

Exhibit A – Property Description – Ordinance No. 3602

Zoning Case ZC 2019-14

Tract 1A, John M Crockett Survey, Abstract 273

6812 Smithfield Road, North Richland Hills, Texas

WHEREAS Charles and Ellen Rheinlaender are the owner of all that certain 1.089 acres of land by virtue of deed recorded in Document Number D216192087 in the Public Records of Tarrant County, Texas (P.R.T.C.T.) in the J. Crockett Survey, A-273, City of North Richland Hills, Tarrant County, Texas, and more particularly described by metes and bounds as follows (all bearings and called distance shown hereon on based on the tract of land conveyed to Melvyn and Bonnie Horn by deed recorded in Volume 12280, Page 2018, P.R.T.C.T.):

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 2, Smithfield Addition, recorded in Volume 388-165, Page 46, P.R.T.C.T., in the east right-of-way line of Smithfield Road (right-of-way varies);

THENCE North 00 degrees 47 minutes 39 seconds West – 104.90 feet along the east right-of-way line of said Smithfield Road, to a ½-inch iron rod found for the northwest corner of the herein described tract, common to the southwest corner of the 0.133 acres tract described in deed to RSST & J Real Estate LLC, recorded in Document Number D209021174 P.R.T.C.T.;

THENCE North 89 degrees 58 minutes 57 seconds East – 455.72 feet (called 455.85 feet) to a one-inch iron rod found for the northeast corner for the herein described tract, common to the northwest corner of a 5.240 acre tract described in the deed to Birdville Independent School District recorded in Volume 4152, Page 565, P.R.T.C.T., and in the south line of Lot 3, Block 3, W.E. Odell Addition recorded in Volume 388-D, Page 39, P.R.T.C.T.;

THENCE South 03 degrees 08 minutes 23 seconds West – 105.19 feet along the west line of said 5.240 acre tract to a ½-inch iron rod found for the southeast corner of the herein described tract, common to the northeast corner of said Lot 2, Block 2, Smithfield Addition;

THENCE West – 448.50 feet (called 448.63 feet) along the north line of said Lot 2, Block 2, Smithfield Addition, to the POINT OF BEGINNING and containing 1.089 acres of land.