

Exhibit A – Property Description – Ordinance No. 3687 - Page 1 of 1

Special Use Permit Case SUP 2020-09

Portion of Lot 2, Block 1, Watermere on the Preserve
8600 block of Davis Boulevard, North Richland Hills, Texas

LEGAL DESCRIPTION

BEING a 0.7225 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 0.7225 acre tract of land being a portion of LOT 2, BLOCK 1, WATERMERE ON THE PRESERVE, being an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D220165502, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.7225 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod with an illegible cap found (Controlling Monument) at the south lot corner of the said Lot 2, same being the east lot corner of Lot 8R, Block 1, D.J. Anderson Addition, being an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D214062520, O.P.R.T.C.T., said beginning point also being on the northwest right-of-way line of Davis Boulevard (being a variable width public right-of-way), said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,016,424.52 and E: 2,370,646.99;

THENCE North 56 degrees 03 minutes 04 seconds West, along the south lot line of said Lot 2 and along the north lot line of said Lot 8R, 163.20 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as a capped iron rod found) at a south lot corner of said Lot 2, same being a north lot corner of said Lot 8R;

THENCE South 88 degrees 05 minutes 07 seconds West, along a south lot line of said Lot 2 and along a north lot line of said Lot 8R, 107.10 feet to a capped iron rod found at the southwest lot corner of said Lot 2, same being the northwest lot corner of said Lot 8R, said point also being on a southeast lot line of Lot 3, Block 1 of said plat of Watermere on the Preserve;

THENCE North 33 degrees 56 minutes 55 seconds East, along the northwest lot line of said Lot 2 and along the said southeast lot line of Lot 3, 177.74 feet to a 5/8-inch iron rod with a cap stamped "SPOONER 5922" set;

THENCE South 56 degrees 03 minutes 05 seconds East, departing the said lot lines and over and across said Lot 2, 250.00 feet to an iron rod set on the southeast lot line of said Lot 2, from which a capped iron rod found at a southeast lot corner of said Lot 2 bears North 33 degrees 56 minutes 55 seconds East 2.98 feet, said iron rod set being on the said northwest right-of-way line of Davis Boulevard;

THENCE South 33 degrees 56 minutes 55 seconds West, along the southeast lot line of said Lot 2 and along the said northwest right-of-way line, 115.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 0.7225 acres (31,473 square feet) of land, more or less.