



WRITTEN STATEMENT OF CONDITIONS

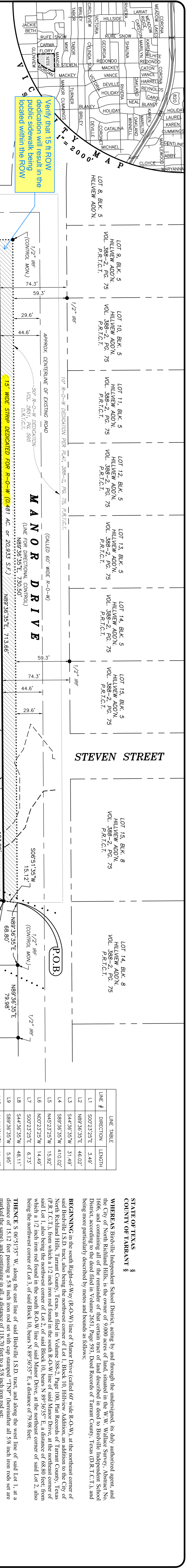
The City of North Richland Hills received this plat on July 19, 2023. The Development Review Committee reviewed this plat on August 1, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. 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)*
2. Add a 20-foot front building line adjacent to Flory Street and Manor Drive. This will correspond with the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
3. Verify that the 15-foot right-of-way dedication for Manor Drive and Flory Street is sufficient to include the new public sidewalk within the right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
4. Add a drainage easement that encompasses the full AE zone plus one foot of freeboard. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – drainage easements) and NRH Flood Damage Prevention Ordinance §102-83 (Standards for new development or subdivision proposals)*

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 PLAT23-0047).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. The property will retain its current address of 4100 Flory Street.



Verify that 15 ft ROW
dedication will result in the
public sidewalk being
located within the ROW

Does Kay Granger Park
need to be
separated out or
dedicated within
Plat? Parks
thoughts?

Drainage
Easement
needed for
100-year
floodplain plus
1-foot of
freeboard

tpn
For North Texas
817.253.3300
www.tnperkins.com 192615 Registration No. 130116400

teague noll & perkins
5327 N. Riverside Drive, Suite 100
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LOT 12-C, BLK. 1
HILVIEW ADDN.
VOL. 388-2, PG. 75
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LOT 13-A, BLK. 1
HILVIEW ADDN.
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LOT 1, BLK. 3
HENRY ADDN.
VOL. 388-174, PG. 40
P.A.T.C.T.

LOT 1, BLK. 1
T94C-WASH ENTERPRISES ADDN.
C&B. A, SLIDE 100713
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LOT 10, BLK. 10
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LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S00°23'25"E	3.40'
L2	N89°29'35"W	410.02'
L3	S07°29'25"W	14.40'
L4	S07°29'25"W	6.73'
L5	S07°29'25"W	5.95'
L6	S07°29'25"W	22.47'
L7	S07°29'25"W	15.00'
L8	S07°29'25"W	35.25'
L9	N02°23'25"E	28.35'
L10	N02°23'25"E	20.71'

SURVEYOR'S CERTIFICATION

I, Thearon W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an original and correct survey made under my supervision or that of my assistants and under the personal supervision of myself.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RERELED UNLESS A FINAL SURVEY DOCUMENT - RELEASE DATE JUNE 14, 2023

Date: June 14, 2023

OWNERS:
Bradcliffe ISD
6125 East Bolding St.
North Richland Hills, Texas 76117
(817) 547-5700

CASE: PLAN 2023-0047
Case PP 2023-

**FINAL PLAT OF
LOT 12, BLOCK 10
HILVIEW ADDITION**

This plat filed as Instrument No. D _____ DATE: ___/___/2023.

SCALE: 1"=50'

NEEDS TO BE SEPARATED OUT OR DEDICATED WITHIN PLAT? PARKS THOUGHTS?

DRAINAGE EASEMENT NEEDED FOR 100-YEAR FLOODPLAIN PLUS 1-FOOT OF FREEBOARD