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Zoning Case ZC 2018-15

Lots 9R and 10, Block 1, D.J. Anderson Addition; Tract 2, Brentwood Estates
Tracts 11C, 11C1, 11E and 11E1, Thomas Peck Survey, Abstract 1209.
8545, 8603, 8613, 8617, and 8621 Davis Boulevard, North Richland Hills, Texas

COMMERCIAL TRACT 1

BEING a 1.4702 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 1.4702 acre tract of land being a portion of a called 4.77 acre tract of land conveyed to XTO ENERGY, INC., by deed thereof filed for record in Tarrant County Clerk's Instrument No. D208151972, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.4702 acre tract of land also being a portion of a called 2.01 acre tract of land conveyed to XTO ENERGY, INC., by deed thereof filed for record in Tarrant County Clerk's Instrument No. D208151974, O.P.R.T.C.T., said 1.4702 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with an aluminum cap stamped "MLA 4873" found (Controlling Monument) at a north property corner of the said 4.77 acre tract, same being the southwest lot corner of Lot 1A, Block A, CMPA Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 9552, Plat Records, Tarrant County, Texas, from which a 5/8 inch iron rod found at the northwest property corner of the said 4.77 acre tract of land bears South 88°12'02" West, a distance of 187.71 feet;

THENCE North 89°24'19" East, along the north property line of the said 4.77 acre tract and along the south lot line of said Lot 1A, at a distance of 384.98 feet passing the southeast lot corner of said Lot 1R, same being the southwest property corner of a called 0.3242 acre tract of land conveyed to Ricky Riggs and Glynda Riggs, by deed thereof filed for record in Volume 8673, Page 1789, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and continuing along the north property line of the said 4.77 acre tract and the south property line of the said 0.3242 acre tract, at a distance of 519.61 feet passing the southeast property corner of the said 0.3242 acre tract, same being the southwest property corner of that certain tract of land conveyed to Ricky Riggs, by deed thereof filed for record in Volume 12362, Page 764, D.R.T.C.T., and continuing along the said north property line and along the south property line of the said Ricky Riggs tract, in all a total distance of 594.33 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the POINT OF BEGINNING of the herein described tract of land;

THENCE North 89°24'19" East, continuing along the said north property line of the 4.77 acre tract and along the said south property line of the Ricky Riggs tract, at a distance of 134.82 feet passing the southeast property corner of the said Ricky Riggs tract, same being the southwest property corner of that certain tract of land conveyed to Emmett Riggs and Ella Riggs, by deed thereof filed for record in Volume 3534, Page 424, D.R.T.C.T., and continuing along the said north property line and along the south property line of the Emmett and Ella Riggs tract, in all a total distance of 324.01 feet to a 1/2 inch iron rod with a cap stamped "WIER & ASSOC." found at the northeast property corner of the said 4.77 acre tract, same being the southeast property corner of the said Emmett and Ella Riggs tract, said iron rod found also being on the west right-of-way line of Davis Boulevard (being a variable width right-of-way), and being at the beginning of a non-tangent curve to the right having a radius of 2,804.83 feet;

THENCE along the east property line of the said 4.77 acre tract and along the said west right-of-way line, with said curve to the right, at an arc length of 214.34 feet passing the southeast property corner of the said 4.77 acre tract, same being the northeast property corner of the said 2.01 acre tract, and continuing along the said right-of-way line and along the east property line of the said 2.01 acre tract, in all a total arc length of 314.25 feet, and across a chord which bears South 23°50'58" West, a chord length of 314.08 feet to an iron rod set;

THENCE North 60°25'50" West, departing the said property line and the said right-of-way line, over and across the said 2.01 acre tract, at a distance of 177.43 feet passing the north property line of the said 2.01 acre tract, same being the said south property line of the 4.77 acre tract, and continuing over and across the said 4.77 acre tract, in all a total distance of 224.43 feet to an iron rod set;

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THENCE North 00°35'41" West, continuing over and across the said 4.77 acre tract, a distance of 173.16 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 1.4702 acres (64,042 square feet) of land, more or less.

