

Reid Peevey Commercial
2420 Wycon Drive, Suite 301
Waco, TX 76712

January 16, 2026

Clayton Husband
Principal Planner
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

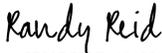
Dear Mr. Husband,

I am the managing member of the LLC that owns property located at 6417 Precinct Line Road in North Richland Hills, and am writing you to voice our support for the proposed electric vehicle fast charging station proposed to be built on the vacant lot behind our property with an address of 6421 Precinct Line Road.

This will be a complementary use and benefit the business located at our property, Shipley Do-Nuts, and surrounding businesses, by providing a boost in sales from the customers of the EV charging station and by providing an amenity to the customers. Additionally, this is an environmentally friendly use which will be operated by a corporation with national presence and first class operations, which will complement the surroundings and increase the value of the tax parcel.

I am available to discuss further at your convenience.

Sincerely,

DocuSigned by:

5780D588E116486...
Randy Reid

1/19/2026

**Texas Reserve Properties
2500 Milfoil Cove
Austin, Texas 78704**

January 15, 2026

Mr. Clayton Husband
Principal Planner
City of North Richland Hills
4301 City Point Dr.
North Richland Hills, TX 76180

RE: Proposed EV Charging Station - 6421 Precinct Line Rd

Dear Mr. Husband:

I am the owner of the Starbucks property at 6425 Precinct Line Rd in North Richland Hills, and wanted to communicate thoughts regarding the EV charging station proposed to be built behind my property at 6421 Precinct Line Rd.

By way of background and experience, I have been in the commercial retail property business for over forty years as an owner, investor, and developer.

My experience tells me that the proposed EV charging station use - is, in fact, an excellent use for this tract of land, for the following reasons:

- It is an environmentally clean use.
- It will bring benefits and additional traffic to support the nearby food service businesses, including that of my tenant, Starbucks.
- The corporate user / operator is an established national scale business, that will bring quality to the operation.
- The subject property does not have frontage, direct access, visibility, or signage on Precinct Line Rd, which are all major considerations for virtually every retail business, and will inherently limit the commercial potential of this site.
- The proposed use will increase the valuation and property tax revenue potential of the tract, to the benefit of the City of North Richland Hills.

In summary, in my experience, it would be a mistake to deny this use based on a desire for another pure retail operator, or a theoretical "higher and better" use, as it seems to me this may very well be the highest and best use of this landlocked tract.

I would be happy to discuss any aspect of this further with you at your convenience.

Best regards,

Texas Reserve Properties
James McCurry
James E. McCurry Jr., CEO

Signature: 
James McCurry (Jan 16, 2026 11:42:48 CST)

Email: jamesmccurry@earthlink.net