



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on September 22, 2021. The Development Review Committee reviewed this plat on October 5, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. 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)*
2. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
  - a. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
  - b. 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. Add a common access easement to the plat that covers the existing driveway to provide cross-access for Lot 5R2 to Jamie Renee Lane. *NRH Subdivision Regulations §110-412 (Design criteria – common access 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 PLAT21-0003).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. It is recommended that the owner email addresses be removed from the plat drawing.
  - b. The lots will retain the existing addresses of 6617 and 6619 Parkview Drive.
  - c. This replat creates a remnant portion of Lot 6, Block 12, Fox Hollow Addition. A plat must be filed for Lot 6, Block 12 that reflects the new property boundaries for that lot prior to any building permits for additions or new construction.