

LEGEND 201831411 PLOT Total Pages: 1
 1/2" Capped Iron Rod Set
 P.R.P.C.T. Plat Records, Parker County, Texas
 D.R.P.C.T. Deed Records, Parker County, Texas
 IRF Iron Rod Found
 UE Utility Easement
 BL Building Line
 WLE Water Line Easement
 VT Visibility Triangle
 OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF PARKER

WHEREAS Westbrook Development Properties, LP, is the owner of a tract of land situated in the James R. Brown Survey, Abstract No. 69, Parker County, Texas, and being all of the land described in the deed to Westbrook Development Properties, LP, as recorded in Document Number 201717705, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances are at ground)

COMMENCING at a 1/2 inch iron rod found for the Northwest corner of a tract of land described in the Warranty Deed with Vendor's Lien to Bailey Ranch, a Texas Limited Partnership, as recorded in Volume 2018, Page 163 (Tract Three) Deed Records, Parker County, Texas (D.R.P.C.T.), the Northeast corner of Mid-Park Business Community, a subdivision in Parker County, Texas according to the plat recorded in Cabinet A, Slide 566, Plat Records, Parker County, Texas (P.R.P.C.T.), and on the South Right-of-Way line of Old Bankhead Highway (County Road No. 4001), a variable width Right-of-Way; THENCE with the North line of said Bailey Ranch tract and the South Right-of-Way line of said Old Bankhead Highway, the following courses and distances:

- South 51°38'38" East, a distance of 601.25 feet to a point for corner;
- South 51°54'20" East, a distance of 105.76 feet to a point for corner;
- South 55°50'50" East, a distance of 126.23 feet to a point for corner;
- South 65°47'02" East, passing the Northwest end of a corner clip at the intersection of the South Right-of-Way line of said Old Bankhead Highway and the West Right-of-Way line of Champions Drive, a 70 feet wide Right-of-Way, at a distance of 5.97 feet and continue for a total distance of 95.97 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the Northeast end of a corner clip at the intersection of the South Right-of-Way line of said Old Bankhead Highway and the East Right-of-Way line of said Champions Drive and for the POINT OF BEGINNING;
- THENCE South 65°47'02" East, with the North line of said Westbrook Development Properties tract and the South Right-of-Way line of said Old Bankhead Highway, a distance of 67.11 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;
- THENCE South 72°25'15" East, continuing with the North line of said Westbrook Development Properties tract and the South Right-of-Way line of said Old Bankhead Highway, a distance of 215.28 feet to a 5/8 inch iron rod found for the Northeast corner of said Westbrook Development Properties tract and on the West line of a tract of land described in the Deed without Warranty to Boswell Interests, LTD, a Texas Limited Partnership as recorded in Volume 1976, Page 337, D.R.P.C.T.;
- THENCE South 00°23'15" West, with the common line of said Westbrook Development Properties tract and said Boswell Interests tract, a distance of 303.83 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the Southeast corner of said Westbrook Development Properties tract (201717705), and the Northeast corner of a tract of land described in the deed to Westbrook Development Properties, LP, as recorded in Document Number 201717706, O.P.R.P.C.T., from which a 1 inch iron rod found for the Southeast corner of said Westbrook Development Properties tract (201717706), the Southwest corner of said Boswell Interests tract, 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 1161, Page 505 (Second Tract), D.R.P.C.T., bears South 00°23'15" West, a distance of 473.94 feet;
- THENCE North 89°36'45" West, with the common line of said Westbrook Development Properties tracts, a distance of 442.45 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the Southwest corner of said Westbrook Development Properties tract (201717705), the Northwest corner of said Westbrook Development Properties tract (201717706), and on the East Right-of-Way line of said Champions Drive and being the beginning of a non-tangent curve to the right and having a chord that bears North 20°10'58" East, a distance of 127.23 feet and having a radius of 905.00 feet;
- THENCE with the East Right-of-Way line of said Champions Drive and said curve non-tangent to the right, through a central angle of 08°03'41", an arc length of 127.33 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the end of said non-tangent curve to the right;
- THENCE North 24°12'48" East, continuing with the East Right-of-Way line of said Champions Drive, a distance of 294.89 feet to a 5/8 inch capped iron rod stamped "BHB INC" set at the Southwest end of a corner clip at the intersection of the East Right-of-Way line of said Champions Drive and the South Right-of-Way line of said Old Bankhead Highway;
- THENCE North 69°13'19" East, with said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 130,685 Square Feet of 3,000 Acres of Land.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT: THAT, Westbrook Development Properties, LP, & J. Michael Fisher, sole owners, do hereby adopt this plat designating the above describe property as Lot 1, Block 1, Champions Business Park Addition, an addition to the City of Aledo, Parker County, Texas and does hereby dedicate without reservation to the City of Aledo for public use; the streets, rights-of-way, easements and any other public areas shown on the plat.

