



**Development Review Committee Comments | 11/22/2021**  
**Case PLAT21-0006**  
**Wolff Iron Horse Addition – 6301 Northeast Loop 820**

**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on November 17, 2021. The Development Review Committee reviewed this plat on November 22, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Change the legal description of the property to Lot 5, Block 1, Wolff Iron Horse Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. 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)*
3. Add the following note to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
  - a. 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.
4. Revise note 3 to read as follows: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
  - a. This plat is intended to be a conveyance plat for the purpose of sale or conveyance of the property in its entirety or interests thereon defined. Development permits and building permits will not be issued, and public utility services will not be provided, until public infrastructure plans are approved by the City to support the development of the property.
5. In the opening call of the metes and bounds description, the word intersection is misspelled (see the marked-up copy of the plat). Verify and update as appropriate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*

**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 PLAT21-0006).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. The lot will retain the existing address of 6301 Northeast Loop 820.