



## DEVELOPMENT REVIEW COMMITTEE COMMENTS

### WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on March 8, 2023. The Development Review Committee reviewed this plat on March 21, 2023. 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.

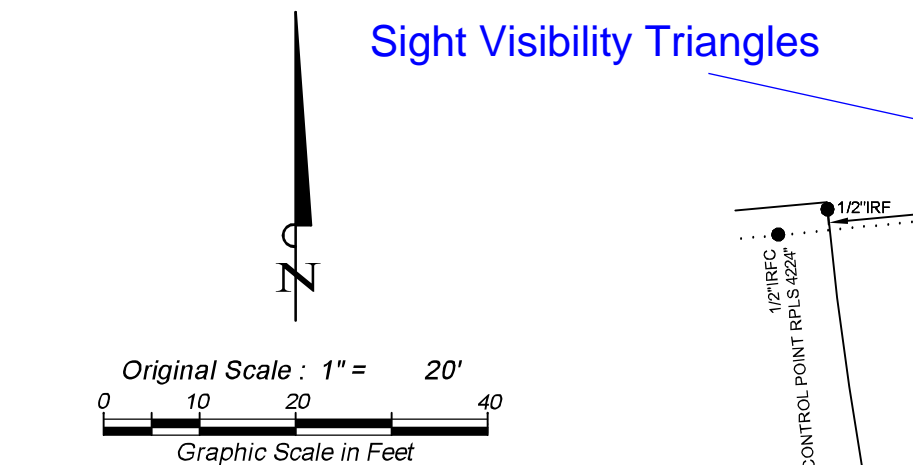
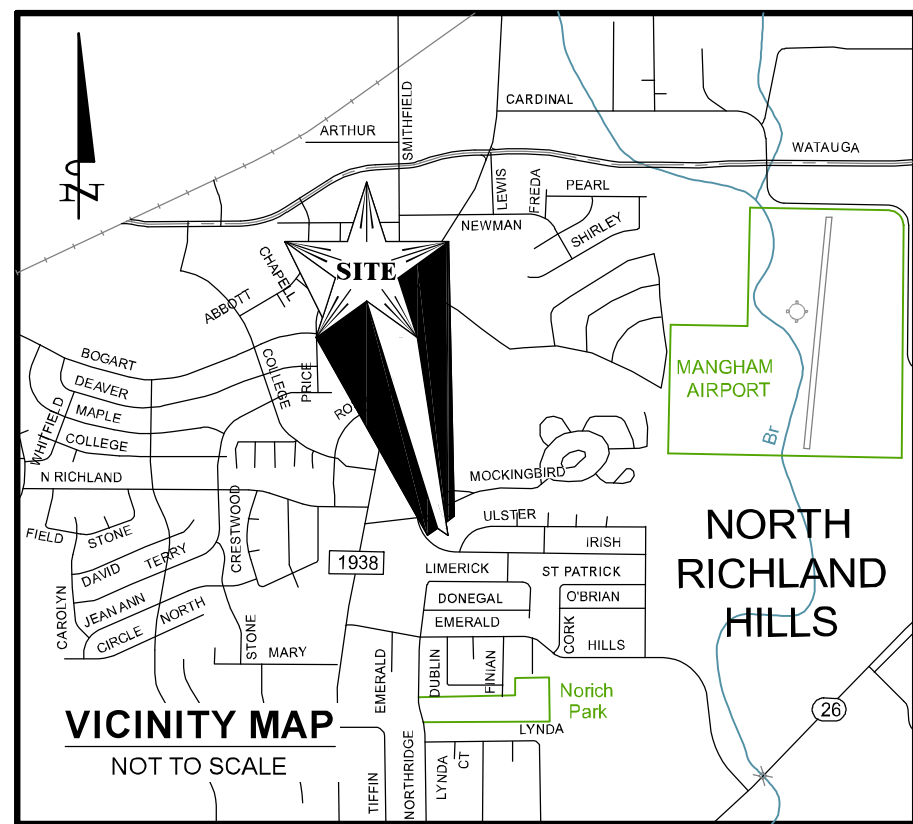
1. Change the legal description of the property to Lot 1, Block 5, Red Gate Addition. Update this reference on the drawing, title block, dedication statement, lots and other relevant instances as noted on the marked-up print. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. 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)*
3. Revise the label on the building lines adjacent to Mockingbird Lane and Irish Drive to read 20' building line. Extend these building lines to the east and south property lines. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
4. Remove the side and rear building lines from the drawing. These lines are not required or recommended to be shown on the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. Add and label a sight visibility easement at the intersection of Mockingbird Lane and Irish Drive. The easement (triangle) is measured 15 feet perpendicular on Irish Drive from the intersection of the street right-of-way and 70 feet parallel to Mockingbird Lane. See the marked-up print for more information. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
6. Add and label a sight visibility easement at the intersection of the south property line and the TESCO right-of-way. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way and the TESCO right-of-way and 70 feet parallel to Irish Drive. This easement is required to provide visibility of and for pedestrians using the North Electric Trail located in the TESCO right-of-way. See the marked-up print for more information. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
7. Add a 10-foot by 10-foot corner clip right-of-way dedication or sidewalk and utility easement at the corner of Mockingbird Lane and Irish Drive. *NRH Subdivision Regulations Article XI Design Criteria §110-412 (Generally – corner clip)*
8. Public infrastructure improvements are required to support the development of the property. Maps indicate that there is not public sewer service for the property. The nearest public sewer is located at the manhole south of the apartment driveway south of the TESCO right-of-way on the west side of Irish Drive. A sanitary sewer main extension and manhole would be necessary to accommodate development of the lot. For questions concerning the sewer service, contact Nathan Frohman at 817-427-6410 or [nfrohman@nrhtx.com](mailto:nfrohman@nrhtx.com). *NRH Subdivision Regulations §110-451 (Proportionality determination) and §110-446 (Adequate public facilities)*

