



WRITTEN STATEMENT OF CONDITIONS

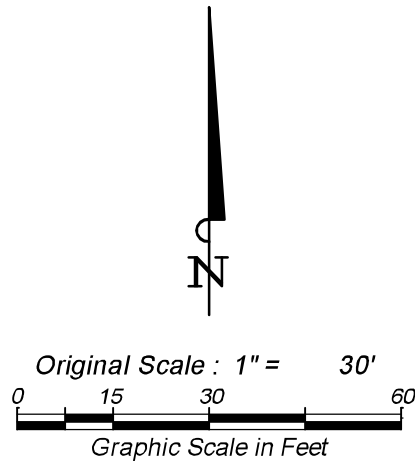
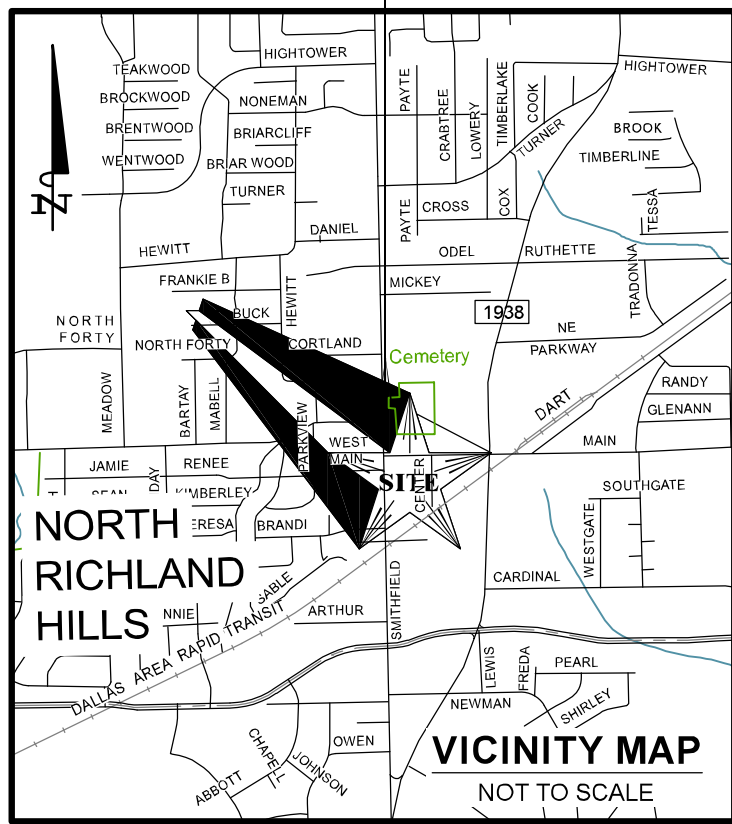
The City of North Richland Hills received this plat on October 19, 2023. The Development Review Committee reviewed this plat on October 31, 2023. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition.

1. 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)*
2. 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)*
3. Change the lot and block designations to Lot 5 Block 1 on the drawing, the title block, and other relevant instances. This change will continue the sequential numbering of lots in the Hewitt Heights plat area. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
4. Add the label Lot 5 Block 1 to the lot on the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
5. Add a 7.5-foot wide utility easement adjacent to the rear property line and east property line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
6. Verify the recording information noted for Block A Hewitt Heights. City records suggest this area was originally part of a Hewitt Estates plat recorded in Volume 388-O Page 314 (recorded July 14, 1953). *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 PLAT23-0054).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. An engineered grading plan must be included with the building permit application.
 - b. The developer will be responsible for any water and sewer impact fees at the time of building permit application.
 - c. A sidewalk must be constructed on the lot frontage prior to completion of building construction.



