



Development Review Committee Comments | 9/15/2020  
Replat Case RP 2020-10  
Calloway Farm Addition

**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on September 2, 2020. The Development Review Committee reviewed this plat on September 15, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. 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. Several of the calls reference a set iron pin or set cut X. However, the drawing indicates these to be found monuments.
2. Change the lot designations to 7R1 and 7R2 on the drawing, the title block, and other relevant instances. This will avoid conflicts with existing lot numbers in Block A. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
3. Move the title block of the plat to the lower right-hand corner of the drawing. Update the title block to match the following text. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*

REPLAT

CALLOWAY FARM ADDITION

Lots 7R1 and 7R2, Block A, Calloway Farm Addition, BEING a revision of  
Lot 7, Block A, Calloway Farm Addition, an addition to the City of North  
Richland Hills, Tarrant County, Texas, according to the Plat recorded in  
Volume 388-216 Page 21 Plat Records, Tarrant County, Texas.  
(Date)

4. Increase the font weight (bold) of the property boundary bearings and dimensions so that they are differentiated from the other text on the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
5. Delete the metes and bounds descriptions of the individual lots. Show only the description for the property boundary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
6. Add the following note to the plat: This plat does not remove any existing covenants or restrictions, if any, on the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
7. In the legend, "R/W" is labeled as "building setback." Based on the context, it appears it should be labeled as "right-of-way." Verify and update the drawing as necessary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
8. Revise the owner's certification and dedication statement to delete the phrase: *When the property owner is a corporation, the agent signing for the corporation should sign their name and include their title.* *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
9. Delete the utility notes and current zoning information text. These notes are not necessary on the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
10. Glenview Drive is classified as a M4U Minor Arterial street on the Transportation Plan. An M4U roadway requires an ultimate right-of-way of 70 feet. Verify the existing right-of-way with established corner monuments on the south side of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

11. Booth Calloway Road is classified as a C2U Major Collector street on the Transportation Plan. A C2U roadway requires an ultimate right-of-way of 60 feet. Verify the existing right-of-way with established corner monuments on the east side of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
12. Show and label the approximate city limit line between North Richland Hills and Richland. The line is located approximately on the north right-of-way of Glenview Drive. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – city limit lines)*
13. Add the following note to the drawing: The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – city limit lines)*
14. Change the drawing from color to black/white or grayscale. The plat will not be recorded in color. This will require adjustments to line work on easements and hatching. *NRH Subdivision Regulations §110-96 (Official filing and recording of final plats)*
15. Show only the floodplain and floodway that affects the subject property. The off-site hatching may be deleted. It is not required to show or label the 500-year flood plain (shaded X) *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – drainage easements)*

#### **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 RP 2020-10).
2. Informational comments.
  - a. The zoning change request associated with this application will follow the same meeting schedule as the plat. Details about the meetings will be provided later.