COMMERCIAL TRACT 2

BEING a 2.5216 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 2.5216 acre tract of land being a portion of BRENTWOOD ESTATES, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-97, Page 31, Plat Records, Tarrant County, Texas, said 2.5216 acre tract of land being a portion of LOT 10, BLOCK 1, D.J. ANDERSON ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D214062520, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 2.5216 acre tract of land being a portion of a called 4.51 acre tract of land conveyed to XTO ENERGY, INC. by deed thereof filed for record in Tarrant County Clerk's Instrument No. D208163432, O.P.R.T.C.T., said 2.5216 acre tract of land also being a portion of a called 2.01 acre tract of land conveyed to XTO ENERGY, INC. by deed thereof filed for record in Tarrant County Clerk's Instrument No. D208151974, O.P.R.T.C.T., said 2.5216 acre tract of land also being a portion of that certain tract of land conveyed to BOMAC DAVIS INVESTMENTS, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D213223808, O.P.R.T.C.T., said 2.516 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found (Controlling Monument) on the south property line of the said 4.51 acre tract, same being the northwest lot corner of Lot 8R, Block 1, of said D.J. Anderson Addition, said beginning point being North 88°05'08" East, a distance of 441.70 feet from the southwest property corner of the said 4.51 acre tract;

THENCE North 33°56'55" East, over and across the said 4.51 acre tract, at a distance of 283.30 feet passing the north property line of the said 4.51 acre tract, same being the south property line of the aforesaid 2.01 acre tract, and continuing over and across the said 2.01 acre tract, in all a total distance of 415.28 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

THENCE North 76°43'05" East, continuing over and across the said 2.01 acre tract, a distance of 97.98 feet to an iron rod set;

THENCE South 60°25'50" East, a distance of 183.08 feet to an iron rod set on the east property line of the said 2.01 acre tract, same being the west right-of-way line of Davis Boulevard (being a variable width right-of-way), said iron rod set also being at the beginning of non-tangent curve to the right having a radius of 2,804.83 feet;

THENCE along the said east property line and along the said west right-of-way line, with said curve to the right, at an arc length of 45.77 feet passing a 1/2 inch iron rod with a cap stamped "WIER & ASSOCIATES" found at the southeast property corner of the said 2.01 acre tract, same being the northeast property corner of the aforesaid 4.51 acre tract, and continuing along the east property line of the said 4.51 acre tract and the said west right-of-way line, in all a total arc length of 228.88 feet, and across a chord which bears South 31°26'25" West, a chord length of 228.81 feet to an iron rod set;

THENCE South 33°45'44" West, continuing along the said east property line and the said west right-of-way line, a distance of 85.10 feet to an iron rod set at the southeast property corner of the said 4.51 acre tract, same being at the northeast corner of a right-of-way dedication, as shown on the plat of D.J. Anderson Addition, being an Addition to the said City and State, filed for record in Tarrant County Clerk's Instrument No. D213223698, O.P.R.T.C.T.;

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THENCE South 88°05'07" West, along the south property line of the said 4.51 acre tract and along the north line of the said right-of-way dedication, a distance of 11.56 feet to an iron rod set at the northwest corner of the said right-of-way dedication, same being the northeast lot corner of the aforesaid Lot 10 (T.C.C.I. No. D214062520);

THENCE South 33°56'55" West, along the east lot line of said Lot 10 and along the said west right-of-way line, a distance of 117.98 feet to a 1/2 inch iron rod with an illegible cap found at the south lot corner of said Lot 10, same being the most easterly northeast lot corner of Lot 8R, Block 1, of the said D.J. Anderson Addition (T.C.C.I. No. D214062520);

THENCE North 56°03'04" West, along the common lot line of said Lots 8R and 10, a distance of 163.20 feet to a 5/8 inch iron rod with a cap stamped "RPLS 1890" found at the west lot corner of said Lot 10, same being the most northerly northeast lot corner of said Lot 8R, and being on the south property line of the aforesaid 4.51 acre tract;

THENCE South 88°05'07" West, along the said south property line and along the north lot line of said Lot 8R, a distance of 107.10 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 2.5216 acres (109,843 square feet) of land, more or less.

