

WRITTEN STATEMENT OF CONDITIONS

<u>Conditional Approval</u>. The City of North Richland Hills received this plat on April 23, 2025. The Development Review Committee reviewed this plat on April 29, 2025. The following Development Review Committee comments represent the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat by the Planning and Zoning Commission. In addition to the DRC comments included in this letter, review comments for this project are noted on a marked-up plat drawing. The marked-up plat is intended to supplement the comments in this letter.

- 1. The zoning for the property requires a front building line of 25 feet adjacent to the Davis Boulevard frontage. Add the building line to the plat. NRH Subdivision Regulations §110-201 (Requirements for all plat drawings building setback lines)
- 2. Delete note 5 or revise as noted on the marked-up drawing. While it is not necessary to reference the zoning designation on the plat as the zoning could change in the future, the property is currently zoned O-1 (Office). NRH Subdivision Regulations §110-201 (Requirements for all plat drawings plat notes and conditions)
- 3. Add and label sight visibility easements at the future driveway intersection on Davis Boulevard between Lot 1 and Lot 3. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way with the edge of the driveway and 50 feet parallel to the directions of the approaching traffic. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
- 4. Remove the staff approval block and add the Planning and Zoning Commission approval block as shown below. NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings certification of approval)

	pproved by the Planning and Zoning Commission of the City f North Richland Hills, Texas, on (date).
С	hair - Planning and Zoning Commission
Se	ecretary - Planning and Zoning Commission

- 5. The water line located within the M.A.& P.U easement must be located within a dedicated water line easement. Revise the plat as necessary. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings easements)*
- 6. A portion of the sanitary sewer easement may be removed from the plat as noted on the markedup drawing. Except for the part of the easement at the rear of the property, all sewer lines on the site are considered private facilities. *NRH subdivision Regulations §110-201 (Requirements for all plat drawings easements)*
- 7. The civil design includes the use of a detention pond, which requires approval of a special use permit (SUP) by the Planning and Zoning Commission and City Council. Construction of the pond is dependent on approval of the special use permit. The SUP application should be submitted online on the <u>NRH E-SERVICES PORTAL</u>, and include a copy of the drainage design plans and a landscape plan for the pond area.

