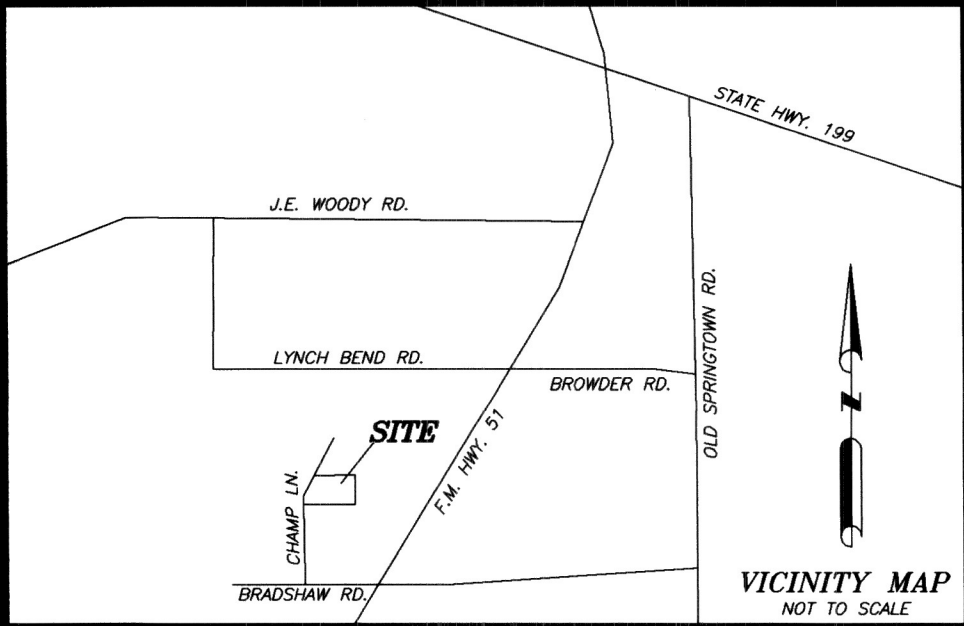




THE STATE OF TEXAS }  
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT ON PARKER COUNTY, TEXAS, THIS 12th DAY OF DECEMBER, 2025.

COUNTY JUDGE

COMMISSIONER PRECINCT #1

COMMISSIONER PRECINCT #2

COMMISSIONER PRECINCT #3

COMMISSIONER PRECINCT #4

SERIES CHAMP LANE A SERIES OF PETRAS REI LLC, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBMISSION, DO HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY IN PARKER COUNTY, TEXAS.

FRANK LAUX (SERIES CHAMP LANE A SERIES OF PETRAS REI LLC.)

202600911 PLAT Total Pages: 1

STATE OF TEXAS }  
COUNTY OF PARKER }

WHEREAS Series Champ Lane a Series of Petras REI LLC., being the owner of that certain tract of land more particularly described as follows:

Description for a tract of land situated in the I & GN R.R. CO. SURVEY, Abstract No. 1984, Parker County, Texas, said tract being all of Lots 1 & 2, Block 1, Bradshaw Road Addition, recorded in Cabinet G, Slide 90, Plat Records, Parker County, Texas and being more particularly described as follows

BEGINNING at a 1/2" iron found at the Northwest corner of said Lot 1, Block 1, Bradshaw Road Addition, said iron being for the Southwest corner of that certain tract of land described in deed to Timothy Michael Hair, recorded in Volume 2809, Page 1984, Real Records, Parker County, Texas;

thence N 89°13'59" E, with the North line Lots 1 & 2, Block 1, Bradshaw Road Addition and with the South line of said Volume 2809, Page 1984, passing the Southeast corner of said Volume 2809, Page 1984 and the Southwest corner of that certain tract of land described in deed to Tim Glynn, recorded in Volume 1954, Page 1484, Real Records, Parker County, Texas, continuing with the South line of said Volume 1954, Page 1484, passing the Southeast corner of said Volume 1954, Page 1484 and the Southwest corner of that certain tract of land described in deed to Andrew C. White, recorded in Volume 2574, Page 1485, Real Records, Parker County, Texas, and continuing with the South line of said Volume 2574, Page 1485, a distance of 566.71 feet to a 1/2" iron found at the Northeast corner of said Lot 2, Block 1, Bradshaw Road Addition and at the Southeast corner of said Volume 2574, Page 1485 and being in the West line of that certain tract of land described in deed to Sadash Corporation, recorded in Clerks File No. 201414186, Real Records, Parker County, Texas;

thence S 00°11'39" E, with the common line of said Lot 2, Block 1, Bradshaw Road Addition, and said Clerks File No. 201414186, a distance of 210.29 feet to a 1/2" iron found at the Southeast corner of said Lot 2, Block 1, Bradshaw Road Addition, and being for the Northeast corner of Lot 3, Block 1, Mason Meadows, an addition to Parker County, Texas, according to the plat recorded in Cabinet G, Slide 081, Plat Records, Parker County, Texas;

