

Exhibit A – Property Description – Ordinance No. 3641

Zoning Case ZC 2020-01

Portion of Lot 1R, Block 4, Richland Oaks Addition

5149 Jennings Drive, North Richland Hills, Texas

BEING a portion of Lot 1R, Block 4, Richland Oaks Addition, and addition to the city of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-8, Page 80, of the Map Records of Tarrant County, Texas same being that tract of land conveyed to Joshua Stewart Graham, by deed recorded in County Clerk's file number D214042167, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found for corner, said corner being along the southwest line of Jennings Drive (50 foot right-of-way) said corner being the north corner of Lot 2R of the said Addition, from which an "X" found for witness bears North 32 degrees 25 minutes 23 seconds West, a distance of 14.73 feet for witness and from which a 50D nail found for witness bears North 38 degrees 08 minutes 21 seconds West, a distance of 11.59 feet for witness;

THENCE South 53 degrees 00 minutes 45 seconds West along the northwest line of said Lot 2R a distance of 120.00 feet to a ½-inch iron rod found for corner said corner being the north corner of Lot 19R of said Addition and being the east corner of that tract of land conveyed to Chanh Tran by deed recorded in County Clerk's file number D208113608, Official Public Records, Tarrant County, Texas;

THENCE North 37 degrees 26 minutes 00 seconds West along the northeast line of said Tran tract a distance of 75.13 feet to a point for corner, said corner being along the southeast line of State Highway No. 26 (public right-of-way);

THENCE North 53 degrees 03 minutes 45 seconds East, along the southeast line of said State Highway No. 26 a distance of 101.75 feet to a point for corner;

THENCE South 89 degrees 16 minutes 20 seconds East, along the south line of the intersection of said Jennings Drive and said State Highway No. 26 a distance of 23.31 feet to a point for corner, from which a ½-inch iron rod found bears North 37 degrees 26 minutes 00 seconds West, a distance of 39.16 feet for witness;

THENCE South 37 degrees 26 minutes 00 seconds East, along the southwest line of said Jennings Drive, a distance of 60.84 feet to the **POINT OF BEGINNING** and containing 8,880 square feet or 0.20 acres of land.