INDEPENDENT SENIOR-LIVING APARTMENT TRACT

BEING a 12.8395 acre tract of land located in the Thomas Peck Survey, Abstract No. 1210, City of North Richland Hills, Tarrant County, Texas, said 12.8395 acre tract of land being a portion of a called those certain tracts of land conveyed to XTO ENERGY, INC., by the deeds thereof filed for record in Tarrant County Clerk's Instrument No. D208151972 (Called: 4.77 acres), D208151974 (Called: 2.01 acres), D208163432 (Called: 4.51 acres), and D208163431 (Called: 2.74 acres), Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 12.8166 acre tract of land also being a portion of BRENTWOOD ESTATES, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-97, Page 31, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 12.8395 acre tract also being all of LOT 9R, BLOCK 1, D.J. ANDERSON ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D214062520, O.P.R.T.C.T., said 12.8395 acre tract of land also being a portion of that certain tract of land conveyed to BOMAC DAVIS INVESTMENTS, LLC, by the deeds thereof filed for record in Tarrant County Clerk's Instrument No. D213223808 and D213223809, O.P.R.T.C.T., said 12.8395 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the northwest property corner of the said 4.77 acre tract, same being on a south line of Block C, The Lakes Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D214170710, O.P.R.T.C.T.;

THENCE North 88°12'02" East, along the north property line of the said 4.77 acre tract, same being the said south line of Block C, a distance of 187.71 feet to a 5/8 inch iron rod with an aluminum cap stamped "MLA 4873" found (Controlling Monument) at the southeast corner of said Block C, same being the southwest lot corner of Lot 1A, Block A, CMPA Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 9552, P.R.T.C.T.;

THENCE North 89°24'19" East, continuing along the said north property line and along the south lot line of said Lot 1R, at a distance of 384.98 feet passing the most southerly southeast lot corner of said Lot 1R, same being the southwest property corner of a called 0.3242 acre tract of land conveyed to Ricky Riggs & Glynda Riggs, by deed thereof filed for record in Volume 8673, Page 1789, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and continuing along the said north property line and along the south property line of the said 0.3242 acre tract, at a distance of 519.61 feet passing the southeast property corner of the said 0.3242 acre tract, same being the southwest property corner of that certain tract of land conveyed to Ricky Riggs, by deed thereof filed for record in Volume 12362, Page

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764, D.R.T.C.T., and continuing along the said north property line and along the south property line of the said Riggs Tract, in all a total distance of 594.33 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" (hereinafter referred to as an iron rod set);

THENCE South 00°35'41" East, departing the said property lines, over and across the said 4.77 acre tract, a distance of 173.16 feet to an iron rod set;

THENCE South 60°25'50" East, continuing over and across the said 4.77 acre tract, at a distance of 46.99 feet passing the south property line of the said 4.77 acre tract, same being the north property line of the said 2.01 acre tract, and continuing over and across the said 2.01 acre tract, in all a total distance of 224.43 feet to an iron rod set on the east property line of the said 2.01 acre tract, same being the west right-of-way line of Davis Boulevard (being a variable width right-of-way), said iron rod set also being at the beginning of a non-tangent curve to the right, having a radius of 2,804.83 feet;

THENCE along said east property and along the said west right-of-way line, with said curve to the right, an arc length of 100.04 feet, and across a chord which bears South 28°04'51" West, a chord length of 100.03 feet to an iron rod set;

THENCE departing the said east property line and the said west right-of-way line, over and across the said 2.01 acre tract the following courses and distances:

North 60°25'50" West, a distance of 183.08 feet to an iron rod set;

South 76°43'05" West, a distance of 97.98 feet to an iron rod set;

