

**LEGAL DESCRIPTION**

Special Use Permit Case SUP 2017-11  
Tract 7B, Stephen Richardson Survey, Abstract 1266  
8016 Valley Drive, North Richland Hills, Texas

Being a tract of land out of the Stephen Richardson Survey, Abstract No. 1266, Tarrant County, Texas, and being the same tract of land as described in deed recorded in Instrument No. D210031563, Deed Records, Tarrant County, Texas, and being described as follows:

BEGINNING at a 5/8-inch iron pin found in the west line of Block 1, Fair Oaks Estates, an addition to the city of North Richland Hills, Tarrant County, Texas, according to plat recorded in Volume 388-181, Page 96, Plat Records, Tarrant County, Texas, for the southeast corner of tract being described, said point by deed being located 14.04 feet North 01 degrees 11 minutes 00 seconds East from the southwest corner of Lot 8, said Block 1, Fair Oaks Estates and by deed being located 537.31 feet North 01 degrees 11 minutes East from the southeast corner of a 10.8 acre tract of land described in deed recorded in Volume 3459, Page 166, Deed Records, Tarrant County, Texas, said point also being the northeast corner of a tract of land described in deed recorded in Volume 4740, Page 67, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 11 minutes 30 seconds West 536.68 feet (deed call North 88 degrees 24 minutes West 536.78 feet) along the north line of said tract of land as described in deed recorded in Volume 4740, Page 67 to a ½-inch iron pin found in the east line of Valley Drive for the northwest corner of said tract of land as described in deed recorded in Volume 4740, Page 67, and for the southwest corner of tract being described;

THENCE North 00 degrees 49 minutes 00 seconds East 93.79 feet along the east line of said Valley Drive to a capped iron pin set for the beginning of a curve to the left with a radius of 457.00 feet;

THENCE northwesterly along the east line of said Valley Drive and the curve to the left 105.72 feet to a capped iron pin set for the northwest corner of tract being described, whose chord bears 105.48 feet North 05 degrees 48 minutes 38 seconds West, said point also being the southwest corner of a tract of land as described in deed recorded in Volume 11273, Page 1273, Deed Records, Tarrant County, Texas;

THENCE North 86 degrees 41 minutes 04 seconds East 551.82 feet (deed call North 87 degrees 40 minutes East 553.21 feet) along the south line of said tract of land as described in deed recorded in Volume 11273, Page 1273, to a 5/8-inch iron pin found in the west line of said Block 1, Fair Oaks Estates for the southeast corner of said tract of land as described in deed recorded in Volume 11273, Page 1273 and for the northeast corner of tract being described;

THENCE South 01 degrees 11 minutes 00 seconds West 238.26 feet (deed call 239.61 feet) to the point of beginning and containing 2.710 acres of land, more or less.