



Development Review Committee Comments | 10/4/2022
Case PLAT22-0028
Antinone Addition (7200 Mid-Cities Boulevard)

WRITTEN STATEMENT OF CONDITIONS

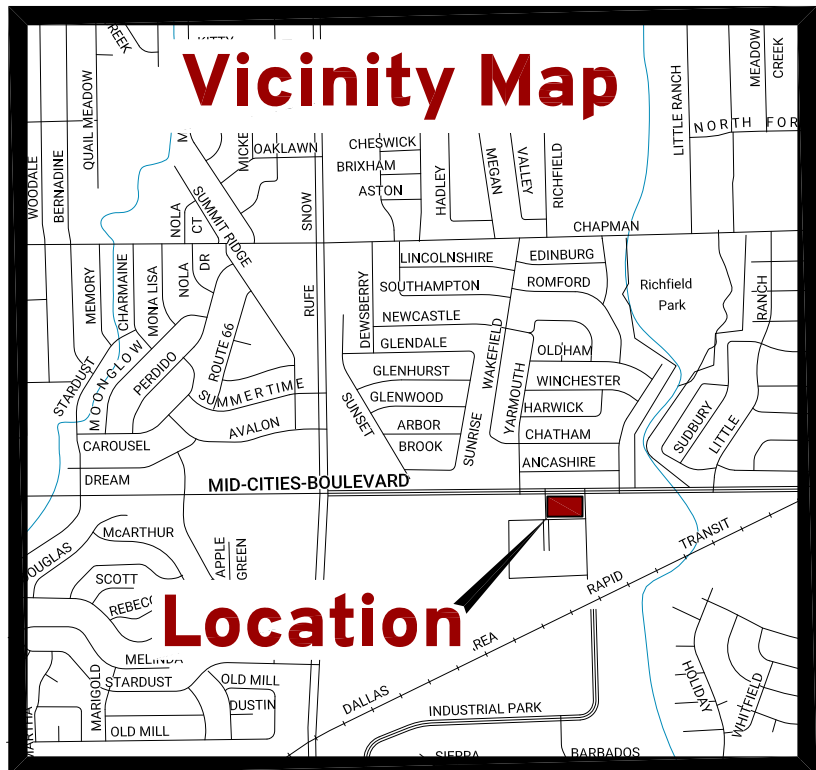
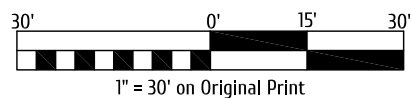
The City of North Richland Hills received this plat on September 21, 2022. The Development Review Committee reviewed this plat on October 4, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

1. Change the legal description of the property to Lots 1 and 2, Block 2, Antinone Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. This keeps the subdivision name consistent for lots facing Mid-Cities Boulevard. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. Revise the sight visibility easement at the driveway intersections. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way with the edge of the driveway and 50 feet parallel to the directions of the approaching traffic. As drawn the easement is measured from the curb line. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
3. Add and label a sight visibility easement (15 ft by 70 ft) at all street corner intersections. See marked-up drawing for more details. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
4. At each street intersection corner, add a 10 ft x 10 ft sidewalk and utility easement, or provide a 10 ft x 10 ft corner clip right-of-way dedication. See marked-up drawing for more details. *NRH Subdivision Regulations §110-412 (Generally – corner clip)*
5. There are revisions and corrections required in the owner's certificate, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
6. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions) & §110-412 (Generally – double frontage lots)*
 - a. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
 - 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. Driveway access to Mid-Cities Boulevard is not permitted for the property.
7. Remove the 25-foot **ACCESS, DRAINAGE & UTILITY EASEMENT** from plat. Utilities are not located within easement and the drainage easement not necessary at this location. A common access easement location may be recommended following review of the site plan for this property. *NRH Subdivision Regulations Article XI Design Criteria §110-412 (Generally – common access easements)*
8. There is a 12-inch water line running parallel to Mid-Cities Boulevard in front of this property. The water line must be located within a dedicated **WATER LINE EASEMENT**. The easement must be 15 feet wide centered on the water line (7.5 feet on either side of the centerline of the water line). Add the easement to the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
9. The civil plans include areas adjacent to the front property line where the proposed sidewalk encroaches into the property. In these areas, add a sidewalk easement of appropriate size to the plat. *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 drawing (Case PLAT22-0028).
2. Comments regarding the civil plans for the project are noted on marked-up copies of the plans. These comments should be addressed on the next submittal.
3. Comments regarding the associated site plan application will be provided separately.



