



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on February 7, 2022. The Development Review Committee reviewed this plat on February 15, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the instrument number for Lot 8 in the owner's certificate and on the drawing from D21977421 to D219277421. A digit is missing from the number. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
2. 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.
3. Update the title block to read **REPLAT** rather than **PRELIMINARY PLAT**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
4. Remove zoning labels on the lot and adjacent properties. The labels are not required on the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
5. Remove the topographic lines from the drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
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. On Lot 9, add a 25-foot front building line adjacent to the Valley Drive frontage. This building line is required by the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
8. On Lot 9, add a 7.5-foot wide utility easement adjacent to the rear property line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
9. 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)*

**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 PLAT22-0008).

2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. Since Valley Drive is an unimproved street, the escrow of funds for future sidewalk construction may be required as part of the building permit application for Lot 9.
  - b. An engineered grading plan must be included in the building permit application for Lot 9.
  - c. The developer will be responsible for water and sewer impact fees at the time of building permit application.
  - d. Lot 9 will be addressed as 8008 Valley Drive.