



WRITTEN STATEMENT OF CONDITIONS

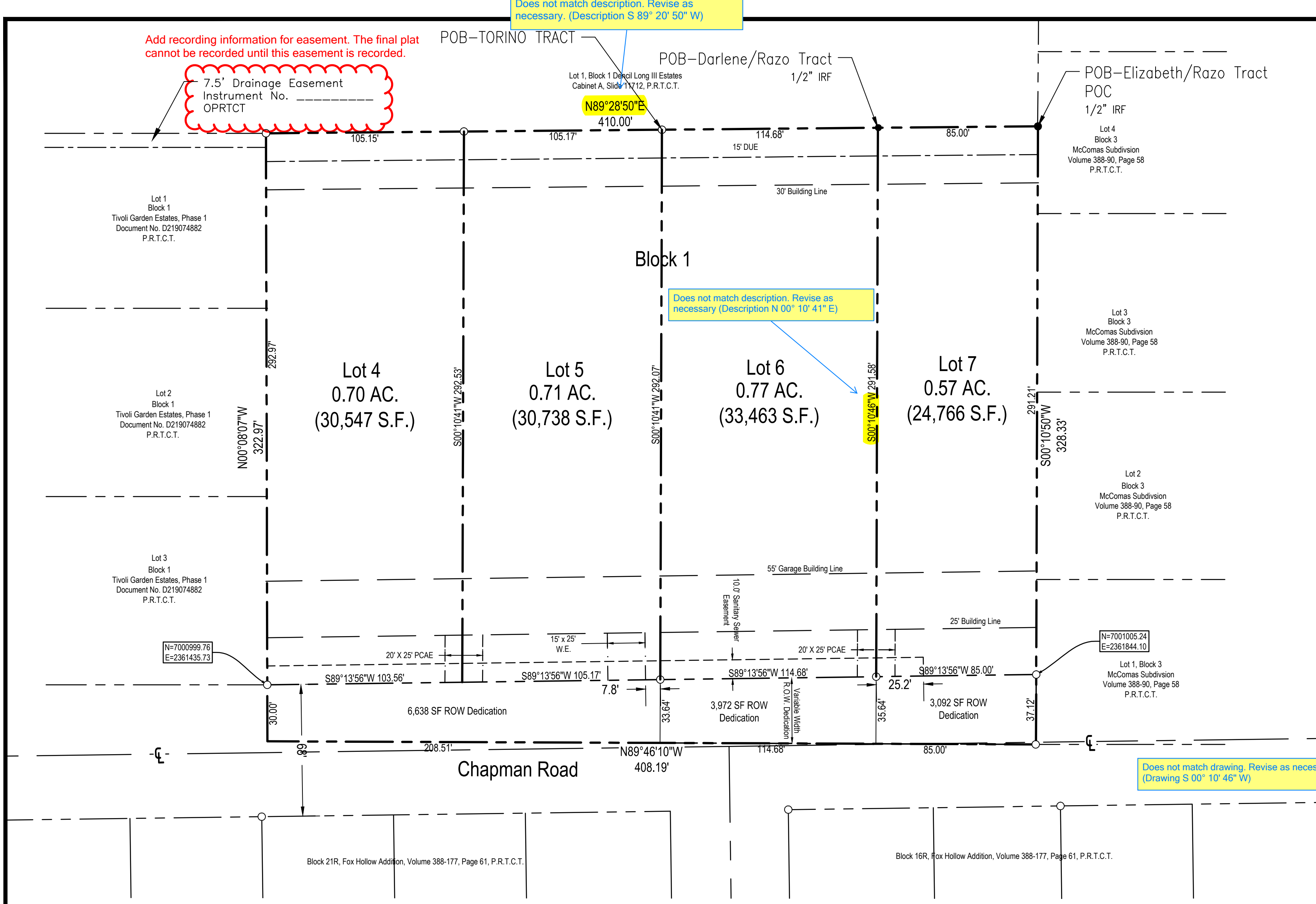
The City of North Richland Hills received this plat on March 22, 2023. The Development Review Committee reviewed this plat on April 4, 2023. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat 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. 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. The final plat cannot be recorded until this easement is executed and filed of record. *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. 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.



OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS
 COUNTY OF TARRANT
 WHEREAS, Torino, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the J. C. McComas Survey, Abstract Number 1040, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document No. D214044112, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:
 COMMENCING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED, "MILLER 5665" FOR THE NORTHEAST CORNER OF SAID TORINO LLC TRACT; THENCE SOUTH 89°28'50" WEST AT 85.00 FEET PASSING A 1/2" IRON ROD WITH CAP STAMPED "BARRON STARK", IN ALL A TOTAL DISTANCE OF 199.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED, "BARRON STARK" FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE SOUTH 00°10'41" WEST A DISTANCE OF 325.71 FEET TO THE SOUTH LINE OF SAID TORINO LLC TRACT, TO A POINT IN CHAPMAN ROAD;
 THENCE NORTH 89°46'10" WEST, A DISTANCE OF 208.51 FEET ALONG THE SOUTH LINE OF SAID TORINO LLC TRACT AND ALONG CHAPMAN ROAD;
 THENCE NORTH 00°08'07" WEST A DISTANCE OF 322.97 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK" IN THE NORTH LINE OF SAID TORINO LLC TRACT, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, TIVOLI GARDEN ESTATES, PHASE 1, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D219074882, PLAT RECORDS, TARRANT COUNTY, TEXAS;
 THENCE NORTH 89°28'50" EAST A DISTANCE OF 210.32 FEET ALONG THE NORTH LINE OF SAID TORINO LLC TRACT TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 1.61 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, Torino, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 4 & 5, Block 1, Tivoli Garden Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Owner's Agent _____ Title _____
 STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, of Torino, LLC, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____, 2023.

Notary Public, State of Texas
 My Commission expires: _____
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, Vonnie Darlene & Steve Vincent Razo, acting by and through the undersigned, are the sole owners of a tract of land located in the J. C. McComas Survey, Abstract Number 1040, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document No. D222266986, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

DESCRIPTION FOR A PORTION OF A TRACT DESCRIBED IN A DEED TO TORINO, LLC, RECORDED IN INSTRUMENT NUMBER D214044112, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED, "MILLER 5665" AT THE NORTHEAST CORNER OF SAID TORINO LLC TRACT; THENCE SOUTH 89°28'50" WEST, A DISTANCE OF 85.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK" FOR NORTHEAST CORNER OF SAID RAZO TRACT AND FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE SOUTH 00°10'46" WEST, AT 291.58 FEET PASSING AN X CUT IN CONCRETE IN ALL A DISTANCE OF 327.22 FEET TO THE SOUTHEAST CORNER OF SAID RAZO TRACT AND TO THE SOUTH LINE OF SAID TORINO LLC TRACT, A POINT IN CHAPMAN ROAD;
 THENCE NORTH 89°46'10" WEST A DISTANCE OF 114.68 FEET ALONG THE SOUTH LINE OF SAID TORINO TRACT AND ALONG CHAPMAN ROAD TO THE SOUTHWEST CORNER OF SAID RAZO TRACT;
 THENCE NORTH 00°10'41" EAST, AT 33.64 FEET PASSING A 1/2" IRON ROD WITH CAP STAMPED "BARRON STARK" IN ALL A DISTANCE OF 325.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED, "BARRON STARK" FOR THE NORTHWEST CORNER OF SAID RAZO TRACT, IN THE NORTH LINE OF SAID TORINO LLC TRACT;
 THENCE NORTH 89°28'50" EAST, A DISTANCE OF 114.68 FEET ALONG THE NORTH LINE OF SAID TORINO LLC TRACT TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 0.86 OF AN ACRE OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Vonnie Darlene & Steve Vincent Razo, acting by and through the undersigned, do hereby adopt this plat designating the hereinabove described real property as Lot 6, Block 1, Tivoli Garden Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Vonnie Darlene Razo _____ Steve Vincent Razo _____
 STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Vonnie Darlene & Steve Vincent Razo, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____, 2023.

