

## **Exhibit A – Property Description – Ordinance No. 3604**

Special Use Permit Case SUP 2019-09

Tracts 4B1 and 4E JB Edens Survey, Abstract 499

Lot 1, Block 17, Stoneybrooke Addition

7109-7201 Eden Road and 8751 Hightower Drive, North Richland Hills, Texas

**WHEREAS** Builders Funding MGT, LP and Dennis and Lisa Denson are the owner of all that certain 9.982 acres of land, which is all of Lot 1, Block 17, Stonybrooke Addition, recorded in Cabinet A, Slide 4915, recorded in the Public Records of Tarrant County, Texas (P.R.T.C.T.), a one-acre tract recorded in Document Number D217067196, P.R.T.C.T., and a 4.995-acre tract recorded in Document Number D218060095, P.R.T.C.T., in the J.B. Edens Survey, A-499, 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 south line of the said 4.995-acre tract);

**BEGINNING** at a 5/8-inch iron rod with an aluminum cap found for the southwest corner of the herein described tract, common to the southwest corner of said 4.995-acre tract, in the east line of Block 3, Stoney Ridge, recorded in Cabinet A, Slide 3161, P.R.T.C.T.;

**THENCE** North 00 degrees 05 minutes 25 seconds East passing at a distance of 13.87 feet a ½-iron rod with a cap stamped “MOAK” found for the northeast corner of Lot 4, of said Block 3, Stoney Ridge, then passing at a distance of 229.49 feet a ½-inch iron rod with a cap stamped “MOAK” found for the northeast corner of Lot 1, of said Block 3, Stoney Ridge, in the south right-of-way line of Hightower Drive (68 foot right-of-way), then passing at a distance of 297.99 feet a 5/8-inch iron rod with a cap stamped “DOWDY” found for the southeast corner of Lot 29, Block 15, Stoneybrooke Addition, recorded in Volume 388-164, Page 37, P.R.T.C.T., in the north right-of-way line of said Hightower Drive, continuing for a total distance of 489.67 feet to the northwest corner of the herein described tract;

**THENCE** North 89 degrees 03 minutes 32 seconds East – 887.38 feet to the northeast corner of the herein described tract, common to the northeast corner of said one acre tract, in the centerline of Eden Road;

**THENCE** along the centerline of said Eden Road the following courses:

South 00 degrees 00 minutes 55 seconds East – 151.81 feet (called 152.00 feet) to the southeast corner of said one acre tract;

South 00 degrees 04 minutes 41 seconds East – 99.39 feet to the northeast corner of said 4.995 acre tract;

South 00 degrees 15 minutes 21 seconds West – 245.05 feet (called 245.28 feet) to the southeast corner of the herein described tract, common to the southeast corner of said 4.995 acre tract and a five acre tract conveyed to John and Nona Durant, recorded in Volume 4045, Page 628, P.R.T.C.T.;

**THENCE** South 89 degrees 05 minutes 44 seconds West passing at a distance of 21.63 feet a ½-inch iron rod found in the west right-of-way line of said Eden Road, continuing for a total distance of 887.21 feet (called 887.29 feet) to the **POINT OF BEGINNING** and containing 9.982 acres of land.