

**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION  
0.8430 OF AN ACRE  
IN THE J. McCOMAS SURVEY, A-1040  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**

All that certain 0.8430 of an acre of land, out of a 1.365 acres tract of land described in the deed to Calvin W. & Toni C. Pearson in the deed recorded in Document Number D211294723 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J. McComas Survey, A-1040, City of North Richland Hills, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on the north line of said Pearson tract)

BEGINNING at the northwest corner of the said Pearson tract, in the east right-of-way line of Meadow Road (Variable Width Right-Of-Way);

THENCE South 89° 54' 00" East – 204.09' to the most northerly northeast corner of said Pearson Tract, common to the northwest corner of the tract described in the deed to Forrest D. Johnson recorded in Document Number D197180838 D.R.T.C.T.;

THENCE South 00° 22' 00" West along the common line of said Pearson Tract and Forrest D. Johnson tracts, passing the southwest corner of said Forrest D. Johnson Tract at a distance of 30.00', and continuing across said Pearson Tract, for a total distance 179.50' to the southeast corner of the herein described tract, in the south line of said Pearson Tract, common to the north line of a 13,373 square foot tract described in the deed to Baudelio Martinez & Yvette Pabon-Martinez recorded in Document Number D205178305 D.R.T.C.T.,

THENCE South 89°51'26" West along the south line of said Pearson Tract, passing at a distance of 194.10' the northwest corner of Lot 1, Block 5, Hewitt Estates, recorded in Volume 388-167, Page 69 in the Plat Records of Tarrant County, Texas, continuing along the south line of said Pearson Tract, for a total distance of 204.10' to the southwest of said Pearson Tract, in the east right-of-way line of said Meadow Road;

THENCE North 00°22'00" East - 180.37' along the west line of said Pearson Tract, common to the east line of said Meadow Road, to the POINT OF BEGINNING and containing 0.8430 of an acre of land.