



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on February 7, 2022. The Development Review Committee reviewed this plat on February 15, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revised the instrument number in the title block from D217184325 or D218093331. An amended plat of Fresh Meadows was recorded in 2018. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
2. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. This plat does not increase the number of lots in the previously recorded subdivision, nor attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
 - b. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
 - c. 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.
3. Revise the ‘purpose of replat’ note to read as follows. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. The purpose for this amended plat is to remove the 20’ building line on the north side of the lot.
4. The building line on the north side of the lot should be established based on the intended plot plan for the construction of the house. Provide a copy of the plot plan indicating the setback dimension, and add the appropriate building line to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. There are revisions and corrections required in the owner’s certificate, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
6. 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)*
7. Label the area of the lot in square feet. *NRH Subdivision Regulations §110-333 (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 PLAT22-0010).

2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. A sidewalk must be constructed on the lot frontage prior to completion of building construction.
 - b. An engineered grading plan must be included in the building permit application.
 - c. The developer will be responsible for water and sewer impact fees at the time of building permit application.