

Exhibit A – Legal Description – Ordinance No. 3518 – Page 1 of 1

WHEREAS, Jennifer Ngyuen is the owner of all that certain 1.225 acres of land, described in the deed to Jennifer Nguyen, recorded in Document Number D217130325 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the J.C. McComas Survey, A-1040, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a ½-inch iron rod found for the southwest corner of the herein described tract, common to the northwest corner of Lot 2, Block 3, Mollie B. Collins Addition, recorded in Document Number D213194981, in the P.R.T.C.T., in the east right-of-way line of Hewitt Street (right-of-way varies);

THENCE North 00 degrees 18 minutes 06 seconds East – 211.02 feet along the east right-of-way line of said Hewitt Street to a bent ½-inch iron rod found for the northeast corner of the herein described tract, common to the southwest corner of a tract of land described in the deed to James D. Tarwater recorded in Volume 7168, Page 255, in the P.R.T.C.T., from which a leaning ¾-inch iron rod found bears South 31 degrees 55 minutes East – 1.06 feet;

THENCE North 86 degrees 31 minutes 39 seconds East – 244.47 feet to a ½-inch iron rod found for the northeast corner of the herein described tract, common to the southeast corner of said Tarwater tract, northwest corner of Lot 1, Block 3, Mollie B. Collins Addition, recorded in Volume 388-157, Page 11, P.R.T.C.T., and the southwest right-of-way corner of Odell Street (50 foot right-of-way);

THENCE South 00 degrees 26 minutes 41 seconds West passing at a distance of 217.98 feet a ½-inch iron rod found in the west line of said Lot 1, Block 3, Mollie B. Collins Addition (388-157, 11), continuing for a total distance of 227.11 feet to a ½-inch iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the northeast corner of said Lot 2, Block 3, Mollie B. Collins Addition (D213194981) in the west line of said Lot 1, Block 3, Mollie B. Collins Addition (388-157, 11);

THENCE North 89 degrees 41 minutes 54 seconds West – 243.37 feet along the north line of said Lot 2, Block 3, Mollie B. Collins Addition (D213194981), to the POINT OF BEGINNING and containing 1.225 acres of land.