



DEVELOPMENT REVIEW COMMITTEE COMMENTS

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on March 8, 2023. The Development Review Committee reviewed this plat on March 21, 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. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. Change the legal description of the property to Lots 49R1 and 49R2, Block 2, Stonybrooke Addition. Update this reference on the drawing, title block, dedication statement, lots and other relevant instances as noted on the marked-up print. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. Convert the drawing from color to black and white. The plat will be electronically recorded, and a non-color drawing will meet those requirements. *NRH Subdivision Regulations §110-330 (Requirements for all plat drawings)*
3. 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)*
4. 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)*
5. Label the area of each lot in square feet. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*
6. 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)*
7. Increase the line weight of the property boundary line so that the property boundary is differentiated from the other lines on the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
8. Provide verification that each lot (individual living unit) has its own water and sanitary sewer services. If not, these services must be provided prior to recording of the plat. *NRH Public Works Design Manual §1-03 (Water system) and §1-04 (Sewerage system)*

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 PLAT23-0037).

Z:\MDD_RPLS7\7312-7314 Davis Blvd\Working Replat.dwg modified by RPLS7 at Dec 28, 2022 11:36am

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Being a tract of land out of the S. Richardson Survey, Abstract No. 499 and being all of Lot 49, Block 2, Stonybrooke Addition per the plat recorded in Volume 388-87, Page 5, Plat Records, Tarrant County, Texas (PRTCT); and being all of the tracts of land sold to Mark A. Dunn per the deed recorded as D204331921, Official Public Records, Tarrant County, Texas (OPRTCT) and being more particularly described by the metes and bounds as follows:

BEGINNING at a MAG Nail found on the southwest corner of said Lot 49, and being on East of Davis Boulevard (FM 1938) for the Southwest corner of Tract I of said Mark A. Dunn tract;

THENCE North 0° 05' 39" West, with the east of Davis Boulevard, a distance of 100.00 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner from which a 1/2" iron rod bears North 4° 15' East at distance of 0.40 feet;

THENCE North 89° 54' 21" East, with the common line between Lots 48 & 49, Block 2, Stonybrooke Addition, passing a 1/2" iron rod at a distance of 119.45 feet, in all, a total distance of 120.00 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner on the west line of Lot 13, Block 2, Stonybrooke Addition;

THENCE South 0° 05' 39" East, with the common line between Lots 13 & 49, Block 2, Stonybrooke Addition., a distance of 100.00 feet to a 1/2" iron rod with a yellow cap stamped VOGT found at the southeast corner of said Lot 49, Block 2;

THENCE South 89° 54' 21" West, with the common line between Lots 49 & 50, Block 2, Stonybrooke Addition, a distance of 120.00 feet to the POINT OF BEGINNING and containing a calculated area of 0.2755 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Lots 49R1 and 49R2

That, _____ & _____, being the owners, do hereby adopt this plat designating the hereinabove described property as **Lots 49A & 49B, Block 2, STONYBROOKE ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ____ day of _____, 2023.

Owner

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION:

That I, Michael B Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPLS RULE §663.18: Certification - 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. Registered Professional Land Surveyor 5094. Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

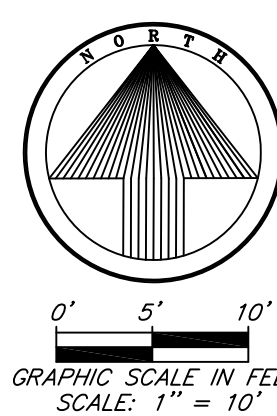
Michael B H Davis, Registered Professional Land Surveyor
Texas Firm Registration Certificate Number: 10135300

OWNER:

Mark Dunn
7312 Davis Blvd
North Richland Hills Texas 76182
Phone: 817-614-8017
Phone: 817-675-6785

Alpha Land Surveying, Inc.

969 Elkin Lane
Keller, Texas 76262-4941
Phone: 817-614-8017
Fax - 817-379-5696
mbd7@gte.net



Davis Blvd - FM 1938
120' ROW

POINT OF BEGINNING

Grid Coords
X=2366538.0
Y=7005930.0

Description says this iron rod set not found. Verify and update as needed.

1/2" IRF

50.00' New Lot

100.40' meas.

50.00' New Lot

10' Utility Esmt

Vol.388-87,Pg.5

100.00' plat

N 0°04'35" W

50.00' New Lot

10' Utility Esmt

Vol.388-87,Pg.5

100.40' meas.

N 00°50' E

100.00' plat

100.00' meas.

N 89°10' W

120.00' plat

120.00' meas.

S 89°54'21" W

120.00' meas.

S 89°10' E

120.00' plat

S 89°50'53" E

119.45' meas.

Increase the line weight of the property boundary line so that the property boundary is differentiated from the other lines on the drawing.

Revise to Lot 49R1

Revise to Lot 49R2

Label the area of each lot in square feet.

CM:Controlling Monument

Lot 48 Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

S 89°10' E 120.0' plat

S 89°50'53" E 119.45' meas.

N 89°54'21" E 120.00'

Lot 49,Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

Lot 49A, Block 2
Stonybrooke Addition

S 89°54'21" W

New Lot Line

12,000 Sq. Ft.=

0.2755 Acres

Lot 49B, Block 2
Stonybrooke Addition

S 89°54'21" W

120.00' meas.

N 89°10' W 120.0' plat

5' TESCO Esmt. Vol.5739,Pg.432 DRTCT

1/2" CIRF

Lot 50
Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

S 89°54'21" W 120.00' meas.

N 89°10' W 120.0' plat

120.00' meas.

