

"This plat represents property which has been plotted 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."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.
NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES
There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

LINEAR FEET OF ROADS: NO PROPOSED ROADS
WATER: WALNUT CREEK
ELECTRIC: TRI COUNTY ELECTRIC COOP. INC
POST OFFICE: SPRINGTOWN, TX. 225 BONNIE BELL LANE 76082
ISD: WEATHERFORD ISD
TELEPHONE: AT&T
811 DIG TEST
WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot unless otherwise noted. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (district). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be liable to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if any any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

Reflective house numbers are required and shall be erected by the landowner on his/her driveway, visible and readable from public roads.

DRIVEWAY TABLE

LOT DRIVEWAY	CULVERT SIZE
1	18" DRIVEWAY CULVERT

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0175E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

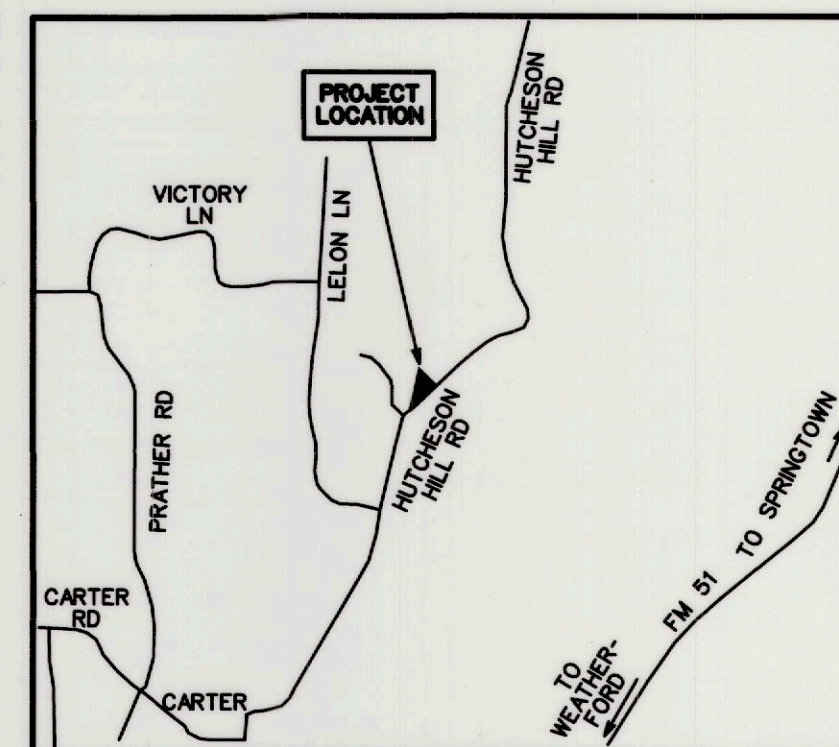
All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)
2. SUBJECT PROPERTY DOES NOT LIE WITHIN ANY EXTRA TERRITORIAL JURISDICTION.
3. ALL CORNERS ARE 1/2 INCH SET IRON RODS WITH YELLOW CAPS
4. SEE PROJECT #24040 TEDDER TRAILS LOT 1, PCT
5. TEXAS LICENSE SURVEY FIRM NO. 100736-00