9. 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)*
10. Add the following note to the plat *No above ground franchise utility appurtenances are allowed in the front of the property. NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*

#### **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 PLAT23-0038).
2. Provide a conceptual plot plan for the development of the lot, showing the house footprint and driveway location. This is needed to evaluate that a house could be placed on the lot due to its non-rectangular shape. This drawing is not intended for construction purposes.



**- LEGEND -**

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- IPF IRON PIPE FOUND
- ROW RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- CC# COUNTY CLERK'S FILE No.
- PRTCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- DRTCT DEED RECORDS, TARRANT COUNTY, TEXAS
- ( ) ACCORDING TO RECORD INSTRUMENT

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

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

**OWNER:**  
Charlie Nguyen (Cuong The Nguyen)  
8225 Fenwick Drive  
North Richland Hills, TX 76182

Whether it is Sight Visibility Triangles or some other method, need to ensure building and/or fence does not encroach on visibility for drivers coming south on Irish and pedestrians crossing Irish.

Depends on grading: Mockingbird is currently higher than the site. Therefore, from a drainage perspective, would make more sense for driveway to come off Irish.

10' x 10' corner clip ROW dedication or sidewalk/utility easement dedication

15' x 70' sight visibility easement

Revise to read: 20' building line

15' x 70' sight visibility easement

**LOT 1  
THE WEST WINDS**  
11,757 SQFT  
0.2699 ACRES

**SHAFIPOUR**

Remove side and rear building lines from drawing

Extend front building line to east property line

Maps indicate there is no Public sewer for this site. There is a private sewer for the mobile home park. Nearest Public Sewer is at MH south of apartment driveway (south of N. Electric Trail on West side of Irish). Would need to extend sewer main and add MH to accommodate.