Notary Public, State of Texas
 My Commission expires: _____
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, Steven Vincent & Sarah Elizabeth Razo, acting by and through the undersigned, are the sole owners of a tract of land located in the J. C. McComas Survey, Abstract Number 1040, City of North Richland Hills, Tarrant County, Texas, according to the deed recorded in Document No. D222236321, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO TORINO, LLC, RECORDED IN INSTRUMENT NUMBER D214044112, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED, "MILLER 5665" FOR THE NORTHEAST CORNER OF SAID RAZO TRACT AND FOR THE NORTHEAST CORNER OF SAID TORINO LLC TRACT;
 THENCE SOUTH 00 DEGREES 10 MINUTES 50 SECONDS WEST A DISTANCE OF 328.33 FEET TO A PK NAIL FOUND IN ASPHALT IN CHAPMAN ROAD, FOR THE SOUTHEAST CORNER OF SAID RAZO TRACT AND SAID TORINO TRACT;
 THENCE NORTH 89 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 85.00 FEET ALONG THE SOUTH LINE OF SAID TORINO TRACT AND ALONG CHAPMAN ROAD TO THE SOUTHWEST CORNER OF SAID RAZO TRACT;
 THENCE NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST A DISTANCE OF 327.22 FEET TO AN 1/2" IRON ROD SET WITH CAP STAMPED "BARRON STARK" FOR THE NORTHWEST CORNER OF SAID RAZO TRACT IN THE NORTH LINE OF SAID TORINO LLC TRACT;
 THENCE N 89 DEGREES 28 MINUTES 50 SECONDS EAST A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 0.64 OF AN ACRE OF LAND.

