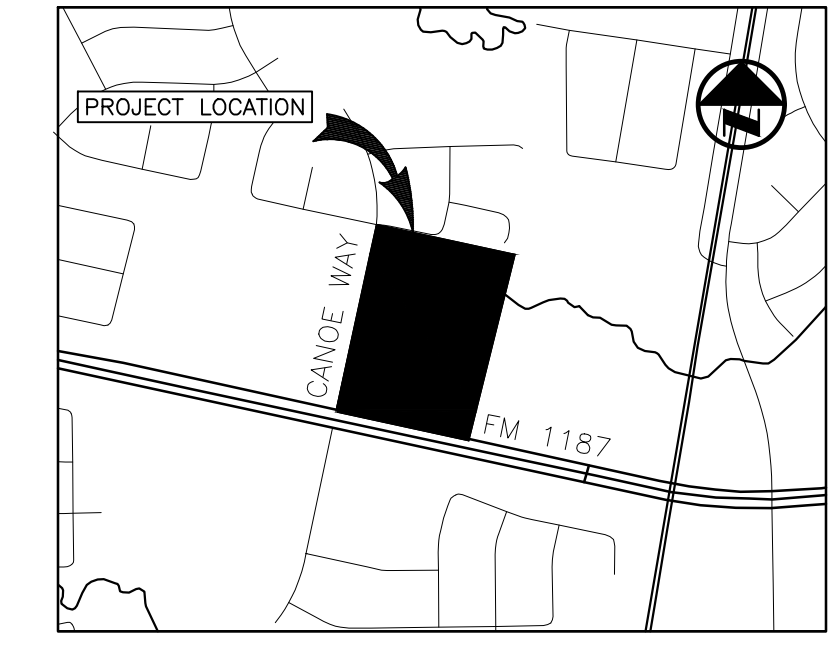
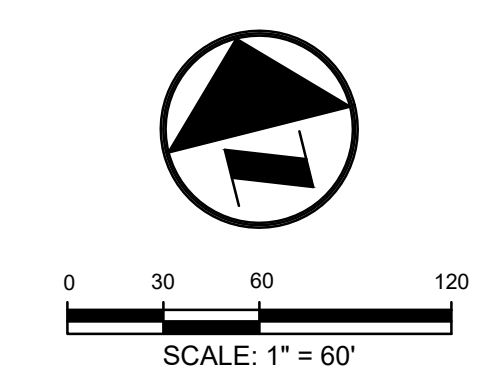


LEGEND

- MONUMENT OF RECORD DIGNITY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- B.L. BUILDING LINE
- S.F. SQUARE FEET
- PROPERTY LINE
- - - EASEMENT LINE



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 32°46'13" W	13.43'

Parcel Table	Parcel Table	Parcel Table	Parcel Table	Parcel Table										
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
27X	BLOCK A	60969	15X	BLOCK B	15415	29X	BLOCK C	20222	17X	BLOCK D	32090	6X	BLOCK E	5249

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK A	2000
2	BLOCK A	1400
3	BLOCK A	1750
4	BLOCK A	1750
5	BLOCK A	1400
6	BLOCK A	1750
7	BLOCK A	1750
8	BLOCK A	1400
9	BLOCK A	1750
10	BLOCK A	1750
11	BLOCK A	1400
12	BLOCK A	1400
13	BLOCK A	1750
14	BLOCK A	1750
15	BLOCK A	1400
16	BLOCK A	1400
17	BLOCK A	1750
18	BLOCK A	1750
19	BLOCK A	1400
20	BLOCK A	1400
21	BLOCK A	2000

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK B	1750
2	BLOCK B	1400
3	BLOCK B	1400
4	BLOCK B	1400
5	BLOCK B	1750
6	BLOCK B	1750
7	BLOCK B	1400
8	BLOCK B	1400
9	BLOCK B	1750
10	BLOCK B	1750
11	BLOCK B	1400
12	BLOCK B	1400
13	BLOCK B	1400
14	BLOCK B	1750
15	BLOCK B	1750
16	BLOCK B	1400
17	BLOCK B	1400
18	BLOCK B	1400
19	BLOCK B	1400
20	BLOCK B	1750
21	BLOCK B	1750

