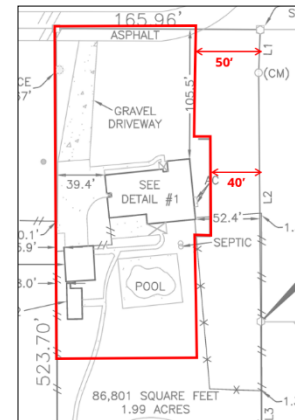


# WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on January 18, 2023. The Development Review Committee reviewed this plat on January 31, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

1. Informational. A zoning change application was submitted for this property in conjunction with the subdivision plat. The review of the plat was based in part on proposed zoning of R-1 (Single-Family Residential). *NRH Subdivision Regulations §110-384 (Conformity with zoning regulations)*
2. The proposed southern lot does not conform to the minimum lot frontage standards of the proposed R-1 (Single-Family Residential) zoning district. The width of the leg on the southern lot must be revised to 50 feet in width for the entire length of the leg in order for the lot to comply with the standards. The zoning ordinance and subdivision regulations could allow for a lot to provide only 50 feet of lot width and street frontage, and this standard has been applied in other flag-shaped lot arrangements.



The Development Review Committee (DRC) cannot support the width of the leg on the southern lot as proposed. The DRC would support and recommend approval of a waiver of the 50-foot width for the portion of the leg to provide for a minimum six-foot building setback adjacent to the existing house, provided the remainder of the leg complies with the 50-foot width. The purpose is to ensure that the existing structures can satisfy all building setbacks from the new property lines and prevent the house from becoming nonconforming in terms of setbacks. See exhibit to right as a guide.

A reduction of the width of the leg may be approved only if a waiver is granted by the Planning and Zoning Commission and City Council to this standard. In order to consider a waiver, the applicant must submit a letter stating the grounds for the request and describing the special conditions or circumstances causing hardships that justify the waivers being requested. Additional information is available online at [Subdivision Regulations Section 110-42](#).

*NRH Subdivision Regulations §110-90 (Frontage on improved roads required) and NRH Zoning Ordinance §118-591 (Lot widths, irregular and/or cul-de-sac)*

3. Change the legal description of the property to Lots 9 and 10, Block 1, Oakvale Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
4. Revise the signature block in the owner's certification and dedication statement to read as follows. This revision is also noted on the marked-up plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, Stuart Wayne Threadgold, and Catarina Abigail Threadgold, do hereby adopt this plat designating the hereinabove described real property as Lots 9 and 10, Block 1, Oakvale Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

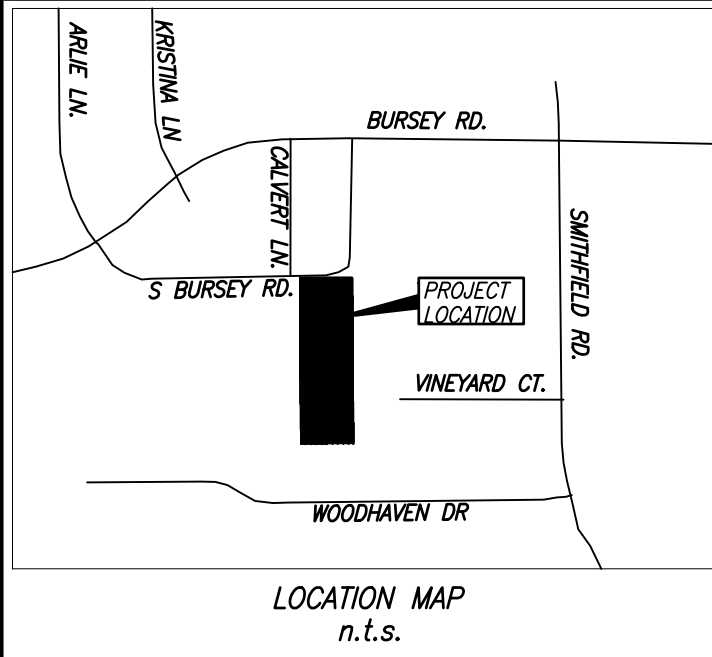
5. The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
6. The zoning for the property requires a front building line of 25 feet adjacent to Bursey Road. Add the building line to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
7. Add a 25-foot front building line to Lot 10 measured from the north property line, as shown on the marked-up drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
8. Bursey Road South is classified as an R2U Local Road on the Transportation Plan. An R2U roadway requires an ultimate right-of-way of 50 feet. Verify and label the existing right-of-way with established monuments on the opposite side of the street. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
9. Show the property lines, easements, and plat recording information of the lots that are within 100 feet of this property, including on the opposite side of Bursey Road. Some easements are noted for reference on the marked-up drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
10. Add a 7.5-foot wide utility easement adjacent to the rear property line of both lots. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
11. Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
12. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
  - a. This plat does not remove any existing covenants or restrictions, if any, on the property.
  - b. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
  - c. 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.