Lot 12 Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

S 0°13'10" W 49.62' meas.

Lot 13 Block 2
Stonybrooke
Addition
Vol.388-87,Pg.5
PRTCT

S 00°50' W 100.00' plat

E 79°23'33.0" S

100.00' meas.

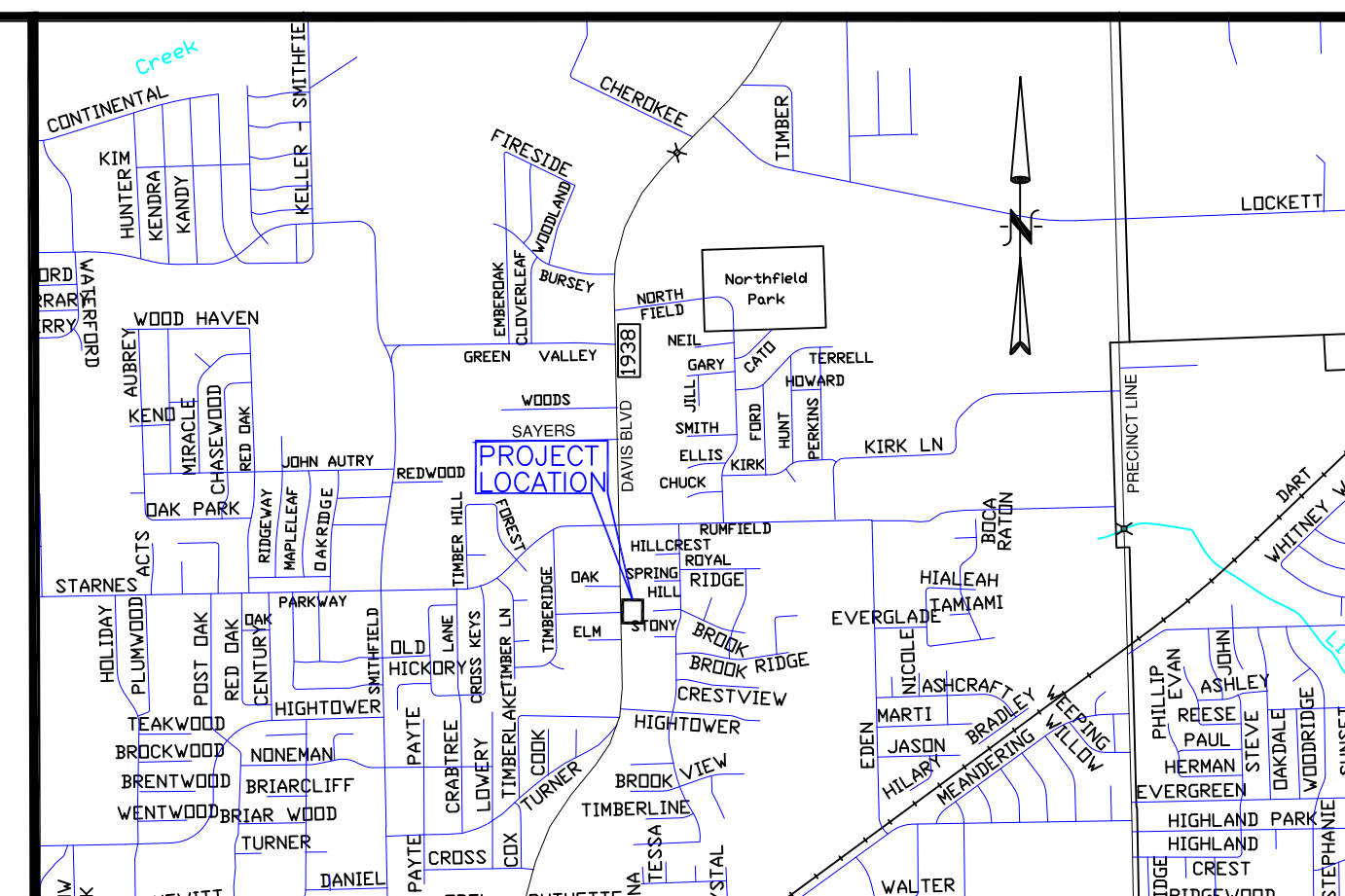
Label the area of each lot in square feet.

Grid Coords
X=2366657.6
Y=7006030.0

Need to confirm each property has their own water and sewer services.

Description says this iron rod set not found. Verify and update as needed.

Remove from drawing. Not necessary.



LOCATION MAP
1" = 2000'

NOTES:

The Basis of Bearings for this plat is Grid North, NAD 83, North Central Texas Zone.

5/8" capped iron rods stamped RPLS 5094 will be set at all lot corners, unless noted otherwise.

Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

This replat does not amend or remove any covenants or restrictions.

Coordinates based on SmartNet RTK GPS Observations, NAD 83, GEOID 12-GRS80, Texas North Central Zone.

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

Whereas the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2023, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

Whereas the City Council of the City of North Richland Hills, Texas voted affirmatively on this ____ day of _____, 2023, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

Preliminary, for review only.

Block 2

REPLAT

Lots 49A & 49B, Block 2, STONYBROOKE ADDITION
Being a replat of Lot 49, Block 23, Stonybrooke Addition, an addition to North Richland Hills, Tarrant County, Texas, according to plat recorded in Volume 388-87, Page 5, Plat Records, Tarrant County, Texas.

0.2755 Acres out of the S. Richardson Survey, Abstract No. 499

December 28, 2022 / 2 LOTS

PLAT FILED AS INST. NO. D _____, DATE _____

NRH CASE NO. RP 2023-

PLAT23-0037