

Exhibit A – Property Description – Ordinance No. 3483

Zoning Case ZC 2017-14

Tract 1H and portion of Tract 1A, Landon C. Walker Survey, Abstract 1652
9005 Grand Avenue, North Richland Hills, Texas

Being a portion of a tract of land situated in the LANDON C. WALKER SURVEY, ABSTRACT NUMBER 1652, being a part of that tract of land described as Tract I conveyed to Arcadia Land Partners 25, Ltd. as recorded in County Clerk's Document Number D203472402, Tarrant County Deed Records, and being further described as follows.

COMMENCING at a one-half inch iron rod set for corner at the intersection of the southwest right-of-way line of Hawk Avenue (a 60-foot wide right-of-way at this point) with the northwest right-of-way line of Grand Avenue (a 90-foot wide right-of-way);

THENCE along the northwest right-of-way line of Grand Avenue as follows:

South 45 degrees 07 minutes 37 seconds West 179.77 feet to a one-half inch iron rod set for corner, Southwesterly, 130.60 feet along a curve to the right having a central angle of 88 degrees 02 minutes 09 seconds, a radius of 85.00 feet, a tangent of 82.14 feet, and whose chord bears South 89 degrees 08 minutes 42 seconds West, 118.13 feet to a one-half inch iron rod set for corner in the northeast right-of-way line of Parker Boulevard (a 70-foot-wide right-of-way);

THENCE North 46 degrees 50 minutes 14 seconds West along the northeast line of Parker Boulevard 280.07 feet to the POINT OF BEGINNING;

THENCE along the northeast line of Parker Boulevard as follows:

North 46 degrees 50 minutes 14 seconds West 332.34 feet to a one-half inch iron rod set for corner;
North 53 degrees 45 minutes 22 seconds West 35.42 feet to an "X" in concrete set for corner in the southeast right-of-way of a 30-foot-wide alley;

THENCE North 43 degrees 26 minutes 44 seconds East 185.01 feet along the southeast right-of-way line of said 30-foot-wide alley to a one-half inch iron rod set for corner in the easterly line of said Tract 1 and in the southwest right-of-way line of Hawk Avenue (a variable width right-of-way at this point);

THENCE along the southwest right-of-way line of Hawk Avenue as follows:

South 01 degrees 15 minutes 04 seconds East 7.11 feet to a five-eighth inch iron rod found for corner;
North 89 degrees 50 minutes 36 seconds East 130.44 feet to a five-eighth inch iron rod found for corner;
South 46 degrees 32 minutes 03 seconds East 328.95 feet to a point for corner;

THENCE South 43 degrees 09 minutes 46 seconds West 263.47 feet to the POINT OF BEGINNING and containing 2.13 acres of land, more or less.