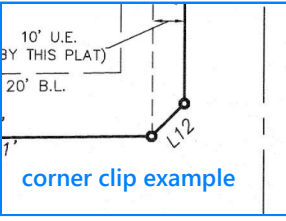
MID-CITIES BOULEVARD

(A 110' Public Right-of-Way)

Add and label a sight visibility easement (15 ft by 70 ft) at all street corner intersections

On the civil plans, there are areas adjacent to the front property line where the proposed sidewalk encroaches into the property. In these areas, add a sidewalk easement to the plat.

At each street intersection corner, add a 10 ft x 10 ft sidewalk and utility easement, or provide a 10 ft x 10 ft corner clip ROW dedication.



* Sight Visibility Easement based on a 15' x 50' triangle adjacent to the existing curb

Easement should be measured from property (ROW) line rather than curb. Revise reference in note.

NOTES PER CITY OF NORTH RICHLAND HILLS:

1) Selling any portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

Add the following notes to the drawing.

- No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- 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.
- Driveway access to Mid-Cities Boulevard is not permitted for the property.

CERTIFICATE OF APPROVAL

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

Mayor, City of North Richland Hills

Attest: City Secretary

Owner/Applicant:

Western Texas LLC
6702 Lake Jackson Dr
Arlington, TX 76002
Abdullah Hashi619-905-9942
whk29@hotmail.com

Recommended to remove email address from plat drawing

I, Jason B. Rawlings, 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.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED OF RECORD FOR ANY PURPOSE.

Jason B. Rawlings, Texas RPLS No. 5665



The County clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary

This plat filed as Instrument No. _____ Date: _____

Add the City case number near the bottom right corner of the drawing (Case PLAT22-0028)

Job No. 22014 • Plot File 22014 Plat

STATE OF TEXAS

COUNTY OF TARRANT

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS Western Texas, LLC, acting by and through the undersigned, is the sole owner of a tract of land out of the John Yates Survey, Abstract No. 1753 and situated in the City of North Richland Hills, Tarrant County, Texas, being surveyed by Miller Surveying in March of 2022, said tract being the same tract of land described in the deed to Western Texas LLC recorded as Instrument No. D221097988 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch capped steel rod found for the northwest corner of said Western Texas tract, said rod being the intersection of the easterly right-of-way line of Dick Fisher Drive and the southerly right-of-way line of Mid Cities Boulevard;

Thence North 89 degrees 49 minutes 20 seconds East with the northerly boundary line of said Western Texas tract and said southerly right-of-way line a distance of 364.06 feet to a cross in concrete set for the northeast corner of said Western Texas tract, said cross being the intersection of said southerly right-of-way line and the westerly right-of-way line of Iron Horse Boulevard;

Thence South 00 degrees 10 minutes 53 seconds East with the easterly boundary line of said Western Texas tract and said westerly right-of-way line a distance of 208.00 feet to a 1/2 inch steel rod found for the southeast corner of said Western Texas tract, said rod being the intersection of said westerly right-of-way line and the northerly right-of-way line of Dick Fisher Drive N;

Thence South 89 degrees 49 minutes 20 seconds West with the southerly boundary line of said Western Texas tract and said northerly right-of-way line a distance of 364.06 feet to a 1/2 inch steel rod found for the southwest corner of said Western Texas tract, said rod being the intersection of said northerly right-of-way line and said easterly right-of-way line;

Thence NORTH with the westerly boundary line of said Western Texas tract and said easterly right-of-way line a distance of 208.00 feet to the point of beginning and containing 1.7400 acre of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Scott R. Wood; Sara L. Wood, and RSST&J Real Estate, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **LOT 2 and LOT 3, CIVIC CENTRE ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Western Texas, LLC

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS:

COUNTY OF _____;

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared _____ of **Western Homes, LLC**, 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 purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public State of Texas

Printed Name

Revise to Lots 1 and 2, Block 2, Antinone Addition

CIVIC CENTRE ADDITION
LOT 2 AND LOT 3, BLOCK 1

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TEXAS
Consisting of two lots and being 1.7400 acres out of the
JOHN C. YATES SURVEY, ABSTRACT NO. 1753
TARRANT COUNTY, TEXAS
SURVEYED JULY 2022