

Rattikin Title Company

GF#~~25-0586 CWD~~**ASSIGNMENT OF DECLARANT'S RIGHTS**

This Assignment of Declarant's Rights (the "Assignment") is made effective as of its recording in the Official Public Records of Parker County, Texas by Westbrook Project Management, L.L.C., a Texas limited liability company ("Assignor") to and in favor of Aledo River Estates, LLC, a Texas limited liability company (hereinafter "Assignee"). If not defined herein, capitalized terms have the meaning as defined in the Declaration (as hereafter defined).

WHEREAS, Assignor recorded the "Declaration Of Covenants, Conditions, Restrictions And Easements Of the Aledo River Phase I Subdivision" in the Official Public Records of Parker County, Texas on May 16, 2022 as Document Number 202218790 (the "Declaration"); and

WHEREAS, Assignor has certain rights, powers, and privileges as "Declarant" in and under the Declaration; and

WHEREAS, "Declarant" includes "successors and assigns" in the "Definitions" portion of the Declaration; and

WHEREAS, Section 2.1 of the Declaration provides: "The rights and powers of Declarant will not pass to any purchaser of a Lot or other interest in the Subdivision from Declarant, but only through a transfer of rights and powers in a written agreement signed by Declarant;" and

WHEREAS, pursuant to Section 2.1 of the Declaration Assignee intends by execution of this Assignment to assign and transfer all of Assignor's rights, powers, and privileges as Declarant to Assignee as Declarant.

NOW, THEREFORE, for and in consideration of the aforementioned, the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee do hereby agree as follows:

1. Assignment of Rights of Declarant. Assignor does hereby assign, transfer, and convey to Assignee, its successors and assigns, all of Assignor's right, title, interest, powers, and privileges as Declarant as provided in the Declaration.
2. Covenants of Assignor. Assignor covenants and warrants unto Assignee, its successors and assigns, that Assignor has made no other assignment of any of the right, title, interest, powers, and privileges of Assignor assigned, transferred, and conveyed herein.
3. No Modification. Except as expressly set forth herein, this Assignment does not

amend or modify in any way the Declaration.

Westbrook Project Management, L.L.C.,

A Texas limited liability company

By: Champion Business Park, L.L.C.

A Texas limited liability company

Its: Managing Member of Westbrook Project Management, L.L.C.

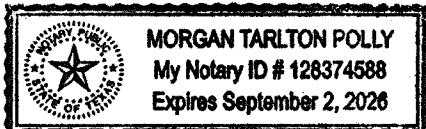
By: Fredrick G. Disney, Jr.

Its: Managing Member of Champion Business Park, L.L.C.

STATE OF TEXAS)

COUNTY OF PARKER)

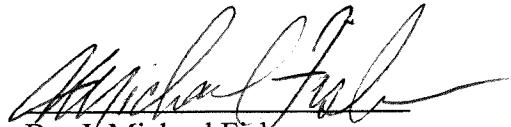
This instrument was acknowledged before me on April 17, 2025, by Fredrick G. Disney, Jr., Managing Member of Champion Business Park, L.L.C., a Texas limited liability company, the Managing Member of Westbrook Project Management, L.L.C., on behalf of Westbrook Project Management, L.L.C.



Morgan Tarlton Polly
Notary Public, State of Texas
My commission expires: 9/2/26

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Aledo River Estates, LLC,
A Texas limited liability company

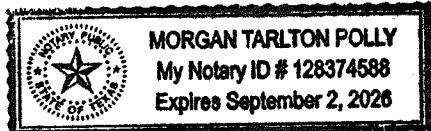


By: J. Michael Fisher
Its: Manager

STATE OF TEXAS)

COUNTY OF PARKER)

This instrument was acknowledged before me on April 17, 2025, by J. Michael Fisher,
Manager of Aledo River Estates, LLC, a Texas limited liability company, on behalf of Aledo
River Estates, LLC.



Morgan Tarlton Polly
Notary Public, State of Texas
My commission expires: 9/2/26

AFTER RECORDING RETURN TO:

Aledo River Estates, LLC
1015 Champions Drive
Suite 1400
Aledo, Texas 76008

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202510300
04/21/2025 04:39:38 PM
Fee: \$38.00
Lila Deakle, County Clerk
Parker County, Texas
ASSIGNMENT