

Whereas Marty Odom and Diana Odom, being the sole owners of a 12.302 acre tract of land out of the James Cook Survey, Abstract No. 276, Parker County, Texas; being a portion of that certain tract conveyed to Odom and described in Volume 2406, Page 825 and all of that certain tract conveyed to Odom and described in 201321987, Real Property Records, Parker County, Texas (R.P.R.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet):

BEGINNING at a found 1/2" capped iron rod, in the west line of Farm-to-Market Highway No. 920, at the southeast corner of that certain Eagleridge Energy, LLC tract recorded in Clerk's File No. 201814831 (described in Volume 2819, Page 199), R.P.R.C.T., and being the northeast corner of said Volume 2406, Page 825 tract, for the northeast and beginning corner of this tract. Whence the Southwest corner of the David Stinson Survey, Abstract No. 2541 is calculated to bear N 88°48'22" W 4680.51 feet.

THENCE S 29°08'55" E 187.00 feet, along the west line of said F.M. Highway 920, to a found mag nail in asphalt, at the northeast corner of that certain Tract 2-R, Deo Volente, according to the plat recorded in Cabinet D, Slide 20, Plat Records, Parker County, Texas (R.P.R.C.T.), for a corner of this tract.

THENCE along the common line of said Tract 2-R, Deo Volente and this tract the following:

N 88°51'05" W 652.45 feet, to a 3" steel fence post, being in the east line of said 201321987 tract, for a corner of this tract:

S 14°42'45" E 336.06 feet, to a 3" steel fence post, for a corner of this tract:

S 49°50'55" E, at 383.91 feet, pass the southernmost corner of said Tract 2-R, Deo Volente, same being the westerly southwest corner of that certain Tract 3, Deo Volente, according to the plat recorded in Cabinet C, Slide 308, R.P.R.C.T., and departing said common line, for a total distance of 467.49 feet, to a 3" steel fence post at the southerly southwest corner of said Tract 3, Deo Volente, for a corner of this tract.

THENCE S 88°51'05" E 558.10 feet, along the common line of said Tract 3, Deo Volente and this tract, to a found 1/2" iron rod in the west line of said F.M. Highway 920, at the southeast corner of said Tract 3, Deo Volente, for a corner of this tract.

THENCE S 29°08'55" E 75.28 feet, along the west line of said F.M. Highway 920, to a found 1/2" iron rod at the southeast corner of said 201321987 tract, same being the northeast corner of that certain BB Weatherford Partners, LLC tract described in Clerk's File No. 201810583, R.P.R.C.T., for the southeast corner of this tract.

THENCE N 88°51'05" W 594.27 feet, along the common line of said BB Weatherford Partners, LLC tract and this tract, to a set 1/2" iron rod with cap stamped "Texas Surveying Inc.", at a corner of the remainder of that certain Bradford tract described in Volume 1878, Page 1919, R.P.R.C.T., for a corner of this tract.

THENCE along the common line of said remainder of Bradford tract and this tract the following:

N 88°49'10" W 535.85 feet, to a found 1/2" capped iron rod, for a corner of this tract:

N 88°51'03" W 239.29 feet, to a found 1/2" iron rod, at the southwest corner of said 201321987 tract, for the southwest corner of this tract:

N 00°26'56" W 838.27 feet, to a found 1/2" iron rod, at the southwest corner of said Eagleridge Energy, LLC tract, for the northwest corner of this tract.

THENCE S 89°12'51" E 899.69 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Patrick Carter, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Patrick Carter, Registered Professional Land Surveyor No. 5691
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: W2403013-P
Field Date: April 1, 2024
Preparation Date: May 6, 2024

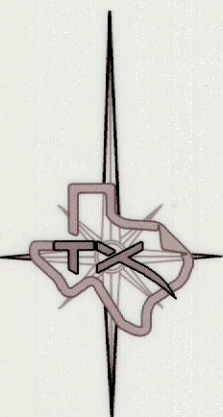


Surveyor's Notes:

- A) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- B) Currently this tract appears to be located within one or more of the following areas:
- Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
- according to the F.I.R.M. Community Panel Map No. 48367C0275E, dated September 26, 2008; for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid: US Survey Feet).
- D) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- E) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property, (i.e. architectural control committee, municipal departments, home owners assoc., etc.)
- F) All property corners are C.I.R.S. - set 1/2" capped iron rods stamped "TEXAS SURVEYING INC" - unless otherwise noted.
- G) U.E. & D.E. = Utility Easement and Drainage Easement, dedicated by this plat.