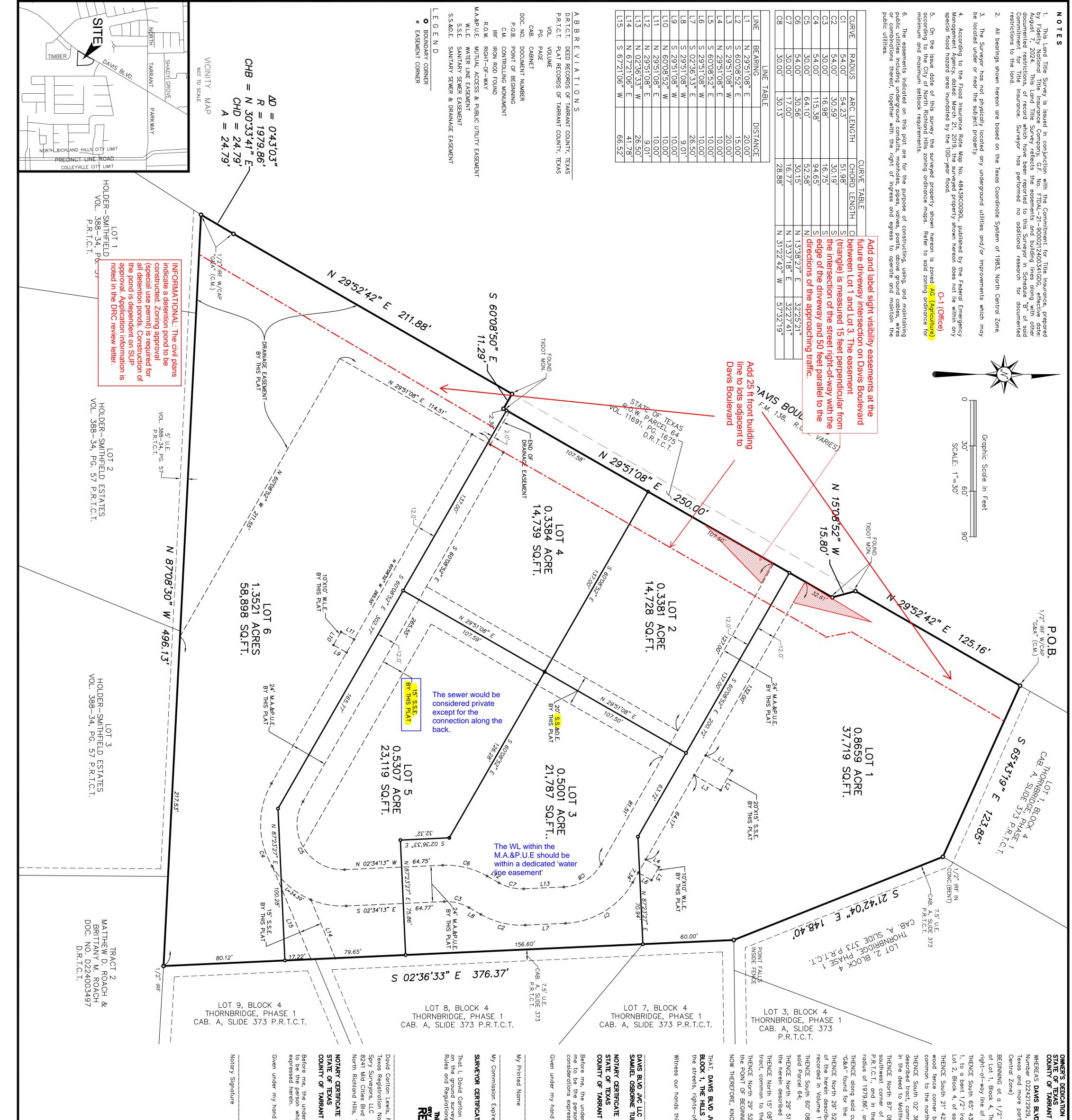
DESIGN PRINCIPLES

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 PLAT25-0087).
- 2. <u>Informational comments</u>. These comments are informational only and do not need to be added to the drawing.
 - a. Prior to the issuance of building permits or construction, site plan approval for each lot is required. Site plan applications may be submitted online on the <u>NRH E-SERVICES PORTAL</u>. The application should include a dimensioned site plan, landscape plan, building elevations, and photometric plan. For additional information, contact the Planning & Zoning Department.

 Lot 1: 8344 Davis Blvd 	 Lot 4: 8328 Davis Blvd
 Lot 2: 8336 Davis Blvd 	 Lot 5: 8332 Davis Blvd
 Lot 3: 8340 Davis Blvd 	 Lot 6: 8324 Davis Blvd

b. The lots in the development will be addressed as follows:



Apr 15, 2025 — 10:00am <u>C: \Users\David Lewis\Spry Surveyors, LLC\Spry Surveyors — Documents\projects\074 Miscellaneous Commercial\074—058 8310 Davis Blvd—NRH\30—Plat\ spry—Hills@Davis Park.dwg</u>

