

Exhibit A – Property Description – Ordinance No. 3527 – Page 1 of 1

Special Use Permit Case SUP 2018-06
Tract 1B12, Stephen Richardson Survey, Abstract 1266
8025 Valley Drive, North Richland Hills, Texas

A 2.26 acre tract of land being the same property described in a deed recorded in Volume 10468, Page 2347, Tarrant County Deed Records, known as Lot 5, Block A, Green Valley Country Estates, an unrecorded subdivision located in the Stephen Richardson Survey, Abstract 1266, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the herein described tract, from which a fence corner post bears South 47 degrees West, 0.6 feet and from which the south line of Continental Trail bears northerly approximately 559 feet;

THENCE South 88 degrees 14 minutes 00 seconds East along the south line of a tract described in a deed recorded under Tarrant County Clerk File No. 203419182 for a distance of 519.70 feet to a point for corner in the west line of Valley Drive (60 feet wide), being in a curve to the right having a central angle of 26 degrees 06 minutes 09 seconds and a radius of 410.58 feet, from which a ½-inch iron rod bears South 31 degrees East, 0.23 feet;

THENCE, along the west line of Valley Drive, along said curve to the right for an arc distance of 187.05 feet (chord bears South 12 degrees 10 minutes 26 seconds East, 185.44 feet) to a ½-inch iron rod found for corner;

THENCE North 88 degrees 14 minutes 00 seconds West along the north line of a called 2.0-acre tract described in a deed recorded in Volume 5669, Page 192, Tarrant County Deed Records, and the north line of a called 1.09-acre tract described in a deed recorded in Volume 7788, Page 1664, Tarrant County Deed Records, for a distance of 561.39 feet to a ½-inch iron rod found for corner;

THENCE North 00 degrees 49 minutes 00 seconds East, along the east line of a called 5.87-acre tract described in a deed recorded under Tarrant County Clerk File No. 208415040 for a distance of 180.00 feet to the POINT OF BEGINNING and containing 2.26 acres of land.