

Exhibit B – Restrictions and Conditions on Variance – Ordinance No. 3971 – Page 1 of 1

Lot 1R, Block 2, Thompson Park Estates
6305 Precinct Line Road, North Richland Hills, Texas

A variance to the alcohol distance requirements authorized by Section 6-31 of the North Richland Hills Code of Ordinances for property located at 6305 Precinct Line Road is granted subject to the following conditions:

1. The property is authorized to be permitted for the sale of alcoholic beverages within three hundred (300) of a public school for on-premise consumption and off-premise consumption in sealed containers sold with food orders. The sale of alcohol for other off-premise consumption, such as convenience stores, beer and wine stores, or similar businesses, is not authorized.
2. The variance to the alcohol distance requirements is valid only for a Wine and Malt Beverage Retailer's Permit (BG) permit type issued by the Texas Alcoholic Beverage Commission.
3. The variance to the alcohol distance standards specifically excludes the Mixed Beverage Permit (MB) and Mixed Beverage Late Hours Permit (LB) permit types issued by the Texas Alcoholic Beverage Commission.
4. The variance to the alcohol distance requirements is valid for subsequent renewals of alcohol permits on the property.
5. The variance to the alcohol distance requirements is not transferable to another location or otherwise transferable to another entity that will have ownership interest in the property without prior approval of City Council, which such approval may be withheld in the City's sole discretion.