

**Exhibit A – Legal Description – Ordinance No. 3539 – Page 1 of 2**

Zoning Case ZC 2018-08  
Lot A1C, Block 28, College Hills Addition  
Tracts 10H, John Barlough Survey, Abstract 130  
7501 Mid-Cities Boulevard and 7441 College Circle; North Richland Hills, Texas

**BEING** a tract of land situated in the John H. Barlough Survey, Abstract 130, City of North Richland Hills, Tarrant County, Texas and being all of two tracts of land described in the deeds to HL & MCB Properties, LP, a Texas limited partnership as recorded in County Clerk Document Numbers D210192804 & D210284897, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground);

**BEGINNING** at a 5/8-inch iron rod found for the northwest corner of said HL & MCB Properties tract (D210192804), the northeast corner of Lot 1, Block 1, The Covenant Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3855, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being on the south right-of-way line of Mid Cities Boulevard, a 100 feet wide right-of-way;

**THENCE** North 89 degrees 22 minutes 46 seconds East, with the north line of said HL & MCB Properties tract (D210192804) and the south right-of-way line of said Mid Cities Boulevard, a distance of 756.38 feet to a 5/8-inch capped iron rod stamped "WWWARD RPLS 2014" for the northernmost northeast corner of said HL & MCB Properties tract (D210192804) and at the northwest end of a corner clip at the intersection of the south right-of-way line of said Mid Cities Boulevard and the west right-of-way line of Holiday Lane, a 68 feet wide right-of-way;

**THENCE** South 47 degrees 17 minutes 20 seconds East, with the east line of said HL & MCB Properties tract (D210192804) and said corner clip, a distance of 14.07 feet to a 60D nail found for the southeast end of said corner clip;

**THENCE** South 02 degrees 35 minutes 06 seconds East, with the east line of said HL & MCB Properties tract (D210192804) and the west right-of-way line of said Holiday Lane, a distance of 38.51 feet to a 5/8-inch capped iron rod stamped "WWWARD RPLS 2014" for the beginning of a non-tangent curve to the right having a radius of 291.77 feet, and having a chord which bears South 44 degrees 39 minutes 33 seconds West, a distance of 411.24 feet;

**THENCE** with the east line of said HL & MCB Properties tract (D210192804), the east line of said HL & MCB Properties tract (D210284897), the west right-of-way line of said Holiday Lane, and said curve to the right, through a central angle of 89 degrees 36 minutes 57 seconds, passing a ½-inch capped iron rod stamped "MOAK" found for the northeast corner of said HL & MCB Properties tract (D210284897) at an arc length of 144.34 feet, and passing a ½-inch capped iron rod stamped "MOAK" found for the southwest corner of said HL & MCB Properties tract (D210284897) at an arc length of 433.82 feet, and continue for a total distance of 456.35 feet to a 5/8-inch capped iron rod stamped "WWWARD RPLS 2014" found for the end of said non-tangent curve to the right;

**THENCE** South 89 degrees 35 minutes 06 seconds West, continuing with the south line of said HL & MCB Properties tract (D210192804) and the north right-of-way line of said Holiday Lane, a distance of 476.45 feet to a 5/8-inch iron rod found at the southwest corner of said HL & MCB Properties tract (D210192804) and the southeast corner of said Lot 1, Block 1;

**THENCE** North 00 degrees 29 minutes 56 seconds West, with the common line of said HL & MCB Properties tract (D210192804) and said Lot 1, Block 1, a distance of 335.80 feet to the **POINT OF BEGINNING** and containing 240,544.27 square feet or 5.522 acres of land.