



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on November 17, 2021. The Development Review Committee reviewed this plat on November 18, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the address of the owner to read North Richland Hills rather than Fort Worth. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
2. Verify the scale of the drawing. The graphic scale and the drawing to not match. Revise as necessary so that the drawing is at a proper scale. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – scale)*
3. Identify the property site in the vicinity location map. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – vicinity location map)*
4. Remove the structure outlines, fence graphics, pavement graphics, curb lines, driveways, and similar improvements from the drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
5. Clearly label the point of beginning of the metes and bounds description on the drawing. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
6. Increase the line weight of the property boundary line so that the boundary is differentiated from the other lines on the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
7. Label the lot and block numbers on the lot on the drawing graphic (Lot 1, Block 1). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
8. Add a separate signature block and notary statement for each individual property owner. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
9. Add the following note to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. 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.
10. The incorrect FIRM panel is references in note 4. Revise the reference to map number 48439C0090L. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
11. 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)*

12. Add the City Council approval block to the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

<p>WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to approve this plat for filing of record.</p> <p>_____</p> <p>Mayor, City of North Richland Hills</p> <p>_____</p> <p>Attest: City Secretary</p>
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13. Show the property lines, easements, and plat recording information of the lots and properties that are within 100 feet of this property on all sides, including the west and south sides of Shady Grove Road. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
14. The zoning for the property requires a front building line of 20 feet adjacent to the Shady Grove Road frontages. Add the building line to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
15. Shady Grove Road is classified as a C2U Minor Collector street on the Transportation Plan. A C2U roadway requires an ultimate right-of-way of 60 feet. Verify the existing right-of-way with established corner monuments on the opposite sides of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
16. For reference purposes, show and label the Shady Grove Road right-of-way dedication for this property as recorded in Document D209309720 (November 24, 2009). *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
17. Add a 7.5-foot wide utility easement adjacent to the east property line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
18. Show and label the existing 7.5-foot utility easements and the 15-foot wide sanitary sewer easement adjacent to the east and north property lines, as shown on the Fresh Meadows Estates plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements) and §110-331 (Requirements for all plat drawings – adjacent properties)*

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 PLAT21-0004).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. The property must be connected to the public sanitary sewer system prior to the final inspection of the addition to the house.
 - b. The lot will retain the existing address of 8463 Shady Grove Road.