

Exhibit A – Property Description – Ordinance No. 3610 – Page 1 of 2

Special Use Permit Case SUP 2019-11
8161 and 8165 Precinct Line Road, North Richland Hills, Texas

WHEREAS Texas Bluebonnet Realty, LC is the owner of a tract of land situated in the T Peck Survey, Abstract No. 1209 and the WC Newton Survey, Abstract No. 1182, in Tarrant County, Texas, being those same tracts of land conveyed to said Texas Bluebonnet Realty LLC by deeds recorded in Document No. D219077587 and D218256073 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

BEGINNING at a brass monument found for the southeast corner of Lot 4R, Block 1, North Tarrant Marketplace, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D216080757, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being the northeast corner of said Texas Bluebonnet Realty LLC tract, and being the northwest corner of a tract of land conveyed as right-of-way to the State of Texas by deed recorded in Volume 12149, Page 759, D.R.T.C.T., and lying on the current west right-of-way line of Precinct Line Road (variable width right-of-way);

THENCE South 01 degrees 01 minutes 02 seconds West, with the current west right-of-way line of said Precinct Line Road, a distance of 121.19 feet to a brass monument found for corner;

THENCE South 00 degrees 45 minutes 08 seconds East, continuing with the current west right-of-way line of said Precinct Line Road, a distance of 79.63 feet to an aluminum monument found for corner, said point being the southwest corner of said State of Texas tract, same being the northwest corner of a tract of land conveyed as right-of-way to the State of Texas by deed recorded in Volume 12277, Page 1952, D.R.T.C.T.;

THENCE South 00 degrees 49 minutes 18 seconds East continuing with the current west right-of-way line of said Precinct Line Road, a distance of 131.02 feet to a 5/8-inch rebar with a cap stamped “BHB” found for the southeast corner of said Texas Bluebonnet Realty LLC tract, same being the southwest corner of said second-referenced State of Texas tract, and being the northwest corner of Lot 2, Block A, Thornbridge North, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Document No. D218139270, P.R.T.C.T.;

THENCE departing the current west right-of-way line of said Precinct Line Road, with the north lines of said Block A, the following courses and distances:

South 89 degrees 28 minutes 37 seconds West, a distance of 178.53 feet to a ½-inch rebar with cap stamped “VOGT 1928” found for corner;

South 00 degrees 33 minutes 02 seconds East, a distance of 31.78 feet to a ½-inch rebar with a cap stamped “VOGT 1928” found for corner;

South 89 degrees 05 minutes 20 seconds West, passing a 5/8-inch rebar with a cap stamped “BHB” found for reference at a distance of 48.75 feet, then passing another 5/8-inch rebar with cap stamped “BHB” found for reference at an additional distance of 145.10 feet and continuing for a total distance of 218.81 feet to a ½-inch rebar with a cap stamped “ASC” set for the southwest corner of the herein described tract;

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THENCE North 00 degrees 02 minutes 06 seconds East, departing the north line of said Block A, a distance of 368.93 feet to a ½-inch rebar with a cap stamped “ASC” set for the northwest corner of the herein described tract, lying on the south line of said Block 1 or North Tarrant Marketplace;

THENCE South 89 degrees 57 minutes 54 seconds East, with the south line of said Block 1 of North Tarrant Marketplace, a distance of 396.00 feet to the **POINT OF BEGINNING** and containing 139,020 square feet or 3.191 acres of land, more or less.