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK C	1750
2	BLOCK C	1400
3	BLOCK C	1400
4	BLOCK C	1750
5	BLOCK C	1750
6	BLOCK C	1400
7	BLOCK C	1400
8	BLOCK C	1750
9	BLOCK C	1750
10	BLOCK C	1400
11	BLOCK C	1400
12	BLOCK C	1400
13	BLOCK C	1400
14	BLOCK C	1748
15	BLOCK C	1750
16	BLOCK C	1400
17	BLOCK C	1400
18	BLOCK C	1400
19	BLOCK C	1750
20	BLOCK C	1750

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK D	1750
2	BLOCK D	1400
3	BLOCK D	1400
4	BLOCK D	1750
5	BLOCK D	1750
6	BLOCK D	1400
7	BLOCK D	1400
8	BLOCK D	1400
9	BLOCK D	1400
10	BLOCK D	1400
11	BLOCK D	1750
12	BLOCK D	1740
13	BLOCK D	1400
14	BLOCK D	1400
15	BLOCK D	1400
16	BLOCK D	1747

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK E	1735
2	BLOCK E	1400
3	BLOCK E	1400
4	BLOCK E	1400
5	BLOCK E	1750

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK F	112453

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on March 25, 2020 with an applied combined scale factor of 1.00012.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0430L with Map Revised March 21, 2019.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of the survey or the corner monuments found or placed.
- The mandatory property owners' or homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of landscape systems, features or elements located in parkways, common areas, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.

PLAT SUMMARY

TOTAL ACRES= 10.787 AC.
 TOTAL RESIDENTIAL LOTS= 85
 TOTAL OPEN SPACE LOTS= 10
 GROSS DENSITY= 0.114 LOTS/AC
 MINIMUM LOT SIZE= 1,400 S.F.

**PRELIMINARY PLAT
 CANOE WAY ADDITION
 TRACTS 2A & 2B
 95 TOTAL LOTS**

85 RESIDENTIAL LOTS
 LOTS 1-21, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-28, BLOCK C;
 LOTS 1-16, BLOCK D; LOTS 1-5, BLOCK E AND LOT 1, BLOCK F

10 OPEN SPACE LOTS
 LOTS 22X-27X, BLOCK A; LOT 15X, BLOCK B; LOT 29X, BLOCK C;
 LOT 17X, BLOCK D; LOT 6X, BLOCK E

BEING 10.787 ACRES
 ZONED-PD
 AND BEING SITUATED IN
 THE DAVID A. KERR SURVEY, ABSTRACT NO. 911,
 CITY OF CROWLEY, TARRANT COUNTY, TEXAS
 AUGUST 2022
 SHEET 1 OF 2

OWNER
WB CROWLEY LAND LLC
 8117 Preston Road, ste. 250
 Dallas, Texas 75225
 Contact: Mr. Peter Lai
 Phone: 214-280-9688

DEVELOPER
W LAND DEVELOPMENT
 8117 Preston Road, ste. 250
 Dallas, Texas 75225
 Contact: Mr. Peter Lai
 Phone: 214-280-9688

SURVEYOR
BGE, Inc.
 777 Main Street, Suite 1900, Fort Worth, TX 76102
 Tel: 817-887-6130 • www.bgeinc.com
 TBPELS Registration No. 10194416
 Contact: René Silvas, R.P.L.S.
 Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEING, all of that 10.786 acre (469,826 square foot) tract of land situated in the David A. Kerr Survey, Abstract No. 911, in the City of Crowley, Tarrant County, Texas; being part of that tract of land called Tract 2 described in Substitute Trustee's Deed and Bill of Sale to WB Crowley Land, LLC as recorded in Instrument No. D222026969 of the Deed Records of Tarrant County, Texas; said 10.786 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod found at the northwest corner of said Tract 2; said point being the southwest corner of Lot 1, Block, 2 Creekside Phase 1A, an addition to the City of Crowley as recorded in Cabinet A, Page 10390 of the Plat Records of Tarrant County, Texas; said point being in the west line of Canoe Way (60-foot right-of-way);

