



PARKER COUNTY Sub-Division

Filing Page for Plat Cabinet

Sub-Division Name Easlon Acres

Description 20.970 acres out of the Northwest
1/4 of Section no. 304 m & P & PRR co
Survey (Harriet Lindsey Survey)
Abstract no. 844

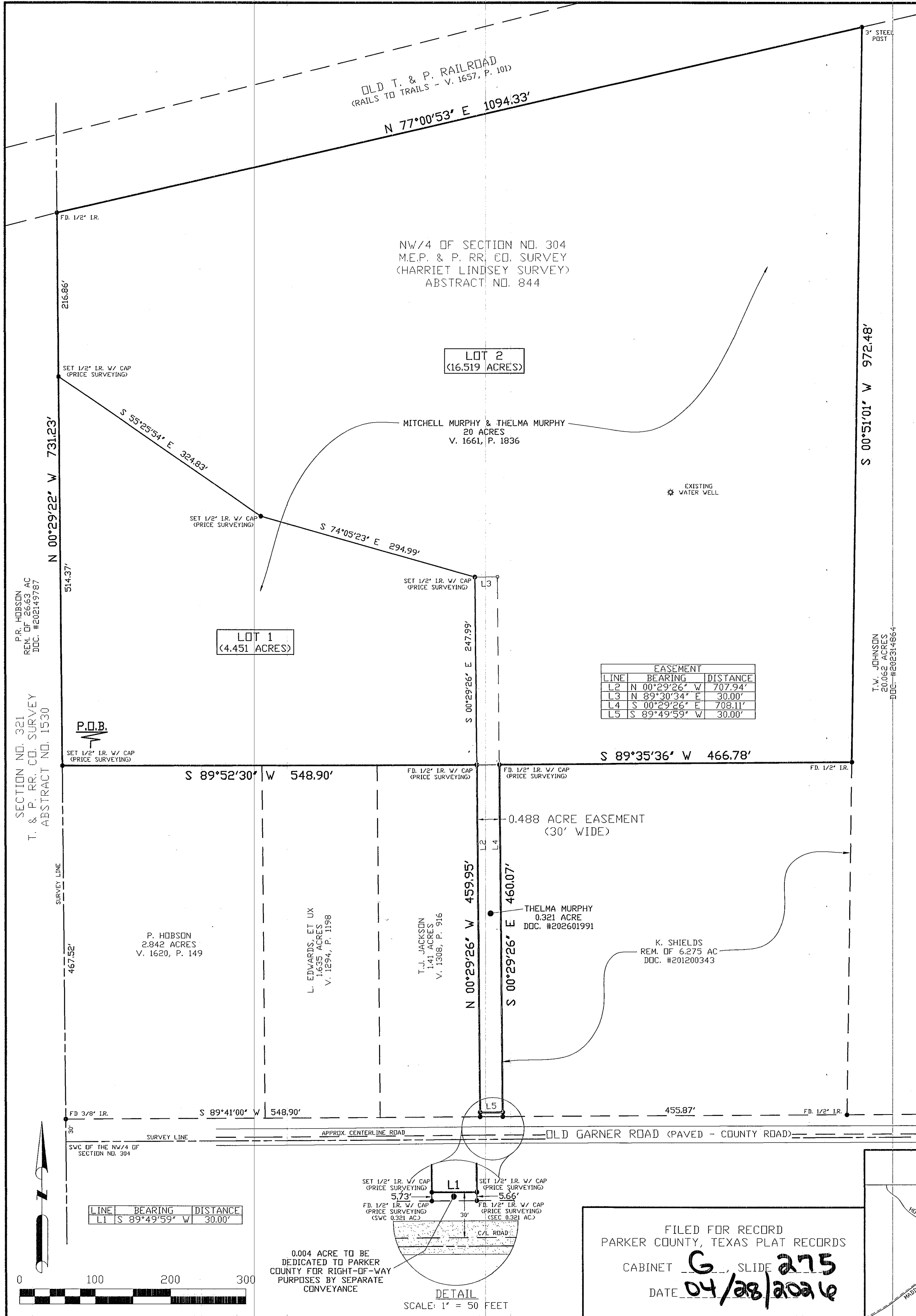
Filed in Plat Cabinet G slide # 275

File Date 4/28/26 Instrument Date 3/30/26

of pages 1

Official Public Record Filed
Recorded on: 04/28/2026 02:32:26 PM
Doc # 202611970
Lila Deakle, County Clerk
Parker County Texas





LEGAL DESCRIPTION

Of a 20.974 acres tract of land out of the Northwest 1/4 of Section No. 304, M.E.P. & P. RR. Co. Survey, (Harriet Lindsey Survey), Abstract No. 844, Parker County, Texas; being all of a called 20 acres tract described in Volume 1661, Page 1836 of the Real Records and part of a certain 0.321 acre tract described in Document No. 202601991 of the Official Public Records, 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) at the southwest corner of said 20 acres tract and in the east line of a certain 26.63 acres tract described in Document No. 202149787 of said Official Public Records and at the northwest corner of a certain 2.842 acres tract described in Volume 1620, Page 149 of said Real Records for the most westerly southwest and beginning corner of this tract. Whence the southwest corner of the Northwest 1/4 of said Section No. 304 is called to bear S. 00 deg. 29 min. 22 sec. E. 497.52 feet.

Thence N. 00 deg. 29 min. 22 sec. W. 731.23 feet to a found 1/2" iron rod at the northeast corner of said 26.63 acres tract and in the south line of Rails to Trails described in Volume 1657, Page 101 of said Real Records for the northwest corner of this and said 20 acres tract.

