



Development Review Committee Comments | 4/16/2024
Case PLAT24-0062
Souvan Addition (6725 Hewitt Street)

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on April 5, 2024. The Development Review Committee reviewed this plat on April 16, 2024. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition.

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-2 (Single-Family Residential). *NRH Subdivision Regulations §110-384 (Conformity with zoning regulations)*
2. Provide an as-built survey of the property that shows the existing house in relation to the boundaries of Lot 2. The zoning exhibit may be used for this purpose. This is necessary to verify that proposed Lot 2 is compliant with the zoning standards of the proposed R-2 (Single-Family Residential) district in terms of building setbacks, rear yard open space, and other standards. It appears that the existing carport may encroach the side yard setback. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – permanent structure encroachments) and §110-331 (Requirements for all plat drawings – building setback lines)*
3. 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)*
4. Add a 25-foot front building line to Lot 1 measured from the east property line, as shown on the marked-up drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. Add a 25-foot front building line to Lot 2, as measured from the property line on Hewitt Street. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
6. Add a 7.5-foot wide utility easement adjacent to the rear property line of Lot 2. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
7. Add a 15-foot wide utility easement adjacent to the rear property line of Lot 1. This easement should match and continue the utility easement from the Richfield at the Parks plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. Revised the spelling of the street name **CORTLAND DRIVE**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
9. 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)*
10. Add the following notes to the plat *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*:
 - a. Above ground franchise utility appurtenances are not 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.

11. Indicate whether the existing metal barns and carport on Lot 1 will be demolished. The subdivision of the property creates a nonconforming lot since the lot will have only accessory buildings without a permanent structure, which may require removal of all buildings. *NRH Zoning Ordinance §118-718 (Accessory buildings and structures)*

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 PLAT24-0062).
2. Provide a drawing showing existing utility locations. This is necessary for verification of adequate and appropriate service connections and locations. For example, the water meter location for the existing house must remain within the proposed boundary for Lot 2.
3. Prior to recording the plat and the issuance of building permits, existing structures on the property must be removed or revised to conform to new boundary setbacks and other zoning standards.
4. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. The developer will be responsible for any water and sewer impact fees at the time of building permit application for any new water meters.
 - b. Lot 1 will be addressed 6729 Hewitt Street. Lot 2 will retain the current address of 6725 Hewitt Street.

Z:\MBO_RPLS7\6725 Hewitt St\Working Plot.dwg modified by RPLS7 at 7:46am on 2024 - 4 Apr 02,

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Being a tract of land out of the John C. McComas Survey, Abstract Number 1040, City of North Richland Hills, Tarrant County, Texas; being the same property sold to Phonssavanh Souvannarath per the deed recorded as County Clerk Document D219115760, Official Public Records, Tarrant County, Texas (OPRTCT) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of a tract of land sold to Gary B. Harston, per the deed recorded as County Clerk Document D205054942, OPRTCT, said corner being on the west line of Hewitt Street, a variable width right of way;

THENCE South 89° 32' 28" West, departing the west line of Hewitt Street, passing at 132.00 feet, the northeast corner of Lot 11, Block 1, Richfield at the Parks Addition per the plat recorded in Cabinet A, Slide 6063, Plat Records, Tarrant County, Texas (PRTCT); continuing with the north line of Richfield at the Parks Addition for a total distance of 402.90 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner on the east line of Lot 9, Block 1, McComas Subdivision, per the plat recorded in Volume 388-90, Page 58, PRTCT

THENCE North 0° 08' 00" East, with the east line of said McComas Subdivision, a distance of 207.25 to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for the southwest corner of Lot 6, Block 1, Hewitt Estates Addition per the plat recorded in Volume 388-165, Page 45, PRTCT;

THENCE North 89° 34' 20" East, with the south line of said Hewitt Estates, a distance of 403.32 feet to a 1/2" iron rod found on the west line of Hewitt Street for the southeast corner of Lot 6, Block 1, Hewitt Estates Addition;

THENCE South 0° 14' 55" West, with the west line of Hewitt Street, a distance of 207.03 feet to the POINT OF BEGINNING and containing a calculated area of 83,496 square feet or 1.9168 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, _____, being the owner, do hereby adopt this plat designating the hereinabove described property as Lots 1 & 2, Block 1, SOUVAN ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown thereon to the public's use unless otherwise noted.

