



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on April 16, 2026. The Development Review Committee reviewed this plat on April 21, 2026. The following represents the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat.

1. 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 §110-203 (Requirements for all plat drawings – metes and bounds description)*

2. For new residential subdivisions that include five or more lots, a masonry screening wall must be constructed along the rear or side lot lines of any lot adjacent to a perimeter street that exists at the time of platting, regardless of the classification of the existing street on the Transportation Plan.

A six-foot tall masonry screening wall is required on the side property lines of lots adjacent to Hewitt Street. Add a 2.5-foot screening wall easement at these locations. See the marked-up plat for specific locations.

As permitted by [Section 110-42](#) of the subdivision regulations, the Planning and Zoning Commission may grant modifications, waivers, or exceptions to this requirement. The Commission must find that extraordinary hardships or practical difficulties may result from strict compliance with the standard. To request a waiver, a letter should be submitted outlining the reasoning for the request. *Subdivision Regulations §110-261 (Masonry screening wall requirements)*

3. A six-foot tall masonry screening wall must be constructed along the side lot lines adjacent to Smithfield Road. Add a 2.5-foot screening wall easement at this location. The easement may be located on the open space lot. *NRH Subdivision Regulations §110-261 (Masonry screening wall requirements)*
4. All electrical, telecommunications, and cable/fiber facilities are required to be placed underground in an easement at the rear of the lot. Above ground franchise utility appurtenances are not allowed in the fronts of the properties unless specifically approved by the Planning and Zoning Commission as part of the preliminary plat.

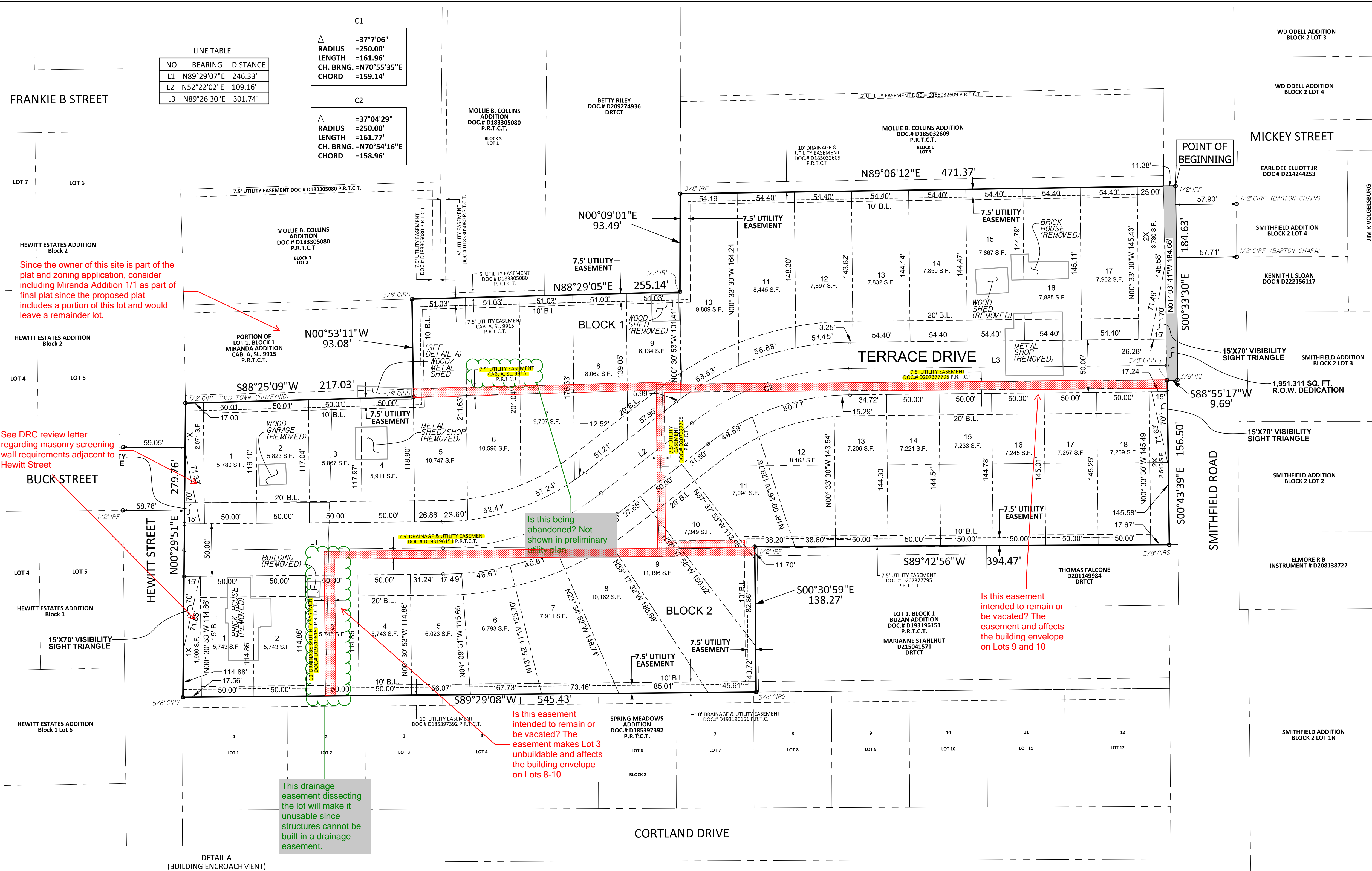
The subdivision layout does not suggest that front yard utilities are proposed. If necessary, the applicant may request an exception to the rear lot location from the Planning and Zoning Commission, and the applicant must demonstrate that rear lot locations are not technically or environmentally feasible. Utility services in locations other than the required rear lot location must follow guidelines in [Section 110-256\(f\)](#) of the subdivision regulations. *NRH Subdivision Regulations §110-256 (Construction in public rights-of-way – underground utilities)*

