



Development Review Committee Comments
Replat Case RP 2019-09
Reddings Revision: 7909 Main Street

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat application on August 30, 2019. The Development Review Committee reviewed this plat on September 10, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. There are a few minor discrepancies in the owner's certificate. Verify and update as needed. ***NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)***
 - a. The line bearing shown in the third call does not match the drawing. The description shows North 00 degrees 06 minutes 02 seconds East and the drawing shows North 89 degrees 06 minutes 02 seconds East.
 - b. The capped bin bearing in the third call does not match the drawing. The description shows North 00 degrees 42 minutes 52 seconds West and the drawing shows North 01 degrees 36 minutes 50 seconds West.
 - c. The line distance in the fourth call does not match the drawing. The description shows 100.00 feet and the drawing shows 100.01 feet.
 - d. The fourth call references a “said 27.4712 acre tract” but there is not a prior reference to the tract.
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. A portion of the recording information shown of Main Street and the alley to the north references Volume 56 Page 494, which appears to refer to a mechanics lien for property in Fort Worth. Verify and update as needed ***NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)***
4. Revise the title block to read REPLAT rather than FINAL PLAT. ***NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)***
5. In the title block, the underlying reference as the plat being a revision to Block F Smithfield Addition appears to refer to a different plat from 2001. Revise the text to refer to the proposed plat. ***NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)***

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 2019-09).