GIVEN UNDER MY HAND this the 5th day of November, 2018

Michael Fisher
 Michael Fisher - Owner
 Fred Disney - Manager
 Westbrook Development Properties, LP

STATE OF TEXAS:
 COUNTY OF PARKER:

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

WITNESSED UNDER MY HAND AND SEAL OF OFFICE this the 7th day of November, 2018

Michelle A. Soules
 Notary Public
 STATE OF TEXAS:
 COUNTY OF PARKER:

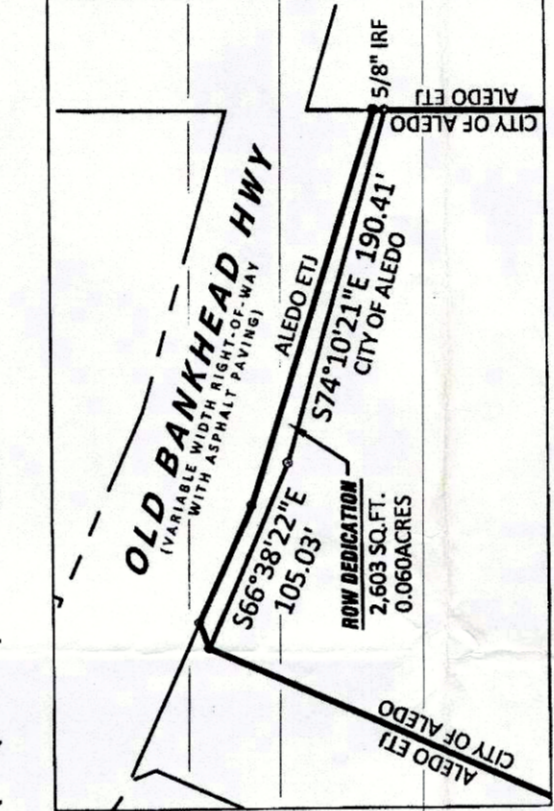
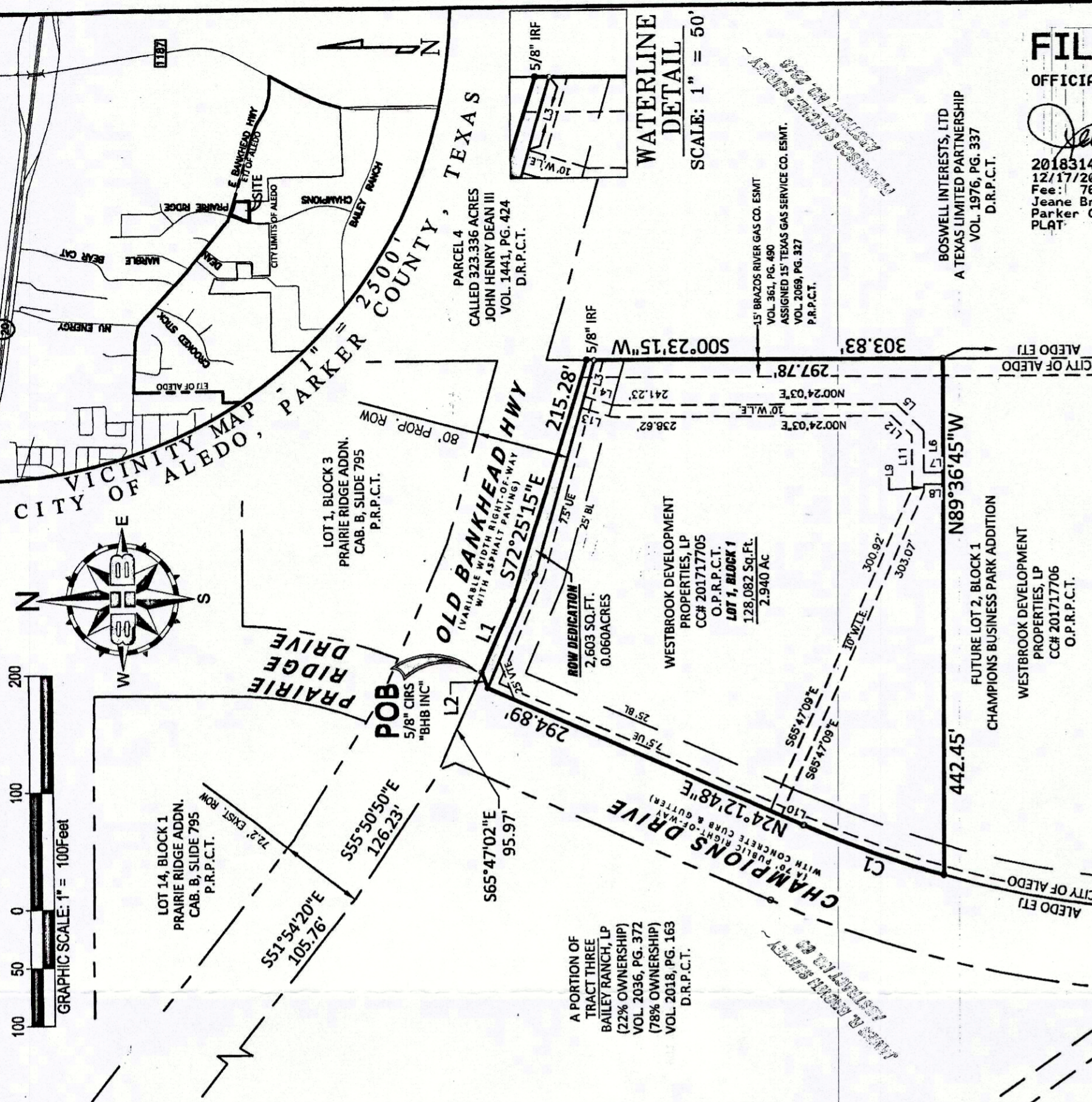
Before me, the undersigned, a Notary Public for the State of Texas, appeared J. Michael Fisher, known to be the person whose name is subscribed hereto.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE this the 5th day of November, 2018

