

Exhibit A – Property Description – Ordinance No. 3719 – Page 1 of 2

Zoning Case ZC 2020-07

Tivoli Gardens

7509 Chapman Drive, North Richland Hills, Texas

BEING a tract of land out of the J. C. McComas Survey, Abstract No. 1040 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract described in the deed to Torino, LLC recorded as Document No. D214044112, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch “MILLER 5665” capped steel rod set for the northeast corner of said Torino tract, said rod being in the westerly boundary line of Block 3, McComas Subdivision, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-90, Page 58, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 10 minutes 50 seconds West with the easterly boundary line of said Torino tract and with the westerly boundary line of said Block 3, passing at 299.21 feet a ½-inch “MILLER 5665” capped steel rod set in the northerly right-of-way line of Chapman Drive and continuing into said road a total distance of 328.33 feet to a PK set in asphalt for the southeast corner of said Torino tract;

THENCE North 89 degrees 46 minutes 10 seconds West a distance of 408.19 feet, with said road and with the southerly boundary line of said Torino tract;

THENCE North 00 degrees 08 minutes 07 seconds West at 30.01 feet passing the southeast corner of Lot 3, Block 1, Tivoli Garden Estates, Phase 1, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the map or plat thereof, recorded in Document No. D219074882, Plat Records, Tarrant County, Texas, and continuing along the east line of said Block 1 a total distance of 322.98 feet to the northeast corner of Lot 1, in said Block 1, and to the north line of said Torino tract;

THENCE North 00 degrees 00 minutes 10 seconds West with said Meadow Road and with the westerly boundary line of said Torino tract a distance of 320.36 feet to a PK nail set for the northwest corner thereof;

THENCE North 89 degrees 28 minutes 50 seconds East a distance of 410.00 feet with the northerly boundary line of said Torino tract, to the **POINT OF BEGINNING** and containing 3.06 acres of land, with 0.32 acres located within Chapman Road.