



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on July 19, 2023. The Development Review Committee reviewed this plat on August 1, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
2. Revise the lot numbers Lots 30 and 31 in the title block. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
3. Add the City Council approval block to the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

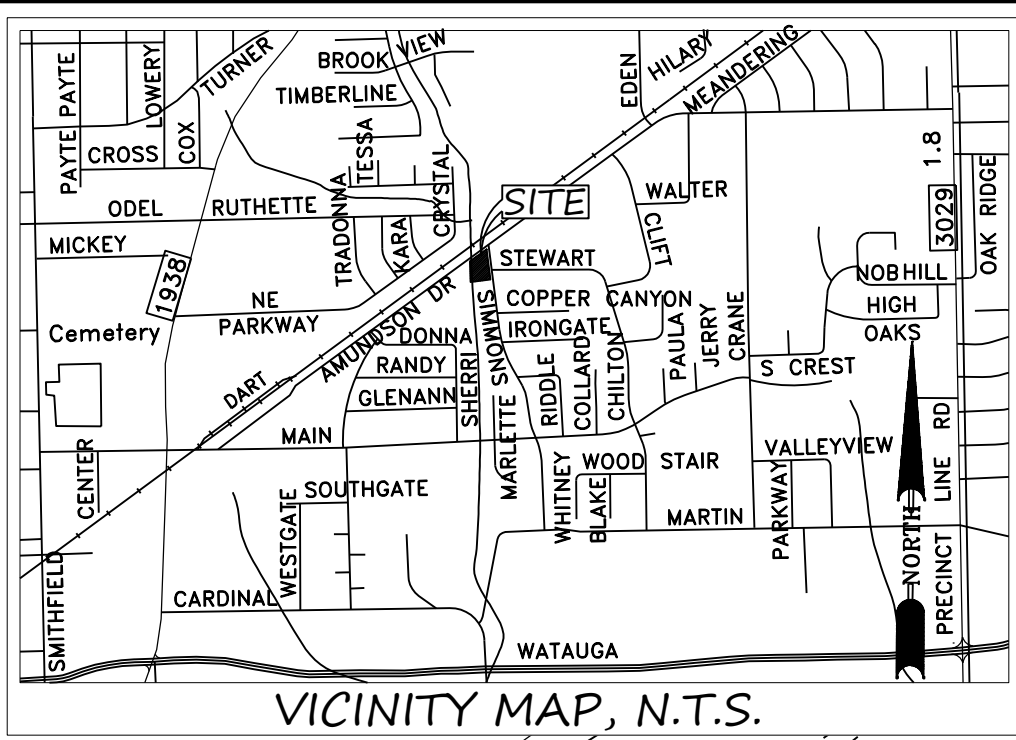
<p>WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to approve this plat for filing of record.</p> <p>_____</p> <p>Mayor, City of North Richland Hills</p> <p>_____</p> <p>Attest: City Secretary</p>
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4. The zoning for the property requires a front building line of 20 feet adjacent to the Amundson Drive frontage. Add the building line to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. Add a sight visibility easement (15 ft by 70 ft) at the corner of Amundson Drive and Simmons Road as shown on the marked-up plat. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
6. Add a 10-foot by 10-foot corner clip right-of-way dedication at the corner of Amundson Drive and Simmons Road as shown on the marked-up plat. *NRH Subdivision Regulations Article XI Design Criteria §110-412 (Generally – corner clip)*
7. Add the following note to the plat: The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires, or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
8. Add the following note to the plat: No above ground franchise utility appurtenances are allowed in the fronts of the properties. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
9. Revise the TEXRail label to reference the current ownership as shown in the public tax records: Regional Rail ROW Co. Revise the spelling of railroad in the label. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*

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 PLAT23-0047).
2. A markup of the civil plans associated with this project will be provided separately. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or nfrohman@nrhtx.com.
3. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Lot 30 will be addressed as 6825 Simmons Road.
 - b. Lot 31 will be addressed as 6829 Simmons Road.



TANDY K. MARTIN
SURVEY, A-1055

TEXRail
100' WIDE RAILROAD
RIGHT-OF-WAY

Revise to REGIONAL RAIL ROW CO.
This will match ownership shown in
tax records for the parcel.
Revise spelling of 'railroad'

Add 15'x70' sight visibility
easement

Add 10'x10'
ROW dedication

Add 20 ft building line
adjacent to Amundson
Drive frontage

SURVEYORS NOTES

1.) BEARING BASE: BASIS OF BEARINGS SHOWN HEREON IS STATE PLANE GRID (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE TRIMBLE RTK STATIONS (FRAME NAD83(2011)). ALL DISTANCES ARE GROUND.

2.) FLOOD PLAIN: A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0205L, REVISED 3/21/2019

Add the following notes to the drawing:

- No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

Is the floodplain going to be changed, through the proposed on site drainage flumes?

Add the City Council approval block to the plat

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ___ day of ___, 20___ to approve this plat for filing of record.