5. Shade or crosshatch all easements that are proposed for abandonment. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
6. There are existing easements shown on the plat that affect the buildable area on several lots. These include a drainage and utility easement (D193196151) and two other utility easements (D207377795 and Cab A Slide 9915). Are these easements intended to be vacated or abandoned? If not, adjustments to proposed lots will be necessary. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*

### **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 PLAT26-0107).
2. Prior to submitting 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.



Since the owner of this site is part of the plat and zoning application, consider including Miranda Addition 1/1 as part of final plat since the proposed plat includes a portion of this lot and would leave a remainder lot.

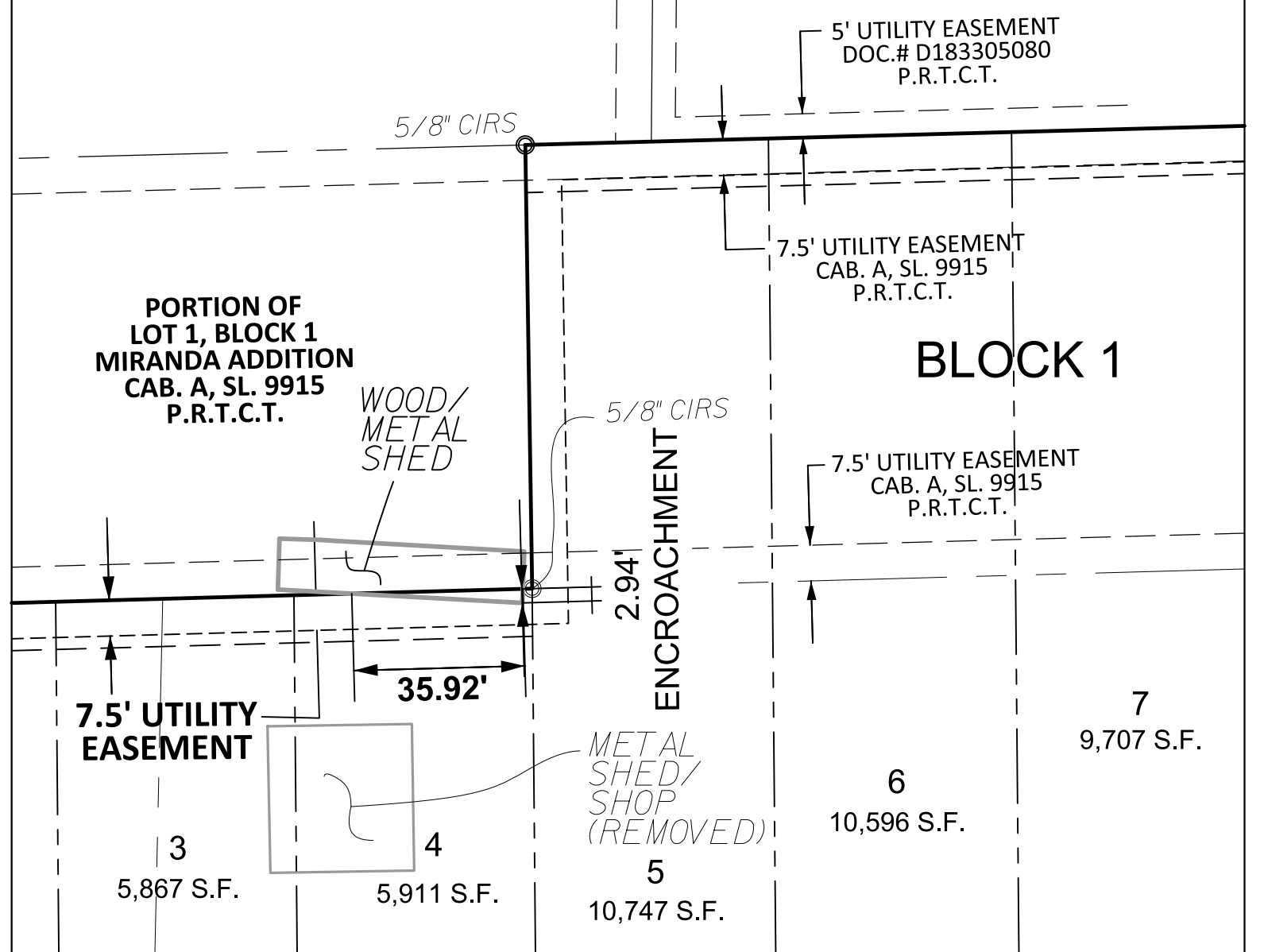
See DRC review letter regarding masonry screening wall requirements adjacent to Hewitt Street

Is this being abandoned? Not shown in preliminary utility plan

Is this easement intended to remain or be vacated? The easement affects the building envelope on Lots 9 and 10

Is this easement intended to remain or be vacated? The easement makes Lot 3 unbuildable and affects the building envelope on Lots 8-10.

This drainage easement dissecting the lot will make it unusable since structures cannot be built in a drainage easement.



- NOTES:
- THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) According to Flood Insurance Rate Map No. 48439C0205L, Dated 21 March 2019.
  - Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
  - All easements are "BY THIS PLAT" unless the recording accompanies the easement label.
  - All property corners are 5/8" iron rods capped "Neel-Schaffer" unless otherwise noted.
  - 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.

**OWNER**

SANDLIN HOMES, LLC  
5137 DAVIS BOULEVARD  
NORTH RICHLAND HILLS, TEXAS 76180  
817-281-3509  
scott@sandlinhomes.com

**NEEL-SCHAFFER**  
Solutions you can build upon  
NEEL-SCHAFFER, INC  
2501 Avenue J, Suite 120, Arlington, Texas 76006  
CONTACT: Philip B. Wolters, RPLS No. 5894  
PHONE: 817-548-0696  
EMAIL: phil.wolters@neel-schaffer.com  
TBPLS FIRM REGISTRATION NO. 10021800

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, to recommend approval of this preliminary plat.

