



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on December 21, 2023. The Development Review Committee reviewed this plat on January 2, 2024. 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. Removing the email address for the owner from the plat is recommended since the plat is a recorded public document. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
2. The County clerk recording block may be removed from the drawing. Preliminary plats are not recorded, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
3. Revise the Planning and Zoning Commission approval block on the plat as follows. The block below is specific to preliminary plats. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – planning division approval certification)*

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20____, to approve this preliminary plat.

Chair, Planning and Zoning Commission

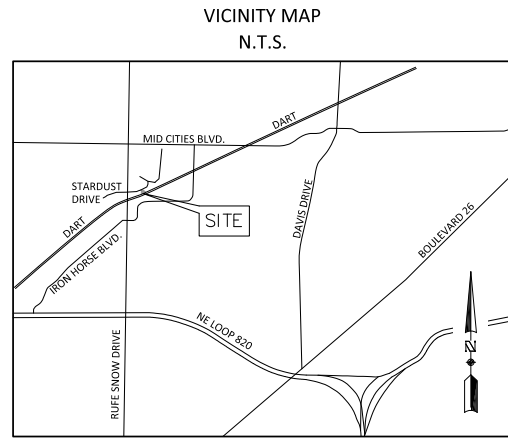
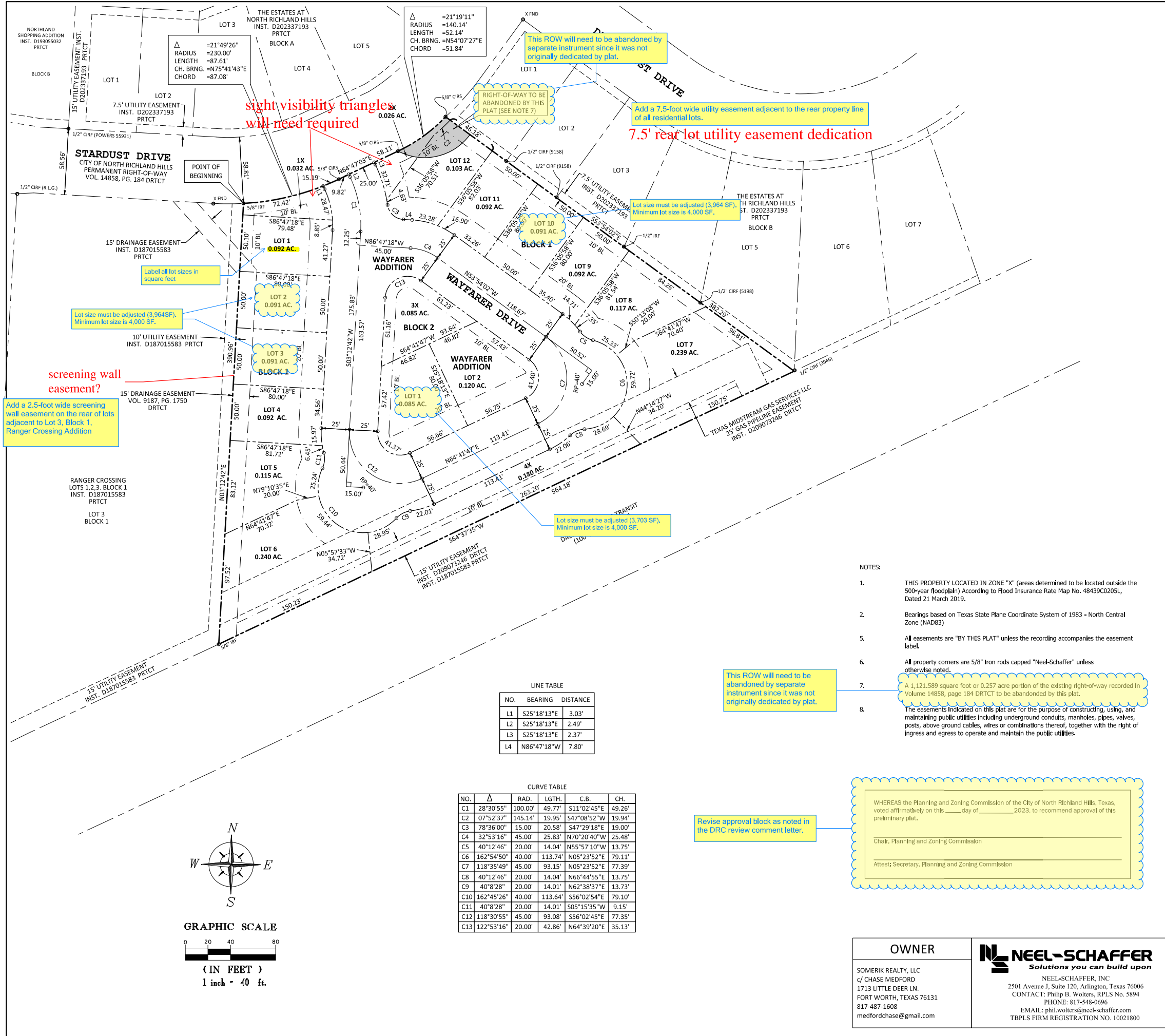
Attest: Secretary, Planning and Zoning Commission

