



Development Review Committee Comments | 8/4/2020
Final Plat Case FP 2020-07
City Point Phase 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's certification and dedication statement as shown below. The described real property should reference the name of the plat rather than City Point Section 1. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **MM City Point 53, LLC**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as **BLOCKS 4 THROUGH 10, CITY POINT ADDITION**, 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

2. Add the proposed street name to the street running along the west property line between Bishop Street and City Point Drive. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
3. On Lot 5 Block 16, add and label a five-foot side building line adjacent to Tripp Street. On Lots 41-42, label the five-foot side building line adjacent to Tripp Street. This setback is required by the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
4. Update the metes & bounds description and total land area and add the owners dedication for the proposed Lot 2, Block 12 owned by the City of North Richland Hills. This lot was added to the plat for the purpose of avoiding duplicated lot and block numbers on future plat phases.