



NOTES:

- 1) This plat does not increase the number of lots in the previously recorded subdivision, nor attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
- 2) Selling any portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S CERTIFICATION

WHEREAS, Gail Shah and Shamshad Shah, are the sole owners of the following described tract of land to wit::

Being a tract of land out of the J. McComas Survey, Abstract No. 1040 and situated in the City of North Richland Hills, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2017, said tract being all of Lot 3 and Lot 4, Block 1, Mollie B. Collins Addition, an addition to the City of Smithfield (now North Richland Hills), Texas according to the plat thereof recorded in Volume 388-X, Page 57 in the Plat Records of Tarrant County, Texas, also being the same tract of land described in the deed to Gail Shah and Shamshad Shah recorded as Instrument No. D205295090 of the Official Public Records of said County and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch steel rod found for the southwest corner of said Lot 3, said rod being in the northerly right-of-way line of Odell Street;

Thence North 03 degrees 58 minutes 49 seconds East with the westerly boundary line of said Lot 3 a distance of 151.82 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner thereof;

Thence EAST with the northerly boundary line of said Block 1 a distance of 116.00 feet to a 3/8 inch steel rod found for the northeast corner of said Lot 4;

Thence South 03 degrees 58 minutes 49 seconds West with the easterly boundary line of said Lot 4 a distance of 151.82 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner thereof, said rod being in said northerly right-of-way line;

Thence WEST with the southerly boundary line of said Block 1 and with said northerly right-of-way line a distance of 116.00 feet to the point of beginning and containing 0.4033 acres of land, more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gail Shah, and Shamshad Shah, do hereby adopt this plat designating the hereinabove described real property as **LOT 3R, BLOCK 1, MOLLIE B. COLLINS ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Gail Shah

Shamshad Shah

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Gail Shah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Gail Shah.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017

Notary Public, State of Texas
My Commission expires: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Shamshad Shah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Shamshad Shah.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017

Notary Public, State of Texas
My Commission expires: _____

CERTIFICATE OF APPROVAL

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this _____ day of _____, 20____, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

THE PURPOSE OF THIS AMENDING PLAT IS TO COMBINE LOTS 3 AND 4 INTO ONE LOT (3R).

SURVEYOR'S CERTIFICATION STATEMENT

I, Jason B. Rawlings, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Jason B. Rawlings, RPLS No. 5665



MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
MillerSurvey.net

AMENDING PLAT
MOLLIE B. COLLINS ADDITION
LOT 3R, BLOCK 1

being an amendment of Lots 3 & 4, Block 1, Mollie B. Collins Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat recorded in Volume 388-X, Page 57, Plat Records, Tarrant County, Texas

Prepared July 2017

CASE # AP 2017-03

Job No. 17068 • Plot File 17068

This plat filed as Document No. _____ in the Plat Records of Tarrant County, Texas