

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 replating 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 15<sup>th</sup> DAY OF April, 2021

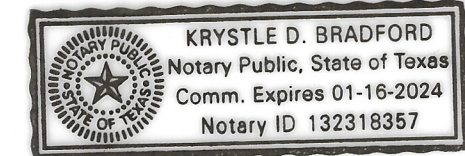
BY: *Caleb Mallette*  
CALEB MALLETTE

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 15<sup>th</sup> day of April, 2021

*Krystle D. Bradford*  
Signature



THE STATE OF TEXAS  
COUNTY OF PARKER  
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,  
ON THIS THE 10 DAY OF May, 2021.

*Paul*  
COUNTY JUDGE

*George A. Conley*  
COMR. PRECINCT #1

*Craig Paul*  
COMR. PRECINCT #2

*Samuel*  
COMR. PRECINCT #3

*Dee*  
COMR. PRECINCT #4

ACCT NO: 16730  
SCH DIST: WE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202118377  
05/10/2021 03:00 PM  
Fee: 75.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

SURVEYOR'S CERTIFICATE

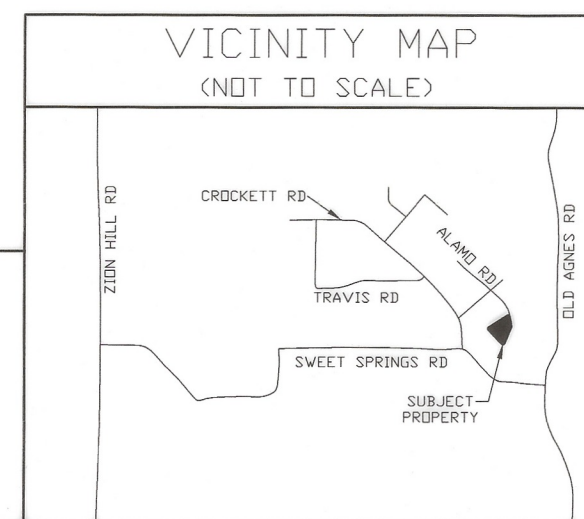
This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 2, 2021.

*Philip E. Colvin, Jr.*  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21491



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 744  
DATE \_\_\_\_\_



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

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: APRIL 5, 2021

