



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on April 21, 2021. The Development Review Committee reviewed this plat on May 4, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add a title caption to the owner's certification and dedication statement as shown below. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS

COUNTY OF TARRANT

2. Move the surveyor certification statement from the owner's certification and dedication statement to elsewhere on the drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
3. Remove the County Clerk recording block from the drawing. Plat are recorded electronically and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
4. Delete note 7. It is essentially a duplicate of note 3 (deed restrictions and covenants). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
5. Delete the shaded area and reference to Zone X (0.2% chance) floodplain on the plat. It is not necessary to show this floodplain on the plat. The reference to Zone AE may remain on the drawing. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
6. Add the following note to the plat: The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
7. Remove the pavement shading and label from the drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
8. For reference purposes, show and label the TXDOT right-of-way dedication for this property as recorded in Document D210250150 (October 11, 2010). This will provide historical record of why only a portion of Lot 8 is included in the replat. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
9. 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. Add the City case number near the bottom right corner of the drawings (Case RP 2021-04).

2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. A sidewalk must be constructed on the lot frontage adjacent to Marilyn Lane prior to completion of building construction.
 - b. An engineered grading plan must be included in the building permit application.
 - c. The developer will be responsible for water and sewer impact fees at the time of building permit application.
 - d. The lot will be addressed as 4904 Marilyn Lane.