

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Scott R. Wood; Sara L. Wood, and RSST&J Real Estate, LLC, acting by and through the undersigned, its duly authorized agent, are the sole owners of a tract of land out of the W. D. Barnes Survey, Abstract No. 146 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract of land described in the deed to Scott R. Wood and Sara L. Wood recorded in Volume 14738, Page 77 of the Deed Records of said County, and also including the same tract of land described in the deed to RSST&J Real Estate, LLC recorded as Instrument No. D216188588 of the Official Public Records of said County, said tracts being a portion of Lot 2 and Lot 3, College Acres Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-25, Page 65 of the Plat Records of said County, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the intersection of the easterly boundary line of said Lot 2 and the southerly right-of-way line of Green Valley Drive as established by the right-of-way deed to City of North Richland Hills recorded in Volume 12005, Page 1794 of the Deed Records of said County;

Thence South 00 degrees 57 minutes 51 seconds East with the easterly boundary line, passing at 131.66 feet a 1/2 inch capped steel rod found for the northwest corner of Lot 1B1, Block 1, College Acres Addition, an addition to the City of North Richland Hills, Texas according to Instrument No. D217292436 of the Official Public Records of said County and continuing a total distance of 431.14 feet to a 5/8 inch steel rod found for the southeast corner of said Lot 2 and the southwest corner of said Lot 1B1;

Thence South 88 degrees 35 minutes 00 seconds West with the southerly boundary line of said College Acres Addition a distance of 400.23 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of Lot 3;

Thence North 00 degrees 57 minutes 51 seconds West with the westerly boundary line of said Lot 3 a distance of 440.50 feet to a 1/2 inch capped steel rod found steel rod found for the intersection of said westerly boundary line and said southerly right-of-way line;

Thence North 89 degrees 55 minutes 22 seconds East with said southerly right-of-way line a distance of 400.27 feet to the point of beginning and containing 4.0042 acre of land, more or less;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT Scott R. Wood; Sara L. Wood, and RSST&J Real Estate, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 2R and LOT 3R, COLLEGE ACRES ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Scott R. Wood

Sara L. Wood

and
RSST&J Real Estate, LLC

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Scott R. Wood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__

Notary Public State of Texas
Printed Name

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Sara L. Wood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__

Notary Public State of Texas
Printed Name

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____ agent for RSST&J Real Estate, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said RSST&J Real Estate, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 20__

Notary Public, State of Texas
My Commission expires: _____

Owners:
Lot 2
RSST&J Real Estate, LLC,
6328 Meadow Lakes Dr.
North Richland Hills, Texas 76180

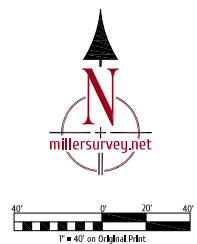
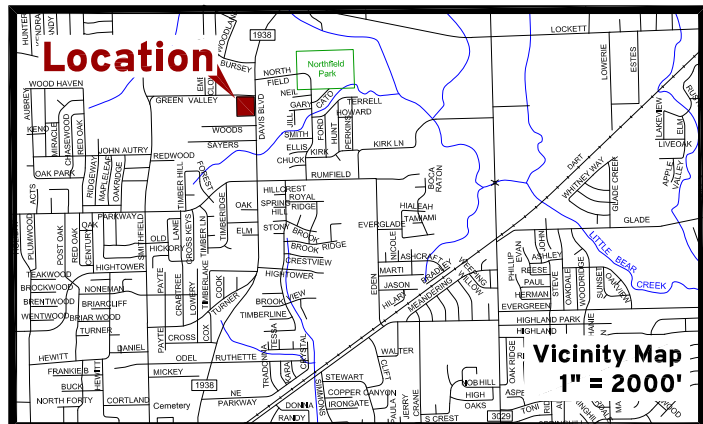
Lot 3
Scott R. & Sara L. Wood
8100 Green Valley Dr.
North Richland Hills, Texas 76182

REPLAT COLLEGE ACRES ADDITION

LOT 2R AND LOT 3R, BLOCK 1
Being an Amendment of Lot 2 and Lot 3, Block 1, College Acres Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-25, Page 65 of the Plat Records of Tarrant County, Texas
APRIL 2022



COLLEGE ACRES ADDITION VOLUME 388-25, PAGE 65, P.R.T.C.T.



NOTES PER CITY OF NORTH RICHLAND HILLS:

- 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.
- 3) No above ground franchise utility appurtenances are allowed in the fronts of the properties.
- 4) 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.
- 5) Each lot must provide adequate turn-around space on the lot so that vehicles do not back on to Green Valley Drive.

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

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