



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on April 5, 2024. The Development Review Committee reviewed this plat on April 16, 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.

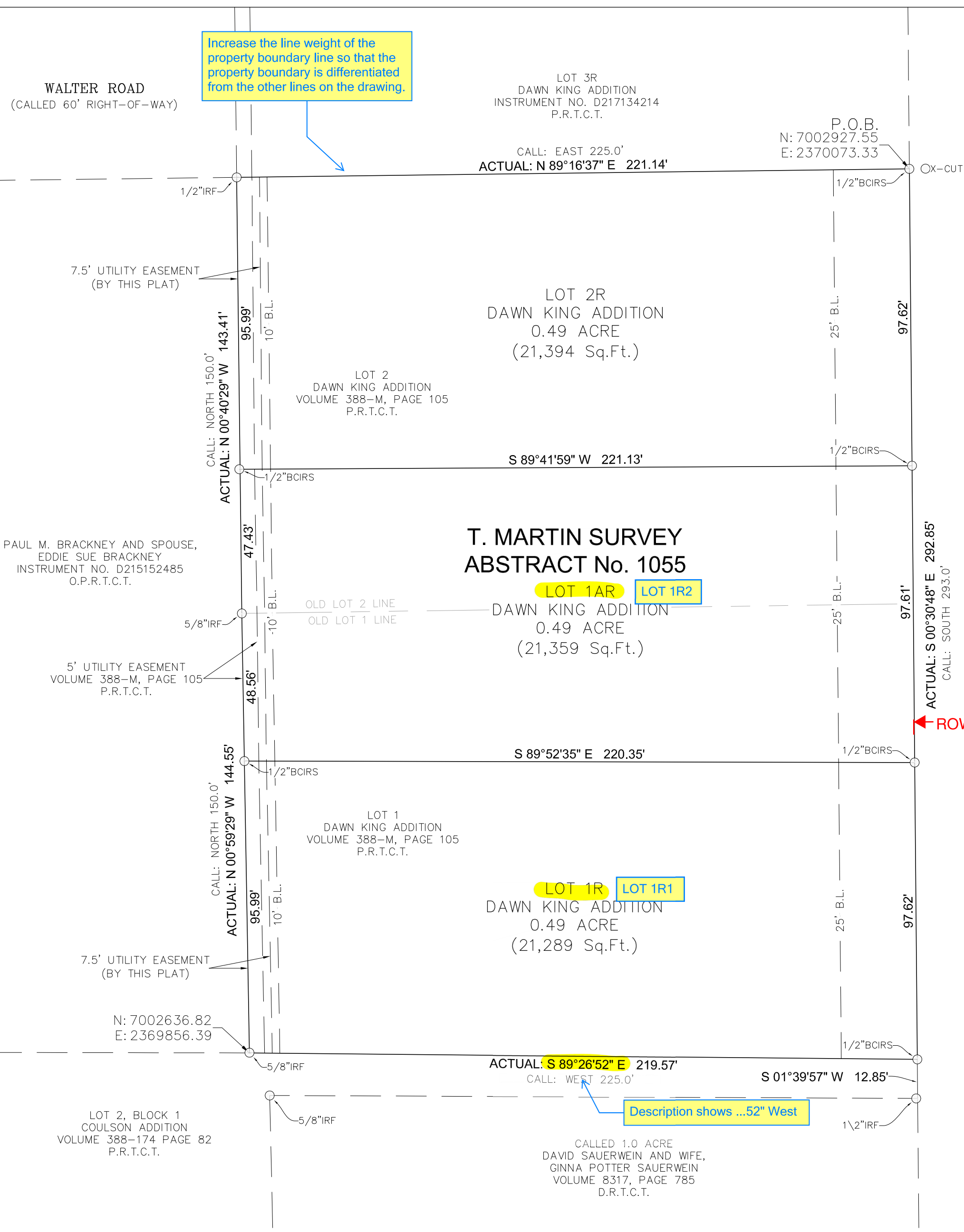
1. **Informational.** A zoning change application was submitted for this property in conjunction with the subdivision plat. The review of the plat was based in part on proposed zoning of R-1 (Single-Family Residential). *NRH Subdivision Regulations §110-384 (Conformity with zoning regulations)*
2. Update the title block to read **REPLAT** rather than **PLAT REVISION**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
3. There are minor 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)*
4. Increase the line weight of the property boundary line so that the property boundary is differentiated from the other lines in the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
5. Change the lot designations to Lots 1R1, 1R2, and 2R on the drawing, the title block, and other relevant instances. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
6. 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)*
7. Crane Road is classified as a C2U Minor Collector on the Transportation Plan. An R2U roadway requires an ultimate right-of-way of sixty (60) feet. Verify the existing right-of-way with established corner monuments on the opposite side of the street. Right-of-way dedication would be required to establish thirty (30) feet of right-of-way measured from the centerline of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
8. Remove the 10-foot rear building line on the lots. It is not necessary to show this building line as it is regulated by the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
9. 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. Above ground franchise utility appurtenances are not 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.

