



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on September 10, 2024. The Development Review Committee reviewed this plat on September 17, 2024. 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. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

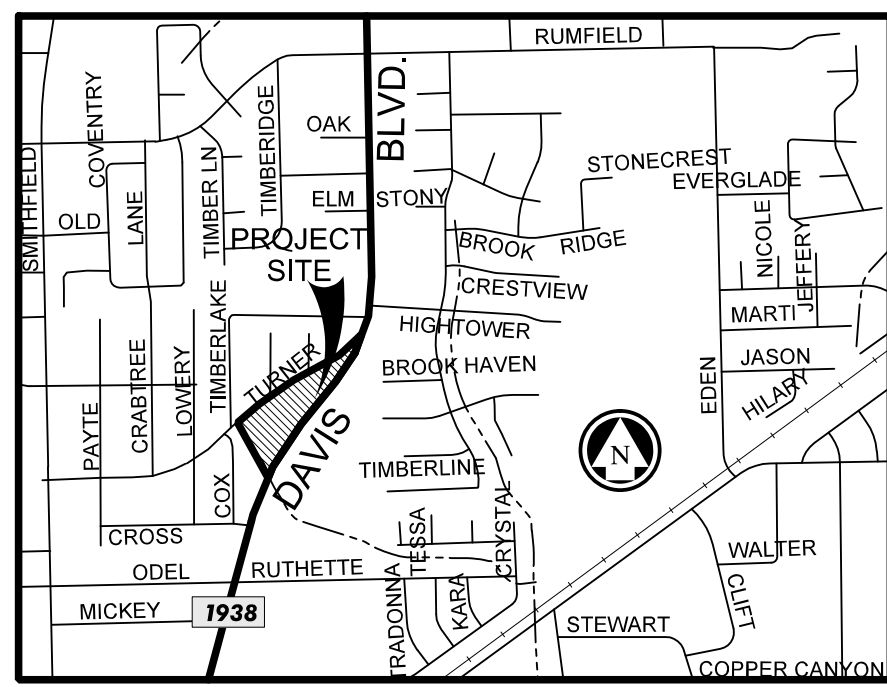
1. Turner Drive is classified as an R2U Local Road on the Transportation Plan. An R2U roadway requires an ultimate right-of-way of 50 feet. Verify the existing right-of-way with established corner monuments on the west side of the street. Right-of-way dedication may be required to establish a 50-foot existing right-of-way. *NRH Subdivision Regulations §110-232 (Street right-of-way dedication) and §110-257 (Street right-of-way dedication)*
2. Add the following note to the plat: Above ground franchise utility appurtenances are not allowed in the fronts of the properties. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
3. Add the following note to the plat: 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. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
4. Remove the existing and proposed zoning text from the title block. It is not necessary to include on the plat. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
5. Add a 7.5-foot wide utility easement adjacent to the rear property line of all lots. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
6. While street names are not necessary to show on the drawing, provide a list of street names being considered for the development. This will allow for review of the names to determine if there are any potential conflicts with other street names within the city. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
7. Remove the rear building line from all lots. It is not necessary to show the rear building line on the plat. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – building setback lines)*
8. Remove side and rear building lines from Lot 1 Block 2 and extend front building line to each side property line. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – building setback lines)*
9. Label the hatched area at corner of Turner Drive and Davis Boulevard as future right-of-way dedication. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street right-of-way) and §110-232 (Generally - rights-of-way)*
10. Revise the street name Turner Road to Turner Drive. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
11. Revise the street name Carolemma Court to Carolenna Court. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
12. Label the lot area of open space lots 8X, 9X, 12X, and 15X. *NRH Subdivision Regulations §110-232 (Generally – lot dimensions)*

13. Verify and label the lot area of Lot 6 Block 2. The area shown appears to be a typographical error. *NRH Subdivision Regulations §110-232 (Generally – lot dimensions)*
14. Label and dimension the dashed lines on Lot 13X Block 2. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
15. On Lots 7-8 Block 2, extend the 7.5-foot utility easement across the rear of the lots. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
16. Label the 7.5-foot utility easement on the rear of the lots in Block 2 adjacent to Davis Boulevard. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
17. City GIS maps indicate two sewer lines located within the channel area. Add a sanitary sewer easement to the lot that covers the line locations. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements)*
18. When the full drainage design and study, including off-site drainage, is completed, it may affect the size of the drainage easement required on Lot 13X Block 2. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – easements) and §110-262 (Drainage improvement requirements)*

