



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. Change the legal description of the property to Lots 1X, 2-13, 14X & 15X, Block 3, St Joseph Estates. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name, and the subdivision is a replat of an existing lot in St Joseph Estates. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
 - b. 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.
 - c. Within the tree preservation easement on Lot 13 Block 3, no person, directly or indirectly, shall cut down, destroy, move or remove, or effectively destroy through damaging any tree situated in the easement without first obtaining a tree removal authorization from the City of North Richland Hills.
3. In the note regarding flood plain, the incorrect panel number and date are referenced. It appears the correct panel is 48439C0090L, effective March 21, 2019. In addition, the site appears to have some portions lying in the 500-year flood plain. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
4. There is an existing five-foot utility easement adjacent to the north property line. This easement overlaps the proposed 7.5-foot utility easement shown on the plat. If the five-foot easement is intended to be abandoned, shade or crosshatch the easement. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
5. Move the **TREE PRESERVATION EASEMENT** label into the easement area to clarify its location. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
6. The street name Creek View Court will need to be changed. A similar street name is in use in another subdivision. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
7. Move the street name label for Smith Drive outside the property boundary of St Joseph Estates. The street is not located within that subdivision boundary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
8. Use a different dash line style for the erosion setback line to avoid confusion with the utility easement line. *NRH Subdivision Regulations §110-331 (Requirements for plat drawings – lot and block numbering)*

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 PLAT22-0011).
2. On proposed lot 5, consider using a house plan/footprint or pad location that would help preserve the existing 35-caliper-inch post oak tree.
3. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. A markup of the civil plans associated with this project is provided separately. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or nfrohman@nrhtx.com.
 - b. Prior to submittal of the final plat application, public infrastructure plans must be submitted for review to the city engineer. A final plat application cannot be accepted until final construction plans are approved.