



## DEVELOPMENT REVIEW COMMITTEE COMMENTS

### WRITTEN STATEMENT OF CONDITIONS

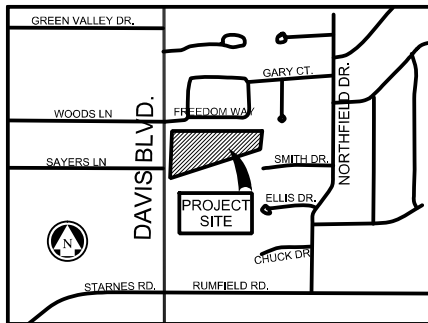
The City of North Richland Hills received this plat on March 8, 2023. The Development Review Committee reviewed this plat on March 21, 2023. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. 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. Remove the zoning labels from adjacent properties. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
3. Update the block reference in title block to read Lots 1X & 2-13 **Block 3**. The drawing refers to Block 2. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
4. Revise the labels to read **SIGHT VISIBILITY EASEMENT** at street intersection on Davis Boulevard. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
5. Add a drainage easement to Lot 10, as based on the civil construction plans. *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 PLAT23-0034).



VICINITY MAP

N.T.S.

- NOTES:
1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA"
4. THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY
5. Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.

GENERAL NOTE:

1. ALL LOTS THAT HAVE A MINIMUM FFE REQUIREMENT DUE TO THE PRESENCE OF FLOOD PLAIN (LOTS 10 THROUGH 13) OR OTHER FACTORS MUST HAVE FEMA ELEVATION CERTIFICATIONS PREPARED AND SUBMITTED BY A LICENSED PROFESSIONAL SURVEYOR FOR REVIEW AND ACCEPTANCE BY THE CITY'S FLOODPLAIN ADMINISTRATOR ON TWO SEPARATE OCCASIONS DURING THE CONSTRUCTION PROCESS.

2. ELEVATION CERTIFICATE INFORMATION MAY BE FOUND ON FEMA'S WEBSITE (WWW.FEMA.GOV).

By graphic scale a portion of the subject property appears to lie in Zone AE shaded (Area determined to be inside the 100-Year Floodway) the rest of the property appears to lie in Zone X, not shaded, (area determined to be outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. 48439C0090L, Effective March 21, 2019.

NOTE:

FENCING WILL NOT BE ALLOWED WITHIN THE EROSION SETBACK

NOTE:

"THIS PLAT DOES NOT REMOVE ANY EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THE PROPERTY."

KNOW ALL MEN BY THESE PRESENTS:

THAT EDWARD KHALIL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

SIGNATURE

DATE



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

NOTES:

- A. NO ABOVE GROUND FRANCHISE UTILITY APPURTENANCES ARE ALLOWED IN THE FRONTS OF THE PROPERTIES EXCEPT FOR LOTS 10-13 WHERE 7.5' UTILITY EASEMENT IS PROVIDED.
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.
C. WITHIN THE TREE PRESERVATION EASEMENT ON LOT 13 BLOCK 3, NO PERSON, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, MOVE OR REMOVE, OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE SITUATED IN THE EASEMENT WITHOUT FIRST OBTAINING A TREE REMOVAL AUTHORIZATION FROM THE CITY OF NORTH RICHLAND HILLS.
D. BUILDING PERMITS WILL NOT BE ISSUED FOR LOT 10, 11 & 13, UNTIL A LOMR HAS BEEN SUBMITTED TO FEMA SUPPORTING REMOVAL OF FLOODWAY / FLOODPLAIN FROM THE PROPERTIES.

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

BEING 3.353 ACRE TRACT OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 12, BLOCK 2, OF ST JOSEPH ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER D218015082, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO G & H GROUP, LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D222029899, DEED RECORDS, TARRANT COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, G & H GROUP, L.L.C (WAGUIH GUIRGUIS) DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND SO HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

BY:

WAGUIH GUIRGUIS

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this day of 20.

