



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on October 23, 2019. Development Review Committee reviewed this plat on November 5, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. There is a minor error in the owner’s certificate. Verify and update as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
2. Add the City Council approval block to the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

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

3. In the owner’s certification and dedication statement, add the deed recording information for Emmanuel Perez, or update the information to reflect the record owner. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
4. Label the area of the lot in square feet. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*
5. Scruggs Drive is classified as an R2U Local Road on the Thoroughfare Plan. An R2U roadway requires an ultimate right-of-way of 50 feet. Verify the existing right-of-way with established corner monuments on the west 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)*
6. Show the property lines, easements, and plat recording information of the lots that are within 100 feet of this property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
7. Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*

**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 2019-11).
2. Informational comments.

- 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.
- d. No above ground franchise utility appurtenances are allowed in the fronts of the properties.