



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on February 5, 2020. The Development Review Committee reviewed this plat on February 18, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Change the legal description of the property to Lot 7R1, Block 3, Morgan Meadows Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that replats adopt the existing subdivision name. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. Add the following note to the plat: This plat does not remove any existing covenants or restrictions, if any, on the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
3. Add the following note to the plat: No above ground franchise utility appurtenances are allowed in the fronts of the properties. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
4. Revise the owner’s certification statement to read as shown below. The following format is for an individual or several individuals and can be shortened from the one shown on the plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rachel Leigh Jackson and Jerry Robert Jackson do hereby adopt this plat designating the hereinabove described real property as **LOT 7R1, BLOCK 3, MORGAN MEADOWS ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public’s use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

5. Revise the surveyor’s statement to read as follows. The statement on the plat refers to City of Dallas regulations. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – surveyor’s certification)*

That I, _____, a registered professional land surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

6. Remove the road pavement layer from the drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
7. Meadow Road is classified as a C2U Minor Collector street on the Transportation Plan. A C2U roadway requires an ultimate right-of-way of 68 feet. Verify the existing right-of-way with established corner monuments on the west side of the street. Right-of-way dedication will be required to provide 34 feet as measured from the centerline of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
8. Revise the front building line adjacent 25 feet. This will correspond with the existing zoning of the property. The building line should be measured from the new property line after right-of-way dedication. *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. Add the City case number near the bottom right corner of the drawings (Case RP 2020-02).
2. Informational comments.
 - a. An engineered grading plan must be provided with the building permit application.
 - b. A sidewalk must be constructed on the lot frontage prior to completion of building construction.
 - c. The finish floor elevation of the house must be twelve (12) inches above the center line of the street. The finish floor elevation should also be designed taking into account the depth of the sanitary sewer line.
 - d. Meadow Road currently uses bar ditches for drainage. The driveway for the property must meet the standards of the "Drive with Culvert Details." The culvert must be sized by an engineer in accordance with the Public Works Design Manual.
 - e. Water and sanitary sewer are available in Meadow Road. Undeveloped tap and impact fees will need to be paid when ready to have the taps installed.