



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. The applicant may submit a written response and revised plat that adequately addresses each condition.

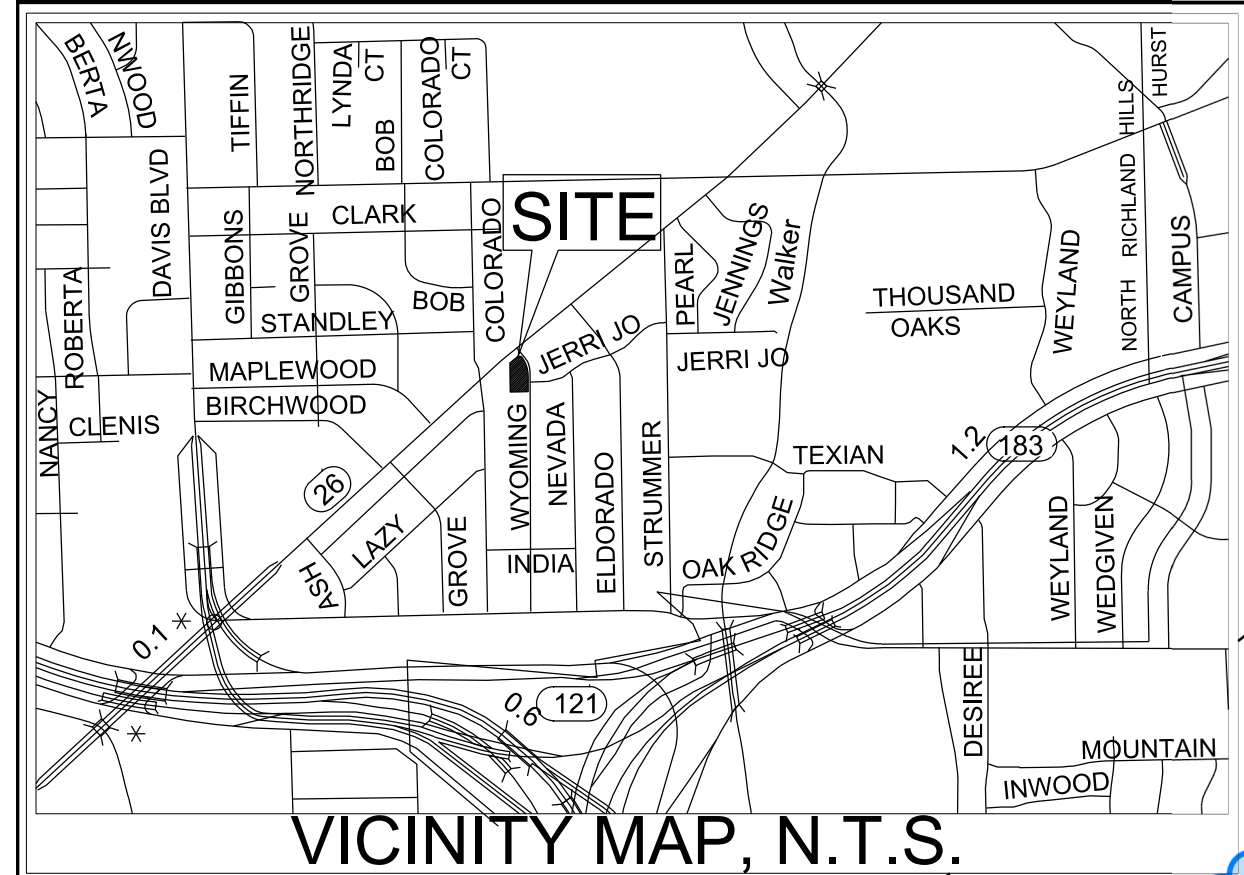
1. The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
2. There are revisions and corrections required in the owner’s 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 acreage in the title block is noted as 0.634 acres. However, the description and drawing note 0.6328 acres. Verify and update as appropriate. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*
4. Add a 7.5-foot wide utility easement adjacent to the rear property line of all lots. Label the easement as being dedicated by this plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
5. The existing 5-foot utility easement may be abandoned by the plat. If abandoned, crosshatch or shade the easement and label as being abandoned by this plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
6. Remove the side and rear building setback lines from the lots. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
7. While the buildable area of Lot 1R1 appears to be sufficient, verify that at least a 2,000-square-foot house with attached two-car garage can be constructed within the building setbacks. *NRH Subdivision Regulations §110-412 (Generally - buildable area)*
8. Label the width of the rear property line on Lot 1R1. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*
9. Revise the street name to Boulevard 26. Both Grapevine Highway and Boulevard No. 26 may be removed from the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*

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 PLAT23-0051).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. An engineered grading plan must be included in the building permit applications.
 - b. The developer will be responsible for any water and sewer impact fees at the time of building permit application.