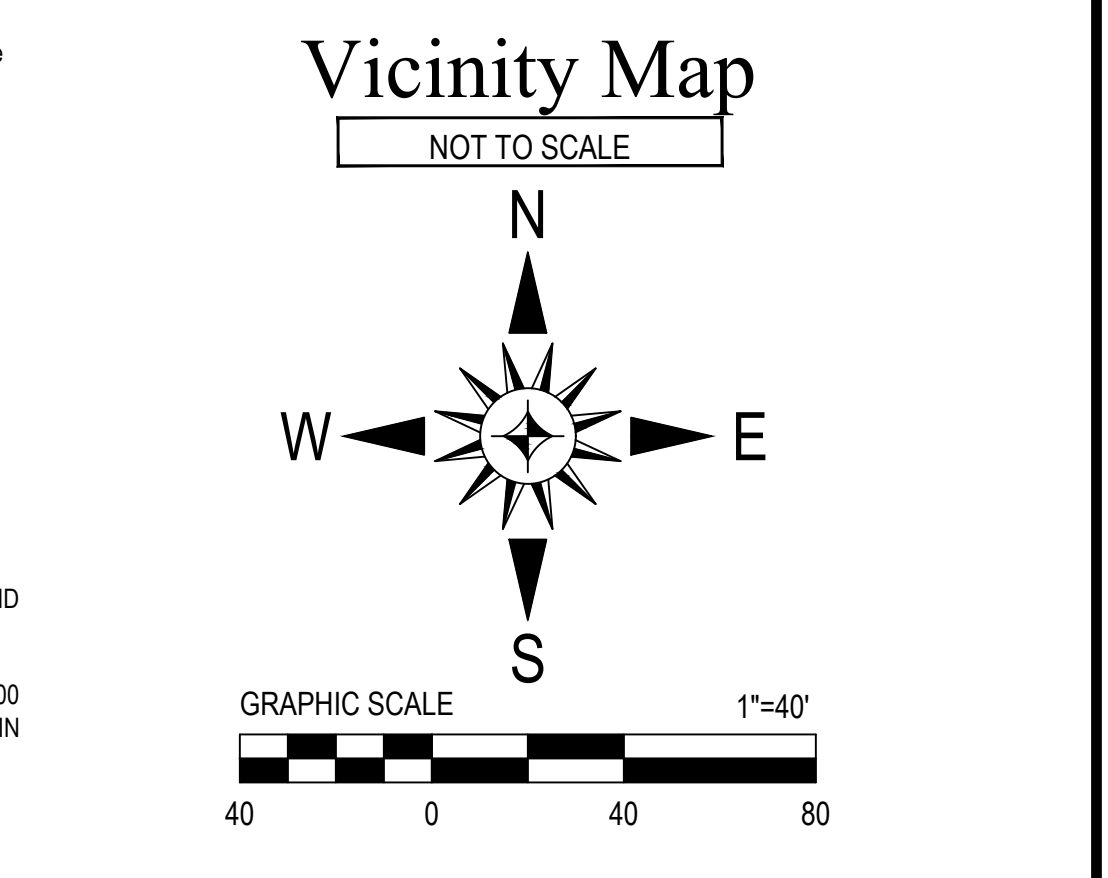
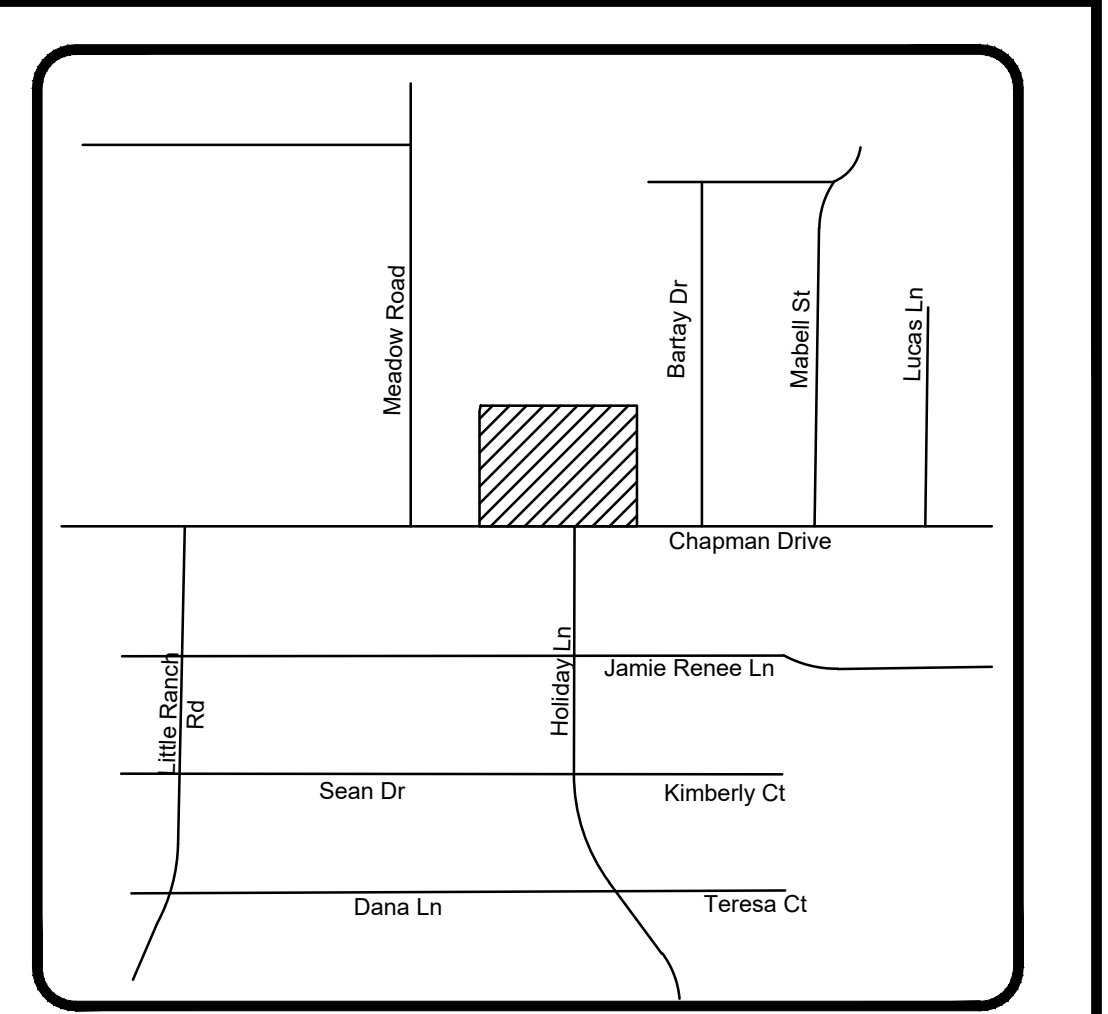
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Steven Vincent & Sarah Elizabeth Razo, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 7, Block 1, Tivoli Garden Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Steven Vincent Razo _____ Sarah Elizabeth Razo _____
 STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Steven Vincent & Sarah Elizabeth Razo, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited liability corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____, 2023.