10. Show the property lines and plat recording or deed information of the lots that are within 100 feet of this property on the east side of Crane Road. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*

**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 PLAT24-0063).
2. Prior to recording the plat and the issuance of building permits, existing structures on the property must be removed or revised to conform to new boundary setbacks and other zoning standards.
3. A markup of the civil plans associated with this project is provided separately. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or [nfrohman@nrhtx.com](mailto:nfrohman@nrhtx.com).
4. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. The developer will be responsible for any water and sewer impact fees at the time of building permit application for any new water meters.
  - b. As required by Section 212.015(f) of the Texas Local Government Code, written notice of approval of this replat will be mailed to each owner of a lot in the Dawn King Addition that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.
  - c. Lot 1R1 will be addressed 6825 Crane Road. Lot 1R2 will be addressed 6833 Crane Road. Lot 2R will be addressed 6837 Crane Road.



OWNERS DEDICATION  
 STATE OF TEXAS  
 COUNTY OF TARRANT

WHEREAS, WE TODD TRAVIS HICKSON AND ABBY MARIE HICKSON, ARE THE SOLE OWNERS OF LAND IN THE T. MARTIN SURVEY, ABSTRACT NO. 1055, TARRANT COUNTY, TEXAS AND BEING ALL OF LOTS 1 AND 2, DAWN KING ADDITION AS SHOWN BY PLAT RECORDED IN VOLUME 388-M, PAGE 105 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A BLUE PLASTIC CAP STAMPED "JDS 10194118" BEING THE NORTHEAST CORNER OF SAID LOT 2, BEING THE SOUTHEAST CORNER OF LOT 3R, DAWN KING ADDITION AS SHOWN BY PLAT RECORDED AS INSTRUMENT No. D217134214 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING IN THE WEST LINE OF CRANE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 30' 48" EAST, ALONG THE COMMON LINE OF SAID LOT 2, LOT 1, AND CRANE ROAD, A DISTANCE OF 292.85 FEET TO A 1/2" IRON ROD SET WITH A BLUE PLASTIC CAP STAMPED "JDS 10194118" BEING THE SOUTHWEST CORNER OF SAID LOT 1, BEING IN THE NORTH LINE OF SAID LOT 2, AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PAUL M. BRACKNEY AND SPOUSE, EDDIE SUE BRACKNEY AS RECORDED IN INSTRUMENT No. D215152485 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE LEAVING SAID WEST LINE OF CRANE ROAD, SOUTH 89° 26' 52" WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 219.57 FEET TO A 5/8" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID LOT 1, BEING IN THE NORTH LINE OF SAID LOT 2, AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, BEING IN THE NORTH LINE OF SAID LOT 2, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PAUL M. BRACKNEY AND SPOUSE, EDDIE SUE BRACKNEY AS RECORDED IN INSTRUMENT No. D215152485 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00° 59' 29" WEST, WITH THE COMMON LINE OF SAID LOT 1 AND SAID BRACKNEY TRACT, A DISTANCE OF 144.55 FEET TO A 5/8" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 1, BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING IN THE EAST LINE OF SAID BRACKNEY TRACT;

THENCE NORTH 00° 40' 29" WEST, WITH THE COMMON LINE OF SAID LOT 2 AND SAID BRACKNEY TRACT, A DISTANCE OF 143.41 FEET TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 2, BEING THE NORTHEAST CORNER OF SAID BRACKNEY TRACT, AND BEING THE SOUTHWEST CORNER OF SAID LOT 3R;

