

Exhibit A – Property Description – Ordinance No. 3554 – Page 1 of 1

Special Use Permit Case SUP 2018-13

Tracts 1 and 1A08, Landon C. Walker Survey, Abstract 1652

Lot 1R2, Block E, HomeTown Dolce Addition Phase 1

6201 and 6101 Parker Boulevard, and 8951 Grand Avenue, North Richland Hills, Texas

Being a parcel of land located in the City of North Richland Hills, Tarrant County, Texas, and being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract 1 conveyed to Arcadia Land Partners, 25, Ltd., as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of that 28.586 acre tract of land conveyed to RCC Hometown Apartments Ltd. as recorded in County Clerk's Document No. D207420504, Tarrant County Deed Records and said point being in the southwesterly line of Parker Boulevard (a 70 foot right-of-way);

THENCE along the north line of said 28.586 acre tract of land as follows:

South 45 degrees 05 minutes 34 seconds West, 312.41 feet to a one-half inch iron rod found for corner;

North 87 degrees 33 minutes 14 seconds West, 892.19 feet to a one-half inch iron rod found in the west line of said Tract 1, said point being at the northwest corner of said 28.586 acre tract of land, and said point being in the east line of Lot 1, Block A, Home Town NRH Lakes Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Slide 8333, Tarrant County Plat Records;

THENCE along the west line of said Tract 1 and along the east line of said Lot 1 Block A as follows:

Northeasterly 69.88 feet along a curve to the left, having a central angle of 02 degrees 12 minutes 47 seconds, a radius of 1809.24 feet, a tangent of 34.95 feet, whose chord bears North 05 degrees 45 minutes 18 seconds East, 69.88 feet to a one-half inch iron rod found for corner;

North 00 degrees 50 minutes 23 seconds West, 198.06 feet to a one-half inch iron rod found for corner;

Northwesterly 232.23 feet along a curve to the left, having a central angle of 27 degrees 22 minutes 39 seconds, a radius of 486.00 feet, a tangent of 118.37 feet, whose chord bears North 13 degrees 59 minutes 52 seconds West, 230.02 feet to a one-half inch iron rod found for corner;

North 27 degrees 41 minutes 11 seconds West, 135.56 feet to a PK nail with shiner found at the northeast corner of said Lot 1 Block A and said point being in the southeasterly line of Bridge Street (a variable width right-of-way);

THENCE along the southeast line of Bridge Street as follows:

Northeasterly 366.54 feet along a curve to the left, having a central angle of 21 degrees 55 minutes 18 seconds, a radius of 958.00 feet, a tangent of 185.54 feet, whose chord bears North 47 degrees 11 minutes 41 seconds East, 364.31 feet to a one-half inch iron rod found for corner;

North 36 degrees 14 minutes 02 seconds East, 55.05 feet to a one-half inch iron rod found for corner;

North 81 degrees 14 minutes 02 seconds East, 28.28 feet to a one-half inch iron rod found for corner in the southwest line of Parker Boulevard (a 70 foot right-of-way);

THENCE along the southwest line of Parker Boulevard as follows:

South 53 degrees 45 minutes 58 seconds East, 718.85 feet to a one-half inch iron rod found for corner;

South 46 degrees 50 minutes 14 seconds East, 438.10 feet to the POINT OF BEGINNING and containing 697,801 square feet or 16.019 acres of land.