

**Exhibit A – Property Description – Ordinance No. 3776 – Page 1 of 1**

Special Use Permit Case ZC22-0030

Tract 5E01, Landon C. Walker Survey, Abstract 1652; Lot 3E, Block 1, Northeast Crossing Addition  
9020 Grand Avenue, North Richland Hills, Texas

Being a parcel of land located in the City of North Richland Hills, Tarrant County, Texas, and being a part of the Landon C. Walker Survey, Abstract Number 1652, and being a part of that tract of land described as Tract II conveyed to Arcadia Land Partners, 25, Ltd., as recorded in County Clerk's Document No. D203472402, Tarrant County Deed Records, and being that entire tract of land conveyed to Arcadia Land Partners, 25, Ltd. as recorded in County Clerk's Document No. D204074086, Tarrant County Deed Records, and being part of Lot 3, Block 1, Northeast Crossing Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 6064, Tarrant County Plat Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said Tract II, said point being the northwest corner of said Lot 3, said point being in the northeast corner of Lot 1, Block 1, NRH Library Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 11397, Tarrant County Plat Records;

THENCE South 88 degrees 54 minutes 21 seconds East, 312.03 feet along the north line of said Lot 3 to a one-half inch iron rod found in the west line of Lot 1, Block 1, Aegon Office Park Addition, an addition to the City of North Richland Hills as recorded in Cabinet A, Page 384, Tarrant County Plat Records;

THENCE South 00 degrees 35 minutes 49 seconds East, 100.00 feet along the north line of said Lot 3 to a one-half inch iron rod found for the southwest corner of said Lot 1, Block 1, Aegon Office Park;

THENCE South 45 degrees 07 minutes 37 seconds West, 293.21 feet to a one-half inch iron rod found in the westerly line of said Lot 3 and said point being in the easterly line of said Tract II;

THENCE South 44 degrees 52 minutes 23 seconds East, 55.41 feet along the westerly line of said Lot 3 to an 'X' cut in concrete found for the east corner of said Tract II;

THENCE South 45 degrees 25 minutes 55 seconds West, 175.00 feet along the westerly line of said Lot 3 to a one-half inch iron rod found for the south corner of said Tract II and being in the northeast line of Walker Boulevard (a 90 foot right-of-way);

THENCE along the southwest line of said Tract II and along the northeast line of Walker Boulevard as follows:

North 44 degrees 52 minutes 23 seconds West, 244.99 feet to a one-half inch iron rod set for corner;

North 00 degrees 07 minutes 37 seconds West, 48.00 feet to a one-half inch iron rod set for corner;

South 89 degrees 52 minutes 23 seconds West, 13.88 feet to an 'X' cut in concrete set for corner in the southeast line of Grand Avenue (a variable width right-of-way);

THENCE North 45 degrees 07 minutes 37 seconds East, 233.53 feet along the southeast line of Grand Avenue to a 'PK' nail set in the easterly line of said Tract II and being in the westerly line of said Lot 3;

THENCE North 01 degrees 05 minutes 39 seconds East, 88.56 feet along the easterly line of said Tract II and along the westerly line of said Lot 3 to the POINT OF BEGINNING and containing 123,337 square feet or 2.831 acres of land.