



**Development Review Committee Comments**  
**Final Plat Case FP 2019-12**  
**Green Valley Country Estates: 7409 Bursey Road**

**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on September 18, 2019. The Development Review Committee reviewed this plat on October 1, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the title block to read FINAL PLAT rather than PRELIMINARY PLAT. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
2. Remove the layers showing site improvements, trees, topographic lines, fences, zoning labels, and other improvements. These are not required on the final plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
3. Add the City Council approval block to the plat. The Planning and Zoning Commission approval block should remain on the drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*
4. Increase the line weight of the property boundary line so that the property boundary is differentiated from the other lines on the drawing. *NRH Subdivision Regulations §110-331 (Additional requirements for plat drawings)*
5. Revise the legal description in the title block to read Lot 8, Block B, Green Valley Country Estates. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
6. Revise the subdivision name to read Green Valley Country Estates in the signature block of the owner’s certification. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
7. Show and label all easements on the lots that are within 100 feet of this property on the west, north, and east sides. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
8. Show and label the 25-foot front building line adjacent to Bursey Road. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
9. Add a 7.5-foot utility easement adjacent to the north and west property lines. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
10. Bursey Road is classified as a C4U Major Collector roadway on the Transportation Plan. A C4U roadway requires an ultimate right-of-way of 68 feet. Verify the existing right-of-way with established monuments on the south side of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

**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 RP 2019-12).

2. Remove the zoning labels on the lot and adjacent properties. The labels are not required on the plat.
3. Prior to recording the plat with Tarrant County, current tax certificates must be submitted. The certificates are available from the Tarrant County Tax Office at 100 E Weatherford Street in downtown Fort Worth. The certificates must show a zero balance on taxes due. Tax bill receipts cannot be used for recording plats.
4. Informational comments.
  - a. When the new residence is constructed, the house must be connected to the existing sanitary sewer line in Bursey Road.
  - b. At the time of building permit, a lot grading and drainage plan must be submitted. The plan must be prepared by a professional engineer. As much runoff as possible must be directed to Bursey Road.