Parker County Notes:

- 1) Special notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines.
- 2) No portion of this tract lies within the extra territorial jurisdiction of any city or town.
- 3) Sanitary sewer is to be provided by on-site septic facilities.
- 4) 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 availability.
- 5) Water is to be provided by Blue Ridge Utility Company CCN# 13072.
- 6) Speed Limit: F.M. Highway 920 appears to have speed limit of 55 miles per hour.
- 7) Drive Entrances & Culverts: At time of plat, the entrance to Tract 1 has a culvert installed. F.M. Highway 920 is a state maintained highway; drive entrance and culvert for Tract 4 will need approval by TxDOT and is subject to their development standards.
- 8) All lots identified on this document require reflective address numbers. These numbers must be displayed in a prominent location clearly visible from the street. Examples of acceptable placement may include directly on the building itself or on a gate near the driveway entrance.



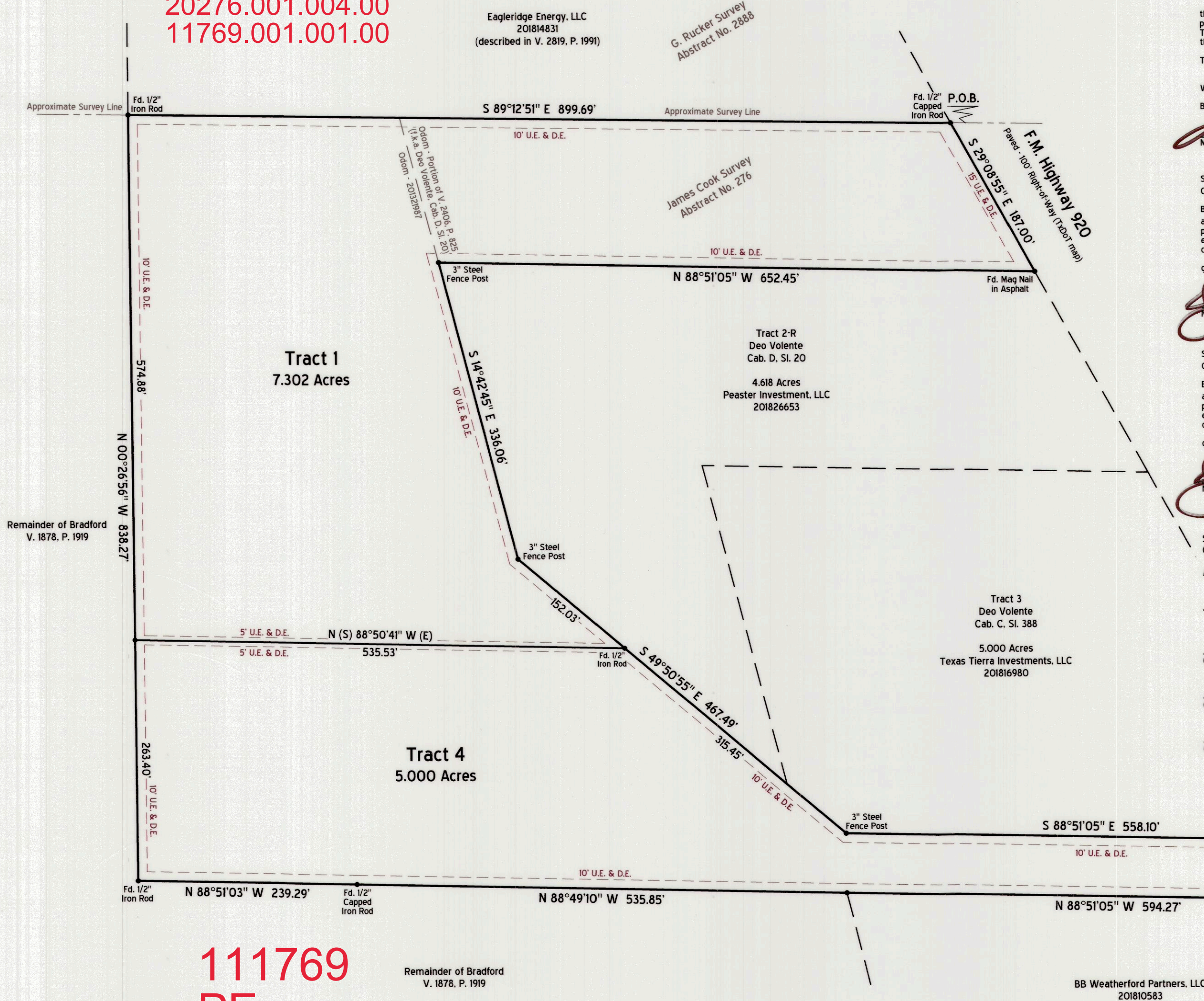
Surveyor:
Patrick Carter, R.P.L.S.
104 S. Walnut Street
Weatherford, TX. 76086
817-594-0400