Chair, Planning and Zoning Commission \_\_\_\_\_

Attest: Secretary, Planning and Zoning Commission \_\_\_\_\_

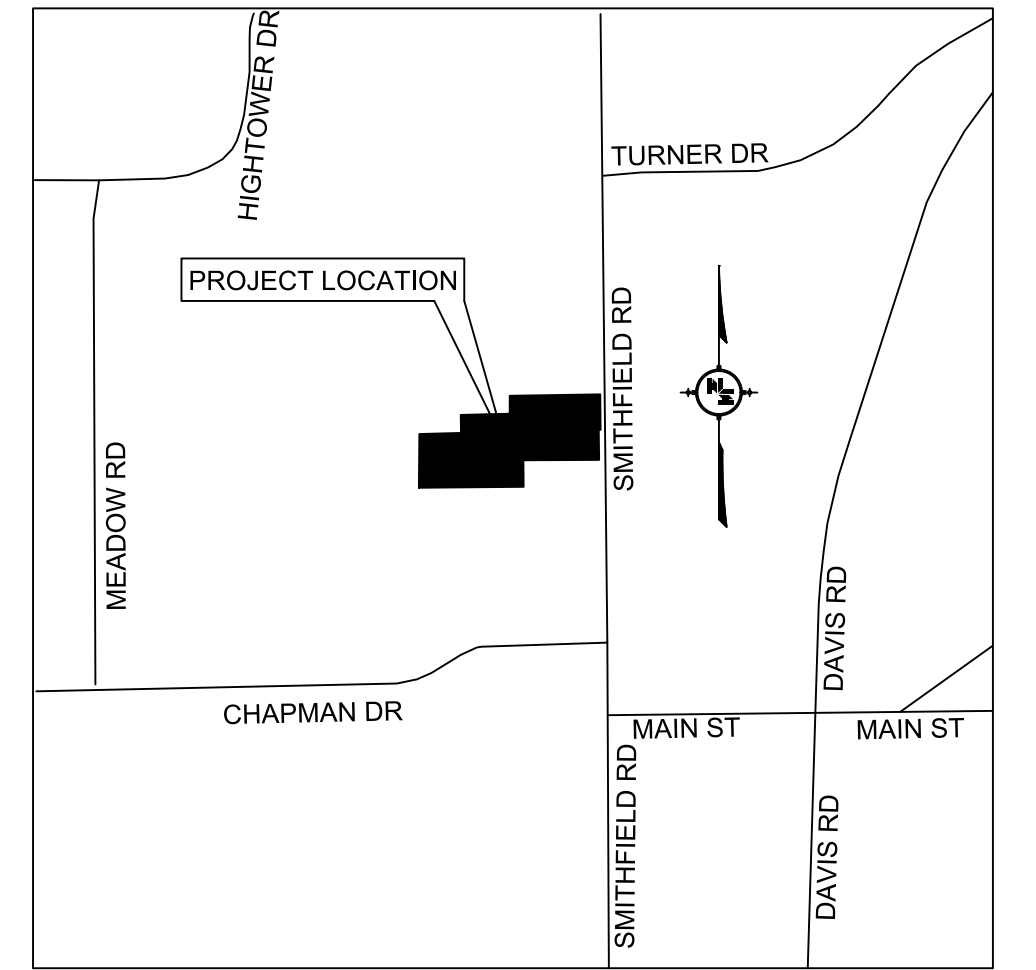
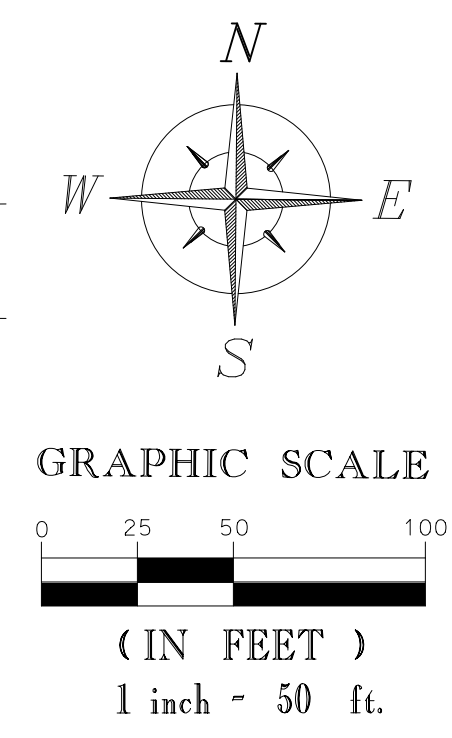
WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this day of \_\_\_\_\_, 2026, to approve this plat for filing of record.

Mayor, City of North Richland Hills \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_

County recording block may be removed from the drawing as it is not necessary. The preliminary plat is not recorded, and the final plat would be recorded electronically.