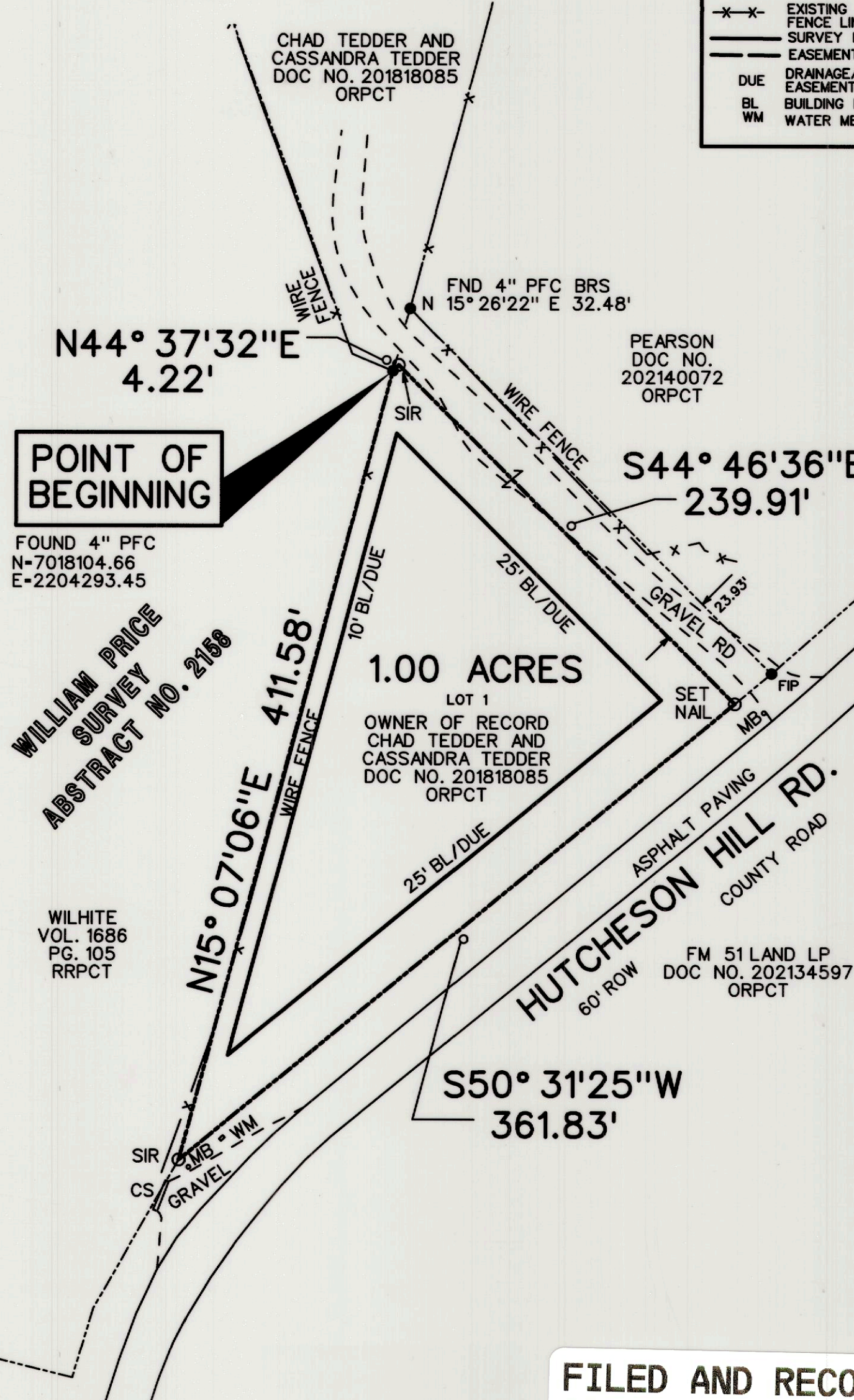
202414906 PLAT Total Pages: 1



LEGEND	
• FIR	FOUND IRON ROD
○ SIR	SET IRON ROD
---	PROPERTY LINE
-X-X-	EXISTING FENCE LINE
---	SURVEY LINE
---	EASEMENT LINE
DUE	DRAINAGE/UTILITY EASEMENT
BL	BUILDING LINE
WM	WATER METER



VICINITY MAP
NOT TO SCALE



POINT OF BEGINNING

FOUND 4" PFC
N=7018104.66
E=2204293.45

WILLIAM PRICE
SURVEY
ABSTRACT NO. 2158

WILHITE
VOL. 1686
PG. 105
RRPCT

ENGINEER/SURVEYOR
JASON G. SWAIM
506 N MASON ST
BOWIE, TEXAS 76230
940-872-5075
940-872-4079 FAX
jswaim@swaimengineering.com

OWNER/DEVELOPER
CHAD AND CASSANDRA TEDDER
7145 HUTCHESON HILL ROAD
SPRINGTOWN TX, 76082
CHAD.TEDDER@LIVE.COM

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202414906
06/11/2024 09:26 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

FILED AND RECORDED

F 732

THE STATE OF TEXAS
COUNTY OF MONTAGUE
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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.

