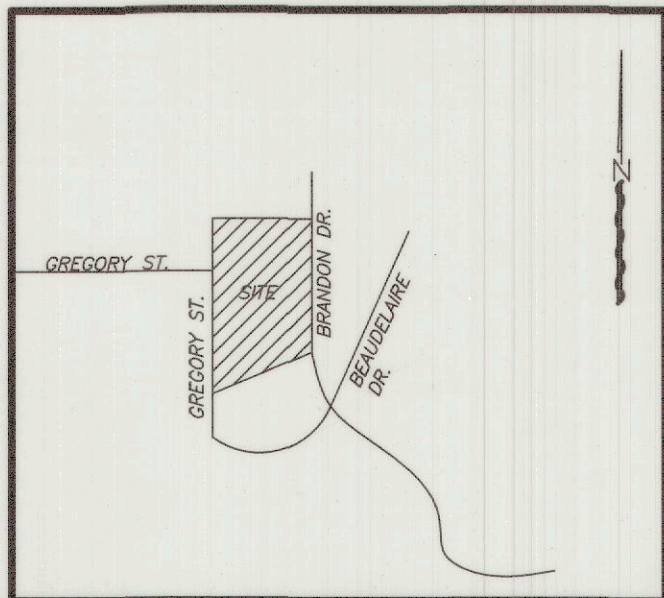




Owner/Developer
Palo Duro Services Co., Inc.
Rhett G. Micheletti
(Lot 6R1) Owner

0331 Holdings, LLC
Jeffrey Holman
Tanya R. Holman
(Lot 5R1) Owners

Bearings correlated to the GPS network NAD83, North Central Texas Zone 4202.

This plat represents property which has been platted without groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

It is the contractors responsibility to call 1-800-DIG-TESS before trenching on the subject site.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 48367C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008 THIS PROPERTY LIES WITHIN ZONE X, ZONE X BEING AREA OF MINIMAL FLOOD HAZARD.

WASTEWATER BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.

CAPPED STEVENS SURVEYING 1/2" IRONS SET UNLESS OTHERWISE NOTED.

LANDOWNERS MUST DISPLAY REFLECTIVE NUMBERS BY THEIR DRIVEWAY THAT ARE VISIBLE AND LEGIBLE DAY AND NIGHT FROM THE PUBLIC ROAD.

12" diameter corrugated metal pipe between lot 7 and Brandon Dr.

Lot 6R1 is for public water system, wells, holding tanks.

Water is provided by Palo Duro Service Company, Inc. using groundwater from the Trinity and/or Paluxy Aquifers via Public Water System #1840100. This information provided by Will-Serve Letter dated April 9, 2025 by Palo Duro Service Company, Inc.

Gregory Street and Brandon Drive are posted 30 MPH.

The variance from the Parker County Subdivision Rules and Regulations and Parker County OSSF Rules and Regulations for Lot 6R1, being under 1 acre that was platted in 1973, was approved in the Commissioners Court on April 14, 2025.

Variance for driveway distances was approved in the Commissioners Court May 12, 2025

NICHOLAS B. ASTLE AND WIFE LARA H. ASTLE
202102964

STATE OF TEXAS
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas

on the 12th day of May 2025

County Judge

County Commissioner Precinct #1

County Commissioner Precinct #2

County Commissioner Precinct #3

County Commissioner Precinct #4

I also certify the property subject of this plat is not within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

Rhett Micheletti
Date: 5-3-2025

I also certify the property subject of this plat is not within the Extraterritorial Jurisdiction of any incorporated city or town within Parker County, Texas.

Jeffrey Holman
Date: 5-2-2025

0 40 80 120 160

STEVENS LAND SURVEYING
OF TEXAS
P.O. BOX 26951
FORT WORTH, TEXAS 76126
817-696-9775
FIRM REGISTRATION #10194023

SCALE: 1" = 40'

GREGORY STREET

GREGORY STREET

COUNTY ROAD PER
COUNTY ROAD MAP P.C.T.

COUNTY ROAD PER
COUNTY ROAD MAP P.C.T.