This Plat Filed in Instrument No. D \_\_\_\_\_ on \_\_\_\_\_



**PROPERTY DESCRIPTION**

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, conveyed by deed to Sandlin Homes, LLC, recorded under Instrument Number Dxxxxxxx Deed Records, Tarrant County, Texas (DRTCT) and being described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch iron rod in the west line of Smithfield Road for the northeast corner of said Tract 3, Azure Group Real Estate, LLC;

**THENCE** South 00 degrees 33 minutes 30 seconds East, along said west line, a distance of 184.63 feet to a found 3/8 inch iron rod for the southeast corner of said Tract 3;

**THENCE** South 88 degrees 55 minutes 17 seconds West, continuing along said west line, a distance of 9.69 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for the northeast corner of said Mollie B. Collins Addition for corner;

**THENCE** South 00 degrees 43 minutes 39 seconds East, continuing along said west line, a distance of 156.50 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the north line of a tract of land conveyed by deed to Thomas Falcone, recorded under Instrument Number D201149984 DRTCT, for the southeast corner of said Mollie B. Collins Addition;

**THENCE** South 00 degrees 42 minutes 56 seconds West, departing said west line and along the south line of said Mollie B. Collins Addition, a distance of 394.47 feet to a found 1/2 inch iron rod in the south line of said Mollie B. Collins Addition, same being the north line of Lot 1, Block 1, Buzan Addition, recorded under Instrument Number D193196151 PRTCT, also being the northeast corner of said Gary B. Harston Tract 3;

**THENCE** South 00 degrees 30 minutes 59 seconds East, departing said common line, a distance of 138.27 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the south line of said Lot 1, Same being the north line of Spring Meadows Addition, recorded under Instrument Number D185397392 PRTCT;

**THENCE** South 89 degrees 29 minutes 08 seconds West, along said common line, a distance of 545.43 feet to a set 5/8 inch iron rod for the southwest corner of said Gary B. Harston, Tract 2;

**THENCE** North 00 degrees 29 minutes 51 seconds East, along said east line, a distance of 279.76 feet to a found 1/2 inch iron rod capped "Old Town Surveying" for the northwest corner of said Gary B. Harston Tract 1, same being the southwest corner of said Lot 1, Block 1, Miranda Addition;

**Drawing shows 09 seconds W**

**THENCE** North 88 degrees 25 minutes 03 seconds East, departing said east line and along the north line of said Tract 1, same being the south line of said Lot 1, Block 1, Miranda Addition, a distance of 217.03 feet to a set 5/8 inch iron rod capped "Neel-Schaffer"

**THENCE** North 00 degrees 53 minutes 11 seconds West, departing said common line and across said Lot 1, Block 1, Miranda Addition, a distance of 93.08 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the north line of said Lot 1, Block 1, Miranda Addition, same being the south line of Lot 2, Block 3, Mollie B. Collins Addition, recorded under Instrument Number D183305080 PRTCT;

**THENCE** North 88 degrees 29 minutes 05 seconds East, along said north line, a distance of 255.14 feet to a found 1/2 inch iron rod in the west line of said Azure Group Real Estate, LLC Tract 3, a distance of 93.49 feet to a found 3/8 inch iron rod for the northwest corner of said Lot 1, Block 1, Miranda Addition, same being the southeast corner of a tract of land conveyed to Betty Riley, recorded under Instrument Number D209274936 DRTCT;

**THENCE** North 00 degrees 09 minutes 01 seconds East, along the west line of said Azure Group Real Estate, LLC Tract 3, same being the east line of said Betty Riley tract, a distance of 471.37 feet to the POINT OF BEGINNING and containing 326,450.717 or 7.494 acres of land.

FOR REVIEW ONLY

**PRELIMINARY PLAT**  
**SMITHFIELD TERRACE**  
LOTS 1-17, BLOCK 1  
&  
LOTS 1-18, BLOCK 2  
4-OPEN SPACE LOTS- 1X & 2X, BLOCK 1  
1X & 2X, BLOCK 2

BEING 7.494 ACRE TRACT OF LAND SITUATED IN THE JOHN MCCOMAS SURVEY, ABSTRACT NUMBER 1040, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
CONVEYED BY DEED TO SANDLIN HOMES, LLC  
RECORDED UNDER INSTRUMENT NUMBER  
DXXXXXXX DEED RECORDS, TARRANT COUNTY, TEXAS

APRIL 14, 2026

PLAT26-0107  
CASE: PLAT26-0160