



**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 lot designations to Lots 17R1, 17R2, and 17R3. Update this reference on the drawing, title block, dedication statement, and other relevant instances. This is the City standard for lot numbers on amended plat and replats. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
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. 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)*
4. Delete note 6. It is not necessary to reference the zoning designation on the plat as the zoning could change in the future. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
5. Label the area of each lot in square feet in addition to acreage. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*

**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. In addition to generally applicable NRH development codes and standards, the review of this final plat included the development-specific standards required by the Residential Infill Planned Development zoning district adopted by Ordinance No. 3631 on January 27, 2020.