



Development Review Committee Comments | 4/16/2024
Case PLAT24-0064
City Point Addition (4201 Watson Way)

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on April 15, 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. Update the title block to read **AMENDED PLAT** rather than **REPLAT**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
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. Revise the spelling of the street name to **DENNEY DRIVE**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*

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 PLAT24-0064).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Lot 19R will retain its current address of 4201 Watson Way.

LOT 1, BLOCK 1, CITY POINT ADDITION
INST. NO. D2905281, O.P.R.T.C.T.
(NORTH RICHLAND HILLS CITY HALL)

2.5' Wall & Wall Maintenance Easement D221353959

7.5' Utility Easement D221353959 (to remain)

LOT 15

LOT 16

LOT 17

LOT 18

N 89°35'09" E 78.00'

LOT 19
D221353959

0.0806 ACRE (3,510 SF)

Erroneous easement line drawn on plat
D221353959 (No easement dedicated)

N: 6985608.70 (NAD 83 TX 4202)
E: 2362904.34 (NAD 83 TX 4202)

(Bearing basis per D221353959)
N 00°24'51" W 45.00'

10' Gas Easement D221353959 (to remain)

S 00°24'51" E 45.00'

N: 6985609.27 (NAD 83 TX 4202)
E: 2362982.34 (NAD 83 TX 4202)

S 89°35'08" W 78.00'

7.5' Utility Easement D221353959

2.5' of Utility Easement
abandoned by this plat

LOT 6, BLOCK A, CALLOWAY FARM ADDITION
VOL. 388-125, PG. 86 P.R.T.C.T.

● = 1/2" "MILLER 5665" capped steel rod found

NOTES PER CITY OF NORTH RICHLAND HILLS:

- 1) No above ground franchise utility appurtenances are allowed in the fronts of lots.
- 2) This plat does not increase the number of lots in the previously recorded subdivision, nor does it attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
- 3) The garage face (door) must be set back 20 feet from the front property line.

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

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 City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

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.

Jason B. Rawlings, Texas RPLS No. 5665



OWNER:
ASHTON DALLAS RESIDENTIAL, L.L.C.
1800 VALLEY VIEW LANE STE. 100
FARMERS BRANCH, TX 75234

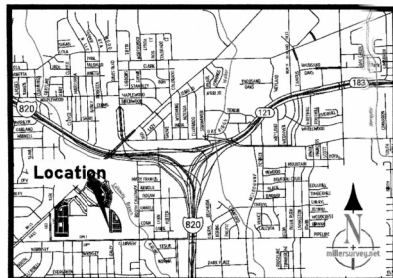


The County clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary.

This plat filed as Document No. _____ of the Official Public Recods of Tarrant County, Texas. Date: _____



20' 0' 10' 20'
1" = 20' on Original Print



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Ashton Dallas Residential, L.L.C., acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land out of the William W. Wallace Survey, Abstract No. 1606 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being all of Lot 19, Block 1, City Point Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded as Instrument No. D221353959 of the Official Public Records of Tarrant County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ashton Dallas Residential, L.L.C., acting by and through the undersigned, its duly authorized agent, and Mattamy Texas, LLC, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the hereinabove described real property as **LOT 19R, BLOCK 1, CITY POINT ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Ashton Dallas Residential, L.L.C.

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____, of Ashton Dallas Residential, L.L.C., 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 for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

THE PURPOSE OF THIS REPLAT IS TO ABANDON A PORTION OF A UTILITY EASEMENT AND TO REMOVE AN ERRONEOUSLY DEPICTED EASEMENT LINE FROM THE PLAT RECORDED AS INST. NO. D221353959, O.P.R.T.C.T.

AMENDED PLAT

REPLAT

CITY POINT ADDITION

LOT 19R, BLOCK 1

AND BEING A REVISION OF LOT 19, BLOCK 1, CITY POINT ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D221353959 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

APRIL 2024

City Case No.

PLAT24-0064

Job No. 19008 • Plot File 19008 Sec 3 Amending