4. Remove the 10-foot rear building line from the residential lots. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. Remove building lines from lots 1X and 2X Block 1. These are open space lots, and the building line is not necessary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
6. Label all lot sizes in square feet rather than acres. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*
7. Lots 2, 3, and 10, Block 1, and Lot 1, Block 2 do not meet the minimum lot area of 4,000 square feet required by the property zoning. Revise the lots accordingly. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*
8. Add a 2.5-foot wide screening wall easement on the rear of lots adjacent to Lot 3, Block 1, Ranger Crossing Addition. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
9. Provide sight visibility easements (15 ft by 70 ft) on both sides of the corner of Stardust Drive and the new roadway connection. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
10. Add a 7.5-foot wide utility easement adjacent to the rear property line of all residential lots. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
11. The proposed right-of-way abandonment for Stardust Drive must be done by separate instrument. The right-of-way was originally dedicated by deed and not by plat. Provide a separate exhibit and metes and bounds description of the area. The abandonment will be processed as part of the final plat application. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication)*

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 PLAT23-0057).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. In addition to generally applicable NRH development codes and standards, the review of this final plat included the development-specific standards required by the Residential Infill Planned Development zoning district adopted by Ordinance No. 3818 on October 9, 2023.
 - b. Conditions, covenants, and restrictions (CC&Rs) for all property within the development must be recorded in the official public records of Tarrant County by the owner before a final subdivision plat may be approved, a lot sold, or a building permit issued. See general requirements in the associated zoning approval attached for reference. (Ordinance 3818).
 - c. A markup of the civil plans associated with this project is provided separately. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or nfrohman@nrhtx.com. A final plat application cannot be accepted until final construction plans are approved.
 - d. A landscape plan for the development must be prepared by a Registered Landscape Architect. The plan must be submitted with the public infrastructure plans for the development and is subject to approval by the Development Review Committee.
 - e. Street names are reviewed and dedicated at the time of Final Plat. The geometry of this street likely warrants the use of the "Circle" suffix.



PROPERTY DESCRIPTION

Being a tract of land situated in the John C. Yates Survey, Abstract No. 1735, City of North Richland Hills, Tarrant County, Texas, conveyed by deed to Somerik Realty, LLC, as recorded under Instrument No. D221248897 Deed Records, Tarrant County, Texas (DRCT) and more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod in the south line of Stardust Drive for the northwest corner of said Somerik Realty, LLC tract, same being the northeast corner of Lot 3, Block 1, Ranger Crossing recorded under Instrument No. D187015583 Plat Records, Tarrant County, Texas (PRTCT), said corner also being the beginning of a curve to the left with a radius of 230.00 feet, a central angle of 21 degrees 49 minutes 26 seconds, having a chord which bears North 75 degrees 41 minutes 43 seconds East with a distance of 87.08 feet;

THENCE Northeasterly, along said curve to the left, same being said south line, an arc length of 87.61 feet to a point for corner;

THENCE North 64 degrees 47 minutes 03 seconds East, continuing along said south line, a distance of 58.11 feet to a point for corner, said point also being the beginning of a curve to the left with a radius of 140.14 feet, a central angle of 54 degrees 07 minutes 27 seconds, having a chord which bears North 77 degrees 07 minutes 08 seconds East with a distance of 51.84 feet;

THENCE Northeasterly, continuing along said south line, an arc length of 52.14 feet to a point in the west line of Lot 1, Block B, The Estates at North Richland Hills, recorded under Instrument No. D202337193 PRTCT for the northeast corner of said Somerik Realty, LLC tract;