THENCE NORTH 89° 16' 37" EAST, WITH THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3R, A DISTANCE OF 221.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

That I, Todd Travis and Hickson and Abby Marie Hickson do hereby certify that we are the legal owners of the above described tract of land and do hereby convey to the public for public use, the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Todd Travis Hickson and Abby Marie Hickson, Owners

NOTARY CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Todd Travis Hickson and Abby Marie Hickson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for Tarrant County

My printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

SURVEYORS CERTIFICATE

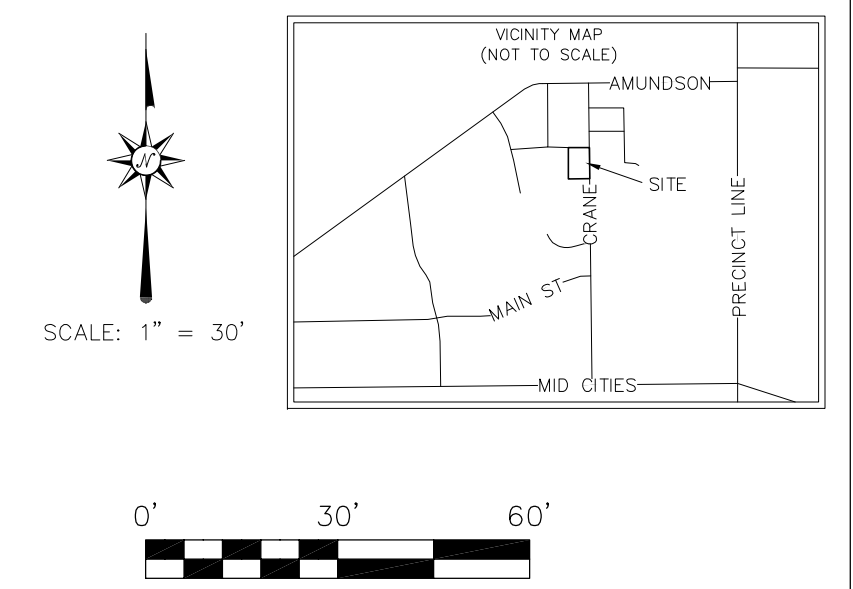
That I, Jace D. Scarbrough, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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

JACE D. SCARBROUGH  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6289

OWNER:  
 TODD TRAVIS HICKSON AND  
 ABBY MARIE HICKSON  
 7625 IRA DRIVE  
 NORTH RICHLAND HILLS, TEXAS  
 PHONE: 817-201-5321

SURVEYOR:  
 JACE D. SCARBROUGH  
 PHONE: 903-963-2333



LEGEND

IRF	IRON ROD FOUND
BCIRS	IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "JDS 10194118"
X-CUT	X-CUT FOUND ON CONCRETE
B.L.	BUILDING LINE
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

WHEREAS the PLANNING AND ZONING COMMISSION of the City of North Richland Hills, votes affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning \_\_\_\_\_

Attest: Secretary, Planning and Zoning \_\_\_\_\_

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

Mayor, City of North Richland Hills \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_

- NOTES:
- GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.
  - ACCORDING TO THE FLOOD INSURANCE RATE MAP No. 48439C0205L, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED 03-21-2019, THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD.
  - OWNERS AS SHOWN PER TARRANT COUNTY APPRAISAL DISTRICT.
  - THERE ARE NO LIENHOLDER(S) ON THIS PROPERTY.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - NO UNDERGROUND UTILITIES WERE PHYSICALLY LOCATED FOR THE PURPOSE OF THIS SURVEY.

Add the following notes to the plat:

- This plat does not remove any existing covenants or restrictions, if any, on the property.
- 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 operate and maintain the public utilities.

PLAT REVISION ← REPLAT

LOTS 1R1, 1R2, AND 2R → LOTS 1R, 1AR, AND 2R

BEING  
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
 1.47 ACRES IN THE  
 T. MARTIN SURVEY, ABSTRACT No. 1055  
 SITUATED IN THE  
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
 FEBRUARY 2024