

Exhibit A – Property Description – Ordinance No. 3556 – Page 1 of 1

Zoning Case ZC 2018-25
Tract 2D, TK Martin Survey, Abstract 1055
8708 Amundson Drive, North Richland Hills, Texas

BEING a tract of land situated in the City of North Richland Hills, Tarrant County, Texas, said tract being in the Tandy K. Martin Survey, Abstract No. 1055, said tract being all of that called 0.75 acre tract of land described in a warranty deed from M. Diaz Investments LLC to Y&M Investments LLC dated December 12, 2015, recorded as Instrument Number D215278074, Deed Records, Tarrant County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found (Control Monument) at the southeast corner of said 0.75-acre tract said point being at the southwest corner of a tract of land described in a Warranty Deed with Vendor's Lien from Jimmy Max Wilson and Darlene Wilson to Paul W. Gorbet recorded as Instrument Number D199190781, Deed Records, Tarrant County, Texas, said point being in the north line of Lot 1, Block 1, Schwab Addition, an addition to the City of North Richland Hills, Texas, according to the plat thereof filed as Instrument Number D198262790, Map Records, Tarrant County, Texas;

THENCE North 89 degrees 44 minutes 01 seconds West (Bearing Basis) along the south line of said 0.75-acre tract and the north line of said Lot 1, Block 1, Schwab Addition, passing at 119.10 feet (Schwab Addition plat calls 117.81 feet) an established point from which a ½-inch iron rod found bears South 57 degrees 51 minutes 57 seconds West a distance of 0.48 feet, said point being the northwest corner of said Lot 1, Block 1, Schwab Addition, said point being the northeast corner of Lot 1, Block 1, Creekside Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat thereof filed as Instrument Number D207302585, Map Records, Tarrant County, Texas, continuing along the south line of said 0.75-acre tract with the north line of said Lot 1, Block 1, Creekside Estates, past the northwest corner of said Lot 1, Block 1, Creekside Estates, a total distance of 327.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner (Control Monument) at the west corner of said 0.75-acre tract, said point being at the southeast corner of the intersection of said Simmons Road (a variable width right of way) and Amundson Drive (right of way with width of 58.50 feet called by said Y & M deed);

THENCE North 53 degrees 25 minutes 49 seconds East along the north line of said 0.75 acre tract and the south line of said Amundson Drive a distance of 332.56 feet to a ½-inch iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at the northeast corner of said 0.75-acre tract, said point being at the northwest corner of said Gorbet tract;

THENCE South 16 degrees 50 minutes 00 seconds East along the common line between said Gorbet tract and said 0.75-acre tract a distance of 208.60 feet to the POINT OF BEGINNING and containing 32,649 square feet or 0.7495 acres of land.