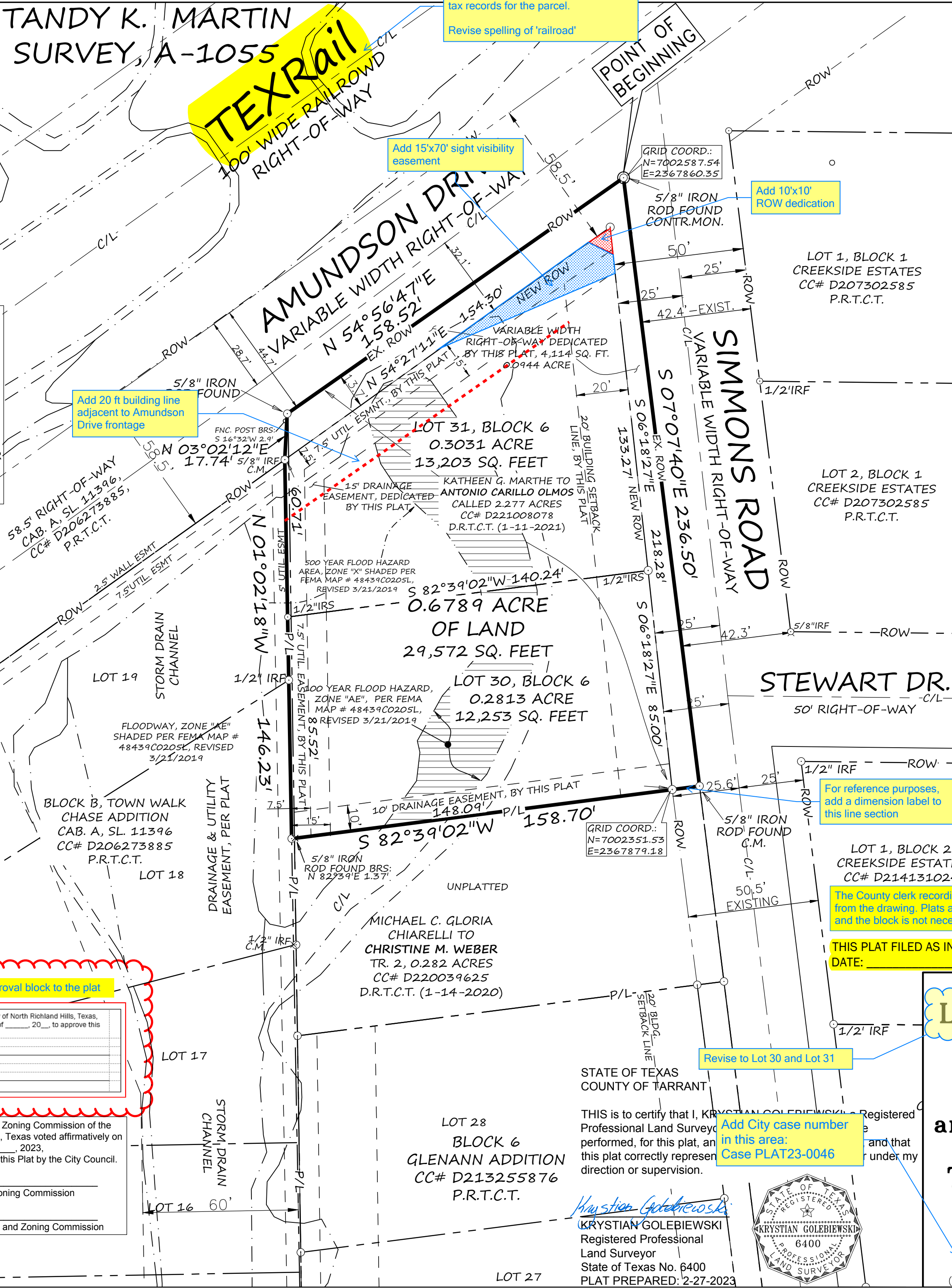
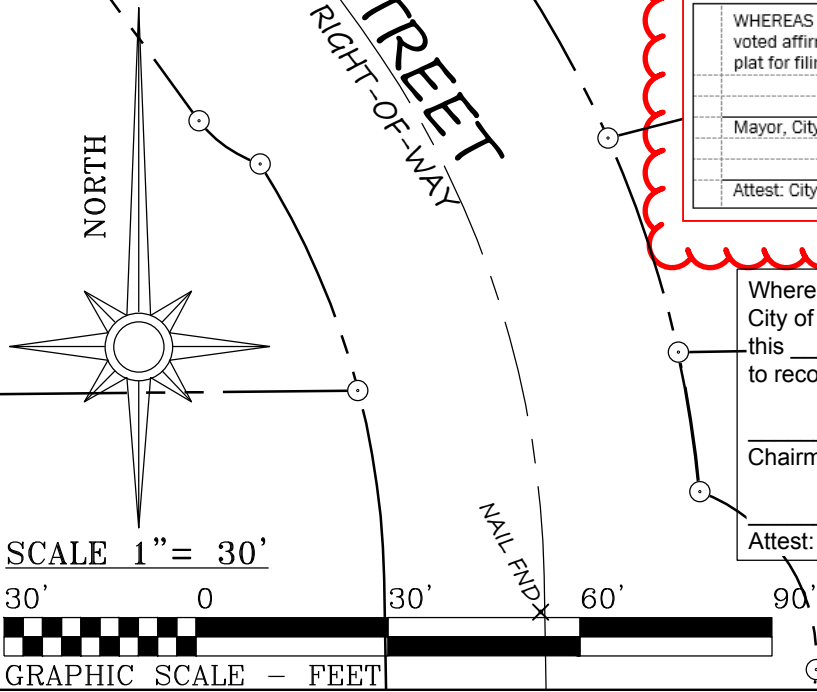
Mayor, City of North Richland Hills