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS CASE PLAT 25- PLAT25-0087 APRIL 2025	DAVIS BLVD JVA LLC 321 Inverness Drive Roanoke, TX 76262	OWNER:
) THE CITY OF NORTH RICHLAND H 3.925 ACRES 1. RICHARDSON SURVEY, A-1266	E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408	
A FINAL PLAT OF LOTS 1-6, BLOCK 1 THE HILLS AT DAVIS PARK	8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000 Project No. 074-058-30 Hamilton Duffy, P.C.	ENGINEER:
sion	Sprv Surveyors IIC	SI IR VEYOR.
Approved by the Planning and Zoning Commission of the City This of North Richland Hills, Texas, on (date). Tex Chair - Planning and Zoning Commission	Notary Stamp:	
2025. Remove the staff approval block and add the Planning and Zoning Commission approval block as shown below	ce, this day of	and and seal of offic
sunty and State, on this day personally appeared DAMD CARLTON LEMS , known to me acknowledged to me that he executed the same for the purposes and considerations	a Notary Public in and for the said a scribed to the foregoing instrument an	ANT ndersigned authority, whose name is subs
	THOSESSION	ris, R.P.L.S. n No. 5647 LC LC Nud Ste 102 IIIs, TX 76182
and Hills, Texas.	not be recorded for provide the used for proses ONLY A STERNAL No. 5647 115, 2025	This document shall my purpose. This dra REVIEW PUR David Car R.P.L.S. 1 Date: Apri
in the State of Texas, do hereby certify that I have prepared this plat from an actual und and/or placed under my personal supervision and in accordance with the Platting	ed Professional Land Surveyor licensec I the monuments shown hereon were	xpires I CATE ton Lewis, a Register rvey of the land and
	Notary Stamp:	
ounty and State, on this day personally appeared SAMUEL OSBORNE TULLY , known to ent and acknowledged to me that he/she executed the same for the purposes and	a Notary Public in and for the said is subscribed to the foregoing instrur	ANT indersigned authority, pressed whose name in pressed herein.
		LLC TULLY, MEMBER
adopt this plat designating the herein before described real property as LOTS 1–6, orth Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use this plat. 5.	limited liability company, does hereb ADDITION, an addition to the City of I , and any other public areas shown or of, 20	D JVA LLC , a Texas LS AT DAVIS PARK A s-of-way, and alleys, s this day
T Parcel 64, to a TXDOT monument found for an angle corner of the herein described 1 described tract, common to the west right-of-way line of said Davis Boulevard, to	5.80' along a northerly line of said TXD corner of said Parcel 64; 25.16' along the west line of the here ng 3.925 acres of land. BY THESE PRESENTS:	 '08' 52" West - 15.8 the most northerly '52' 42" East - 12.3 SINNING and containing KNOW ALL PERSONS
a TXDOT monument found for an angle corner	.00' continuing along the ea the most easterly northeast	• 51' 08" East — 250 ved tract, common to
f—way line of said Davis Boulevard, to a TXDOT monument found for an angle corner act of land described as Right—of—Way Parcel 64 in the deed to the State of Texas, ·way line of said Davis Boulevard, to a TXDOT monument found for southerly corner of	1.88' continuing along the east right- on to the most westerly corner of a t , D.R.T.C.T.; 29' continuing along the east right-o1	t – 21 commc ≥ 1675, t – 11.
described tract, to a 1/2 ner of Lot 1, Holder-Smitl is a point on a curve to 24.79'; vis Boulevard, an arc dista	along the south line tract, common to the ne of said Davis Boulev d distance of North 30° the east right—of—way	
most southerly southwest corner of said Lot 2, Block 4, Thornbridge, Phase 1, and ase 1; ein described tract, to a $1/2$ " iron rod found for the southeast corner of the herein described tract, to a $1/2$ " iron rod found for the southeast corner of the herein described tract, to a $1/2$ " iron rod found for the southeast corner of the herein described tract, to a $1/2$ " iron rod found for the southeast corner of the herein described tract, to a $1/2$ " iron rod found for the southeast corner of the herein described tract. The north line of a tract of land described as Tract 2 lent Number D224003497 D.R.T.C.T.;	21. 140.40 along the north line of the herein 21. 59' West — 0.46', common to the m of Lot 7, Block 4, of said Thornbridge, Phas — 376.37' along the east line of the herei southwest corner of Lot 9, Block 4, of said and Brittany M. Roach, recorded in Docume	42 04 East - 14c orthwest corner of Lo 2* 36' 33" East - 37 common to the south atthew D. Roach and
mmon to the south line of said Lot 1, Block 4, Thornbridge, Pha hornbridge, Phase 1, and common to the most westerly corner	5 along the north line of the non to the southeasterly corner se 1;	19" East – n rod found, d Thornbridg
it northerly corner of the herein described tract, common to the southwesterly corner the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and common to the easterly varies);	cap stamped "G&A" found for the ma 1, recorded in Cabinet A, Slide 373, (also known as F.M. 138, right—of—way	/2" iron rod with a (, Thornbridge Phase) of Davis Boulevard (r
owner of all that certain 3.925 acres of land virtue of the deed recorded in Document .C.T.), in the S. Richardson Survey, A—1266, City of North Richland Hills, Tarrant County, (All bearings shown hereon are based on the Texas Coordinate System of 1983, North	xas limited liability company is the ov ords of Tarrant County, Texas (D.R.T.(by metes and bounds as follows: (BLVD JVA LLC , a Tex 329, in the Deed Reco particularly described