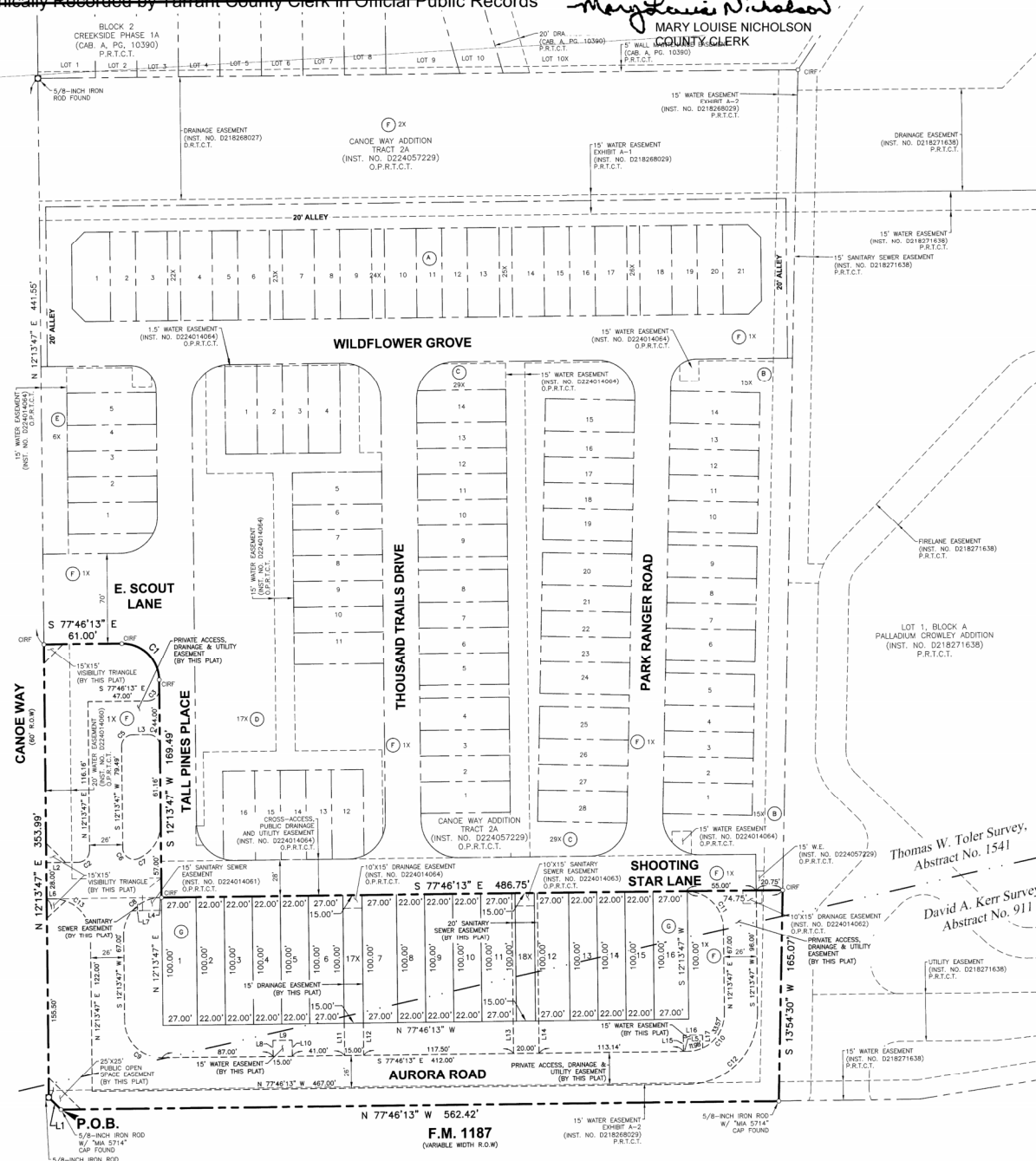
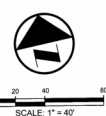


Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK



- LEGEND**
- MONUMENT OF RECORD DIGNITY
 - CRF 5/8-INCH IRON ROD W/ "CG" CAP FOUND
 - D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - BOUNDARY LINE
 - PROPERTY LINE
 - - - ABSTRACT LINE
 - · - · - EXISTING EASEMENT LINE
 - - - - PROPOSED EASEMENT LINE



PARCEL TABLE

LOT	BLOCK	SQ. FT.
1	BLOCK G	2700
2	BLOCK G	2200
3	BLOCK G	2200
4	BLOCK G	2200
5	BLOCK G	2200
6	BLOCK G	2700
7	BLOCK G	2700
8	BLOCK G	2200
9	BLOCK G	2200
10	BLOCK G	2200
11	BLOCK G	2200
12	BLOCK G	2700
13	BLOCK G	2200
14	BLOCK G	2200
15	BLOCK G	2200
16	BLOCK G	2700
17	BLOCK G	1500
18	BLOCK G	1500

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 32°46'45" W	13.43'
L2	N 77°46'13" S	25.00'
L3	N 77°46'13" W	12.00'
L4	N 77°46'13" W	1.00'
L5	S 77°50'52" E	3.36'
L6	N 77°46'13" W	5.00'
L7	N 77°46'13" W	7.91'
L8	N 12°13'47" E	12.50'
L9	S 77°46'13" E	15.00'
L10	S 12°13'47" E	12.50'
L11	N 12°13'47" E	115.00'
L12	S 12°13'47" E	125.00'
L13	N 12°13'47" E	125.00'
L14	S 12°13'47" E	125.00'
L15	N 12°13'47" E	12.50'
L16	S 77°46'13" E	15.00'
L17	S 12°13'47" E	10.06'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	90°00'00"	29.00'	S 32°46'13" E	41.01'	45.55'
C2	90°00'00"	9.00'	N 57°13'47" E	12.73'	14.14'
C3	90°00'00"	9.00'	N 57°13'47" E	12.73'	14.14'
C4	90°00'00"	9.00'	N 32°46'13" S	12.73'	14.14'
C5	90°00'00"	9.00'	S 57°13'47" W	12.73'	14.14'
C6	113°34'41"	9.00'	S 44°33'34" E	15.06'	17.84'
C7	66°25'19"	29.00'	N 45°26'26" E	31.77'	33.62'
C8	90°00'00"	29.00'	S 57°13'47" W	41.01'	45.55'
C9	90°00'00"	29.00'	S 32°46'13" E	41.01'	45.55'
C10	90°00'00"	29.00'	N 57°13'47" E	41.01'	45.55'
C11	90°00'00"	29.00'	N 32°46'13" W	41.01'	45.55'
C12	90°00'00"	55.00'	S 57°13'47" W	77.78'	86.39'
C13	90°00'00"	29.00'	N 32°46'13" W	41.01'	45.55'

PARCEL TABLE

LOT	BLOCK	SQ. FT.
1X	BLOCK F	71203
17X	BLOCK G	1500
18X	BLOCK G	1500

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies within Zone X, as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 4849C0430, with Map Revised March 21, 2016.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. 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.
4. The mandatory property owner or homeowner 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 entrances.
5. The City shall not be held responsible for damages occasioned by the establishment of grades or the alteration of any surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.
6. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City Ordinance and is subject to fine and withholding of utility services and building permits.
7. The H.O.A. shall own and will be responsible for the maintenance of all roadways, alleys, open space lots and landscaping.
8. Parkland dedication has been provided as per the Canoe Way Planned Development District Ordinance No. #01-2022-450 under Canon 6 Section 1.8.4 i.a.a.
9. Lots designated as X lots by this plat are Open Space or Common Areas and are reserved for the common use of all property owners, except Lot 17X, Block F is a private roadway to be owned and maintained by the H.O.A.

