

Exhibit A – Property Description – Ordinance No. 3698

Zoning Case ZC 2021-01

Portion of Tract 5, Thomas Peck Survey, Abstract 1209.

8337 Davis Boulevard, North Richland Hills, Texas

BEING all that certain lot, tract or parcel of land situated in the Thomas Peck Survey, Abstract Number 1209, City of North Richland Hills, Tarrant County, Texas, and being all of that certain called 20.8-acre tract of land described as Tract 2 in deed in favor of John William Shivers recorded in Volume 4403, Page 61, of the Official Public Records, Tarrant County, Texas, being a part of that certain 8.925-acre tract of land described in deed in favor of L.C. Tubb Jr. recorded in Instrument Number D212214040, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch rebar found at the southeast corner of said 8.925-acre tract, and being the northeast corner of Lot 1 Block 1 L.C. Tubb Jr. Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the final plat thereof recorded in Instrument Number 190205781, Official Public Records, Tarrant County, Texas, and being on the west line of Davis Boulevard (called 120-foot right-of-way as evidenced by that certain called 0.487-acre tract of land described at Tract No. 2 in deed in favor of Tarrant County, recorded in Volume 3021, Page 155, Official Public Records, Tarrant County, Texas);

THENCE South 89 degrees 13 minutes 40 seconds West 437.97 feet with the south line of said 8.925-acre tract, and the north line of said L.C. Tubb Jr. Addition to a ½-inch capped rebar found (LBS 3946) at the southwest corner of said 8.925-acre tract and the southeast corner of Lot 17 Block 1 Saddlebrook Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the final plat thereof recorded in Instrument Number D213255875, Official Public Records, Tarrant County, Texas, being a reentrant corner in the west line of said 20.8-acre tract from which a “+” found at the northwest corner of said L.C. Tubb Jr. Addition and the westerly northwest corner of said 20.8-acre tract bears South 89 degrees 13 minutes 40 seconds West 332.1 feet;

THENCE North 00 degrees 25 minutes 55 seconds West with the west line of said 20.8-acre tract and the said 8.925-acre tract and the east line of Saddlebrook Estates, passing at 150.2 feet a ½-inch capped rebar found (LBS 3946) at the northeast corner of said Lot 17 Block 1 and the south line of Bridle Path Lane (called 50-foot right-of-way), passing at 202.0 feet a ½-inch capped rebar found (LBS 3946) at the southeast corner of Lot 3 Block 3 of said Saddlebrook Estates and the north line of said Bridle Path Lane and continuing for a total distance of 283.45 feet to a ½-inch capped rebar set (McAdams) at the **POINT OF BEGINNING**;

THENCE North 00 degrees 25 minutes 55 seconds West 343.61 feet with the west line of said 20.8-acre tract and said 8.925-acre tract, the east line of said Saddlebrook Estates, to a “V” found in the concrete base of a screening wall column at the northerly northwest corner of said 20.8-acre tract and the northwest corner of said 8.925-acre tract, the northeast corner of Lot 9 Block 2 of said Saddlebrook Estates, the southeast corner of Lot 7 Block 2 of said Saddlebrook Estates, and being the southwest corner of Lot 2R1 Block 4 Brentwood Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the final plat recorded in Instrument Number D199242392, Official Public Records, Tarrant County, Texas, from which a magnetic nail found in concrete at the northeast corner of said Saddlebrook Estates and the northwest corner of said Brentwood Estates bears North 00 degrees 23 minutes 00 seconds West 562.63 feet;

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THENCE North 88 degrees 55 minutes 50 seconds East, with the north line of said 20.8-acre tract and said 8.925-acre tract and the south line of said Brentwood Estates, passing at 436.5 feet (0.4 feet north of line) a ½-inch capped rebar found (Landes) at the southeast corner of said Lot 2R1 and the southwest corner of Lot 3R Block 4 of said Brentwood Estates and continuing with the south line thereof a total distance of 538.35 feet to a ½-inch capped rebar set (McAdams) from which a ½-inch capped rebar found (Bury Pitman) at the southeast corner of said Lot 3R bears North 88 degrees 55 minutes 50 seconds East 190.16 feet;

THENCE South 29 degrees 52 minutes 30 seconds West 369.65 feet to a ½-inch capped rebar set (McAdams) at a point of curvature;

THENCE southwesterly with a curve to the right having a radius of 61.50 feet, a central angle of 59 degrees 41 minutes, 35 seconds, and an arc length of 64.07 feet, whose chord bears South 59 degrees 43 minutes 17 seconds West, a distance of 61.21 feet to a ½-inch capped rebar set (McAdams);

THENCE South 89 degrees 34 minutes 05 seconds West 298.68 feet to the **POINT OF BEGINNING** and containing 3.459 acres of land.