



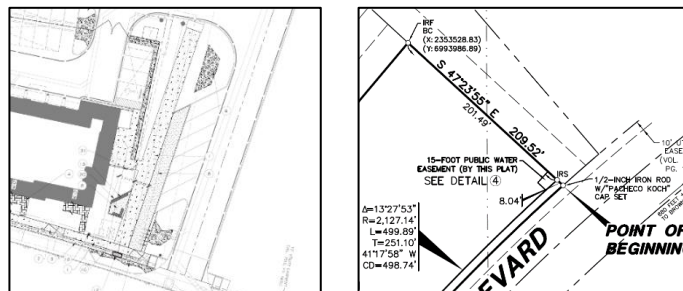
WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on February 3, 2021. The Development Review Committee reviewed this plat on February 16, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Change the subdivision name to Wolff Iron Horse Addition, and change proposed Lot 3 to Lot 4. Update these references on the drawing, title block, dedication statement, and other relevant instances. The proposed name and lot numbering would cause confusion with the existing Iron Horse Addition, located north of the railroad right-of-way. A Lot 3 Block 1 already exists for TEXRail’s Iron Horse Station lot.

In addition, City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name. This will ensure that all the lots on the north side of Iron Horse Boulevard carry the same subdivision name with consecutive lot numbers. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*

2. On Tract 2, in the series of calls for the east boundary line, add the bearing and dimension shown in Detail 1 (N 43° 03’ 20” W - 3.00 feet). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
3. Delete the note regarding the drainage study requirement. It is not necessary to reference this as the requirement depends on construction rather than platting. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
4. 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 §110-331 (Requirements for all plat drawings – plat notes and conditions)*
5. Ensure that the right-of-way dedication for Iron Horse Boulevard is of sufficient width that all on-street parking spaces, sidewalks, and streetscape areas adjacent to Iron Horse Boulevard are located within the right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
6. Prior to recording the plat, adjustments may be required to proposed easements and additional easements may be required to be dedicated to accommodate as-built locations for utilities and other improvements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
7. Add a PEDESTRIAN ACCESS EASEMENT of sufficient width to the portion of Lot 1 where the sidewalk encroaches on the lot. *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. Add the City case number near the bottom right corner of the drawings (Case FP 2021-01).