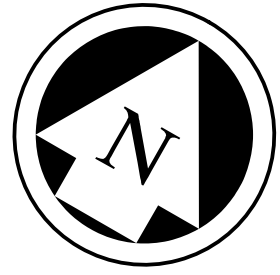
DESIGN PRINCIPLES

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 PLAT24-0073).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. In addition to generally applicable NRH development codes and standards, the review of this preliminary plat included the development-specific standards required by the Residential Infill Planned Development zoning district adopted by Ordinance No. 3856 on June 24, 2024.
 - b. A separate watercourse maintenance agreement will be required to accompany the final plat. Staff will provide a draft version to the developer for review.
 - c. If the end result for drainage is to match the City image study as discussed in the pre-submittal meeting, a 10-foot wide erosion setback easement will be required starting at the top of the slope and going inwards toward the development. Cross-fencing would not be allowed within the erosion control easement.



VICINITY MAP
N.T.S.



0 50 100 150
GRAPHIC SCALE IN FEET
SCALE: 1"=50'

CL CURVE DATA						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	LC	CHORD BEARING
①	22° 10' 45"	225.00'	87.10'	44.10'	86.55'	S 20°44'40" E
②	15° 03' 35"	275.00'	72.28'	36.35'	72.07'	S 17°11'06" E
③	32° 41' 59"	100.00'	57.07'	29.34'	56.30'	N57°55'58"E
④	16° 34' 58"	525.00'	151.95'	76.51'	151.42'	N49°52'28"E

If end result for drainage is to match the City image study (as has been discussed in pre-submittal meeting), a 10' erosion setback easement will be needed starting at the top of the slope and going inwards towards the development. No cross-fencing allowed within erosion setback easement.

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).
Chair - Planning and Zoning Commission
Secretary - Planning and Zoning Commission

A separate watercourse maintenance agreement will be required to be accompany the final plat. Staff will put together the draft version and send to developer for reference.

Approved by the City Council of the City of North Richland Hills, Texas, on _____ (date).
Mayor, City of North Richland Hills
Attest: City Secretary

LEGAL DESCRIPTION
BEING 4.298 ACRE TRACT OF LAND CALLED COMMERCIAL TRACT IN BLOCK 12, SMITHFIELD ACRES ADDITION, SECOND SECTION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-21, PAGE 36, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO CELESTIAL LONE STAR HOMES LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D223212309, AND CORRECTED IN INSTRUMENT NUMBER D223214155, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOR THE SOUTH CORNER OF SAID 4.298 ACRE TRACT IN THE WEST RIGHT OF WAY LINE OF DAVIS BOULEVARD (STATE HIGHWAY 1938) VARIABLE WIDTH RIGH OF WAY AS RECORDED IN VOLUME 9421, PAGE 2171, OF SAID DEED RECORDS, ALSO BEING THE EASTERLY CORNER OF LOT 6, BLOCK 12, OF SAID SMITHFIELD ACRES ADDITION;

THENCE NORTH 11 DEGREES 58 MINUTES 58 SECONDS WEST, 465.19 FEET WITH THE COMMON LINE OF SAID 4.298 ACRE TRACT AND SAID SMITHFIELD ACRES ADDITION TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF SAID 4.298 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 12, IN THE SOUTHERLY RIGHT OF WAY LINE OF TURNER ROAD;

THENCE NORTH 42 DEGREES 11 MINUTES 26 SECONDS EAST, 35.80 FEET WITH THE NORTHERLY LINE OF SAID 4.298 ACRE TRACT AND THE SOUTHERLY LINE OF SAID TURNER ROAD TO A 1/2 INCH IRON ROD FOUND;

THENCE NORTH 58 DEGREES 10 MINUTES 03 SECONDS EAST, 829.77 FEET TO 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224" FOUND FOR THE NORTHEAST CORNER OF SAID 4.298 ACRE TRACT IN THE NORTHERLY LINE OF SAID DAVIS BOULEVARD AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 467.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD, THROUGH A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 33 SECONDS WITH A RADIUS OF 1849.86 FEET, A TANGENT LENGTH OF 234.94 FEET AND A CHORD WHICH BEARS SOUTH 32 DEGREES 31 MINUTES 26 SECONDS WEST, 466.14 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 39 DEGREES 03 MINUTES 37 SECONDS WEST, 40.21 FEET WITH THE NORTHWESTERLY LINE OF SAID DAVIS BOULEVARD TO A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND;