- c. A sidewalk must be constructed on the lot frontage prior to completion of building construction.



WILLIAM WALLACE SURVEY, Abs. No. 1606

GRAPEVINE HIGHWAY BOULEVARD No. 26

VARIABLE WIDTH R.O.W.

Revise street name to Boulevard 26

SURVEYORS NOTES

- 1.) BEARING BASE: BASIS OF BEARINGS SHOWN HEREON IS STATE PLANE GRID (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE TRIMBLE RTK STATIONS (FRAME NAD83(2011)). ALL DISTANCES ARE GROUND.
- 2.) FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0205L, REVISED 3/21/2019
- 3.) NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
- 4.) 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.
- 5.) THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.

POINT OF BEGINNING
 GRID COORD.:
 N: 6,990,625.26
 E: 2,365,548.45

Label the width of the rear property line on Lot 1R1.

Remove the side and rear building setback lines from the lots.

The existing 5-foot utility easement may be abandoned by the plat. If abandoned, crosshatch or shade the easement and label as being abandoned by this plat.

Add a 7.5-foot wide utility easement adjacent to the rear property line of all lots. Label the easement as being dedicated by this plat.

BLOCK H
 RICHLAND OAKS
 VOL. 388-14, PG. 83
 P.R.T.C.T.

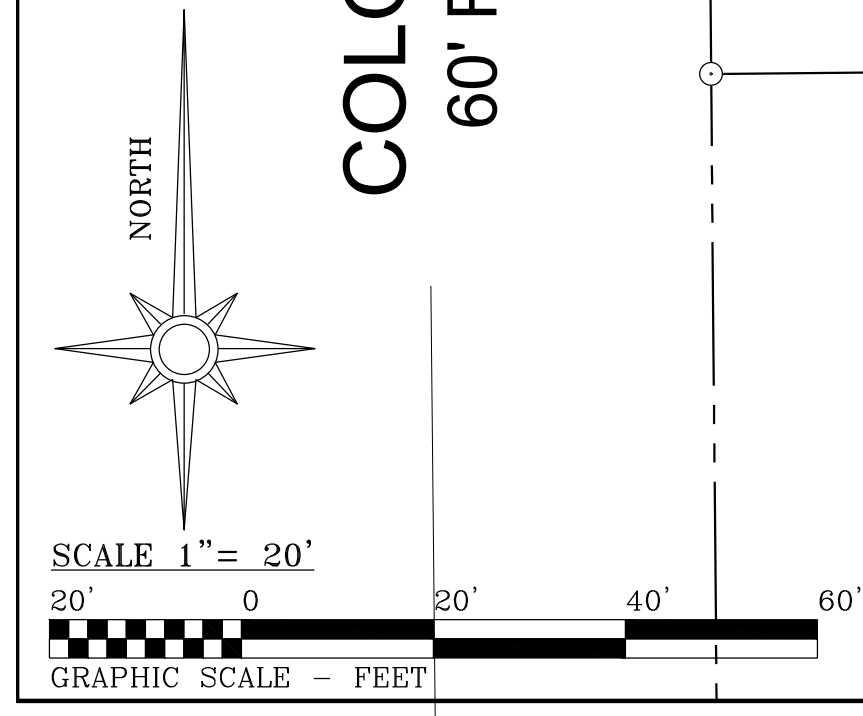
BLOCK J

BLOCK J
 RICHLAND OAKS
 VOL. 388-14, PG. 83
 P.R.T.C.T.

JERRIE JO. DRIVE
 50' RIGHT-OF-WAY

WYOMING TRAIL
 50' RIGHT-OF-WAY

COLORADO BLVD.
 60' RIGHT-OF-WAY



WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ___ day of ___, 2023, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ___ day of ___, 2023, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

LOT 1R1
 0.2180 ACRE
 9,494 SQ. FEET
 3,657.81 sf

LOT 1R2
 0.2082 ACRE
 9,070 SQ. FEET

LOT 1 & 2
 0.6328 ACRE
 OF LAND
 27,566 SQ. FT.

