

Exhibit A – Property Description – Ordinance No. 3540 – Page 1 of 1

Zoning Case ZC 2018-13

Tracts 8B, 8C, and A, Thomas Peck Survey, Abstract 1209

Tracts 5D and 5F, Stephen Richardson Survey, Abstract 1266

8165 Precinct Line Road, North Richland Hills, Texas

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 Golightly tract, 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 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 the northeast corner of a tract of land described to Gene E. Ratcliff and wife, Joan C. Ratcliff by deed recorded in Volume 8361, Page 99, D.R.T.C.T., same being the southeast corner of said Golightly tract;

Thence North 89 degrees 52 minutes 54 seconds West, departing the current west right-of-way line of said Precinct Line Road, with the north line of said Ratcliff tract, a distance of 395.02 feet to a ½-inch rebar with a cap stamped "ASC" set for the southwest corner of the herein described tract;

Thence North 00 degrees 02 minutes 06 seconds East, departing the north line of said Ratcliff tract, over, across, and through said Golightly tract, a distance of 200.22 feet to a ½-inch rebar with a cap stamped "ASC" set for the northwest corner of the herein described tract, and lying on the south line of Lot 5R, Block 1 of said North Tarrant Marketplace;

Thence South 89 degrees 57 minutes 54 seconds East, with the south line of said North Tarrant Marketplace, a distance of 396.00 feet to the Point of Beginning and containing 79,153 square feet or 1.817 acres of land , more or less.