Owner:
Marty & Diana Odom
800 Poolville Cutoff
Poolville, TX 76487

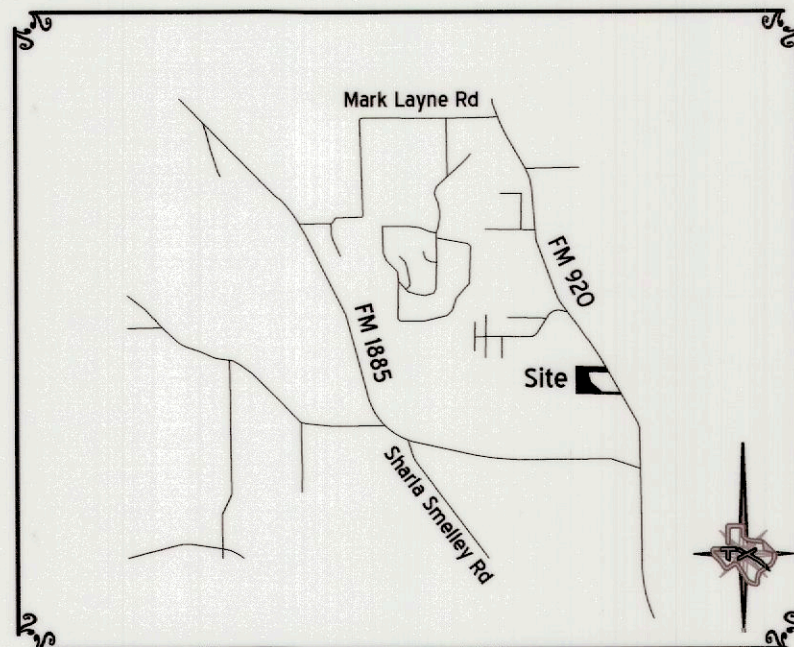
1" = 100'



20276.001.004.00
11769.001.001.00



111769
PE
F-12



Vicinity Map (not to scale)

LINE	BEARING	DISTANCE
L1	S 29°08'55" E	75.28'

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202413542
05/28/2024, 03:18 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet **F** Slide **722**

Now, Therefore, Know All Men By These Presents:

that Marty Odom and Diana Odom, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Tracts 1 and 4, Deo Volente II**, an addition in Parker County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the **17** day of **May**, 2024.

By:

Marty Odom

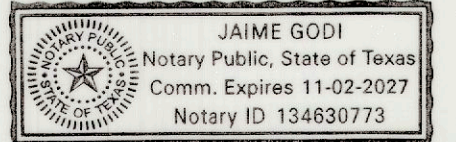
Diana Odom

State of Texas
County of **Parker**

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared **Marty Odom**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the **17** day of **May**, 2024.

Jaime Godi
Notary Public in and for the State of Texas

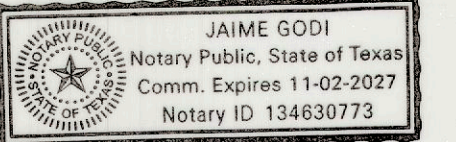


State of Texas
County of **Parker**

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared **Diana Odom**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the **17** day of **May**, 2024.

Jaime Godi
Notary Public in and for the State of Texas



State of Texas
County of Parker

Approved by the Commissioners' Court of Parker County, Texas, this the

28th day of **May**, 2024.

George A. Conley
Commissioner Precinct #1

Jack Lutz
Commissioner Precinct #2

Absent
Commissioner Precinct #3

Tracy Hale
Commissioner Precinct #4

Final Plat Tracts 1 and 4 Deo Volente II

an addition in Parker County, Texas

Being a 12.302 acre tract of land out of the James Cook Survey, Abstract No. 276, Parker County, Texas; being a portion of that certain tract described in V. 2406, P. 825 and all of that certain tract described in 201321987, Real Property Records, Parker County, Texas

May 2024

WEATHERFORD BRANCH - 817-594-0400



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SURVEYING

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