STATE OF TEXAS
COUNTY OF PARKER

202514037 PLAT Total Pages: 1

Part of the MARY GODFREY SURVEY, Abstract No. 505 situated in Parker County, Texas; embracing a portion of the 42–70/100 acres tract described in the deed to Darrell Odom and spouse Ronda Odom recorded in Document No. 201518818 of the Official Public Records of Parker County, Texas all of the 1–99/100 acre tract described in the deed to Trickle Creek Ranch, LLC., recorded in Document No. 201821739 of the said Official Public Records, and all of Parcels 3 and 4 described in the deed to Darrell K. Odom recorded in Document No. 202402725 of the said Official Public records, and described by metes and bounds as follows:

The bearings are per the Texas Coordinate System North Central Zone Nad 83 (2011). All 5/8" capped irons set in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at the most northerly northwest corner of the said 42–70/100 acres tract, in Old Brock Road, from which a 3/8" iron found for the most westerly corner of Lot 1RR, of THE COUNTRY PLACE, Section A according to the Plat thereof recorded in Slide D–594 of the Plat Records of Parker County, Texas bears south 74 degrees–30 minutes–45 seconds east 20–44/100 feet.

Thence south 74 degrees–30 minutes–45 seconds east, along the northerly line of the said 42–70/100 acres tract, to and along a southerly line of said Lot 1RR, 165–75/100 feet to a 3" pipe fence corner post found the northeast corner of the said 42–70/100 acre tract, and a re–entrant corner of said Lot 1RR, and a northwesterly corner of Lot 25R, THE COUNTRY PLACE, according to the Plat thereof recorded in Book 362 A, Page 12 of the said Plat Records.

Thence south 19 degrees–47 minutes–17 seconds west, along the easterly line of the said 42–70/100 acres tract, and along the westerly line of said THE COUNTRY PLACE, 1436–88/100 feet to a ½" iron found for the northeast corner of Lot 1R, of RIDGEVIEW ESTATES, according to the Plat thereof recorded in Cabinet D Slide 644 of the Plat Records of Parker County, Texas, in the easterly line of the said 42–70/100 acres tract, and the westerly line of THE COUNTRY PLACE, according to the plat thereof recorded in Book 362 A Page 12 of the said Plat Records.

Thence north 79 degrees–11 minutes–51 seconds west, along the north line of the said Lot 1R, 598–88/100 feet to the westerly line of the said 42–70/100 acres tract, in Old Brock Road, from which a 5/8" capped iron set bears south 79 degrees–11 minutes–51 seconds east 26–21/100 feet.

Thence northeasterly, along the said westerly line of the 42–70/100 acres tract, and along said Old Brock Road the following;

north 01 degree–22 minutes–57 seconds east 183–87/100 feet to the beginning of a curve to the right having a radius of 335–00/100 feet, then along said curve to the right an arc length of 182–56/100 feet, the long chord of said 182–56/100 feet arc is north 16 degrees–59 minutes–47 seconds east 180–31/100 feet,
north 32 degrees–36 minutes–37 seconds east 494–82/100/100 feet to the beginning of a curve to the right having a radius of 389–00/100 feet,
along the arc of said curve to the right an arc length of 185–07/100 feet, the long chord of said 185–07/100 feet arc is north 46 degrees–14 minutes–30 seconds east 183–32/100 feet,
north 59 degrees52 minutes–24 seconds east 244–72/100 feet to the beginning of a curve to the left having a radius of 503–00/100 feet,
along the arc of said curve to the left an arc length of 199–24/100 feet, the long chord of said 199–24/100 feet arc is north 48 degrees–31 minutes–29 seconds east 197–94/100 feet,
north 37 degrees–10 minutes–33 seconds east 163–49/100 feet to the place of beginning and containing 16–601/1000 acres.

THE STATE OF TEXAS
COUNTY OF PARKER

Owner's certification

Now therefore know all men by these presents:

That, We Darrell Odom and Ronda Odom, being dedicatory do hereby adopt this plat designating the herein above property as Lots 1 thru 4, of The Estates of Trickle Creek, an addition to Parker County, Texas, and does hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public utilities or government agencies desiring to use or using same. Any public utility or government agency shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility or government agency shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of constructing, reconstruction inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Witness my hand, this the 22 day of April 2025.

By:
Darrell Odom
(Owner)

Ronda K Odom
Ronda Odom
(Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Ronda Odom 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 and in the capacity therein stated.

Given under my hand and seal on his the 28th day of April 2025.

Karen Carlton
Notary Public, State of Texas

By:
Ronda K Odom
Ronda Odom (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Darrell Odom 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 and in the capacity therein stated.

Given under my hand and seal on his the 22 day of April 2025.

Karen Carlton
Notary Public, State of Texas

By:
Darrell Odom (Owner)

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Darrell Odom
Darrell Odom (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Darrell Odom known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 22nd day of April 2025.

Karen Carlton
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Ronda K Odom
Ronda Odom (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Ronda Odom known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 28 day of April 2025.