#### **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 drawing (Case PLAT23-0032).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. Lot 9 will retain its current address of 7540 Bursey Road.
  - b. Lot 10 will be addressed as 7544 Bursey Road.
  - c. The use of a septic system on Lot 10 may be approved subject to the requirements of Section 1-03.E (Alternate sewage systems) of the Public Works Design Manual. An approved permit from Tarrant County must be submitted at the time of building permit application.





NOTES:  
1) Basis of bearing for this plat is referenced to the Texas Coordinate System, NAD-83, North Central Texas Zone 4202, as derived from GPS vectors obtained from Western Data Systems RTK Network.  
2) This property lies inside the City of North Richland Hills, Tarrant County, Texas.  
3) The sole purpose of this replat is to create Lots 1 and 2 from a 2.0 acre tract of land.

OWNER:  
STUART WAYNE THREADGOLD  
CATARINA ABIGAIL THREADGOLD  
7540 BURSEY ROAD  
NORTH RICHLAND HILLS, TEXAS 76182

Lots 9 and 10

Need to show ROW, setbacks and ALL easements dimensions (existing and proposed)

Show roadway in better detail

Show the property lines, easements, and plat recording information of the lots that are within 100 feet of this property on the opposite side of Bursey Road.

Doesn't appear that either property has access to sewer.

Revise to read: recommend approval of this plat by the City Council

Verify and label the existing right-of-way with established monuments on the opposite side of the street

Remove pavement edge line from drawing

FAIR OAKS ADDITION  
LOT 1, BLOCK 13  
VOL. 388-205, PG. 22  
P.R.T.C.T.

Add a 25-foot front building line to Lot 9

BATHMAN ADDITION  
LOT 1, BLOCK 1  
VOL. 388-193, PG. 14  
P.R.T.C.T.

See DRC review letter for comment regarding the southern lot (flag lot) dimensions. As shown, the leg portion of the lot does not comply with minimum lot frontage standards.

Add a 25-foot front building line to Lot 10

KINGSWOOD ESTATES  
LOTS 1-16, BLOCK 26  
CAB. A, SLIDE 4258  
P.R.T.C.T.

20' Drainage and Utility Easement, per Kingswood Estates Final Plat (Lots 1-16, Block 26).

OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF TARRANT:

LEGAL DESCRIPTION

WHEREAS, STUART WAYNE THREADGOLD & CATARINA ABIGAIL THREADGOLD, are the owners of a 2.0 acre tract of land situated out of the ALEXANDER HOOD SURVEY, ABSTRACT No. 683, in the City of North Richland Hills, Tarrant County, Texas and being recorded in Instrument No. D221365372, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows;

