

OWNER'S CERTIFICATE

That I, GHC PRIME HOLDINGS LLC, the owner of the land shown hereon, do hereby adopt this plan for replatting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 131-A and LOT 131-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 21st DAY OF June, 2021

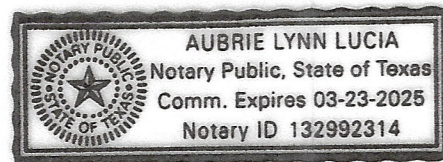
BY: Caleb Mallette
CALEB MALLETTE, Member

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 21st day of June, 2021

Aubrie Lynn Lucia
Signature



LIEN HOLDER STATEMENT

STRATA Trust Company, FBO Matthew Snow Bene for Joseph Zemanek IRA 300002300, as lien holder of this property, does hereby consent to the platting of this property as indicated hereon and for the purposes and consideration as stated.

Matthew Snow
Signature

Matthew Snow
Printed
Owner
Title

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202125443
06/28/2021 03:11 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

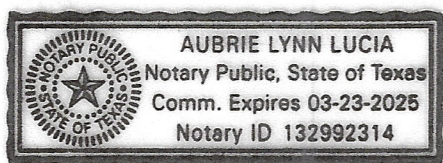
STATE OF TEXAS
COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this

day personally appeared Matthew Snow, 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 and in the capacity stated.

GIVEN under my hand and seal of office this 21st day of June, 2021

Aubrie Lynn Lucia
Signature



THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,
ON THIS THE 26 DAY OF June, 2021.

Paula
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

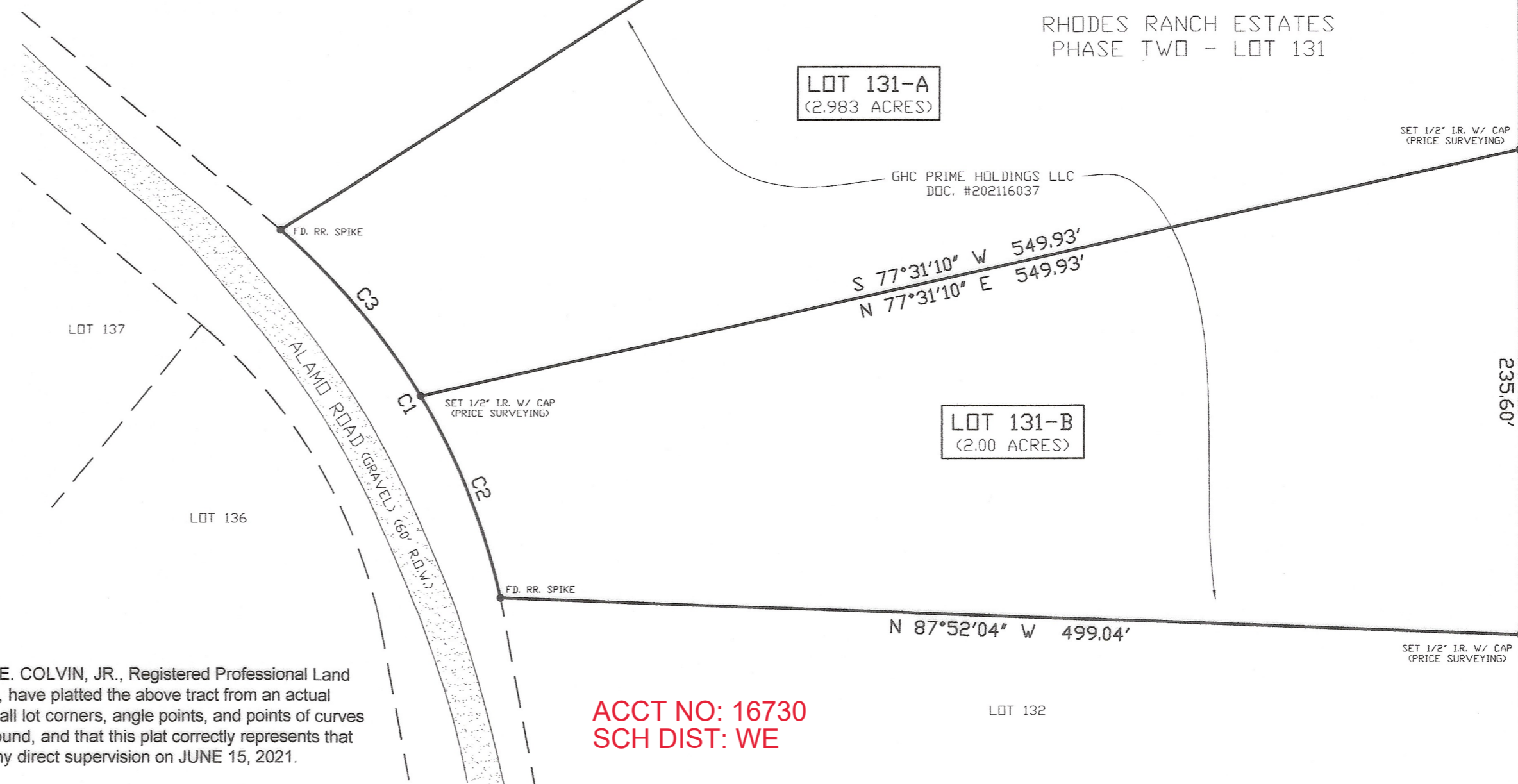
Eric Pearson
COMR. PRECINCT #2

Sam Holden
COMR. PRECINCT #3

DeDean
COMR. PRECINCT #4

202125443 PLAT Total Pages: 1

CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°36'09"	325.50'	37°22'43"	N 31°04'56" W	208.60'	212.25'
C2	17°36'09"	325.50'	18°41'21"	N 21°44'15" W	105.70'	106.17'
C3	17°36'09"	325.50'	18°41'21"	N 40°25'37" W	105.70'	106.17'



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 JUNE 15, 2021.

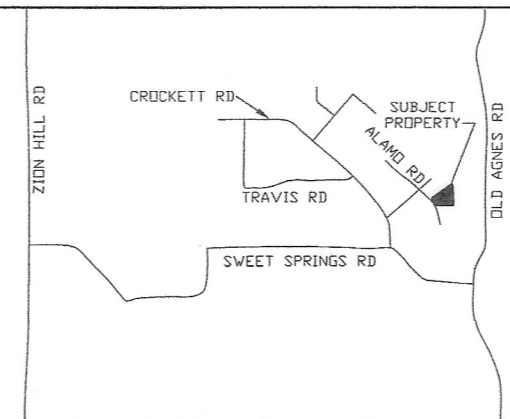
Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21709 21709A.dwg 21491.crd



ACCT NO: 16730
SCH DIST: WE

16730.001.131.00

VICINITY MAP
(NOT TO SCALE)



OWNER INFORMATION

GHC PRIME HOLDINGS, LLC
8321 ODELL STREET
NORTH RICHLAND HILLS
TEXAS 76182
PH. 817-891-3314

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET E, SLIDE 791
DATE 6-28-21

SURVEYOR

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

REPLAT

LOT 131-A AND
LOT 131-B
RHODES RANCH ESTATES
PHASE TWO

BEING A REPLAT OF ALL OF
LOT 131 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: JUNE 18, 2021

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

