



Development Review Committee Comments | 10/4/2022
Case PLAT22-0029
Caswell Addition (8900 Kirk Lane)

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.

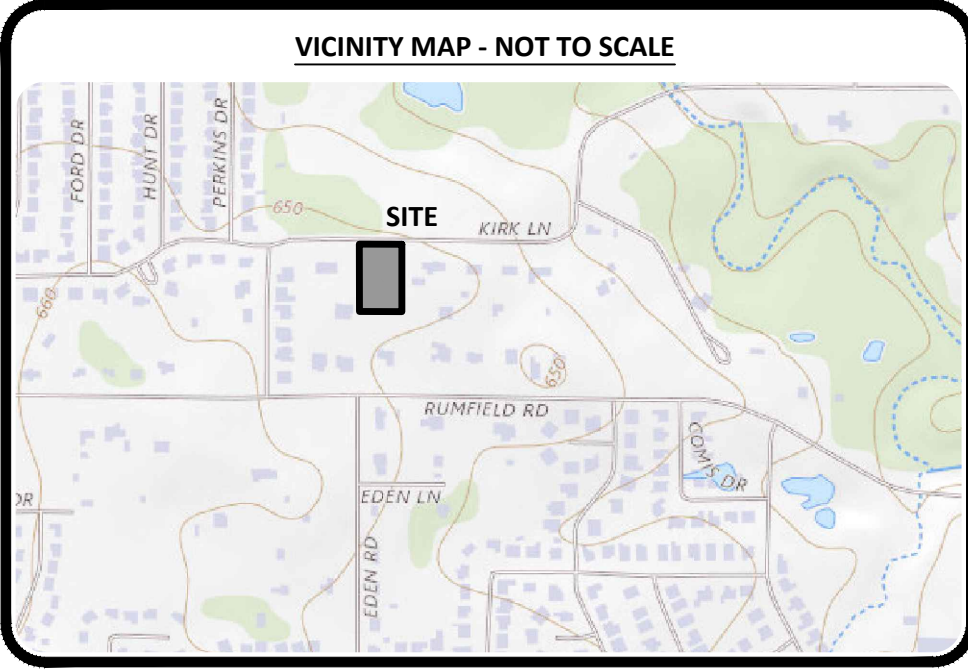
1. Informational. A zoning change application was submitted for this property in conjunction with the subdivision plat. The review of the plat was based in part on proposed zoning of R-1-S (Special Single-Family). *NRH Subdivision Regulations §110-384 (Conformity with zoning regulations)*
2. Remove the email addresses for the owner and surveyor from the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
3. 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)*
4. Change the block number to Block 1 on the drawing, the title block, and other relevant instances. The use of numbers instead of letters is the preferred block numbering format. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
5. Update the title block to read **FINAL PLAT** rather than **SHORT FORM FINAL PLAT**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
6. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - 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.
7. Kirk Lane is classified as an R2U Local Road on the Transportation Plan. An R2U roadway requires an ultimate right-of-way of 50 feet. Verify the existing right-of-way with established corner monuments on the north side of the street. Right-of-way dedication is required to establish a 50-foot existing right-of-way. Label the dimensions and area of the dedication on the drawing *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
8. The proposed zoning for the property requires a front building line of 25 feet adjacent to the Kirk Lane frontage. Add the building line to the plat, as measured from the new property line based on the right-of-way dedication. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
9. There is not a sanitary sewer main located along Kirk Lane adjacent to this property. What is the plan to provide sanitary sewer service to this lot? *NRH Subdivision Regulations §110-451 (Proportionality determination) and §110-446 (Adequate public facilities)*

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 PLAT22-0029).



- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

- SURVEYOR'S NOTES:**
- Bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
 - This property lies within Zone X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0090L, with an effective date of 3/21/2019, via scaled map location and graphic plotting.
 - Monuments are found unless specifically designated as set.
 - Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

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

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS MPN SERVICES, LLC acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land out of the S. Richardson Survey, Abstract Number 1266 in the City of North Richland Hills, Tarrant County, Texas, and being the same tract of land described by deed to MPN Services, LLC as recorded under Document Number D221038654, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northeast corner of said MPN tract and the herein described tract;

THENCE with the perimeter and to the corners of said MPN tract, the following calls:

- South 00 degrees 04 minutes 55 seconds East, a distance of 316.70 feet to a point from which a 5/8 inch rebar found bears South 43 degrees West, a distance of 0.49 feet;
- North 89 degrees 39 minutes 55 seconds West, a distance of 200.00 feet to a 5/8 inch rebar with cap stamped, "BURNS" found;
- North 00 degrees 04 minutes 55 seconds West, a distance of 316.70 feet to a 5/8 inch rebar found;
- South 89 degrees 39 minutes 55 seconds East, a distance of 200.00 feet, returning to the **POINT OF BEGINNING** and enclosing 1.454 acres (63,338 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, MPN SERVICES, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **LOT 1 BLOCK 1, CASWELL ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the publics' use the streets, alleys, easements and rights-of-way shown hereon.

WITNESS my hand this the ____ day of _____, 20____.

MPN SERVICES, LLC., Owner's Agent/Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: September 9, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT September 9, 2022

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

There is no Sewer main along Kirk near this property. What is the plan for Sewer?

Change the block number to Block 1 on the drawing, the title block, and other relevant instances. The use of numbers instead of letters is the preferred block numbering format

Revise plat title to FINAL PLAT. The short form designation is not necessary.

SHORT FORM FINAL PLAT
LOT 1, BLOCK A
CASWELL ADDITION

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
BEING 1.454 ACRES OF LAND LOCATED IN THE
S. RICHARDSON SURVEY, ABSTRACT #1266
PREPARED SEPTEMBER, 2022

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER
MPN SERVICES, LLC
1135 S. AIRPORT CIRCLE
EULESS, TX 76040
CONTACT: BEN LOIBL
BLOIBL@CKPLINK.COM

Recommended that email addresses be removed since plat is a recorded public document

Case PLAT22-0029

CASE NO.: XX-XX-XX

TABLE OF REVISIONS

DATE SUMMARY