



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills Development Review Committee reviewed the plat submitted on November 25, 2019. The following represents the written statement of the conditions for conditional approval of the plat, as described above. The applicant may submit a written response and revised plat that adequately addresses each condition.

1. Verify the scale of the drawing. The measured dimensions are slightly different from the labeled dimensions. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – scale)*
2. Verify the ownership of the property. It is understood that MM City Point 53 LLC is now the current property owner. Update the ownership information if this is accurate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership information)*
3. Label the bowed street right-of-way on the eastern and western edges of the project with street names consistent with the other streets. The official street names will be determined at the time of final plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
4. Open space lots that serve as “Proposed Trail Connectors” as defined by the approved PD Zoning must also be identified as pedestrian access easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
5. Add the City Council approval block to the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – planning division approval certification)*

<p>WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to approve this plat.</p> <p>_____</p> <p>Mayor</p> <p>_____</p> <p>Attest: City Secretary</p>

6. Written acknowledgement from all franchise utility companies is required for all proposed general utility easement abandonments. A letter from each company or the attached form may be used to satisfy this requirement. A list of utility company contacts is also attached. *NRH Subdivision Regulations §110-10 (Conflicts with public and private provisions) and §110-361 (General infrastructure policy)*
7. Ensure that open space easements that are supposed to house drainage or water/sanitary sewer lines are also dedicated as utility-specific easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. Provide sight visibility easements (15 ft by 70 ft) at the corners of Rodger Line Drive and the new roadway connection. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
9. Coordinate the location and installation of franchise utilities within alleys. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*