**OWNER'S ACKNOWLEDGMENT AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, CUONG THE NGUYEN, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1606, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D222238211, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED, "LANDES & ASSOC." FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID IRON ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROYCE LA CASITA, LLC., IN THE DEED RECORDED IN CC# D221071052, DRTCT, AND IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY (TESCO) IN THE DEED RECORDED IN VOLUME 7836, PAGE 1236, DRTCT;

THENCE SOUTH 65°49'39" WEST DEPARTING SAID ROYCE LA CASITA, LLC. TRACT AND WITH SAID NORTH LINE, A DISTANCE OF 57.58 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING IN THE EASTERLY RIGHT OF WAY (ROW) LINE OF IRISH DRIVE, A 50 FEET WIDE ROW, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "PREMIER SURVEYING" BEARS SOUTH 51°50' EAST 2.8 FEET, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 304.84 FEET, WHOSE LONG CHORD BEARS NORTH 18°45'57" WEST, A CHORD LENGTH OF 141.31 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AND SAID ROW LINE, THROUGH A CENTRAL ANGLE OF 26°48'16", AN ARC LENGTH OF 142.61 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE CORNER BEING THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT FROM WHICH A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "PREMIER SURVEYING" BEARS SOUTH 08°15' EAST 2.0 FEET;

THENCE NORTH 05°21'49" WEST CONTINUING WITH SAID ROW LINE, A DISTANCE OF 0.57 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT THE SOUTHEAST INTERSECTION OF SAID IRISH DRIVE AND MOCKINGBIRD LANE, A 62 FEET WIDE ROW;

THENCE NORTH 84°42'11" EAST WITH THE SOUTHERLY ROW LINE OF SAID MOCKINGBIRD LANE, A DISTANCE OF 19.49 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 947.35 FEET, WHOSE LONG CHORD BEARS NORTH 81°50'11" EAST, A CHORD LENGTH OF 94.76 FEET;

THENCE WITH SAID CURVE TO THE LEFT AND SAID ROW LINE, THROUGH A CENTRAL ANGLE OF 05°44'00", AN ARC LENGTH OF 94.80 FEET, TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED, "LANDES & ASSOC." FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE NORTHWEST CORNER OF A TRACT OF LAND;

THENCE SOUTH 06°51'24" WEST A DISTANCE OF 126.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11,757 SQUARE FEET, OR 0.2699 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, CUONG THE NGUYEN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, (ADDITION NAME), AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND DO/DOES HEREBY DEDICATE TO THE PUBLICS' USE THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

OWNER'S SIGNATURE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CUONG THE NGUYEN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID INDIVIDUAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_ NOTARY NAME (PRINTED)  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, WAYNE BARTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR RECOVERED UNDER MY DIRECT SUPERVISION.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

WAYNE BARTON, R.P.L.S.  
TEXAS REGISTRATION NO. 6138

DATE \_\_\_\_\_

Revise legal to: Lot 1, Block 5, Red Gate Addition

**A FINAL PLAT OF  
LOT 1  
THE WEST WINDS**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WILLIAM W WALLACE SURVEY, ABSTRACT NO. 1606, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS CONVEYED TO CUONG THE NGUYEN IN THE DEED RECORDED IN CC# D222238211, DRTCT.

MARCH 7, 2023

Add city case number: PLAT23-0038

**Barton Surveying & Laser Scanning, LLC.**  
2333 Minnis Drive, Suite G,  
Haltom City, TX 76117  
FIRM No.: 10194160  
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SHEET No. **1** of **1**

Tarrant County, Texas  
Bearings are based on NAD 83 Grid,  
North Central Zone, 4202  
Texas State Plane Coordinate System.

PROJECT No.: **230104-FP**  
DATE: **03/07/2023**  
SCALE: 1" = 20'  
DWN: **WB** CHKD: **WB**

Remove the County clerk recording block from the drawing. Plats are recorded electronically, and the block is not necessary.

THIS PLAT FILED AS INSTRUMENT No. D. \_\_\_\_\_ 2023 DATED \_\_\_\_\_