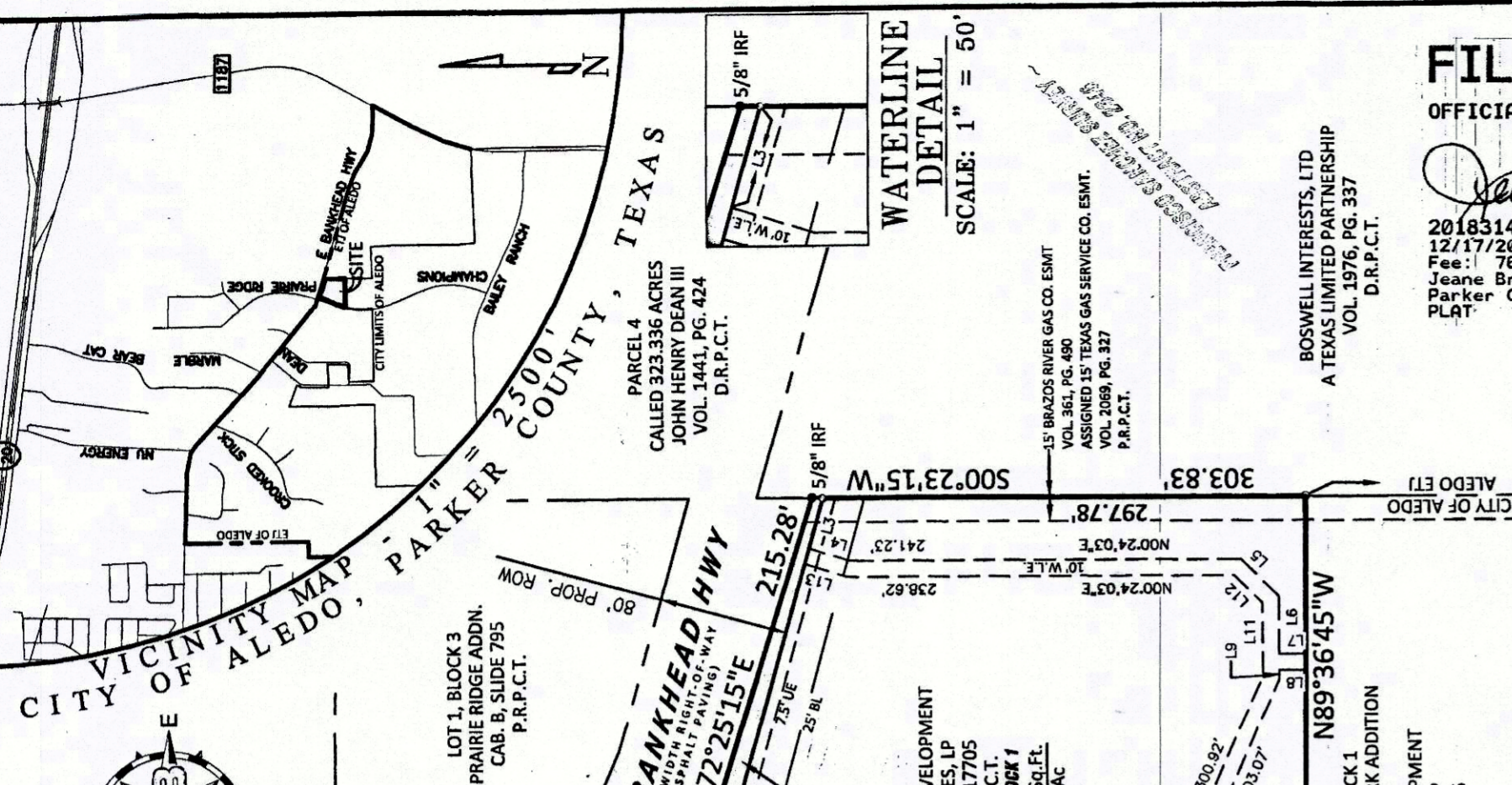
Michelle A. Soules
 Notary Public
 OWNER (50%):
 J. Michael Fisher
 1320 S. University Drive, Ste. 1014
 Fort Worth, TX 76107
 (817)390-0202
 DEVELOPER:
 Westbrook Development Properties, LLC
 1320 S. University Drive, Ste. 1014
 Fort Worth, TX 76107
 (817)390-0202