Notary Public in and for Tarrant County

My printed name

My commission expires:

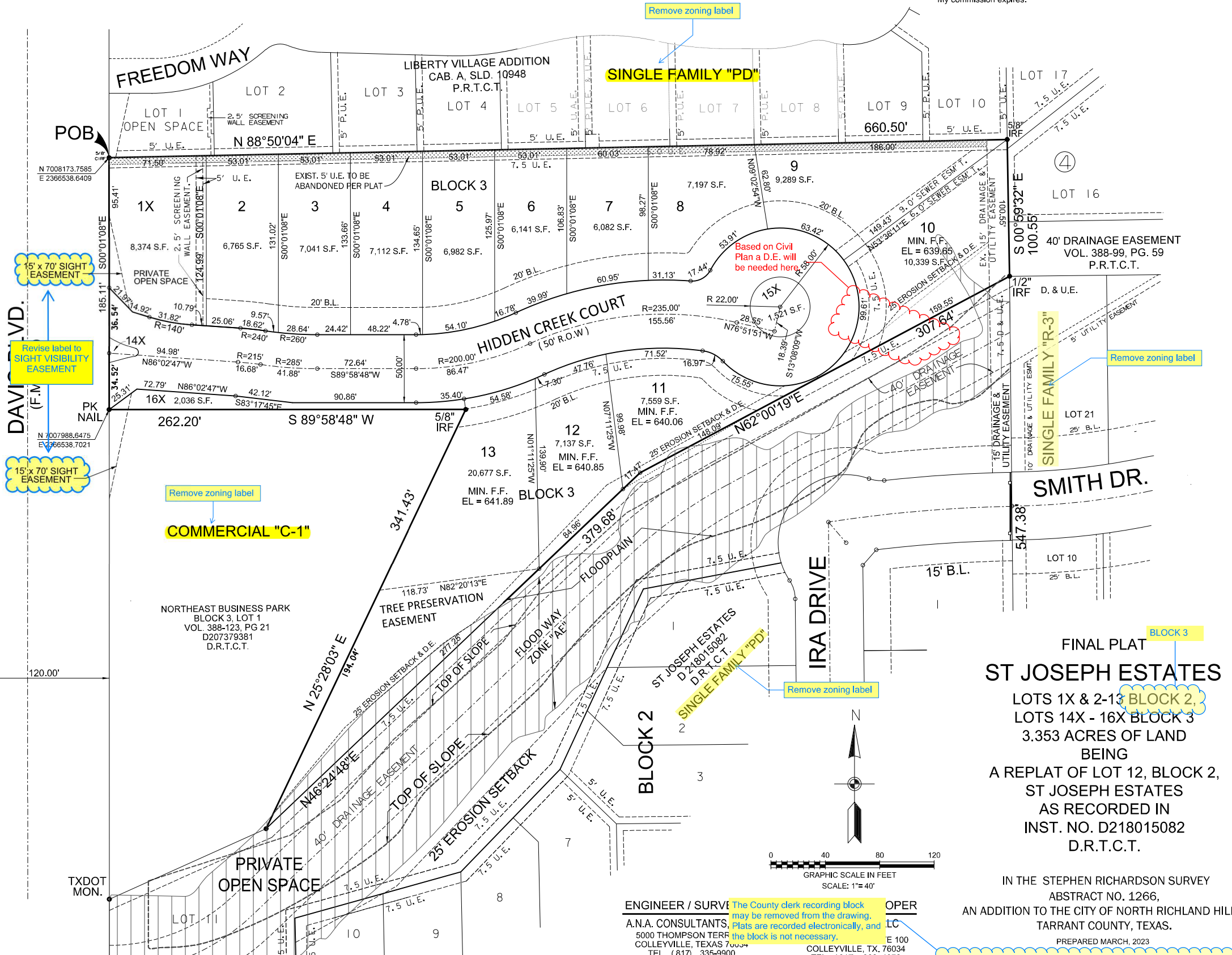


Table with 4 columns: REVISIONS, DATE, PROJECT NO., PROJECT NO.

FINAL PLAT
ST JOSEPH ESTATES

5000 Thompson Terrace
Colleyville, TX. 76034
(817)335-9900
FAX: (817)335-9955

SHEET 1 OF 1
A.N.A. CONSULTANTS, L.L.C.
CASE PLAT 23-0034
(CASE PLAT 23-0003)