

Exhibit A – Property Description – Ordinance No. 3620 – Page 1 of 1

Zoning Case ZC 2019-16

Tracts 5B and 5B3, WC Newton Survey, Abstract 1182

Tracts 8C and 8C3, Stephen Richardson Survey, Abstract 1266

8141-8145 Precinct Line Road, North Richland Hills, Texas

BEING a tract of land situated in the Stephen Richardson Survey, Abstract No. 1266, City of North Richland Hills, Tarrant County, Texas, being the remainder of a tract of land described to Albert W. Morris, Jr., and wife, Martha Morris, as recorded in Volume 4487, Page 241, Deed Records, Tarrant County, Texas (D.R.T.C.T), and all of a tract of land described to Doris Bamberger Irrevocable Trust, as recorded in Document Number D214111721, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particular described by metes and bounds as follows (Basis of Bearing being State Plane Grid – Texas North Central Zone (4202) NAD 83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD 83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a found aluminum disk marked “TXDOT” for the southeast corner of said Bamberger tract, on the north line of a tract of land described in deed to Isidro Gonzalez, as recorded in Document Number D203107524 (O.P.R.T.C.T.), and also being on the west right-of-way line of Precinct Line Road (a variable width Right-of-Way);

THENCE North 89 degrees 59 minutes 22 seconds West, with the common line of said Bamberger and Gonzales tract, a distance of 481.95 feet to a ½-inch iron rod found for the northwest corner of said Gonzales tract, same being the northeast corner of Lot 19, Block 2, of Thornbridge East, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 4133, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 89 degrees 12 minutes 49 seconds West, with the common line of said Bamberger tract and Lot 19, a distance of 203.65 feet to point for corner, the southwest corner of said Bamberger tract and the southeast corner of Lot 11, Block 2, of said Thornbridge East;

THENCE North 00 degrees 17 minutes 42 seconds West, with the east line of said Thornbridge East, passing at a distance of 114.28 feet, a point for the northwest corner of said Bamberger tract, and the southwest corner of said Morris tract, continuing for a total distance of 319.91 feet to a 5/8-inch iron rod with cap “BHB INC” found for the northwest corner of said Morris tract and in the south line of Thornbridge North, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to map or plat thereof, recorded in Clerk’s File No. D218139270, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 23 minutes 34 seconds East, with the common line of said Morris tract and said Thornbridge North, a distance of 677.93 feet to a point for corner, the northeast corner of said Morris tract and the southeast corner of said Thornbridge North, also being on the west right-of-way line of said Precinct Line Road;

THENCE South 00 degrees 10 minutes 25 seconds West, with the west right-of-way of said Precinct Line Road, a distance of 164.25 feet to a found aluminum disk marked “TXDOT” for an angle point of said line;

THENCE South 03 degrees 30 minutes 50 seconds West, with the west right-of-way of said Precinct Line Road, a distance of 160.44 feet to the **POINT OF BEGINNING** and containing 218,114 square feet or 5.007 acres of land more or less.