



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on March 22, 2023. The Development Review Committee reviewed this plat on April 4, 2023. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition.

1. Informational. In addition to generally applicable NRH development codes and standards, the review of this final plat included the development-specific standards required by the Residential Infill Planned Development zoning district adopted by Ordinance No. 3719 on December 21, 2021.
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. Revise the City Council approval block to reference Mayor, City of North Richland Hills. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

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.

Mayor, City of North Richland Hills

Attest: City Secretary

4. 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)*
5. The applicant contact information label may be removed from the drawing since the applicant is also an owner. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
6. The title block indicates 3.06 gross acres in the plat, but the sum total noted in the three descriptions is 3.11 gross acres. Verify and revise the plat as necessary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
7. Revise the line styles on all easements and building lines so that they are differentiated from each other. All lines are shown in the same style. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines and easements)*
8. Since a portion of the property was sold without benefit of platting, the right-of-way dedication areas for each ownership portion must be shown separately. Label the area (square feet) of each portion on the drawing. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
9. Label the dimension of the south line of the Torino tract portion, noted as 210.49 feet per the description. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*
10. The civil construction plans indicated that an off-site drainage easement must be provided on Lot 1, Block 1, Tivoli Garden Estates, to accommodate a flume extension to Meadow Road. Add the

easement and recording information to the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

11. Revise the 15-foot utility easement adjacent to the rear property line to a **DRAINAGE AND UTILITY EASEMENT**. *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 PLAT23-0040).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Addresses for the lots will be as follows:
 - Lot 4: 7513 Chapman Road
 - Lot 5: 7517 Chapman Road
 - Lot 6: 7521 Chapman Road
 - Lot 7: 7525 Chapman Road
 - b. A sidewalk must be constructed on each lot frontage prior to completion of building construction.

