



WRITTEN STATEMENT OF CONDITIONS

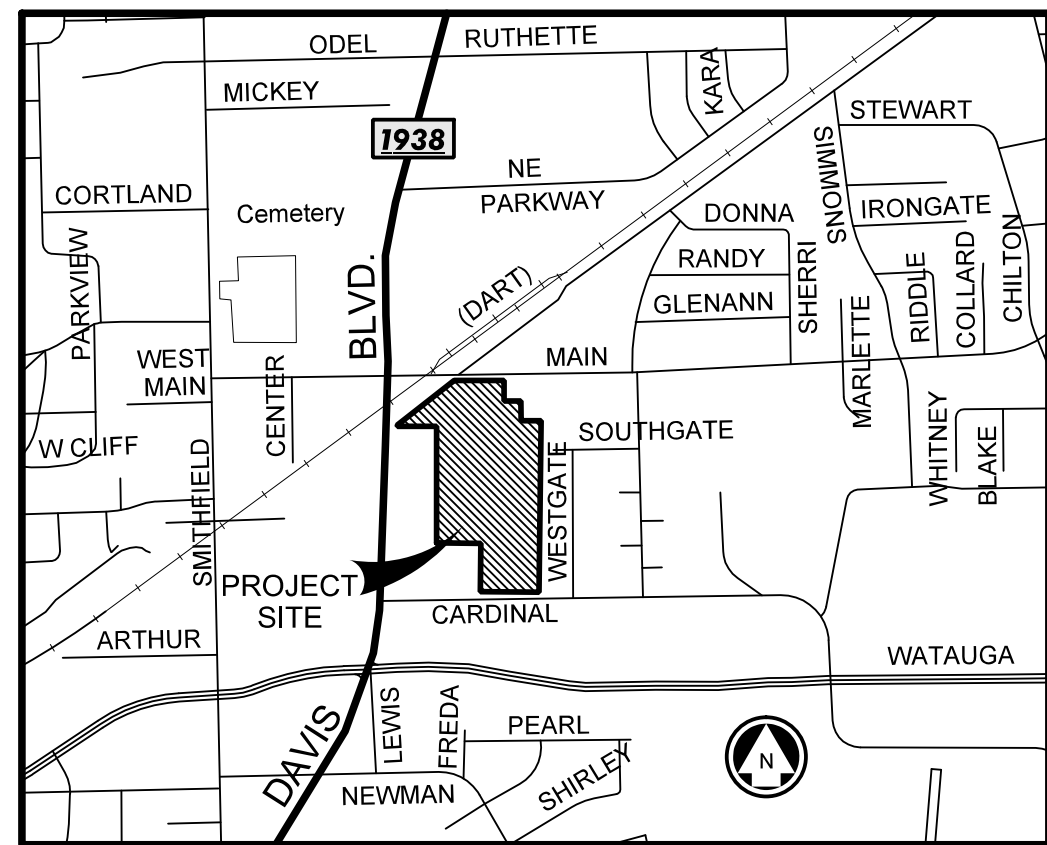
The City of North Richland Hills received this plat on September 10, 2024. The Development Review Committee reviewed this plat on September 17, 2024. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. There is an unlabeled area on Cardinal Lane adjacent to Lot 1 Block 5 and Lot 7X Block 3 that appears to be an existing or proposed right-of-way dedication. Label the purpose of this area. See the marked-up print for more information. *NRH Subdivision Regulations §110-232 (Street right-of-way dedication) and §110-257 (Street right-of-way dedication)*
2. Label the floodplain lines and area on the plat. *NRH Subdivision Regulations §110-202 (Requirements for preliminary plat drawings – floodplain features)*
3. Once engineering is further along for the channel and new floodplain limits are established, a 10-foot erosion setback easement will be required at the top of the channel. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements) and §110-262 (Drainage improvement requirements)*
4. Lots in the current effective floodplain will require a minimum finished floor elevation to be labeled on the plat. A flood study is required to establish the base flood elevation. The required finished floor elevation is at least 18 inches above base flood elevation. *NRH Subdivision Regulations §110-262 (Drainage improvement requirements)*
5. Label the area of the lots in square feet. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – lot areas)*

DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT24-0074).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. In addition to generally applicable NRH development codes and standards, the review of this preliminary plat included standards associated with the TOD Concept Plan certified by the Development Review Committee on September 4, 2024.
 - b. A separate watercourse maintenance agreement will be required to accompany the final plat. Staff will provide a draft version to the developer for review.
 - c. At the building permit stage, two elevation certificates will be required for property with a minimum finished flood elevation listed: one at the form board stage and one a final inspection.



VICINITY MAP
N.T.S.

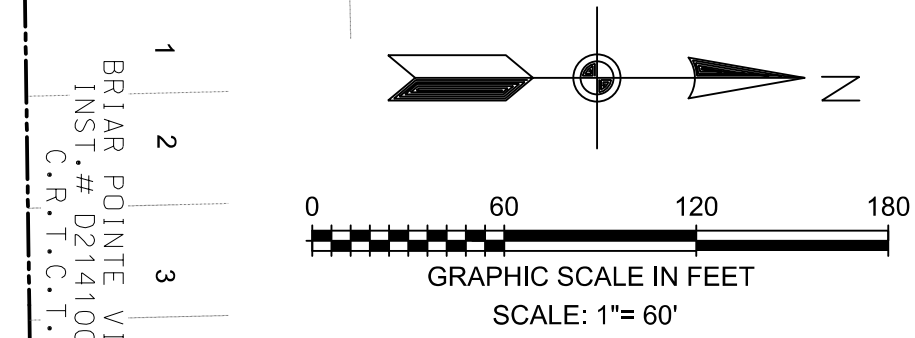
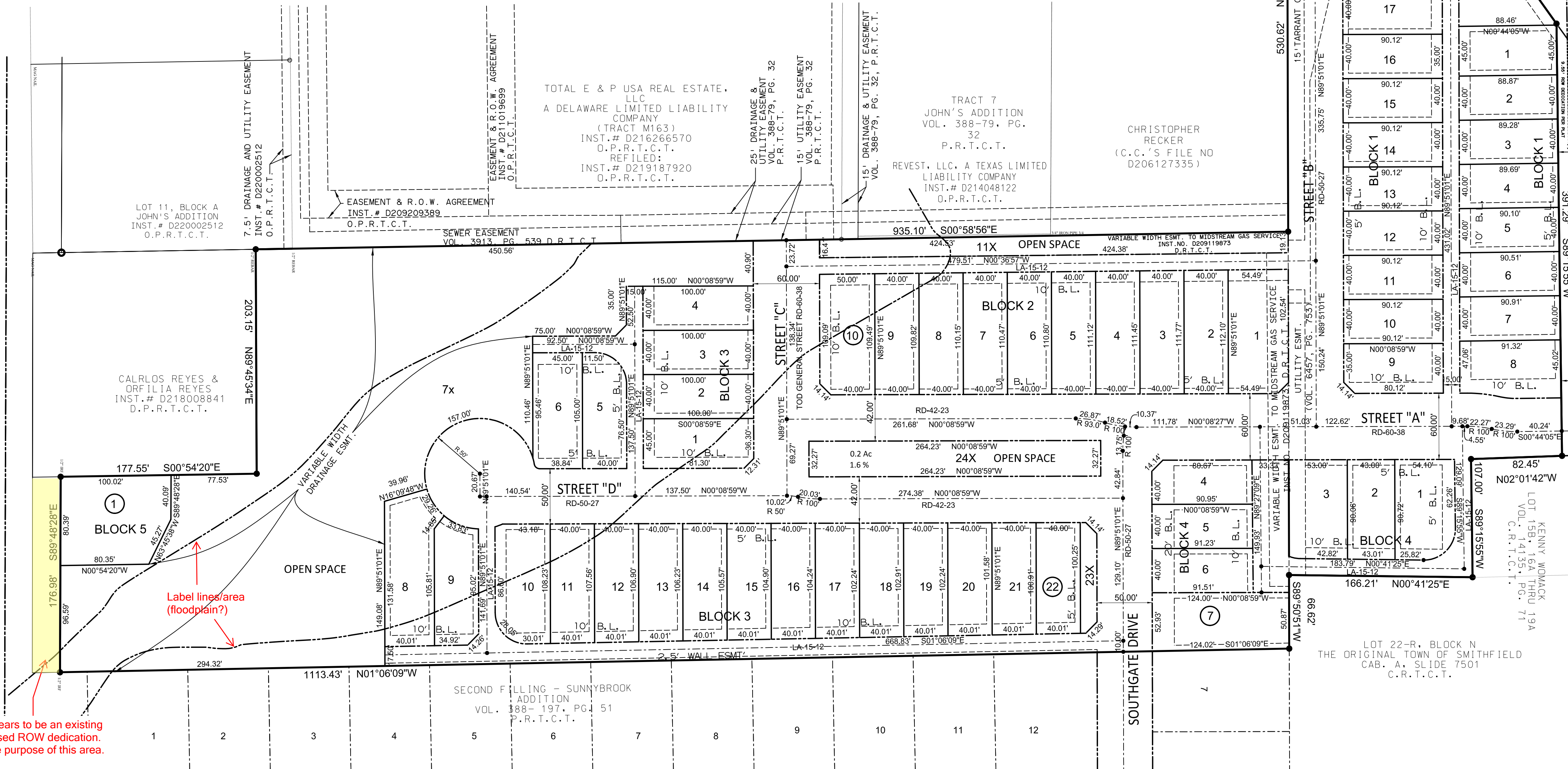
Will require flood study

