WHEREAS Westbrook Development Properties, L.P., is in the owner of a tract of land situated in the James R. Brown Survey, Abstract No. 69, Parker County, Texas, and being all the land described in the deed to Westbrook Development Properties, L.P., as recorded in Document Number 20170706, Official Public Records, Parker County, Texas (D.R. P.C.), and being more particularly described by metes and bounds as follows: (Refer to the U.S. 2006 Plan of Use (USC) and D.R. P.C. as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances are in feet)

COMMENCING at a 1/2 inch iron rod found for the Northwest corner of a tract of land described in the warranty deed (with the Livestock) to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2638, Page 168 (Tarrant County) Records, Parker County, Texas (D.R. P.C.), the Northwest corner of Mid-Park Business Center, a subdivision in the area according to the plat recorded in Volume 51, Page 566, Official Public Records, Parker County, Texas (D.R. P.C.), and on the South Right-of-Way line of Old Bailey Road (County Road No. 4503), 50 feet west of Bailey Ranch and the South Right-of-Way line of said Old Bailey Road, the following courses and distances:

South 51°38'39" East, a distance of 400.25 feet to a point for a corner;
South 51°54'20" East, a distance of 101.76 feet to a point for a corner;
South 51°54'50" East, a distance of 126.23 feet to a point for a corner;
South 65°47'10" East, passing the Northeast corner of a tract of land described in the warranty deed (with the Livestock) to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2638, Page 168 (Tarrant County) Records, Parker County, Texas (D.R. P.C.), the Northwest corner of Mid-Park Business Center, a subdivision in the area according to the plat recorded in Volume 51, Page 566, Official Public Records, Parker County, Texas (D.R. P.C.), and on the South Right-of-Way line of Old Bailey Road (County Road No. 4503), 50 feet west of Bailey Ranch and the South Right-of-Way line of said Old Bailey Road, the following courses and distances:

Thence 53°47'02" East, with the North line of said Westbrook Development Properties tract and the South Right-of-Way line of said Old Bailey Road, a distance of 87.11 feet to a 1/2 inch capped iron rod stamped "BRP WC" set by the Texas Department of Transportation.

Thence 72°20'15" East, continuing with the North line of said Westbrook Development Properties tract and the South Right-of-Way line of said Old Bailey Road, a distance of 108.82 feet to a 1/2 inch iron rod found for the Northwest corner of said Westbrook Development Properties tract and on the West line of a tract of land described in the deed to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2638, Page 168 (Tarrant County) Records, Parker County, Texas (D.R. P.C.);

Thence 22°22'15" West, with the common line of said Westbrook Development Properties tract and said Bailey Ranch, a Texas Limited Partnership, a distance of 203.93 feet to a 1/2 inch capped iron rod stamped "BRP WC" set for the Northwest corner of said Westbrook Development Properties tract (20170706), and the Northwest corner of the tract of land described in the deed to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2638, Page 168 (Tarrant County) Records, Parker County, Texas (D.R. P.C.), and on the North line of a tract of land described in the deed to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2638, Page 168 (Tarrant County) Records, Parker County, Texas (D.R. P.C.), and on the West line of a tract of land described in the deed to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2638, Page 168 (Tarrant County) Records, Parker County, Texas (D.R. P.C.), and on the South Right-of-Way line of said Old Bailey Road, a distance of 37.74 feet.

Thence with the East Right-of-Way line of said Chambers Drive and said curve non-tangent to the right, through a central angle of 07°02'15", an arc of length 137.33 feet to a 1/2 inch capped iron rod stamped "BRP WC" set for the end of the non-tangent curve to the right.

Thence North 33°16'44" East, continuing with the East Right-of-Way line of said Chambers Drive, a distance of 193.90 feet to a 1/2 inch capped iron rod stamped "BRP WC" set at the Southeast corner of a tract of land described in the warranty deed (with the Livestock) to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2638, Page 168 (Tarrant County) Records, Parker County, Texas (D.R. P.C.), and on the South Right-of-Way line of said Old Bailey Road, a distance of 23.60 feet.

Thence North 69°13'13" East, with said corner as a point of beginning and containing 130,665.00 square feet or 3.00 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Westbrook Development Properties, L.P., and Michael Fisher, sole owners, do hereby adopt this plat as the plat of the aforesaid property as Lot 1, Block 1, Champions Business Park Addition, an addition to the City of Aledo, Parker County, Texas and do hereby dedicate without reservation in the City of Aledo for public use the streets, rights-of-way, easements and any other public areas as shown on the plat.

GIVEN UNDER MY HAND and SEAL of OFFICE this 8th day of November, 2018.

Michael A. Sodora
Manager
Westbrook Development Properties

STATE OF TEXAS:
COUNTY OF PARKER:

Before me, the undersigned, a Notary Public for the State of Texas, appeared Fred Dykes, known to me to be the person whose name is subscribed hereto.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE this 8th day of November, 2018.

[Signature]

Notary Public

STATE OF TEXAS:
COUNTY OF PARKER:

Before me, the undersigned, a Notary Public for the State of Texas, appeared Michael Fisher, known to me to be the person whose name is subscribed hereto.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE this 8th day of November, 2018.

[Signature]

Notary Public

OWNER(S):
Michael Fisher
1310 S. University Drive, Ste. 1014
Fort Worth, TX 76102
(817) 390-0322

SURVEYOR:
Baird, Hampton & Brown Engineering & Surveying
1901 Martin Drive, Ste. 100, Weatherford, TX 76086
www.bairdhs.com

DEVELOPER:
Westbrook Development Properties, LLC
1310 S. University Drive, Ste. 1014
Fort Worth, TX 76102
(817) 390-0322

This plat filed in Volume E, Page 200, Date November 10, 2018.