BEGINNING AT A AXLE FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH BURSEY ROAD AND BEING THE NORTHEAST CORNER DEED TO STUART WAYNE THREADGOLD & CATARINA ABIGAIL THREADGOLD RECORDED IN INSTRUMENT No. D221365372, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID AXLE BEING A POINT FOR CORNER OF LOT 1, BLOCK 13 OF FAIR OAKS ADDITION RECORDED IN VOLUME 388-205, PAGE 22, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00°33'23" EAST ALONG THE COMMON LINE OF SAID THREADGOLD TRACT AND SAID FAIR OAKS ADDITION A DISTANCE OF 523.30 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID IRON ROD BEING A POINT FOR CORNER IN THE WESTERLY BOUNDARY LINE OF BLOCK 26 OF KINGSWOOD ESTATES, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 4258, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING IN THE NORTHERLY BOUNDARY LINE OF BLOCK 24 OF KINGSWOOD ESTATES, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 3650, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89°46'52" WEST ALONG THE COMMON LINE OF SAID THREADGOLD TRACT AND SAID BLOCK 24 OF KINGSWOOD ESTATES, PASSING A 1/2" IRON ROD AT 161.79 FEET, IN TOTAL A DISTANCE OF 166.19 FEET TO A FENCE POST FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID FENCE POST BEING THE SOUTHEAST CORNER DEED TO JOSIAH CAMPBELL & CINDY CAMPBELL RECORDED IN INSTRUMENT No. D215120399, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00°33'22" WEST ALONG THE COMMON LINE OF SAID THREADGOLD TRACT AND SAID CAMPBELL TRACT, PASSING A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET AT 235.00 FEET, IN TOTAL A DISTANCE OF 523.57 FEET TO A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID CAPPED IRON ROD SET BEING IN THE CENTERLINE OF SAID SOUTH BURSEY ROAD AND BEING THE NORTHEAST CORNER DEED TO SAID CAMPBELL TRACT;

THENCE NORTH 89°52'28" EAST ALONG THE CENTERLINE OF SAID SOUTH BURSEY ROAD, PASSING A PK NAIL FOUND AT 4.40 FEET AND PASSING A 5/8" IRON ROD WITH A PROSPECT SURVEYING CAP SET AT 116.19 FEET, IN TOTAL A DISTANCE OF 166.19 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 86,987.00 SQUARE FEET OR 2.0 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

That, I, (Owners name) do hereby certify that I am the legal owner of the above described tract of land and so hereby convey to the public for public use; the streets, alleys, right-of-ways, and any other public areas shown on this plat.

STUART WAYNE THREADGOLD

CATARINA ABIGAIL THREADGOLD

STATE OF TEXAS}}  
COUNTY OF TARRANT}}

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for Tarrant County

My commission expires:

Revise to read as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Stuart Wayne Threadgold, and Catarina Abigail Threadgold, do hereby adopt this plat designating the hereinabove described real property as Lots 9 and 10, Block 1, Oakvale Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Change the legal description of the property to Lots 9 and 10, Block 1, Oakvale Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances.

MINOR PLAT  
LOTS 1 & 2

Proposed subdivision name

BEING A REPLAT OF A 2.0 ACRE  
TRACT OF LAND SITUATED OUT OF  
THE ALEXANDER HOOD SURVEY,  
ABSTRACT No. 683, TARRANT  
COUNTY  
DECEMBER 2022

THIS PLAT IS FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_

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

DRAWN BY: VAF JOB NO: 22-1629

Whereas The Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, to approve this Preliminary Plat.

Chariman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_\_, to approve this Plat for Filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Will need owners, developer and surveyors name, address and phone numbers

Surveyor's Certificate of Compliance

Seal of Registered Land Surveyor

\*LEGEND\*

BM BENCHMARK  
CIRF CAPPED IRON ROD FOUND  
CIRS CAPPED IRON ROD SET  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
X-CUT "X" CUT IN CONCRETE  
(C.M.) CONTROLLING MONUMENT  
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS  
INST. No. INSTRUMENT NUMBER  
VOL. VOLUME  
PG. PAGE  
No. NUMBER  
R.O.W. RIGHT-OF-WAY  
P.O.C. POINT OF COMMENCING  
P.O.B. POINT OF BEGINNING  
N.T.S. NOT TO SCALE

9231 BOAT CLUB RD., FORT WORTH TX 76179  
PH: 817-999-7385 FIRM NO. 10194267



GENERAL COMMENTS

- Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter

- Add notes to the drawing as referenced in the review letter

Show the easements on adjacent lots that are within 100 feet of this property.

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

PRELIMINARY

Michael W. Myers, R.P.L.S.  
Texas Registration No. 5803  
Surveyed on the ground: 12/16/22