South 33°56'55" West, at a distance of 131.98 feet passing the said south property line of the 2.01 acre tract, same being the north property line of the said 4.51 acre tract, and continuing over and across the said 4.51 acre tract, at a distance of 415.28 feet passing a 3/4 inch iron rod found (Controlling Monument) on the south property line of the said 4.51 acre tract, same being the northwest lot line of Lot 8R, Block 1, D.J. Anderson, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D214062520, O.P.R.T.C.T., same being the most northerly northeast lot corner of the aforementioned Lot 9R, and continuing along the common lot line of said Lots 8R and 9R, in all a total distance of 502.53 feet to an iron rod set, said iron rod set being on the northeast lot line of Lot 7R, of said Block 1, D.J. Anderson Addition (D214062520);

THENCE along the common lot line of said Lots 7R and 9R the following courses and distances:

North 56°03'05" West, a distance of 30.00 feet to an iron rod set;

South 33°56'55" West, a distance of 150.00 feet to a 1/2 inch iron rod with a cap stamped "JPH LAND SURVEYING"

South 56°03'05" East, a distance of 45.00 feet to a 1/2 inch iron rod with a cap stamped "TXHS" found at the north lot corner of Lot 6, Block 1, D.J. Anderson Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D213223698, O.P.R.T.C.T.;

THENCE South 33°56'55" West, along the common lot line of said Lot 9R and said Lot 6, a distance of 150.00 feet to a 1/2 inch iron rod with a cap stamped "TXHS" found at a northeast lot corner of Lot 5, of said Block 1, D.J. Anderson (D213223698);

THENCE along the common lot line of said Lots 9R and 5 the following courses and distances:

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North 56°03'05" West, a distance of 95.35 feet to an iron rod set;

South 33°56'55" West, a distance of 276.35 feet to an iron rod set at the south lot corner of said Lot 9R, same being the most westerly northwest lot corner of said Lot 5, and being on the east block line of Block 1, Steeple Ridge, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 873, P.R.T.C.T.;

THENCE North 00°30'58" West, along the common line of said Lot 9R and said Block 1, Steeple Ridge, a distance of 176.63 feet to an iron rod set;

THENCE North 00°28'40" West, continuing along the said common line, at a distance of 65.77 feet passing the northeast corner of said Block 1, Steeple Ridge, same being the southeast Block corner of Block 1, Steeple Ridge, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 1051, P.R.T.C.T., and continuing along the common line of said Lot 9R and said Block 1, Steeple Ridge (Cabinet A, Slide 1051), in all a total distance of 314.24 feet to an iron rod set at the northwest lot corner of said Lot 9R, same being the southwest property corner of the afore said 4.51 acre tract;

THENCE North 00°20'20" West, along the west property line of the said 4.51 acre tract and along the east block line of said Block 1, Steeple Ridge (Cabinet A, Slide 1051), at a distance of 246.18 feet passing a ½ inch iron rod with a cap stamped "WEIR ASSOCIATES" at the northwest property corner of the said 4.51 acre tract, same being the southwest property corner of the aforementioned 2.74 acre tract, and continuing along the west property line of the said 2.74 acre tract and along the east line of said Block 1, at a distance of 458.09 feet passing a 1/2 inch iron rod with a cap stamped "FORT WORTH SURVEYING" at the northwest property corner of the said 2.74 acre tract, same being the southwest property corner of the aforementioned 4.77 acre tract, and continuing along the west property line of the said 4.77 acre tract and along the said east block line, at a distance of 481.52 feet passing the northeast block corner of said Block 1, same being the southeast corner of Trails Edge Drive (being a 50 feet wide right-of-way), and continuing along the said west property line of the 4.77 acre tract and along the east line of said Trails Edge Drive, at a distance of 531.53 feet passing the northeast corner of said Trails Edge Drive, same being the southeast lot corner of Lot 73, Block 2, of said Steeple Ridge (Cabinet A, Slide 1051), and continuing along the said west property line of the 4.77 acre tract, in all a total distance of 651.53 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 12.8395 acres (559,290 square feet) of land, more or less.