CAPPED
TEXAS
SURVEYING
1/2" IRON
FOUND

RAILROAD TIE
FENCE POST
FOUND

202512460 PLAT Total Pages: 1

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET _____ SLIDE _____

DATE _____

8

N 89°22'22" E 290.08'

2.149 Acres

LOT
LINE

N 88°22'30" E 138.68'

0.500 Acres

6R1

WELL

WELL

N 87°25'30" E 57.28'

WELL

S 03°18'02" E 83.53'

LOT
LINE

S 88°21'56" W 201.71'

5R1

5

154.53'

5/8" IRON
FOUND BENT

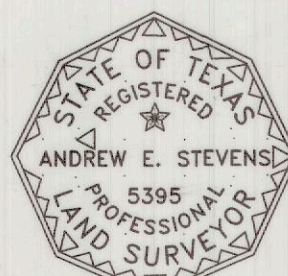
11820.003.005.00

4

11820
AL

M-13

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON
THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN
HEREON.



5/2/2025

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
MARCH 2024

DEDICATION
STATE OF TEXAS
COUNTY OF PARKER

WHEREAS Rhett G. Micheletti, Palo Duro Services Co., Inc. (Lot 6R1); Jeffrey Holman and Tanya R. Holman, 0331 Holdings, LLC (Lot 5R1):

Being Lots 5, 6, & 7, Block 3, DU CHANE CHATEAUX, an addition in Parker County, Texas according to the plat recorded in Volume 360A, Page 29, Plat Records, Parker County, Texas and being more particularly described, as follows"

Beginning at a 1/2" Iron found in the west line of Brandon Drive at the northeast corner of said Lot 7;

THENCE South 00 degrees 39 minutes 37 seconds East, along the west line of said Brandon Drive, 259.62 feet to a point at the beginning of a curve to the left whose radius is 278.64 feet and whose long chord bears South 09 degrees 53 minutes 42 seconds East, 89.61 feet;

THENCE Along the west line of said Brandon Drive along aid curve in a southeasterly direction through a central angle of 18 degrees 30 minutes 26 seconds a distance of 90.01 feet to a capped Stevens Surveying 1/2" iron set at the southeast corner of said Lot 5 and the northeast corner of Lot 4;

THENCE South 72 degrees 38 minutes 19 seconds West, along the common line of said Lots 4 and 5, a distance of 318.26 feet to a 5/8" iron found bent in the east line of Gregory Street;

THENCE North 00 degrees 36 minutes 43 seconds West, along the west line of said Lots 5, 6, 7, a distance of 439.71 feet to a railroad tie fence post found at the northwest corner of said Lot 7;

THENCE North 89 degrees 22 minutes 22 seconds East, 290.08 feet to the POINT OF BEGINNING and containing 2.649 acres of land;

Do hereby dedicate the same to be known as Lots 5R1 and 6R1, Block 3 DU CHANE CHATEAUX, an addition to Parker County, Texas and do hereby dedicate all easements thereon shown for the purpose and consideration therein expressed.

Date: 5/3/2025

Palo Duro Services Co., Inc.
Rhett G. Micheletti
(Lot 6R1)

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Rhett G. Micheletti, Palo Duro Services Co., Inc., known to me to be the person whose name is subscribed to the 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 on this the 3rd day of May, 2025.

Date: 5-2-2025

0331 Holdings, LLC
Jeffrey Holman
(Lot 5R1)

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Jeffrey Holman, 0331 Holdings, LLC, known to me to be the person whose name is subscribed to the 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 on this the 2 day of May, 2025.

Date: 5-2-2025

0331 Holdings, LLC
Tanya R. Holman
(Lot 5R1)

State of Texas
County of Parker
Before me, the undersigned authority on this day personally appeared Tanya R. Holman, 0331 Holdings, LLC, known to me to be the person whose name is subscribed to the 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 on this the 2 day of May, 2025.

Date: 5-2-2025

FINAL PLAT
Lot 5R1 & Lot 6R1, Block 3
DU CHANE CHATEAUX

Parker County, Texas,
Being a replat of Lots 5, 6 & 7, Block 3 DU
CHANE CHATEAUX, an addition in Parker
County, Texas according to the plat recorded
in Volume 360A, Page 29, Plat Records,
Parker County, Texas.

2.649 Acres

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202512460
05/13/2025 09:47 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