Witness our hands at North Richland Hills, Tarrant County, Texas this the ____ day of _____, 2024.

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION:

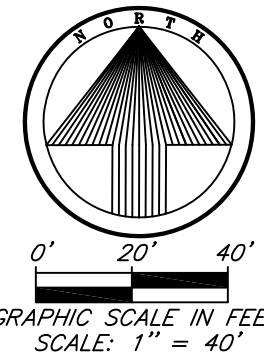
That I, Michael B Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the platting rules and regulations of the City of North Richland Hills, Texas.

Per Texas Administrative Code, TBPLS RULE §663.18:
Certification - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Registered Professional Land Surveyor 5094
Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

Michael B H Davis, Registered Professional Land Surveyor
Texas Firm Registration Certificate Number: 10135300

North Forty Road



Mabell Street

Mabell Street

McComas Subdivision
Vol.388-90,Pg.58
PRTCT

Lot 9

Lot 8

Lot 7

Lot 6

10' Utility Esm't.

10' Utility Esm't.

1/2" CIRF
AW 4186

1/2" CIRF
AW 4186

1/2" CIRF
FELS

Richfield at the Parks
Cab.A,Slid.6063
PRTCT

Lucas Lane

John C McComas Survey
Abstract No. 1040

Phonssavanh
Souvannarath
D219115760
OPRTCT

Lot 1
Block 1
62,915 Sq.Ft.
1.4443 Acres

1/2" CIRF
AW 4186

1/2" CIRF
AW 4186

Hewitt Estates
Vol.388-165,Pg.45
PRTCT

Lot 6
Block 1

Gary B. Harston
D205054942
OPRTCT

POINT OF
BEGINNING

Hewitt Street
Variable Width ROW

Lot 1
Block 1
Spring Meadows
Vol.388-193,Pg.86
PRTCT

See DRC review letter for
comment regarding the
need for as-built survey.

Courtland Drive

CORTLAND DRIVE

NOTES:

The Basis of Bearings for this plat is Grid North, NAD 83, North Central Texas Zone.

5/8" capped iron rods stamped RPLS 5094 will be set at all lot corners, unless noted otherwise.

Selling a 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.

Coordinates based on SmartNet RTK GPS Observations, NAD 83, GEOID 12-GRS80, Texas North Central Zone.

Add the following notes to the plat:

- Above ground franchise utility appurtenances are not 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.

Planning Commission of the

City of North Richland Hills, Texas voted affirmatively

on this ____ day of _____, 2024,
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 _____, 2024, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

NOTE: Will need to show existing utility locations for verification of adequate and appropriate service connection and location. (ex. the water meter location for the existing house shall need to remain within the proposed lot 2 boundary.)

Preliminary, for review only.

Revise to FINAL PLAT

SHORT FORM FINAL PLAT

Lots 1 & 2, Block 1, SOUVAN ADDITION

Being a 1.92 acre tract out of the John C. McComas Survey, Abstract Number 1040, City of North Richland Hills, Tarrant County, Texas,

April 2, 2024 / 2 LOTS

PLAT FILED AS INST. NO. D _____, DATE _____

NRH CASE NO. PLAT24-0062

Alpha Land Surveying, Inc.

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Keller, Texas 76262-4941
Phone: 817-614-8017
Fax - 817-379-5696
mbd7@gte.net

OWNER:

Phonssavanh Souvannarath
6725 Hewitt St
North Richland Hills Texas 76182
Phone: 817-999-8214