



#### WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on October 19, 2023. The Development Review Committee reviewed this plat on October 31, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. Update the title block to read **AMENDED PLAT** rather than **SHORT FORM FINAL PLAT**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
2. 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 §110-331 (Requirements for all plat drawings – metes and bounds description)*
3. The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
4. Change the lot designations to Lots 4R1 and 5R1 on the drawing, the title block, and other relevant instances. The preferred lot designation does not include dashes. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
5. Delete the zoning labels on the lots. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
6. Lighten or gray out the line and text for the old lot line. This will help differentiate between easement and building lines and the former lot line. *NRH Subdivision Regulations §110-331 (Requirements for plat drawings – lot and block numbering)*
7. The 30-foot wide drainage easement width does not scale accurately on the drawing. Verify and revise the plat as necessary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. Lighten or gray out the two dimension labels on the north and south property lines as noted on the plat. This is intended to avoid confusion on the overall lot width. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*
9. The line for the existing 5-foot wide utility easement is missing near the southwest corner of Lot 5R1. See the marked-up print for details. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
10. Show the limits of the 100-year (1% chance) floodplain on the plat. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
11. Add a note regarding the flood plain that affects the property. A recommended note is: According to the Flood Insurance Rate Map 48439C0205L, published by the Federal Emergency Management Agency, dated 3/21/2019, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as zoned AE, inundated by the 100-year flood. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*

#### 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 PLAT23-0053).

