



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on July 8, 2020. The Development Review Committee reviewed this plat on July 21, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. The property ownership information indicated on the application form does not match Tarrant Appraisal District (TAD) records. The application form indicates the owner of a portion of the property as Karen Ann Knox, 1906 Dartmouth Court, Arlington TX 76015-3213. An application form with the property owner's signature or a letter of authorization from the owner must be submitted. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
2. There are a few minor discrepancies in the owner's certificate. Verify and update as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
 - a. Revise the point of beginning label to refer to the southeast corner of the tract.
 - b. The line bearing distance shown in the second call match the drawing. The description shows South 89 degrees 12 minutes 49 seconds West and the drawing shows South 89 degrees 12 minutes 50 seconds West.
 - c. Several calls reference the TXDOT monument as an aluminum disk, but the drawing indicates a brass disk.
3. In note 8 regarding the fence maintenance easement, delete the word remove. The subdivision regulations require a masonry screening wall adjacent to Precinct Line Road, and removal of the fence would require approval by City Council. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
4. Delete or gray out the ownership labels (Morris and Beaten Path Development), tract line, and abstract boundary line. The lines could be misconstrued as a property line. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
5. Remove the rear building line from the lots. Only building lines adjacent to streets should be shown on the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*

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. Revise the City case number near the bottom right corner of the drawing (Case FP 2020-06).
2. It is strongly recommended that the open space lot (Lot 1X Block F) be incorporated into Lot 2 Block F. The open space lot is 99 square feet in size and provides no practical benefit as a stand-alone property.

3. Informational comments.

- a. The preliminary plat was approved by City Council on March 2, 2020. The approval included variances from the minimum lot depth for Lot 5, Block G, and the minimum lot width for Lots 6, 7, and 8, Block G.