THENCE, South 77 degrees 46 minutes 13 seconds East, departing the east line of said Canoe Way; with the north line of said Tract2 and the south line of said Block 2, a distance of 595.51 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the northeast corner of said Tract 2 and the southeast corner of Lot 10X of said Creekside Phase 1A; said point being in the west line of that tract of land called Tract 1 described in Substitute Trustee's Deed and Bill of Sale to RMR Investments as recorded in Instrument No. D211079921 of said Deed Records;

THENCE, South 13 degrees 54 minutes 30 seconds West, with the east line of said Tract 2 and the west line of said Tract 1, a distance of 805.24 feet to a 5/8-inch iron rod with "MIA 5714" cap found at the southeast corner of said Tract 2; said point being in the north line of F.M. 1187 (60-foot right-of-way);

THENCE, North 77 degrees 47 minutes 06 seconds West, with the south line of said Tract 2 and the north line of said F.M. 1187, a distance of 562.43 feet to a 5/8-inch iron rod with "MIA 5714" cap found at a southwest corner of said Tract 2;

THENCE, North 32 degrees 46 minutes 45 seconds West, with the south line of said Tract 2 and the north line of said F.M. 1187, a distance of 13.43 feet to a 5/8-inch iron rod with "MIA 5714" cap found at a southwest corner of said Tract 2; said point being in the east line of said Canoe Way;

THENCE, North 12 degrees 13 minutes 47 seconds East, with the west line of said Tract 2 and the East line of said Canoe Way, a distance of 795.54 feet to the POINT OF BEGINNING and containing an area of 10.786 acres or 469,826 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That WB Crowley Land, LLC through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as Canoe Way Addition, an addition to the City of Crowley, Tarrant/Johnson County, Texas, AND does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Crowley and all public utilities desiring to use, or using same. No building, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Crowley and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a three-foot radius from the center point of all fire hydrants and a two-foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Crowley for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the expectations and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

_____	_____
Name, Title Company	Name, Title Company

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2022.

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF _____ ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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 purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

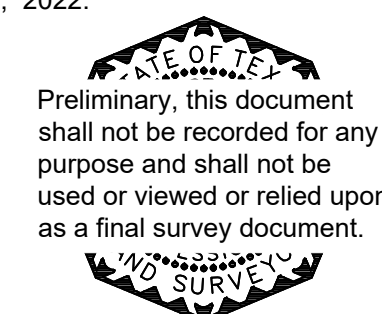
STATE OF TEXAS ~

COUNTY OF TARRANT ~

That I, René Silvas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my person supervision in accordance with the platting Rules and Regulations of the City of Crowley, Texas.

Dated this the ____ day of _____, 2022.

René Silvas
RPLS No. 5921



NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, 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 purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

_____	____/____/____
[Name], Chairman, Planning and Zoning Commission City of Crowley, Texas	Date

**PRELIMINARY PLAT
CANOE WAY ADDITION
TRACTS 2A & 2B
95 TOTAL LOTS**

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BEING 10.787 ACRES
ZONED-PD

AND BEING SITUATED IN
THE DAVID A. KERR SURVEY, ABSTRACT NO. 911,
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
AUGUST 2022
SHEET 2 OF 2

OWNER
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Contact: Mr. Peter Lai
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DEVELOPER
W LAND DEVELOPMENT
8117 Preston Road, ste. 250
Dallas, Texas 75225
Contact: Mr. Peter Lai
Phone: 214-280-9688

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416
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Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com