Karen Carlton
Notary Public, State of Texas

NOTES:

EACH LOT IS REQUIRED TO SHOW REFLECTIVE HOUSE NUMBERS.

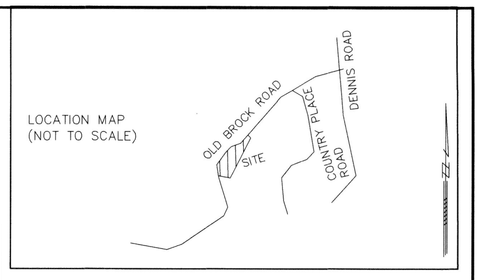
LOT 1 SHALL HAVE A CULVERT SIZE OF 14" IF A DRIVEWAY IS INSTALLED.

THE GROUNDWATER STUDY WAIVER WAS APPROVED PER THE CITY OF BROCK JANUARY 27, 2025.

NUMBER	DIRECTION	DISTANCE
L4	N41°50'33"W	275.59'
L5	S71°39'27"W	24.90'
L6	N86°20'34"W	16.20'
L7	N55°04'08"W	112.12'
L8	N06°27'33"W	7.61'
L9	N25°05'57"E	39.71'
L10	N03°00'11"W	14.41'
L11	N75°56'55"W	21.23'
L12	S87°28'51"W	91.25'
L13	N76°04'53"W	44.50'

NUMBER	DIRECTION	DISTANCE
L14	N32°36'37"E	50.01'
L15	S44°42'27"E	31.70'
L16	N87°28'51"E	22.63'
L17	S02°31'09"E	30.00'
L18	S87°28'51"W	30.00'
L32	N76°04'53"W	44.50'

NUMBER	DIRECTION	DISTANCE
L19	N00°33'23"W	49.85'
L20	N40°43'42"W	19.92'
L21	N03°28'01"W	25.04'
L22	N23°54'10"W	47.37'
L23	S82°17'08"W	20.75'
L24	S75°53'35"W	33.37'
L25	S39°52'30"W	12.06'
L26	S06°17'13"W	10.60'
L27	S55°26'21"W	11.01'
L28	S66°25'39"W	38.14'
L29	N73°39'22"W	62.86'
L30	N48°47'44"W	56.43'
L31	S69°37'48"W	53.74'



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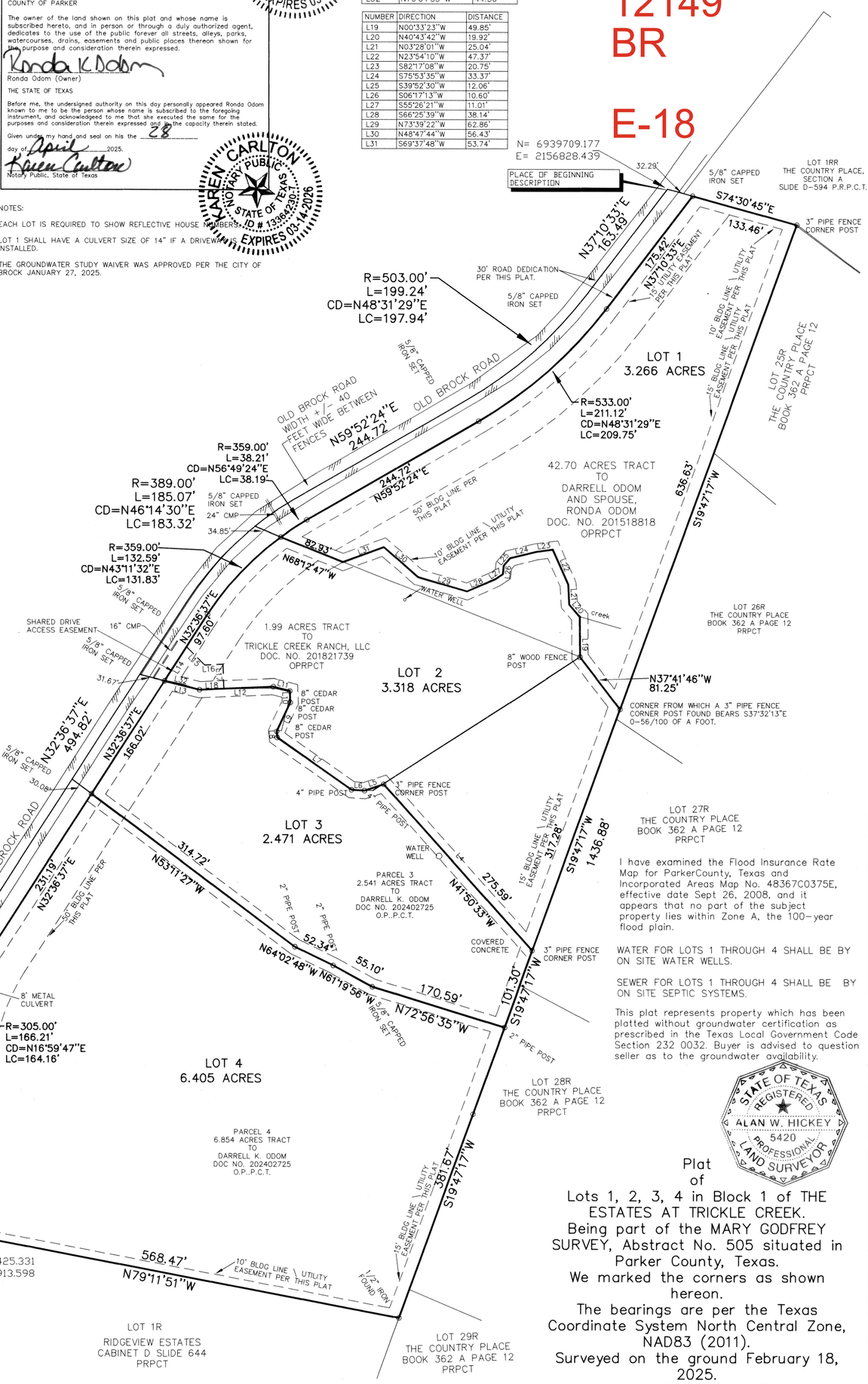

