



Development Review Committee Comments | 8/4/2020
Final Plat Case FP 2020-07
City Point Addition, Blocks 4 thru 10 ("Sector 1")

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on July 22, 2020. The Development Review Committee reviewed this plat on August 4, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Update the owner information on the drawing. It is understood that MM City Point 53 LLC is now the current property owner, and the plat indicates LaVerne Butterfield LP as the owner. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership information)*
2. There are a few minor discrepancies in the owner's certificate. Verify and update as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
 - a. The owner name in the opening paragraph does not match the ownership of the property.
 - b. The reference to Tract MF-1 – 3.5755 acres appears to be unrelated to the property included in the plat.
 - c. The opening paragraph of the legal description does not reference the current owner or show the last instrument conveying title to the property.
 - d. The line bearing shown in the table for curves 35 and 36 do not match the metes and bounds description. The description shows a North...East bearing and the drawing shows a South...West bearing.
3. Update the owner's certification and dedication statement as shown below. When the property owner is a corporation, the agent signing for corporation should sign their name and include their title. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*

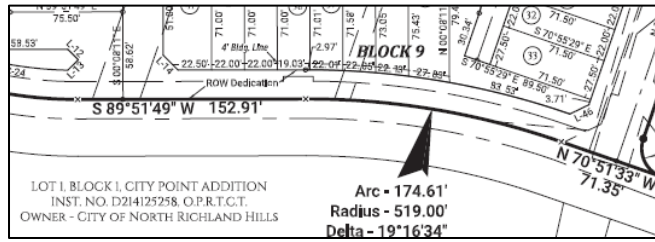
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, (Name of Corporation), acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot(s) ____, Block(s) ____, (Addition Name), an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

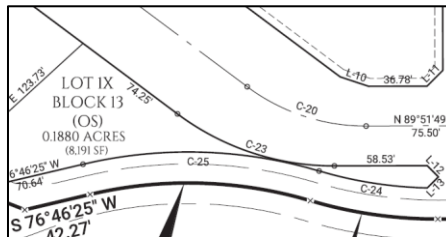
Owner's Agent

Title

4. Add the following County Clerk recording block near the bottom right of the drawing: This plat filed as instrument no. _____, dated _____. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
5. The plat recording information text for Lot 1, Block 1, City Point Addition is obscured by the curve labels. Adjust the labeling so the recording information is visible. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
6. Add the proposed street names to the drawing, including a name on the street running along the east property line between Street E and City Point Drive. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
7. Label the street name City Point Drive on the street abutting the south property line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*



8. Label all alleys with Alley. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
9. Add a table to the drawing that lists the area in square feet of each residential lot and open space lot. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*
10. Add spot dimensions along the right-of-way dedication for City Point Drive adjacent to Block 7 and Block 10. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
11. Add a detail inset to clarify the dimensions of the eastern portion of Lot 1X Block 10, especially the dimension between the curved property lines. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*



12. Revise the front building line on Lots 34-41 Block 7 from four feet to three feet. The zoning of the property indicates these lots to be “urban home” lots, which require a three-foot front building line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
13. On corner lots that have street frontage, add and label a five-foot side building line. This setback is required by the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
14. There are undefined and unlabeled lines shown in red that extend southeast from Rodger Line Drive. It appears these lines may represent the location of a gas line. If this is the case, add labels and dimensions to the easement. Otherwise, remove the lines from the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
15. 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)*
16. Show and label the existing easements on Lot 1 Block 4 that house the water and storm drain lines that are to remain across the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
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18. The plat does not show any of the multiple existing platted easements for both public and franchise utilities. Provide a plan showing how easement abandonment will be addressed. See preliminary plat for the easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
19. Provide sight visibility easements (15 ft by 70 ft) at the corners of Rodger Line Drive and Street E, and Rodger Line Drive and Boulevard 26. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*

20. Add the following note to the plat: No above ground franchise utility appurtenances are allowed in the fronts of the properties. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*

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. Revise the City case number near the bottom right corner of the drawing (Case FP 2020-07).
2. Change the drawing from color to black/white or grayscale.