B&B Baird, Hampton & Brown
 Engineering & Surveying
 1901 Martin Drive, Ste. 100, Weatherford, TX 76086
 mail@bhinc.com 817-696-7575 www.bhinc.com
 BHB Project # 2016.810.122 TBPE Firm F-44 TBPLS Firm 10194146

This plat filed in Cabinet E, Slide 200, Date November 2, 2018



ROW DEDICATION DETAIL
 SCALE: 1" = 100'



WATERLINE DETAIL
 SCALE: 1" = 50'

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Jeanne Brunson
 Jeanne Brunson, County Clerk
 Parker County, Texas

201831411
 12/17/2018 11:36 AM
 12/17/2018 11:36 AM
 12/17/2018 11:36 AM

APPROVED by the Aledo City Council
 this 28th day of August, 2018
Tim Marshall
 Mayor - City of Aledo
James McMiller
 City Secretary - City of Aledo

CURVE DATA TABLE

NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	8°03'41"	905.00'	127.33'	N20°10'58"E	127.23'

LINE DATA TABLE

NO.	BEARING	DIST
L1	S65°47'02"E	67.11'
L2	N69°13'19"E	14.14'
L3	N74°10'21"W	32.14'
L4	N17°34'45"E	26.54'
L5	N45°12'02"E	32.50'
L6	N90°00'00"E	36.05'
L7	N0°24'03"E	16.46'
L8	S0°24'03"W	16.39'
L9	N90°00'00"E	5.86'
L10	N24°12'48"E	20.85'
L11	N90°00'00"E	45.65'
L12	N45°12'02"E	24.26'
L13	N17°34'45"E	27.74'

- NOTES:
- Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the OPUS. Reference frame is NAD83 (2011) Epoch 2010.00.
 - All distances shown are at ground.
 - By scaled location of FEMA FIRM Map No. 48367C0450E, Effective Date September 26, 2008, the subject property lies within Zone X (unshaded). Areas determined to be outside the 0.2% annual chance floodplain.
 - Final Plat shall be filed after the completion and acceptance of the subdivision public improvements.
 - All setback lines conform to the Zoning Regulations for Property Zoned as M-1.

Surveyor's Certification

I, Lon E. Whitten, do hereby certify that I prepared this plat from an actual and accurate on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Aledo, Texas.

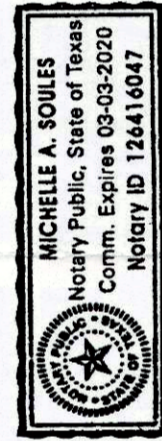


Lon E. Whitten
 Lon E. Whitten, RPLS No. 5893
 November 2, 2018
 STATE OF TEXAS
 COUNTY OF PARKER

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this 2nd day of November, 2018

Michelle A. Soules
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MICHELLE A. SOULES
 Notary Public, State of Texas
 Comm. Expires 03-03-2020
 Notary ID 126416047

FINAL PLAT
 LOT 1, BLOCK 1
 CHAMPIONS BUSINESS PARK
 ADDITION

J. Brown Survey, Abstract Number 69
 City of Aledo, Parker County, Texas

20069.001.012.00

ZONED: M-1
 NOVEMBER 2018

Date November 2, 2018

Slide 200

This plat filed in Cabinet E