thence S 89°14'13" W, with the South line of said Lot 2 and Lot 1, Block 1, Bradshaw Road Addition and the North line of said Mason Meadows, a distance of 652.59 feet to a 5/8" iron found in the East line of said Champ Lane and being for the Southwest corner of said Lot 1, Block 1, Bradshaw Road Addition and the Northwest corner of Lot 1, Block 1 of said Mason Meadows;

thence N 00°01'16" W, with the East line of said Champ Lane, a distance of 55.86 feet to a capped iron found;

thence N 28°42'27" E, with the East line of said Champ Lane, a distance of 177.33 feet to the POINT OF BEGINNING and containing 2.997 acres of land.

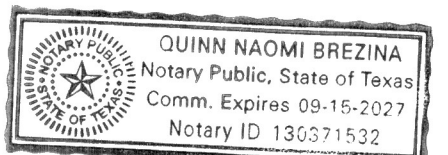
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Series Champ Lane a Series of Petras REI LLC., acting by and thru its duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lot 1R, Block 1,  
BRADSHAW ROAD ADDITION, Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this 8th day of  
December, 2025.

(Partner Series Champ Lane a Series of Petras REI LLC.)

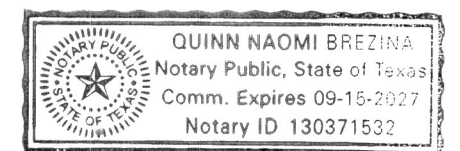


STATE OF TEXAS }  
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared Frank Laux, 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 considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 8th day of  
December, 2025.

Notary Public, State of Texas



10684.001.001.00  
10684.001.002.00

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

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.

BASIS OF BEARING PER G.P.S. OBSERVATIONS. STATE PLANE COORDINATE SYSTEM NAD83, NORTH TEXAS ZONE 4202.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

WATER SUPPLIED BY WALNUT CREEK WATER SUPPLY AND / OR WATER WELL.

SEWER PROVIDED BY PRIVATE OSSF'S.

ELECTRIC PROVIDED BY TRI-COUNTY ELECTRIC CO.

ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" CMP.

REFLECTIVE HOUSE NUMBERS NEED TO BE BY THE HOMEOWNERS DRIVEWAY AND BE VISIBLE AND LEGIBLE BOTH DAY AND NIGHT FROM THE PUBLIC ROAD.

THE POSTED SPEED LIMIT FOR CHAMP LANE IS 30 MPH.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202600911  
01/12/2026 04:18 PM  
Fee: 100.00  
Lila Deakle, County Clerk  
Parker County, TX  
PLAT



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

Doug Burt  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
DECEMBER 03, 2025

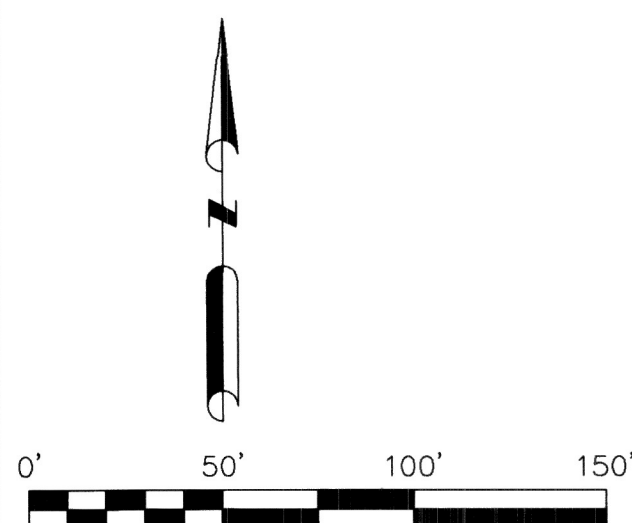
OWNER/DEVELOPER  
SERIES CHAMP LANE  
A SERIES OF PETRAS REI LLC  
1118 MISTY OAK LANE  
KELLER, TEXAS 76248

10684  
SP  
J-6

THE PURPOSE OF THIS REPLAT IS TO  
COMBINE LOT 1 & 2, BLOCK 1 INTO ONE  
LOT.

Re Plat Showing  
Lot 1R, Block 1,  
BRADSHAW ROAD ADDITION  
an Addition to Parker County, Texas and being  
2.997 acres of land situated in the  
I & GN R.R. CO. SURVEY, Abstract No. 1984,  
Parker County, Texas.  
and being a re-plat of Lots 1 & 2, Block 1, Bradshaw Road Addition,  
recorded in Cabinet G, Slide 90, Plat Records, Parker County, Texas.

2025606



SCALE 1"= 50'

HORIZON LAND SURVEYING

P.O. Box 1935  
Azle, Texas 76098  
817-584-9027  
horizonlandsv@gmail.com  
FIRM NO. 10194616

G230