



Development Review Committee Comments | 6/1/2021
Replat Case RP 2021-06
Richland Oaks Addition – 8114 Boulevard 26

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on May 19, 2021. The Development Review Committee reviewed this plat on June 1, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. There is one word correction needed in the owner's certificate in the call referencing the point of beginning. It appears the highlighted area below should read "as recorded in Cabinet B." *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*

BEGINNING at a "Y"- cut found for the northwest corner of said Lot 1, Oaks Addition, 5th filing as recorded **id** Cabinet B, Slide 1713, PRTCT, a width public right-of-way);

2. The county clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
3. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
 - b. 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.
4. Update the title block to read **REPLAT** rather than **SKETCH SHOWING PREPARED PLAT AREA**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*

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 2021-06).
2. The property ownership information indicated on the application form does not match Tarrant Appraisal District (TAD) records. The application form indicates the owner of the property as Office Equity Solutions, and TAD indicates the owner as KAMC Investments LLC. Verification of ownership or a letter of authorization from the owner must be submitted.
3. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Comments regarding the associated site plan application will be provided separately.