LOT 1R3
 0.2068 ACRE
 9,010 SQ. FEET

GRID COORD.:
 N: 6,990,426.99
 E: 2,365,675.67

The County clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary.

This PLAT FILED AS INSTRUMENT No. D _____ DATE _____

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, TINA TRAN, is the sole owner of a tract of land situated in the WILLIAM WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D223099091, of the Official Public Records of Tarrant County, Texas.

LEGAL DESCRIPTION

BEING 0.6328 acre of land located in the WILLIAM WALLACE SURVEY, Abstract No. 1606, City of North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1 and all of Lot 2, Block N, RICHLAND OAKS, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-14, Page 83, of the Plat Records of Tarrant County, Texas. Said 0.6328 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT monument found at the South corner of a tract of land conveyed to State of Texas, by a deed recorded in County Clerk's file No. D207073136, of the Deed Records of Tarrant County, Texas, lying in the Southeast right-of-way line of GRAPEVINE HIGHWAY (a variable width public right-of-way), also lying in the West boundary line of said Lot 1, Block N,

THENCE along the Southeast boundary line of said State of Texas tract, same being the Southeast right-of-way line of said Grapevine Highway, as follows:

1. N 51° 41' 07" E 75.53 feet, to a TxDOT monument found;
2. S 83° 53' 46" E 21.55 feet, to a TxDOT monument found, lying in the East boundary line of said Block N, being located in the West right-of-way line WYOMING TRAIL (a 50 feet wide public right-of-way);

THENCE along the East boundary line of said Block N, and the West right-of-way line of said Wyoming Trail, as follows:

1. SOUTHEASTERLY 142.63 feet, with a curve to the right, having a radius of 221.60 feet, a central angle of 37° 09' 38", and a chord bearing S 18° 58' 45" E 140.19 feet, to a 1/2" iron rod found, at the end of said curve;
2. S 00° 29' 05" E 110.24 feet, to a 1/2" iron rod found at the Southeast corner of aforesaid Lot 2, Block N, same being the Northeast corner of Lot 3, of said Block N, RICHLAND OAKS;

THENCE S 88° 30' 04" W 125.57 feet, along the South boundary line of Said Lot 2, and the North boundary line of said Lot 3, to a 3/8" iron rod found, at the Southwest corner of said Lot 2, same being the Northwest corner of aforesaid Lot 3, being also located in the East boundary line of Block 1, Richaven Addition, to the City, City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-2, Page 31, of the Plat Records of Tarrant County, Texas;

THENCE N 00° 29' 59" W 201.48 feet, along the West boundary line of said Block N, Richland Oaks, and the East boundary line of said Block 1, Richaven Addition, to the Point of Beginning, containing 0.6328 acre, (27,566 Square Feet), of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TINA TRAN, does hereby designate the foregoing property as LOTS 1R1, 1R2 AND 1R3, BLOCK N, RICHLAND OAKS, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the Public's use, the right-of-way's and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the ___ day of ___, 2023.

TINA TRAN

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared TINA TRAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ___ day of ___, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF TARRANT

THIS is to certify that I, KRYSYAN GOLEBIEWSKI, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

KRYSYAN GOLEBIEWSKI
 Registered Professional
 Land Surveyor
 State of Texas No. 6400
 PLAT PREPARED: 2-27-2023



Case **PLAT23-0051**

DRAWING REVISED:
 September 13, 2023

REPLAT:
RICHLAND OAKS ADDITION
LOT 1R1, 1R2 & 1R3
BLOCK N,
 BEING A REVISION OF
LOT 1 & LOT 2, BLOCK N,
RICHLAND OAKS ADDITION
 TO THE CITY OF NORTH RICHLAND HILLS,
 TARRANT COUNTY, TEXAS, ACCORDING TO THE
 PLAT RECORDED IN VOLUME 388-14, PAGE 83,
 PLAT RECORDED TARRANT COUNTY, TEXAS, GR.
ACR.: 0.634 DATE PREPARED: SEPT. 13, 2023
 (K.G.) G:\KRYSYAN\PROJECTS\RICHLAND OAKS BLK N\RICHLAND OAKS BLK N.dwg

Case _____ Description shows 0.6328 acres