Attest: City Secretary

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ___ day of ___, 2023, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission



OWNER:
ANTONIO CARILLO OL MOS
8620 AMUNDSON DR.
NORTH RICHLAND HILLS, TX
76182

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 1019000
TEL (817) 926-0211 - FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ANTONIO CARILLO OL MOS, is the sole owner of a tract of land situated in the TANDY K. MARTIN SURVEY, Abstract No. 1055, North Richland Hills, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D221008078, of the Official Public Records of Tarrant County, Texas.

LEGAL DESCRIPTION

BEING 0.6789 acre of land located in the TANDY K. MARTIN SURVEY, Abstract No. 1055, City of North Richland Hills, Tarrant County, Texas, and being a portion of the tract of land conveyed to Antonio Carillo Olmos, by the deed recorded in County Clerk's File No. D221008078, of the Deed Records of Tarrant County, Texas. Said 0.6789 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at Northeast corner of said Olmos Tract and lying at the intersection of the West right-of-way line of Simmons Road (a variable width public right-of-way) and the Southeast right-of-way line of Amundson Drive (a variable width public right-of-way);

THENCE S 07° 07' 40" E 236.50 feet, along the East boundary line of said Olmos Tract and the West right-of-way line of said Simmons Road, to a 1/2" iron rod found at the Northeast corner of the 0.282 acre tract of land conveyed to Christine M. Weber, by the deed recorded in County Clerk's File No. D220039625, of the Deed Records of Tarrant County, Texas;

THENCE S 82° 39' 02" W along the North boundary line of said Weber Tract, at 157.59 feet passing a 1/2" iron rod found at the Northwest corner thereof, and continuing in all 158.70 feet, to a point in the East boundary line of Block B, Town Walk Chase Addition, to the City of North Richland, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 11396, County Clerk's file No. D206273885, of the Plat Records of Tarrant County, Texas;

THENCE N 01° 02' 18" W 146.23 feet, along the East boundary line of said Town Walk Chase Addition, to a 5/8" iron rod found, at the Northeast corner of said Block B, Town Walk Chase Addition;

THENCE N 03° 02' 12" E 17.74 feet, along the West boundary line of aforesaid said Olmos Tract, to a 1/2" iron rod found at the Northwest corner of said Olmos Tract, lying in the Southeast right-of-way line of aforesaid Amundson Drive;

THENCE N 54° 56' 47" E 158.52 feet, along the Northwest boundary line of said Olmos Tract and the Southeast right-of-way line of said Amundson Drive, to the POINT OF BEGINNING containing 0.6789 acre (29,572 Square Feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANTONIO CARILLO OL MOS, does hereby designate the foregoing property as **LOTS 30, AND 31, BLOCK 6, GLENANN ADDITION**, to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the Public's use, the right-of-way's and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the ___ day of ___, 2023.

ANTONIO CARILLO OL MOS

Unless necessary for the survey of the property, remove these graphics from the drawing since they overlap signature and description areas on the drawing.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared ANTONIO CARILLO OL MOS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ___ day of ___, 2023.

Notary Public in and for the State of Texas

For reference purposes, add a dimension label to this line section

The County clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary.

THIS PLAT FILED AS INSTRUMENT No. D _____
DATE: _____

Revise to read FINAL PLAT

LOT 3, BLOCK 2
CREEKSIDE ESTATES
CC# D214131024
P.R.T.C.T.

SHORT FORM FINAL PLAT OF:
LOT 1 and LOT 2, BLOCK 6
GLENANN ADDITION, TO THE
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS
and being 0.6789 ACRE OF LAND,
LOCATED IN THE
TANDY K. MARTIN SURVEY,
ABSTRACT NO. 1055
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

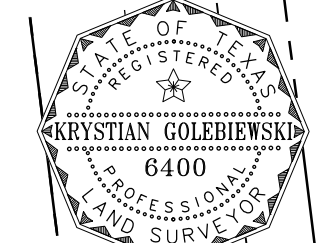
(K.G.) G:\KRYSTIAN\PROJECTS\TANDY K-1055 | or PABLO\TANDY K-1055 0.6AC_PLAT.dwg

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, KRYSYAN GOLEBIEWSKI, Registered Professional Land Surveyor performed, for this plat, and this plat correctly represents direction or supervision.

Krystian Golebiewski
Registered Professional Land Surveyor
State of Texas No. 6400
PLAT PREPARED: 2-27-2023

Krystian Golebiewski
Registered Professional Land Surveyor
State of Texas No. 6400
PLAT PREPARED: 2-27-2023



SIN.FIN.# _____