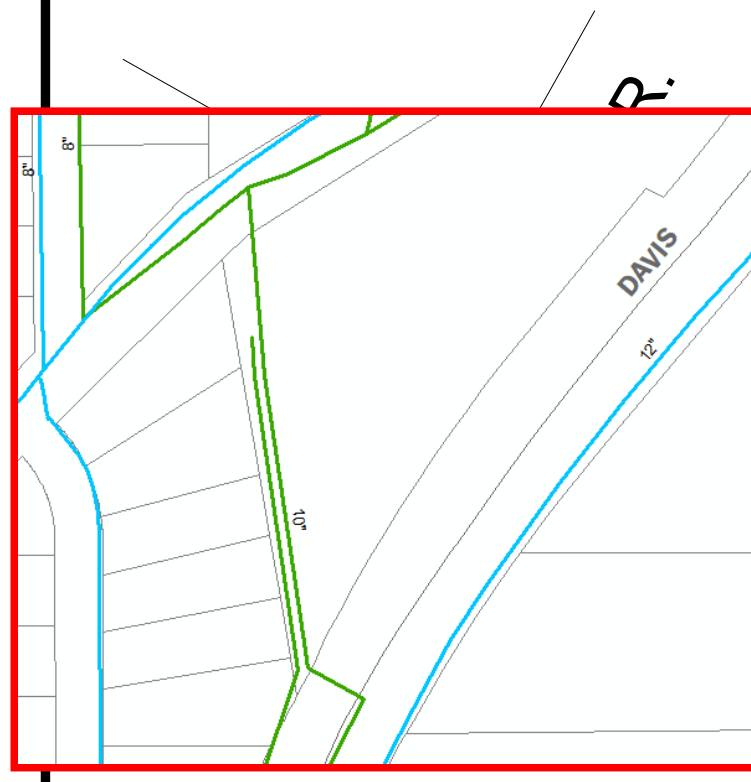
THENCE SOUTH 43 DEGREES 56 MINUTES 30 SECONDS WEST, 291.92 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224" FOUND;

THENCE SOUTH 39 DEGREES 55 MINUTES 43 SECONDS WEST, 104.80 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224" FOUND;

THENCE SOUTH 30 DEGREES 55 MINUTES 43 SECONDS WEST, 104.47 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "RPLS 4224" FOUND;

THENCE SOUTH 21 DEGREES 04 MINUTES 50 SECONDS WEST, 85.59 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET;

THENCE SOUTH 03 DEGREES 32 MINUTES 43 SECONDS WEST, 35.01 FEET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DAVIS BOULEVARD TO THE PLACE OF BEGINNING AND CONTAINING 187,224 SQUARE FEET OR 4.298 ACRES OF LAND, MORE OR LESS.



