

Exhibit A – Property Description – Ordinance No. 3742 – Page 1 of 1

Zoning Case ZC21-0001

The Meadow

Tracts 1A1, 1A2A, 1A6, and 1A7, Thomas Spronce Survey, Abstract 1399
6744 Bursey Road, North Richland Hills, Texas

BEING a 26.042 acre (1,134,402 square feet) tract of land situated in the Thomas Spronce Survey, Abstract Number 1399, City of North Richland Hills, Tarrant County, Texas and being the remainder of a 29.8416 acre tract of land conveyed to SPIRITAS, INC. as recorded in Volume 10941, Page 1534 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the easterly Right-of-Way line of Rufe Snow Drive (a variable width Right-of-Way) from which an "X" cut in concrete found for the northwest corner of Lot 1, Block 1, Rufe Snow Center Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Slide 7237 of the Plat Records of Tarrant County, Texas bears South 87 degrees 27 minutes 24 minutes West, a distance of 4.62 feet, same being the southwest corner of herein described tract.

THENCE along the westerly line of said Spiritas Inc. tract and the common easterly line of said Rufe Snow Drive, the following courses and distances:

North 25 degrees 40 minutes 36 seconds West, a distance of 92.06 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a curve to the right;

Along said curve to the right through a central angle of 24 degrees 58 minutes 32 seconds, a radius of 1091.84 feet, an arc length of 475.94 feet and a chord bearing of North 13 degrees 11 minutes 20 seconds West, a distance of 472.18 to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

North 00 degrees 42 minutes 04 seconds West, a distance of 31.31 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE departing said easterly Right-of-Way line, North 87 degrees 27 minutes 24 seconds East, a distance of 407.93 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 00 degrees 42 minutes 04 seconds West, a distance of 371.28 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner in the south Right-of-Way line of Bursey Road (a variable width Right-of-Way);

THENCE along the south Right-of-Way line of said Bursey Road, North 89 degrees 34 minutes 58 seconds East a distance of 474.67 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of a tract of land described in deed to Lone Star Gas Company recorded in Volume 5958, Page 963, of the Deed Records of Tarrant County, Texas;

THENCE departing said south Right-of-Way line South 01 degrees 06 minutes 59 seconds East, a distance of 66.76 feet to a 1/2 inch iron rod with aluminum found for corner;

THENCE North 89 degrees 40 minutes 35 seconds East, a distance of 49.40 feet to a 1/2 inch iron rod with aluminum cap found with for corner;

THENCE North 00 degrees 10 minutes 36 seconds West, a distance of 66.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the said south Right-of-Way line of Bursey Road for corner;

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THENCE along said south Right-of-Way line of Bursey Road North 89 degrees 34 minutes 58 seconds East, a distance of 470.01 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” set for the northeast of corner of the herein described tract and being the common northwest corner of WESTERN OAKS Addition, an addition to the City of North Richland Hills as recorded in Volume 888-196-30 of the Plat Records of Tarrant County, Texas;

THENCE along the east line of said Spiritas Inc. tract and the common west line of said WESTERN OAKS Addition, South 00 degrees 28 minutes 52 seconds East, a distance of 914.76 feet to a 1/2 inch iron rod found for the southeast corner of said Spiritas Inc. tract and the common southwest corner of said WESTERN OAKS Addition, same being in the north line of FOSTER VILLAGE, SECTION 19, an addition to the City of North Richland Hills as recorded in Volume 388-198-27 of the Plat Records of Tarrant County, Texas;

THENCE along the south line of said Spiritas Inc. tract and the common north line of said FOSTER VILLAGE, SECTION 19, South 87 degrees 27 minutes 24 seconds West, passing at a distance of 712.88 feet the northwest corner of said FOSTER VILLAGE, SECTION 19 and the common northeast corner of said Lot 1, Block 1, Rufe Snow Addition, continuing along said north line for a total distance of 1259.04 feet to the **POINT OF BEGINNING** and containing 26.042 acres or 1,134,402 square feet of land within the metes recited.