



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on July 11, 2025. The Development Review Committee reviewed this plat on July 22, 2025. The following represents the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat. T

1. Remove the City Council approval block. The plat does not require approval by City Council. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*
2. Label the street name on the north-south portion of the new street as Meadowbrook Drive. Street names should match on either side of Royal Ridge Drive, as different names could hamper the provision of public safety and emergency services. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
3. Label the street name on the east-west portion of the new street. Street names are subject to revision if there are potential conflicts with other street names within the city. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – street names)*
4. Revise the lot number label on the lot at the northwest corner of Royal Ridge Drive and the new street. The lot is labeled Lot 14 and appears it should be Lot 10. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – lot and block numbering)*
5. Add the following note to the plat: The driveways on Lots 1 and 14 Block 1, and Lots 1 and 10 Block 2 must be located on _____ (*street name to be determined*) on the side of the lot furthest from the street intersection. The driveway on Lot 17 Block 2 must be located on Royal Ridge Drive on the side of the lot furthest from the street intersection. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions) and NRH Public Works Design Manual §1-04 (Street system - street design criteria)*
6. Informational. A six-foot tall masonry screening wall must be constructed along the rear lot lines adjacent to Rumfield Road and the side lot lines adjacent to Stonybrooke Drive. A waiver of this requirement was granted for the side lot line adjacent to Royal Ridge Drive. *NRH Subdivision Regulations §110-261 (Masonry screening wall requirements)*

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 PLAT25-0090).