JASON G. SWAIM RPLS NO. 5550

THE STATE OF TEXAS
COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas, on this the 10 day of June, 2024.

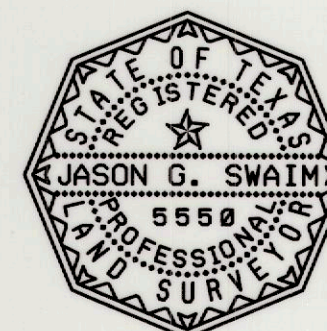
Pat Deen, County Judge

George Conley
Commissioner Precinct 1

Jacob Holt
Commissioner Precinct *2

Larry Walden
Commissioner Precinct *3

Mike Hale
Commissioner Precinct *4



STATE OF TEXAS)
COUNTY OF PARKER)

WHEREAS, CHAD AND CASSANDRA TEDDER, Owner, being the sole owner of the following described tract of land conveyed by Warranty Deed recorded under Document No. 201818085, Official Public Records of Parker County, Texas, and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

BEING 1.00 acres of land, more or less, being a part of William Price Survey, Abstract No. 2158, Parker County, Texas, being part of that certain tract described in Warranty Deed to Chad Tedder and Cassandra Tedder, husband and wife, of record under Document No. 201818085, Official Records of Parker County, Texas, said 1.00 acres being more particularly described as follows:

BEGINNING at a found 4 inch pipe fence corner at an inner corner of the said Tedder tract, same being 32.48 feet S 15 deg. 26 min. 22 sec. W of a found 4 inch pipe fence corner at the southwest corner of a tract described in Warranty Deed to Ryan Kyle Pearson recorded under Document No. 202410072, Official Records of said county;

THENCE N 44 deg. 37 min. 32 sec. E a distance of 4.22 feet to a set iron rod for corner;

THENCE S 44 deg. 46 min. 36 sec. E a distance of 239.91 feet to a set nail for corner;

THENCE S 50 deg. 31 min. 25 sec. W a distance of 361.83 feet to a set iron rod for corner;

THENCE N 15 deg. 07 min. 06 sec. E a distance of 411.58 feet to the POINT OF BEGINNING and containing 43,646 square feet or 1.00 acres of land, more or less.

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 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 purposes and consideration expressed.

I, being the dedicatory and owner of the attached plat of said TEDDER TRAILS, LOT 1, a subdivision, do hereby certify that it is not within any incorporated city or town.

BY CHAD TEDDER, Owner

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CHAD TEDDER, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31 day of May, 2024

Notary Public in and for the State of Texas

Cassandra Tedder

BY CASSANDRA TEDDER, Owner

STATE OF TEXAS)
COUNTY OF PARKER)

BEFORE ME, the undersigned authority, on this day personally appeared CASSANDRA TEDDER, known to me to be the person whose name is subscribed to the above and 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 OF OFFICE on this the 31 day of May, 2024

Notary Public in and for the State of Texas

HAYLEE FURR
Notary Public, State of Texas
Comm. Expires 03-05-2028
Notary ID 132400472

HAYLEE FURR
Notary Public, State of Texas
Comm. Expires 03-05-2028
Notary ID 132400472

FINAL PLAT

OF

LOT 1

TEDDER TRAILS

BEING

1.00 ACRES

WILLIAM PRICE SURVEY
ABSTRACT NO. 2158

PARKER COUNTY, TEXAS

MAY 30, 2024