

Exhibit A – Property Description – Ordinance No. 3932 – Page 1 of 1

Zoning Case ZC25-0145

Tract 13A4, Thomas Peck Survey, Abstract 1040
8459 Shady Grove Road, North Richland Hills, Texas

BEING a tract of land situated in the Thomas Peck Survey, Abstract No. 1210, Tarrant County, Texas, same being that tract of land conveyed to Joshua Merritt and Deana Merritt, husband and wife as community property, by deed recorded in County Clerk's File No. D218110440, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Northeast corner of Lot 2R, Block 2, Fresh Meadows Estates, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the Amended Plat recorded in County Clerk's File No. D222125310, Official Public Records of Tarrant County, Texas, and lying along the West line of Fresh Meadows Road (50 foot right-of-way);

THENCE South 89 degrees 42 minutes 19 seconds West, along the North line of said Lot 2R of Fresh Meadows Estates, a distance of 347.79 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to H. Lamar Slay and Cindy E. Slay, by deed recorded in Volume 11086, Page 1521, Deed Records of Tarrant County, Texas, and lying along the East line of Shady Grove Road (60 foot right-of-way), from which an "X" found bears South 70 degrees 09 minutes 08 seconds East, a distance of 2.04 feet for witness, and a 1 /2 inch iron rod found bears South 79 degrees 45 minutes 02 seconds East, a distance of 2.31 feet for witness;

THENCE North 00 degrees 16 minutes 52 seconds West, along said East line of Shady Grove Road, a distance of 230.31 feet to a point for corner, from which an "X" found on-line bears in a Southerly direction, at a distance of 1.27 feet for witness;

THENCE North 89 degrees 44 minutes 09 seconds East, departing said East line of Shady Grove Road, a distance of 221.99 feet to a 5/8 inch iron rod found for corner, said corner lying along the South line of Lot 4 and Northwest corner of Lot 2, Block 3 of Fresh Meadows Estates, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the Amended Plat recorded in County Clerk's File No. D218093331, Official Public Records of Tarrant County, Texas;

THENCE South 00 degrees 28 minutes 53 seconds East, along the West line of Lot 2, Block 3 of Fresh Meadows Estates (D218093331), a distance of 1 80. 19 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 1, Block 3 of Fresh Meadows Estates (D218093331);

THENCE North 89 degrees 42 minutes 19 seconds East, along the South line of said Lot 1, Block 3 of Fresh Meadows Estates (D218093331), a distance of 125.00 feet to a post for corner, said corner being the Southeast corner of said Lot 1, and lying along the aforementioned West line of Fresh Meadows Road, from which a 5/8 inch iron rod found bears North 00 degrees 28 minutes 53 seconds West, a distance of 180.12 feet, at the Northeast corner of said Lot 2, Block 3 of Fresh Meadows Estates (D218093331);

THENCE South 00 degrees 28 minutes 53 seconds East, along said West line of Fresh Meadows Road, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 57,455 square feet or 1.32 acres of land.