Lots in the current effect floodplain will require minimum FFE to be labeled on Plat. Flood study to establish BFE. FFE min 18" above BFE. At building permit stage: 2 elevation certificates will be required for lots with min FFE listed. 1 at formboard stage and 1 at final.

A separate 10' erosion setback easement will be implemented at the top of the channel once engineering is further along and new floodplain limits are established.

GENERAL COMMENTS
- Label the area of the lot in square feet.

A separate watercourse maintenance agreement will be required to accompany the final plat. Staff can provide a draft version to developer for reference.



PRELIMINARY PLAT
GOLDEN GROVE

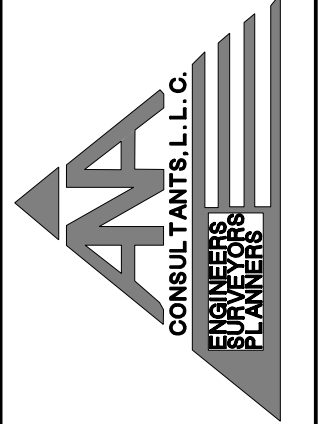
LOTS 1-18 & 19X BLOCK 1,
LOTS 1 - 10 BLOCK 2,
LOTS 1-6, 7X, 8-22 BLOCK 3,
LOTS 1 - 7 BLOCK 4,
12.424 ACRES OF LAND
BEING

A RE-PLAT OF LOT 1R BLOCK N,
THE ORIGINAL TOWN OF SMITHFIELD &
TRACT 2B01
IN THE BARLOUGH, JOHN H SURVEY
ABSTRACT 130
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PROJECT NO.	DATE	REVISIONS
240020	APA	
	EKK	
	DATE	9-6-2024

PRELIMINARY PLAT
GOLDEN GROVE

5000 Thompson Terrace
Colleyville, TX, 76034
(817) 335-9900
FAX: (817) 335-9955



KNOW ALL MEN BY THESE PRESENTS:
THAT EDWARD KHALIL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

SIGNATURE _____
DATE _____

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).

Chair - Planning and Zoning Commission _____
Secretary - Planning and Zoning Commission _____

Approved by the City Council of the City of North Richland Hills, Texas, on _____ (date).

Mayor, City of North Richland Hills _____
Attest: City Secretary _____

ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
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COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
G & H GROUP, LLC
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300 -1376