

**Exhibit A – Property Description – Ordinance No. 3590 – Page 1 of 1**

Zoning Case ZC 2019-06

Tract 1B1, John Condra Survey, Abstract 310

Tract 1B4, Stephen Richardson Survey, Abstract 1266

7409 Bursey Road, North Richland Hills, Texas

Being all that certain lot, tract, or parcel of land located in the STEPHEN RICHARDSON SURVEY, Abstract 1266, Tarrant County, Texas, and the JOHN CONDRA SURVEY, Abstract 310, Tarrant County, Texas, and being Lot 8, Block B, of Green Valley Country Estates, an unrecorded addition in Tarrant County, Texas, same being a part of a tract of land as described in deed to H. M. Howe and Ines Howe, recorded in Volume 3579, Page 166, Deed Records, Tarrant County, Texas, and being more particularly described as follows;

**BEGINNING** at a ½-inch iron rod found at the Northeast corner of a right-of-way tract as described in deed to the City of North Richland Hills, recorded in Volume 10307, Page 181, Deed Records, Tarrant, County, Texas, same being the present North line of Bursey Road, a variable width public right-of-way, and being in the West line of Fair Oaks Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-181, Page 96, Plat Records, Tarrant County, Texas;

**THENCE** North 74 degrees 27 minutes 43 seconds West, along the North line of said City of North Richland Hills tract and the North line of said Bursey Road, a distance of 48.81 feet to a ½-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left, having a central angle of 14 degrees 38 minutes 45 seconds, a radius of 810.00 feet, and a chord bearing and distance of North 81 degrees 47 minutes 05 seconds West, 206.49 feet;

**THENCE** Westerly, along said curve to the left, continuing along the North line of said City of North Richland Hills tract and the North line of said Bursey Road, a distance of 207.05 feet to a ½-inch iron rod found at the Northwest corner of said City of North Richland Hills tract, and being in the East line of a tract of land as described in deed to Gary P. Hogman, Sr., recorded in Document No. D206322086, Official Public Records, Tarrant County, Texas;

**THENCE** North 00 degrees 10 minutes 32 seconds West, a distance of 293.37 feet to ½-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, set the Northeast corner of said Gary P. Hogman, Sr. tract, and being in the South line of a tract of land as described in deed to George R. Brooks, Nadine Brooks, recorded in Volume 4740, Page 67, Deed Records, Tarrant County, Texas;

**THENCE** South 89 degrees 53 minutes 39 seconds East, a distance of 249.90 feet to a ½-inch iron rod found at the Southeast corner of said Brooks tract, and being said West line of Fair Oaks Addition;

**THENCE** South 00 degrees 24 minutes 31 seconds East, along said West line, a distance of 335.50 feet to the **PLACE OF BEGINNING** and containing 77,222 square feet or 1.773 acres of land.