THENCE South 53 degrees 54 minutes 02 seconds East, along said west line, same being the east line of said Somerik Realty, LLC tract, a distance of 382.29 feet to a point in the north line of a Dallas Area Rapid Transit (DART) 100' right-of-way, for the southeast corner of said Somerik Realty, LLC tract from which a found bearing 1/2 inch Iron rod capped "3946" bears North 24 degrees 27 minutes 22 seconds East, a distance of 0.77 feet;

THENCE South 64 degrees 41 minutes 47 seconds West, along said north line, same being the south line of said Somerik Realty, LLC, a distance of 564.73 feet to the southwest corner of said Somerik Realty, LLC tract, same being the southeast corner of said Lot 3, Block 1, Ranger Crossing;

THENCE North 03 degrees 19 minutes 56 seconds East, along the west line of said Somerik Realty, LLC tract, same being the east line of said Lot 3, Block 1, Ranger Crossing, a distance of 390.62 feet to the POINT OF BEGINNING and containing 126,922.069 square feet or 2.913 acres of land.

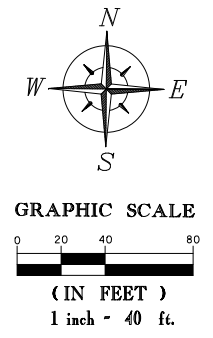
- NOTES:
- THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) According to Flood Insurance Rate Map No. 48439C0205L, Dated 21 March 2019.
 - Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
 - All easements are "BY THIS PLAT" unless the recording accompanies the easement label.
 - All property corners are 5/8" Iron rods capped "Neel-Schaffer" unless otherwise noted.
 - A 1,121,589 square foot or 0.257 acre portion of the existing right-of-way recorded in Volume 14858, page 184 DRCT to be abandoned by this 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.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S25°18'13"E	3.03'
L2	S25°18'13"E	2.49'
L3	S25°18'13"E	2.37'
L4	N86°47'18"W	7.80'

CURVE TABLE

NO.	Δ	RAD.	LGTH.	C.B.	CH.
C1	28°30'55"	100.00'	49.77'	S11°02'45"E	49.26'
C2	07°52'37"	145.14'	19.95'	S47°08'52"W	19.94'
C3	78°36'00"	15.00'	20.58'	S47°29'18"E	19.00'
C4	32°53'16"	45.00'	25.83'	N70°20'40"W	25.48'
C5	40°12'46"	20.00'	14.04'	N55°57'10"W	13.75'
C6	162°54'50"	40.00'	113.74'	N05°23'52"E	79.11'
C7	118°35'49"	45.00'	93.15'	N05°23'52"E	77.39'
C8	40°12'46"	20.00'	14.04'	N66°44'55"E	13.75'
C9	40°8'28"	20.00'	14.01'	N62°38'37"E	13.73'
C10	162°45'26"	40.00'	113.64'	S56°02'54"E	79.10'
C11	40°8'28"	20.00'	14.01'	S05°15'35"W	9.15'
C12	118°30'55"	45.00'	93.08'	S56°02'45"E	77.35'
C13	122°53'16"	20.00'	42.86'	N64°39'20"E	35.13'



SURVEYOR'S CERTIFICATION:
I, Philip B. Wolters, of Neel-Schaffer Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of North Richland Hills.

Philip B. Wolters 12/19/2023
Date
Philip B. Wolters
Registered Professional Land Surveyor
Texas Registration Number 5894

**PRELIMINARY PLAT
WAYFARER ADDITION**
LOTS 1-12, BLOCK 1
LOTS 1-2, BLOCK 2
4-OPEN SPACE LOTS- 1X - 4X

BEING 2,913 ACRES OF LAND SITUATED IN THE JOHN C. YATES SURVEY, ABSTRACT NO. 1735 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

DECEMBER 18, 2023

CASE: **PLATXX-XXX** **PLAT23-0056**

<p>OWNER</p> <p>SOMERIK REALTY, LLC c/ CHASE MEDFORD 1713 LITTLE DEER LN. FORT WORTH, TEXAS 76131 817-487-1608 medfordchase@gmail.com</p>	<p>NEEL-SCHAFFER Solutions you can build upon</p> <p>NEEL-SCHAFFER, INC 2501 Avenue J, Suite 120, Arlington, Texas 76006 CONTACT: Philip B. Wolters, R.P.L.S. No. 5894 PHONE: 817-548-0696 EMAIL: phil.wolters@neel-schaffer.com TBPLS FIRM REGISTRATION NO. 10021800</p>
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The County clerk recording block may be removed from the drawing. Preliminary plats are not recorded and the block is not necessary.

This Plat Filed in Instrument No. D _____ on _____