



Development Review Committee Comments | 5/16/2023
Case PLAT23-0041
Davis North Tarrant Parkway Addition (8376 Davis Blvd)

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on May 5, 2023. The Development Review Committee reviewed this plat on May 16, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the spelling of **Oncor** in the easement reference on the north line of Lot 2R3R2. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
2. The plat appears to abandon a 25-foot access easement from the previous replat. Most of this easement may be abandoned by the amended plat. However, a portion of the easement should be retained at the south end to provide a cross-connection to the adjacent lot to the south. See the marked up drawing for more information. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
3. Hatch or shade the portion of the 50-foot water and sewer easement to be abandoned by the plat. This will clarify the portion being abandoned and provide similar line work to the abandoned portion of the access easement. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
4. 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)*

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 PLAT23-0041).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Lot 2R3R2 will be addressed as 8376 Davis Boulevard.
 - b. Lot 2R5R2 will retain the existing address of 8368 Davis Boulevard.