

Exhibit A – Property Description – Ordinance No. 3702 – Page 1 of 2

Zoning Case ZC 2021-02

Rumfield Estates

Portions of Tract 1B, Oziah Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150
7201 and 7501 Precinct Line Road, North Richland Hills, Texas

BEING all that certain 8.506 acres of land out of the 9.241 acre tract described in the deed to XTO Energy Inc, recorded in Document Number D208311503 in the Deed Records, Tarrant County, Texas, in the Oziah Rumfield Survey, A-1365, and the David Moses Survey, A-1150, City of North Richland Hills, Tarrant County, Texas, and being more particularly described by metes and bounds as follows (all bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a ½-inch iron rod with a cap stamped “Spry 5647” found for the south corner of the southeast right-of-way cutback line at the intersection of the east right-of-way line of Spring Oak Drive (60-foot right-of-way) and the south right-of-way line of Rumfield Road (70-foot right-of-way);

THENCE North 71 degrees 38 minutes 08 seconds East – 13.60 feet along the said southeast right-of-way cutback line to a ½-inch iron rod with a cap stamped “Spry 5647” found for the east corner of said southeast right-of-way cutback line;

THENCE South 60 degrees 24 minutes 11 seconds East – 371.52 feet along the south right-of-way or said Rumfield Road, to a mag nail with a washer stamped “Spry 5647” found for the point of curvature of a curve to the left having a central angle of 29 degrees 00 minutes 06 seconds, with a radius of 835.00 feet, and a chord bearing of South 74 degrees 54 minutes 14 seconds East – 418.16 feet;

THENCE along said curve to the right, along the south right-of-way line of said Rumfield Road, an arc length of 422.66 feet to the most northerly northeast corner of the herein described tract;

THENCE South 03 degrees 42 minutes 16 seconds West – 117.97 feet to a point for corner of the herein described tract;

THENCE South 00 degrees 32 minutes 34 seconds East – 156.54 feet to a point for corner of the herein described tract;

THENCE North 89 degrees 08 minutes 58 seconds East – 114.36 feet to a point for corner of the herein described tract;

THENCE North 44 degrees 21 minutes 15 seconds East – 14.19 feet to the most easterly northeast corner of the herein described tract, in the west right-of-way line of Precinct Line Road (right-of-way varies);

THENCE South 00 degrees 26 minutes 28 seconds East – 183.85 feet along the west right-of-way line of said Precinct Line Road to a ½-inch iron rod with a cap stamped “Spry 5647” found for the southeast corner of the herein described tract, common to the northeast corner of Lot 1, Block 1, Tarrant County Northeast Maintenance Center, recorded in Document Number D203315507, in the plat records of Tarrant County, Texas;

THENCE South 89 degrees 26 minutes 48 seconds West – 560.03 feet along the south line of the herein described tract, common to the north line of said Lot 1, Block 1, Tarrant County Northeast Maintenance Center, to a ½-inch iron rod with a cap stamped “Spry 5647” found for the most southerly southwest corner of the herein described tract, common to the northwest corner of the 0.12-acre tract described in a deed to the City of North Richland Hills, recorded in Volume 12712, Page 1290, Deed Records, Tarrant

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County Texas, and in the east line of the 2.711-acre tract described in a deed to the City of North Richland Hills, recorded in Volume 13828, Page 195, Deed Records, Tarrant County, Texas, and from which a ½-inch iron rod found bears South 28 degrees 37 minutes 00 seconds East – 339.47 feet;

THENCE North 28 degrees 37 minutes 00 seconds West – 366.00 feet along the west line of the herein described tract, common to the east line of said called 2.711-acre tract, to a ½-inch iron rod with a cap stamped “Spry 5647” found an angle corner of the herein described tract, common to the northeast corner of said 2.711-acre tract;

THENCE South 89 degrees 16 minutes 16 seconds West along the north line of said 2.711-acre tract, passing a ½-inch iron rod found for the northwest corner of said 2.711-acre tract, common to the northeast corner of Lot 1R, Block 13, Oak Hills Addition Phase II, recorded in Cabinet A, Slide 3202, Plat Records, Tarrant County, Texas, at a distance of 113.14 feet, and continuing for a total distance of 125.51 feet to a ½-inch iron rod found for the most westerly southwest corner of the herein described tract, in the east right-of-way line of said Spring Oak Drive;

THENCE North 01 degrees 43 minutes 01 seconds West – 354.82 feet along the west line of the herein described tract, common to the east right-of-way line of said Spring Oak Drive, to a ½-inch iron rod with a cap stamped “Spry 5647” found for the point of curvature of a curve to the right, having a central angle of 22 degrees 34 minutes 19 seconds, a radius of 170.00 feet, and a chord bearing and distance of North 10 degrees 34 minutes 13 seconds East – 66.54 feet;

THENCE along said curve to the right, along the east right-of-way line of said Spring Oak Drive, an arc distance of 66.97 feet to the **POINT OF BEGINNING** and containing 8.506 acres of land.