



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on September 22, 2021. The Development Review Committee reviewed this plat on October 5, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Before the plat can be recorded, the deed reference for REE HOLDINGS must be added to the owner's certification and dedication statement. They are not the current owner of record but the statement indicates they are the sole owners of the lot. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
2. In the owner signature block, add a line for the authorized representative's title. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
3. 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.
4. Extend the 7.5-foot utility easement on the west property line south to Bridle Path Lane. This off-site easement will require dedication by separate instrument. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
5. Revise the building setback line adjacent to Saddlebrook Estates to 120 feet. This will correspond with the approved zoning standards for the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
6. Remove the 15-foot landscape buffer from the drawing. *NRH Subdivision Regulations §110-331 (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 PLAT21-0005).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Off-site signage is subject to approval by the Sign Board of Appeals. The existence of the recorded easement shown on the plat does not guarantee approval of signage at that location.