

LINE	BEARING	DISTANCE
L1	S 76°17'09" W	83.45'
L2	N 76°48'38" W	17.90'
L3	N 66°34'04" W	12.61'
L4	N 53°17'29" W	10.65'
L5	N 42°39'52" W	18.32'
L6	N 09°39'55" W	53.76'

M.E.S. BUMGARNER & C.A. BUMGARNER
2.5 ACRES
DOC. #202042855

202513862 PLAT Total Pages: 1



LEGAL DESCRIPTION

Of a 3.914 acres tract of land out of Section No. 293, T. & P. RR. Co. Survey, Abstract No. 1905, Parker County, Texas; being part of a certain 4.0 acres tract described in Document No. 202221733 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east right of way line of Fairview Road (paved) and in the north line of said 4.0 acres tract and in the south line of a certain 2.5 acres tract described in Document No. 202042855 of said Official Public Records for the northwest and beginning corner of this tract. Whence a found 60D nail at the northwest corner of said 4.0 acres tract bears S. 82 deg. 53 min. 14 sec W. 11.51 feet and the northeast corner of the J. Turner Survey, Abstract No. 1297, is called to bear N. 72 deg. 28 min. 54 sec. W. 1154.37 feet.

Thence N. 82 deg. 53 min. 14 sec. E. 365.59 feet to a found 1/2" iron rod with cap at the southeast corner of said 2.5 acres tract and at the most westerly southwest corner of the remainder of a certain 6.73 acres tract (Tract 2) described in Volume 1583, Page 464 of the Real Records for a corner of this and said 4.0 acres tract.

Thence N. 83 deg. 27 min. 56 sec. E. 76.97 feet to the northeast edge of a 6" wood post at an ell corner of said 6.73 acres tract for the northeast corner of this and said 4.0 acres tract.

Thence S. 11 deg. 31 min. 45 sec. E. 315.18 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of said Fairview Road and at the most southerly southwest corner of said 6.73 acres tract for the southeast corner of this tract. Whence the southeast corner of said 4.0 acres tract bears S. 11 deg. 31 min. 45 sec. E. 5.51 feet.

Thence along the north and east right of way line of said Fairview Road the following courses and distances:

- S. 72 deg. 43 min. 59 sec. W. 378.07 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 76 deg. 17 min. 09 sec. W. 83.45 feet to a 3" steel post
- N. 76 deg. 48 min. 38 sec. W. 17.90 feet to a 3" steel post
- N. 66 deg. 34 min. 04 sec. W. 12.61 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 53 deg. 17 min. 29 sec. W. 10.65 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 42 deg. 39 min. 52 sec. W. 18.32 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 09 deg. 39 min. 55 sec. W. 53.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 00 deg. 13 min. 00 sec. W. 304.87 feet to the place of beginning

OWNER'S CERTIFICATE

That I, LESLIE FARLEY, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as FARLEY ACRES. This plat being a subdivision of 3.914 acres out of Section No. 293, T. & P. RR. Co. Survey, Abstract No. 1905, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said property 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 13th DAY OF May, 2025

BY: Leslie Farley
LESLIE FARLEY



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 LESLIE FARLEY, 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 stated.

GIVEN under my hand and seal of office this 13th day of May, 2025

Karen Carlton
Signature

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted 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 MARCH 11, 2025.

Philip E. Colvin, Jr.
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN25262 FN250384-86

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle
202513862
05/27/2025 04:01 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

DEVELOPER

LESLIE FARLEY
4431 FAIRVIEW ROAD
MILLSAP, TX 76066
940-859-3469

SURVEYOR

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

FINAL PLAT

FARLEY ACRES
LOT 1 & LOT 2

BEING A SUBDIVISION OF 3.914 ACRES
OUT OF SECTION NO. 293, T. & P. RR.
CO. SURVEY, ABSTRACT NO. 1905
PARKER COUNTY, TEXAS

PLAT DATE: MAY 13, 2025

THE STATE OF TEXAS

COUNTY OF PARKER

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

ON THIS THE 27th DAY OF May, 2025

Philip E. Colvin, Jr.
COUNTY JUDGE

George A. Conley
COMR. PRECINCT #1

James H. Hester
COMR. PRECINCT #2

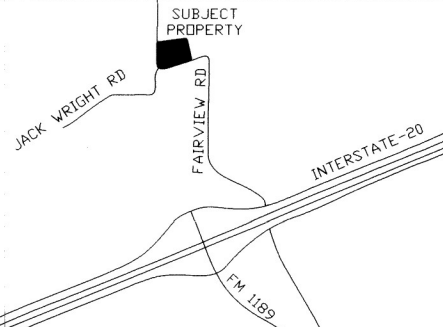
Jim Walden
COMR. PRECINCT #3

David A. Hester
COMR. PRECINCT #4

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET G, SLIDE III
DATE May 27, 2025

VICINITY MAP
(NOT TO SCALE)



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. 48367C0375E, 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: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED
"PRICE SURVEYING" UNLESS OTHERWISE NOTED

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 IS SUPPLIED BY PARKER COUNTY SUD
500 BROCK SPUR
MILLSAP, TX 76066
817-594-2900

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

NOTE: REFLECTIVE HOUSE NUMBERS ARE REQUIRED AND SHALL BE
PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES
FROM PUBLIC ROADS

NOTE: A MINIMUM CULVERT SIZE OF 16" DIAMETER WILL BE REQUIRED
FOR ANY NEW DRIVES AND SUBJECT TO APPROVAL BY PARKER
COUNTY OFFICIALS

NOTE: CURRENT SPEED LIMIT ON FAIRVIEW ROAD IS 35 MPH

0.050 ACRE TO BE DEDICATED TO PARKER
COUNTY FOR RIGHT-OF-WAY PURPOSES BY
SEPARATE CONVEYANCE

0.062 ACRE TO BE DEDICATED TO PARKER
COUNTY FOR RIGHT-OF-WAY PURPOSES BY
SEPARATE CONVEYANCE

21905.003.001.10

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MI

D-17