Thence N. 77 deg. 00 min. 53 sec. E. 1094.33 feet along the south line of said Rails to Trails to a 3" steel post at the northwest corner of a certain 20.062 acres tract described in Document No. 202314864 of said Official Public Records for the northeast corner of this and said 20 acres tract.

Thence S. 00 deg. 51 min. 01 sec. W. 972.48 feet along the west line of said 20.062 acres tract to a found 1/2" iron rod at the southeast corner of said 20 acres tract and at the northeast corner of a certain 6.275 acres tract described in Document No. 201200343 of said Official Public Records for the most easterly southeast corner of this tract.

Thence S. 89 deg. 35 min. 36 sec. W. 466.78 feet along the north line of said 6.275 acres tract to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 0.321 acre tract for an ell corner of this tract.

Thence S. 00 deg. 29 min. 26 sec. E. 460.07 feet along the east line of said 0.321 acre tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of Old Garner Road for the most southerly southeast corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 0.321 acre tract bears S. 00 deg. 29 min. 26 sec. E. 5.66 feet.

Thence S. 89 deg. 49 min. 59 sec. W. 30.00 feet along the north right of way line of said Old Garner Road to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 0.321 acre tract and in the east line of a certain 1.41 acres tract described in Volume 1308, Page 916 of said Real Records for the most southerly southwest corner of this tract. Whence a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 0.321 acre tract bears S. 00 deg. 29 min. 26 sec. E. 5.73 feet.

Thence N. 00 deg. 29 min. 26 sec. W. 459.95 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 0.321 acre tract and at the northeast corner of said 1.41 acres tract and in the south line of said 20 acres tract for an ell corner of this tract.

Thence S. 89 deg. 52 min. 30 sec. W. 548.90 feet to the place of beginning.

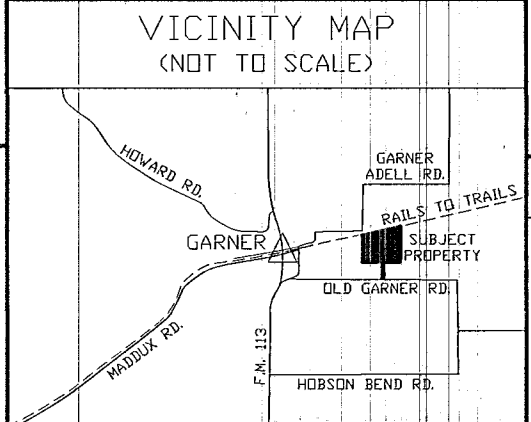
SURVEYOR'S CERTIFICATE

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 JANUARY 16, 2026.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN251148B FN260336 & FN260338

- 1) BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT
- 2) ALL DISTANCES ARE SURFACE DISTANCES
- 3) THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367/C0250F, DATED APRIL 5, 2019
- 4) 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
- 5) 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.
- 6) WATER WILL BE SUPPLIED BY: NORTH RURAL WSC 3810 N US 280 MINERAL WELLS, TX 76067 940-327-0700
- 7) SEWER SERVICE IS ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY
- 8) REFLECTIVE ADDRESS NUMBERS ARE REQUIRED AND SHALL BE PLACED SO THAT THEY ARE VISIBLE AND LEGIBLE AT ALL TIMES FROM PUBLIC ROADS
- 9) OWNER IS REQUIRED TO CONSULT WITH PARKER COUNTY PRECINCT COMMISSIONER REGARDING DRIVE ENTRANCE, CULVERTS
- 10) CURRENT SPEED LIMIT ON OLD GARNER ROAD IS 30 MPH. DRIVEWAYS MUST BE 200 FEET APART.
- 11) ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

VICINITY MAP (NOT TO SCALE)



FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS
CABINET **G**, SLIDE **275**
DATE **04/28/2026**

Official Public Record Filed
Recorded on: 04/28/2026 02:32:26 PM
Doc # 202611970
Lila Deakle, County Clerk
Parker County Texas

OWNER'S CERTIFICATE

That we, MITCHELL MURPHY and THELMA MURPHY, the owners 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 EASLON ACRES. This plat being a subdivision of 20.970 acres out of the Northwest 1/4 of Section No. 304, M.E.P. & P. RR. Co. Survey (Harriet Lindsey Survey), Abstract No. 844, Parker County, Texas. We, by the recordation of this plat, do hereby plat the property shown hereon, said tract to be hereafter known by the lot numbers as indicated hereon.

We do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE **30** DAY OF **March**, 2026

BY: *Mitchell Murphy*
MITCHELL MURPHY
BY: *Thelma Murphy*
THELMA MURPHY

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 MITCHELL MURPHY and THELMA MURPHY, known to me to be the persons whose names are 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 stated.

GIVEN under my hand and seal of office this **30** day of **March**, 2026

Marisa Lopez
Signature



THE STATE OF TEXAS
COUNTY OF PARKER

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

ON THIS THE **13th** DAY OF **April**, 2026.

George A. Conley
COMR. PRECINCT #1

Jane Holt
COMR. PRECINCT #2

Sam Wald
COMR. PRECINCT #3

Quinn
COMR. PRECINCT #4

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20844.007.003.00

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FINAL PLAT
EASLON
ACRES

BEING A SUBDIVISION OF 20.970 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION NO. 304, M.E.P. & P. RR. CO. SURVEY (HARRIET LINDSEY SURVEY), ABSTRACT NO. 844, PARKER COUNTY, TEXAS
PLAT DATE: MARCH 20, 2026

DEVELOPER

MITCHELL MURPHY AND
THELMA MURPHY
265 GARNER ADELL ROAD
WEATHERFORD, TX 76088
817-771-0890

SURVEYOR

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