

Exhibit A – Property Description – Ordinance No. 3856 – Page 1 of 1

Zoning Case ZC24-0092
ORCHARD WALK ESTATES
Lot A, Block 12, Smithfield Addition
8220 Turner Dr, North Richland Hills, Texas

Being a 4.293 acre tract of land being a portion of the Commercial Tract in Block 12, Smithfield Acres Addition, 2nd Section, an addition to the City of North Richland Hills, Tarrant County, Texas, as shown on the plat recorded in Volume 388-21, Page 36 Plat Records, Tarrant County, Texas, as conveyed to Celestial Lone Star Homes LLC, by deed recorded in Instrument Number D223214155, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap set at the easterly corner of said Commercial Tract, in the southerly line of Turner Road, in the northwesterly line of Davis Boulevard (FM 1938) and the beginning of a curve to the right:

THENCE 467.37 feet with the arc of said curve to the right, a line of said Commercial Tract and the northwesterly line of Davis Boulevard to a 5/8-inch iron rod with cap set, said curve to the right having a radius of 1,849.86 feet, a central angle of 14 degrees 28 minutes 33 seconds, and a long chord which bears South 32 degrees 30 minutes 57 seconds West, 466.13 feet;

THENCE South 39 degrees 45 minutes 14 seconds West, with a line of said Commercial Tract and the northwesterly line of Davis Boulevard, 40.20 feet to a highway monument found at the northeast corner of a tract of land described in a deed to the State of Texas and recorded in Volume 9421, Page 2172, Deed Records, Tarrant County, Texas;

THENCE with the northwesterly line of Davis Boulevard and the State of Texas tract the following calls:

South 43 degrees 50 minutes 14 seconds West, 291.89 feet to a 5/8-inch iron rod with cap set;

South 39 degrees 55 minutes 14 seconds West, 104.80 feet to a 5/8-inch iron rod with cap set;

South 39 degrees 54 minutes 14 seconds West, 104.66 feet to a 5/8-inch iron rod with cap set;

South 21 degrees 04 minutes 14 seconds West, 85.40 feet to a 5/8-inch iron rod with cap set;

South 01 degrees 59 minutes 13 seconds West, 33.02 feet to a to a 5/8-inch iron rod with cap set at the southwest corner at said Commercial Tract;

THENCE North 12 degrees 14 minutes 23 seconds West with the westerly line of said Commercial Tract, 463.06 feet to a ½-inch iron rod found at the northwest corner of said Commercial Tract and being in the southeasterly right-of-way line of Turner Road;

THENCE North 42 degrees 10 minutes 57 seconds East with the northwesterly line of said Commercial Tract and the southeasterly line of said Turner Road; 36.56 feet to a ½-inch iron rod round;

THENCE North 58 degrees 09 minutes 37 seconds East, with the northwesterly line of said Commercial Tract and the southeasterly line of said Turner Road, 829.77 feet to the **POINT OF BEGINNING** and containing 4.293 acres.