



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on September 16, 2020. The Development Review Committee reviewed this plat on September 29, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Change the base name of the subdivision to City Point Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. Reduce the width of Lot 19 Block 1 from fifty-nine (59) feet to forty-five (45) feet, which is the lot width shown on the approved Preliminary Plat. Increase width of Lot 1X Block 1 by the difference. *NRH Subdivision Regulations §110-412 (Generally – lot dimensions)*
3. Label the point of beginning of the metes and bounds description on the drawing. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
4. On the drawing, the first two calls on the boundary line appear reversed from the legal description. Verify and update the drawing as needed. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
5. Label the front property line lot width of Lots 1X, 2, 3, and 4, Block 1. *NRH Subdivision Regulations §110-333 (Additional requirements – lot dimensions)*
6. Add the easements described below at the following locations. Screening walls are required by the planned development zoning district for the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements) and §110-373 (Masonry screening wall requirements)*
  - a. Along the west property line in the area that coincides with the location of the existing building located on Lot 1 Block 1 (city hall property), add a 7.5-foot **NO-BUILD EASEMENT** adjacent. The easement may overlap the utility easement.
  - b. Along the west property line in the areas that coincide with the location of screening walls on the north and south sides of the building referenced above, add a 2.5-foot **SCREENING WALL EASEMENT**. The easement may overlap the utility easement.
7. Proposed street names are subject to change. The final determination will be made by City Council. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
8. Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*

**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 2020-10).