I have examined the Flood Insurance Rate Map for ParkerCounty, Texas and Incorporated Areas Map No. 48367C0375E, effective date Sept 26, 2008, and it appears that no part of the subject property lies within Zone A, the 100–year flood plain.

WATER FOR LOTS 1 THROUGH 4 SHALL BE BY ON SITE WATER WELLS.

SEWER FOR LOTS 1 THROUGH 4 SHALL BE BY ON SITE SEPTIC SYSTEMS.

This plat represents property which has been platted without groundwater certification as prescribed in the Texas Local Government Code Section 232 0032. Buyer is advised to question seller as to the groundwater availability.

STATE OF TEXAS REGISTERED ALAN W. HICKEY 5420 PROFESSIONAL LAND SURVEYOR

Plat
of
Lots 1, 2, 3, 4 in Block 1 of THE ESTATES AT TRICKLE CREEK.
Being part of the MARY GODFREY SURVEY, Abstract No. 505 situated in Parker County, Texas.
We marked the corners as shown hereon.
The bearings are per the Texas Coordinate System North Central Zone, NAD83 (2011).
Surveyed on the ground February 18, 2025.
BROOKES BAKER SURVEYORS

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Alan W. Hickey
Alan W. Hickey
Regostered Professional Land Surveyor No. 5420

BROOKES BAKER SURVEYORS
996 HICKEY COURT
GRANBURY TEXAS 76049
(817)279–0232
DONH@BROOKESBAKERSURVEYORS.COM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202514037
05/28/2025 04:29 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

THE STATE OF TEXAS COUNTY OF PARKER
I, Ronda Odom being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the five (5) mile Extra–Territorial Jurisdiction of the Town of Brock.

Ronda K Odom
Ronda Odom (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Ronda Odom known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 28 day of April 2025.

Karen Carlton
Notary Public, State of Texas

THE STATE OF TEXAS COUNTY OF PARKER
I, Darrell Odom being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the five (5) mile Extra–Territorial Jurisdiction of the Town of Brock.

Darrell Odom
Darrell Odom (Owner)

THE STATE OF TEXAS

Before me, the undersigned authority on this day personally appeared Darrell Odom known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on his the 22nd day of April 2025.

Karen Carlton
Notary Public, State of Texas

OWNERS:
DARRELL ODOM
5500 OLD BROCK ROAD
WEATHERFORD TEXAS
76087
PHONE: 817 689–3975
RONDA ODOM
2596 COUNTY ROAD NO.
398, STEPHENVILLE TEXAS
76061
PHONE: 817–597–6557

TOWN OF BROCK
PARKER COUNTY, TEXAS

Certificate of acceptance by the Town Commission:

ACCEPTED by the Town Commission of the Town of Brock:

Mayor, Town of Brock Debbie Scrimshire Date: May 27th 2025

footer
The undersigned, Notary Public of the State of Texas, hereby certifies that the foregoing final plat of THE ESTATES AT TRICKLE CREEK, an addition to the Town of Brock was submitted to the Town Commission of the 27th day of May, 2025, and the Town Commission by formal action then and there accepted the dedication of streets, alleys, easements, and public spaces as shown and set forth in and upon said map of plat, and said Town Commission further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this 27th day of May, A.D., 2025 Melanie Matheus

NOTARY PUBLIC STATE OF TEXAS Melanie A Matheus Exp. 2/13/2029 ID No.128359239

100 50 0 100 200 300
GRAPHIC SCALE IN FEET 1"=100

FILE NAME: F:\DON24\GODFPLT.DWG DRAWN BY: AWH

THIS PLAT RECORDED IN PLAT CABINET G113, THIS THE 28th DAY OF May, 2025