



Development Review Committee Comments | 11/26/2019
Final Plat Case FP 2019-13
Lot 11, John's Addition

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on November 26, 2019. Development Review Committee reviewed this plat on November 26, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the legal description of the property to Lot 11, John's Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. The existing subdivision does not use block numbers. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. In the first paragraph of the owner's dedication statement, the deed reference for G.O.O. Property Development does not match the drawing. The statement shows D213004187 and the drawing shows D213003956. Verify and update the drawing as necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – metes and bounds description)*
3. Delete note 4 under surveyor's notes. This note refers to the preliminary plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
4. Public infrastructure improvements are required to support the development of the property. These improvements include paving and storm drain facilities. See the attached rough proportionality determination for more information. *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 drawings (Case FP 2019-13).