- LEGEND -

IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S FILE No.
PRCTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
()	ACCORDING TO RECORD INSTRUMENT

Verify the recording information noted for Block A Hewitt Heights. City records suggest this area was originally part of a Hewitt Estates plat recorded in Volume 388-O Page 314 (recorded July 14, 1953)

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS PETER M. WILSON and TAMMY H. WILSON are the sole owners of ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. C. MCCOMMAS SURVEY, ABSTRACT NO. 1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING A PORTION OF BLOCK A, HEWITT HEIGHTS, AN ADDITION IN NORTH RICHLAND HILLS (FORMERLY SMITHFIELD), TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-O, PAGE 311, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTCT), AND ALSO BEING THE SAME TRACT OF LAND AS CONVEYED TO PETER M. WILSON AND TAMMY H. WILSON, IN THE DEED RECORDED IN COUNTY CLERK'S FILE No. (CC#) D223180841, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID PORTION BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, HEWITT HEIGHTS, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11656, PRCTCT; THE NORTHWEST CORNER OF LOT 16, BLOCK 5, HEWITT ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6359, PRCTCT; AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHARLES R. WILLIAMS AND CLARA F. WILLIAMS IN THE DEED RECORDED IN VOLUME 9008, PAGE 843, DRTCT;

THENCE SOUTH 00°23'08" EAST DEPARTING SAID LOT 4 AND SAID WILLIAMS TRACT AND WITH SAID LOT 16, A DISTANCE OF **149.85 FEET** TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE SOUTHWEST CORNER OF SAID LOT 16 AND IN THE NORTHERLY RIGHT OF WAY (ROW) OF BUCK STREET, A 60 FEET WIDE ROW;

Drawing shows 150.46 feet

THENCE SOUTH 89°31'52" WEST DEPARTING SAID LOT 16 AND WITH SAID ROW LINE, A DISTANCE OF 145.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO AUSTIN THOMAS STEVENS AND CHELSEA STEVENS IN THE DEED RECORDED IN CC# D220300127, DRTCT;

THENCE NORTH 00°23'08" WEST DEPARTING SAID ROW LINE AND WITH SAID STEVENS TRACT, A DISTANCE OF **149.85 FEET** TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE NORTHEAST CORNER OF SAID STEVENS TRACT, AND THE COMMON SOUTHERLY CORNER BETWEEN LOTS 2 AND 3 OF THE AFOREMENTIONED BLOCK 1, FROM WHICH A FENCE CORNER POST FOUND BEARS S21°17'W 0.9 FEET;

THENCE NORTH 89°31'52" EAST DEPARTING SAID STEVENS TRACT AND WITH THE SOUTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 145.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.500 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT We, PETER M. WILSON and TAMMY H. WILSON, Owners, do hereby adopt this plat designating the hereinbefore described property as **LOT 17, BLOCK A, HEWITT HEIGHTS**, an Addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon.

Lot 5, Block 1

Peter M. Wilson, Owner

Before me, the undersigned Notary Public, on this day personally appeared Peter M. Wilson, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2023.

Notary Public, State of Texas Notary name (printed)

My commission expires: _____

Tammy H. Wilson, Owner

Before me, the undersigned Notary Public, on this day personally appeared Tammy H. Wilson, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2023.