Notary Public, State of Texas
 My Commission expires: _____



Owner Lots 4 & 5
 Torino, LLC
 Bob Flynn
 1313 Regency Court
 Southlake, TX 76092
 817.308.7747

Owner Lot 6
 Vonnie Darlene Razo and Steve Vincent Razo
 77-6311 Alii Dr., #201
 Kailua Kona, HI 96740

Owner Lot 7
 Steven Vincent Razo and Sarah Elizabeth Razo
 4037 Claymore Lane
 Fort Worth, TX 76244

Surveyor
 Roger W. Hart, RPLS
 Barron-Stark Engineers, LP
 6221 Southwest Blvd., Suite 100
 Fort Worth, TX 76132
 817.2318123

Engineer
 Tom Hoover, PE
 Thomas Hoover Engineering, LLC
 P. O. Box 1808
 Keller, TX 76244
 817.913.1350

Final Plat
Tivoli Garden Estates
 Lots 4 thru 7, Block 1
 Being 3.11 gross acres in the J.C. McComas Survey,
 Abstract No. 1040,
 City of North Richland Hills
 Tarrant County, Texas

Prepared 03-22-2023
 Revised 04/18/23
 City Case No. PLAT23-0040

SURVEYOR'S CERTIFICATE
 I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in January, 2022
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 Roger W. Hart
 Date: 03/22/2023

WHEREAS The City Council of the City of North Richland Hills, Texas voted affirmatively on this day of _____, 20____, to approve this plat.

 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 _____, 20____, to recommend approval of this plat by City Council.

 Chairman, Planning and Zoning Commission

 Attest: Secretary, Planning and Zoning Commission

Barron-Stark Engineers
 6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

- NOTES:**
- THE TEXAS COORDINATE SYSTEM INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING CITY OF NORTH RICHLAND HILLS BENCHMARK NO. GPS 32 AND GPS 37.
 - MAINTENANCE OF THE DRIVEWAY CONSTRUCTED WITH THE PRIVATE CROSS ACCESS & UTILITY EASEMENT DEDICATED HEREON SHALL BE SHARED EQUALLY BY LOTS 4, 5, 6, AND 7, BLOCK 1.
 - ALL NEW ELECTRICAL, TELECOMMUNICATIONS AND CABLE FACILITIES, INCLUDING NEW SERVICE DROPS, MUST BE PLACED UNDERGROUND IN AN EASEMENT AT THE REAR LOT LINE, WHERE REAR LOT UTILITIES ARE LOCATED ON CORNER LOTS, ABOVE GROUND APPURTENANCES MUST BE LOCATED BEHIND THE SIDE BUILDING LINE.
 - THE PRIVATE CROSS ACCESS EASEMENTS ARE TO BE SHARED BETWEEN THE TWO LOTS. DRIVEWAYS MUST BE DESIGNED TO PROVIDE ADEQUATE MANEUVERING SPACE OFF-STREET TO TURN AROUND AND EXIT THE PROPERTY WITHOUT BACKING INTO CHAPMAN DRIVE.
 - ABBREVIATIONS:
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 R.P.R.T.C.T. = REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
 PCAE = PRIVATE CROSS-ACCESS EASEMENT
 BL = BUILDING LINE
 UE = UTILITY EASEMENT
 WE = WATER EASEMENT
 SSE = SANITARY SEWER EASEMENT
 DUE = DRAINAGE & UTILITY EASEMENT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 IRF = IRON ROD FOUND
 SF = SQUARE FEET
 ROW = RIGHT OF WAY
 - NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES.
 - 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 OPERATED AND MAINTAIN THE PUBLIC UTILITIES.
 - EACH LOT MUST PROVIDE ADEQUATE TURN-AROUND SPACE ON THE LOT SO THAT VEHICLES DO NOT BACK ON TO CHAPMAN ROAD.
 - UPON COMPLETION OF THE CONSTRUCTION OF THE INFRASTRUCTURE, 1/2" IRON RODS WITH YELLOW CAPS STAMPED, "BARRON-STARK" SHALL BE SET AT ALL LOT CORNERS.
 - ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED MARCH, 21, 2019 MAP NO. 48439C0205L, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 - EXCEPT AS NOTED, ALL CORNERS ARE MARKED WITH A 1/2" IRON RODS WITH YELLOW CAP STAMPED, "BARRON-STARK".

Barron-Stark Engineers
 Project No. 476-9959