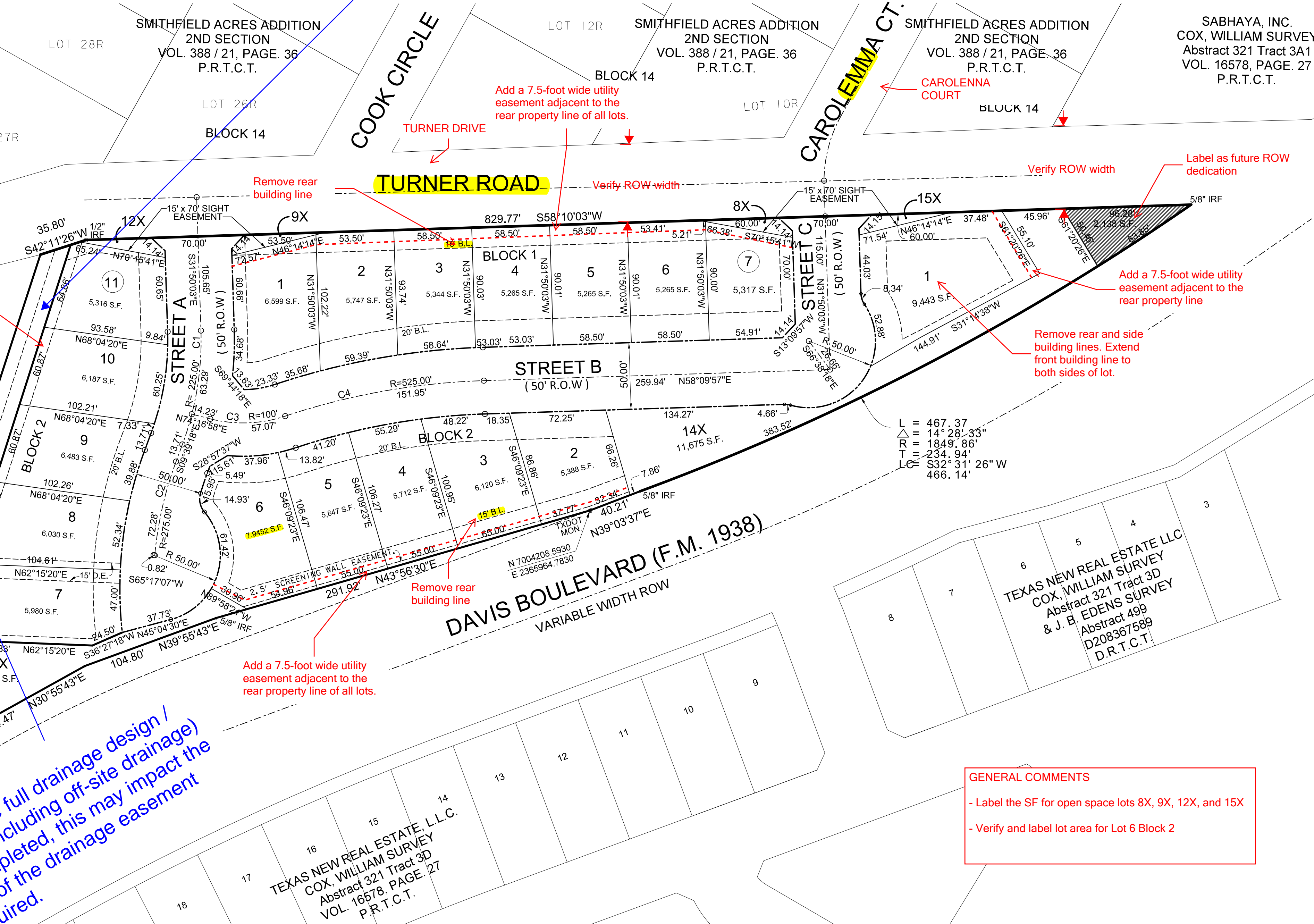
GIS shows two sewer lines within the channel. Did not see a sewer easement labeled on here.

Extend 7.5-foot wide utility easement to rear of these lots.

These dashed lines are not labeled.

When the full drainage design / study (including off-site drainage) is completed, this may impact the size of the drainage easement required.

GARAGES AT CORNER LOTS TO BE FURTHEST FROM THE INTERSECTION



KNOW ALL MEN BY THESE PRESENTS:
THAT I, EDWARD KHALIL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.
SIGNATURE _____
DATE _____



ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
CELESTIAL LONE STAR HOMES, LLC
3612 TINSDALE DR
FLOWER MOUND, TX 75022
TEL. (469) 502-1567

GENERAL COMMENTS
- Label the SF for open space lots 8X, 9X, 12X, and 15X
- Verify and label lot area for Lot 6 Block 2

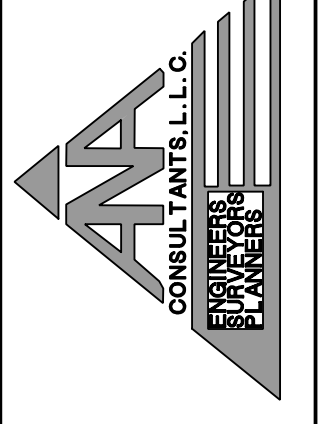
Zoning text can be deleted → ~~EXIST. ZONING "C-2" COMMERCIAL~~
~~PROP. ZONING "RI-PD RESIDENTIAL"~~

PRELIMINARY PLAT
ORCHARD WALK ESTATES
INFILL PLANNED DEVELOPMENT"
LOTS 1-7, 8X & 9X BLOCK 1 &
LOTS 1-11, 12X, 13X, 14X & 15X BLOCK 2
BEING A REPLAT OF COMMERCIAL TRACT
IN BLOCK 12
SMITHFIELD ACRES ADDITION
AND BEING 4.298 ACRES OF LAND
18 RESIDENTIAL LOTS &
6 OPEN SPACE LOTS
IN THE COX, WILLIAM SURVEY
ABSTRACT NO. 321,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.
PREPARED MAY 2024

PROJECT NO.	DATE	REVISIONS
240360		
DRAWN BY	DATE	REVISIONS
APPROVED BY	DATE	REVISIONS
DATE	DATE	REVISIONS

PRELIMINARY PLAT
ORCHARD WALK ESTATES

5000 THOMPSON TERRACE
COLLEYVILLE, TX. 76034
(817) 335-9900
FAX: (817) 335-9955



SHEET 1 OF 1
CASE PLAT24-0073
CASE PP 2024-XX