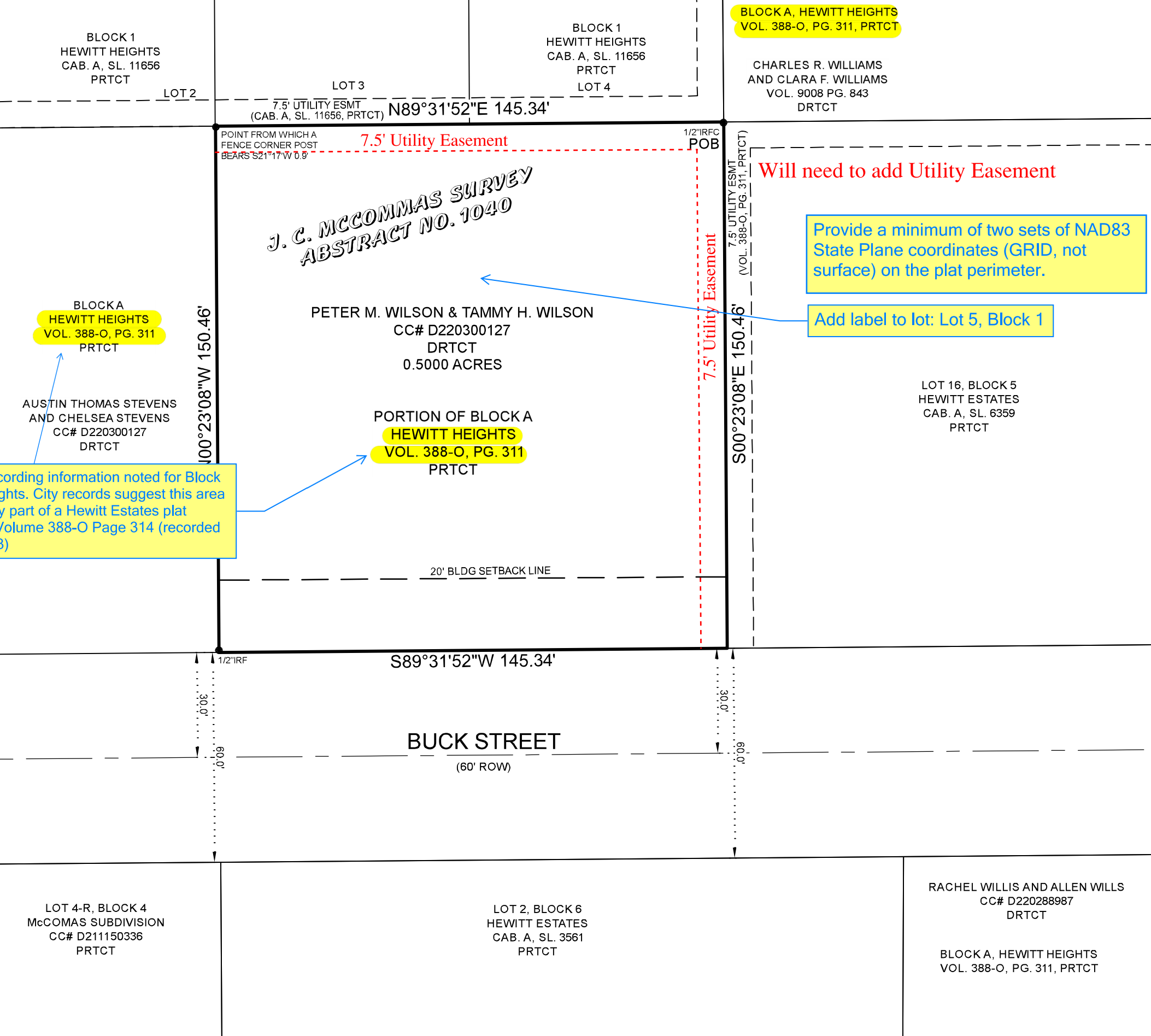
Notary Public, State of Texas Notary name (printed)

My commission expires: _____

**A FINAL PLAT OF
LOT 5, BLOCK 1 LOT 17, BLOCK A
HEWITT HEIGHTS**

CERTIFICATION:
PREPARED UNDER MY DIRECTION.
PRELIMINARY
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHOULD NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY**
WAYNE BARTON, RPLS No. 6138 DATE

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. C. MCCOMMAS SURVEY, ABSTRACT NO. 1040, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING A PORTION OF BLOCK A, HEWITT HEIGHTS, AN ADDITION IN NORTH RICHLAND HILLS (FORMERLY SMITHFIELD), TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-O, PAGE 311, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTCT), AND ALSO BEING THE SAME TRACT OF LAND AS CONVEYED TO PETER M. WILSON AND TAMMY H. WILSON, IN THE DEED RECORDED IN COUNTY CLERK'S FILE No. (CC#) D223180841, DEED RECORDS, TARRANT COUNTY, TEXAS
OCTOBER 18, 2023



Verify the recording information noted for Block A Hewitt Heights. City records suggest this area was originally part of a Hewitt Estates plat recorded in Volume 388-O Page 314 (recorded July 14, 1953)

Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter.

Add label to lot: Lot 5, Block 1

Will need to add Utility Easement

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 THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY PLANNING & ZONING COMMISSION

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF NORTH RICHLAND HILLS

ATTEST: CITY SECRETARY

Barton Surveying & Laser Scanning, LLC.
2333 Minnis Drive, Suite G,
Haltom City, TX 76117
682.841.0099
FIRM No.: 10194160
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SHEET No. **1** of **1**

Tarrant County, Texas
Bearings are based on NAD 83 Grid,
North Central Zone, 4202
Texas State Plane Coordinate System.

PROJECT No.: **230918-RP**
DATE: **10/18/2023**
SCALE: 1" = 50'
DWN: **NB** CHKD: **WB**