total distance of 333.41 feet to a ½-inch iron rod with a cap stamped “SPRY 5647” set for the northwest corner of the herein described tract, from which a ½-inch iron rod with a cap stamped “LBS 3946” bears North 89 degrees 09 minutes East – 0.33 feet;

THENCE North 89 degrees 09 minutes 15 seconds East – 1197.81 feet to a ½-inch iron rod with cap stamped “HORIZON” found for the northeast corner of the herein described tract, common to the northeast corner of said 27.4712 acre tract and southeast corner of Lot 7, Block 1, of Parkman Addition, recorded in Volume 388-9, Slide 648, P.R.T.C.T. and in the west line of Lot 1R-1, Block A, Home Depot Addition, recorded in Doc No. 202210376, P.R.T.C.T.;

THENCE South 00 degrees 29 minutes 41 seconds East – 304.95 feet along the common line of said 27.4712 acre tract and said Lot 1R-1, Block A, Home Depot Addition, to a ½-inch iron rod with cap stamped “WAI”, found for the southwest corner of said Lot 1R-1, Block A, Home Depot Addition, common to the southeast corner of the herein described tract and in the north right-of-way of said Mid-Cities Boulevard;

THENCE South 89 degrees 40 minutes 09 seconds West – 530.51 feet along the north right-of-way line of said Mid-Cities Boulevard to a TXDOT monument found for the beginning of a curve to the left, having a central angle of 06 degrees 37 minutes 53 seconds, a radius of 5789.58 feet and a chord bearing and distance of South 86 degrees 18 minutes 38 seconds West – 669.71 feet;

THENCE along said curve to the left, continuing along the north right-of-way line of said Mid-Cities Boulevard, an arc distance of 670.08 feet, to the POINT OF BEGINNING and containing 8.443 acres of land.