

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	114°35'30"	50.00'	91°10'35"	S 04°46'37" E	71.43'	79.57'

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
ACCORDING TO F.I.R.M. MAP NO. 48367C0275E,  
DATED SEPTEMBER 26, 2008

NOTE: SELLING A PORTION OF THIS ADDITION BY  
METES AND BOUNDS IS A VIOLATION OF COUNTY  
REGULATIONS AND STATE LAW AND IS SUBJECT TO  
FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH  
HAS BEEN PLATTED WITHOUT A GROUNDWATER  
CERTIFICATION AS PRESCRIBED IN THE TEXAS  
LOCAL GOVERNMENT CODE, SECTION 232.0032.  
BUYER IS ADVISED TO QUESTION THE SELLER AS  
TO THE GROUNDWATER AVAILABILITY.

NOTE: WATER WILL BE SUPPLIED BY PRIVATE  
WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER  
FACILITIES SUBJECT TO APPROVAL BY OFFICIALS  
OF PARKER COUNTY



OWNER'S CERTIFICATE

That I, CALEB MALLETTE, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 135-A and LOT 135-B, RHODES RANCH ESTATES, PHASE 2, Parker County, Texas. I, by the recordation of this plat, do hereby replat the property shown hereon, said lot to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 28 DAY OF June, 2021

BY: [Signature]  
CALEB MALLETTE

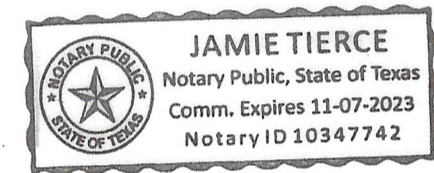
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CALEB MALLETTE, 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 consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 28 day of June, 2021

[Signature]  
Signature



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 28 DAY OF June, 2021.

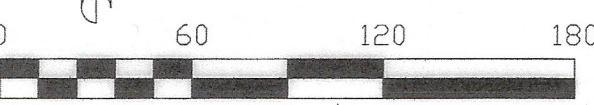
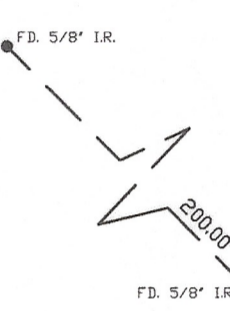
[Signature]  
COUNTY JUDGE

NAY  
COMR. PRECINCT #1

[Signature]  
COMR. PRECINCT #2

[Signature]  
COMR. PRECINCT #3

[Signature]  
COMR. PRECINCT #4



[Signature]  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21491 21491A.dwg



RHODES RANCH ESTATES  
PHASE TWO - LOT 135

LOT 135-A  
(2.998 ACRES)

LOT 135-B  
(2.000 ACRES)

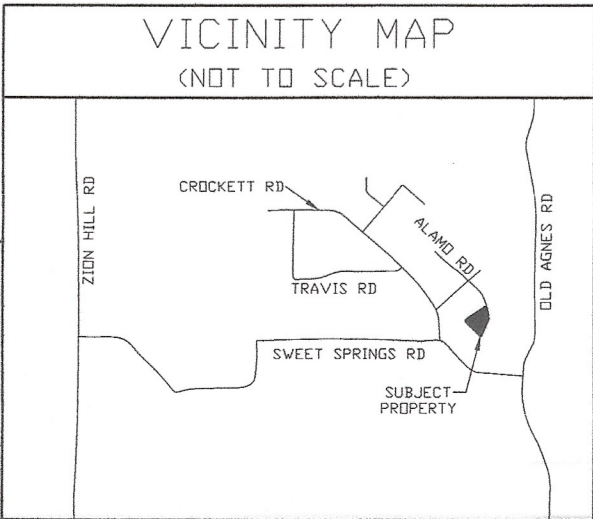
CALEB MALLETTE  
V. 2101, P. 194

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202125440  
06/28/2021 03:00 PM  
Fee: 0.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

OWNER INFORMATION  
CALEB MALLETTE  
8321 ODELL STREET  
NORTH RICHLAND HILLS  
TEXAS 76182  
PH. 817-891-3314

FILED FOR RECORD  
PARKER COUNTY, TEXAS PLAT RECORDS  
CABINET E, SLIDE 790  
DATE 6-28-21



SURVEYOR  
PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH DAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

AMENDED REPLAT  
LOT 135-A AND  
LOT 135-B  
RHODES RANCH ESTATES  
PHASE TWO  
BEING A REPLAT OF ALL OF  
LOT 135 IN RHODES RANCH  
ESTATES, PHASE 2, ACCORDING  
TO PLAT RECORDED IN VOLUME  
362-A, PAGE 64 OF THE PLAT  
RECORDS OF PARKER COUNTY, TX  
PLAT DATE: MAY 13, 2021