FINAL PLAT
CANOE WAY ADDITION
TRACT 2B
19 TOTAL LOTS
 16 MIXED-USE LOTS
 LOTS 1-16, BLOCK G
 3 OPEN SPACE LOTS
 LOT 1X, BLOCK F
 LOTS 17X AND 18X, BLOCK G

TRACT 2B PLAN SUMMARY TABLE

TOTAL ACRES	2.280 AC.
TOTAL MIXED-USE	16
TOTAL OPEN SPACE LOTS	3
GROSS DENSITY LOTS & 2.03 LOTS/AC	
MINIMUM LOT SIZE	2,200 S.F.
MINIMUM DWELLING SIZE	1,200 S.F.

BEING 2.580 ACRES
 AND BEING SITUATED IN
 THE THOMAS W. TOLER SURVEY, ABSTRACT NO. 1541, AND
 THE DAVID A. KERR SURVEY, ABSTRACT NO. 911
 CITY OF CROWLEY, TARRANT COUNTY, TEXAS
 AUGUST 2024
 SHEET 1 OF 2

OWNER	DEVELOPER	SURVEYOR
WB CROWLEY LAND LLC 3214 Spices Street Bellevue, Texas 77841 Contact: Mr. Tenglu Guo Phone: 713-219-9400	W LAND DEVELOPMENT 8117 Preston Road, Ste. 200 Dallas, Texas 75229 Contact: Carson Lisarath, P.E. Phone: 214-289-9688	BGE, Inc. 777 Main Street, Suite 1900, Fort Worth, TX 76102 Tel: 817-897-0130 • www.bgeinc.com TBLPS Registration No: 10194416 Copyright 2024 Telephone: 817-752-4183 • Email: rnlvases@bgeinc.com

G:\TX\Projects\W_Land_Development\10182-00-Crowley, Wm_Townhomes\10182-00-Crowley, Wm_Townhomes\10182-00-FPL-LOT-2B.dwg 2024-08-15 15:07:10 edwml

OWNER'S CERTIFICATE

STATE OF TEXAS -
COUNTY OF TARRANT -

BEING, all of that 2.580 acre (112,403 square foot) tract of land situated in the Thomas W. Toler Survey, Abstract No. 1541 and the David A. Kerr Survey, Abstract No. 911 in the City of Crowley, Tarrant County, Texas, being part of that tract of land described as Tract 2 in Substitute Trustee's Deed and Bill of Sale to WB Crowley Land, LLC as recorded in Instrument No. D222026968 of the Official Public Records of Tarrant County, Texas; said 2.580-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "MA 5714" cap found at a southwest corner of said Tract 2; said point being at the south end of a right-of-way corner clip at the intersection of the east line of Canoe Way (60-foot right-of-way) and the north right of way line of F.M. 1187 (variable width right-of-way);

THENCE, North 32 degrees 46 minutes 45 seconds West, with the west line of said Tract 2 and said corner clip, a distance of 13.43 feet to a 5/8-inch iron rod with "MA 5714" cap found at the north end of said corner clip;

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 353.99 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being at the most westerly southwest corner of Lot 1X, Block F, Canoe Way Addition Tract 2A, an addition to the City of Crowley as recorded in Instrument No. D224057229 of the Plat Records of Tarrant County, Texas, from said point a 5/8-inch iron rod found at the northwest corner of said Tract 2 bears North 12 degrees 13 minutes 47 seconds East, a distance of 441.55 feet;

THENCE, departing the west line of said Tract 2 and the east line of said Canoe Way, with the south lines of said Lot 1X, the following four (4) courses and distances:

South 77 degrees 46 minutes 13 seconds East, a distance of 61.00 feet to a 5/8-inch iron rod with "BGE" cap found at the beginning of a larger curve to the right;

In a southeasterly direction, along said curve to the right, an arc length of 45.55 feet, having a radius of 29.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a chord which bears South 32 degrees 46 minutes 13 seconds East, 41.01 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 12 degrees 13 minutes 47 seconds West, a distance of 169.49 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the most southerly southwest corner of said Lot 1X;

South 77 degrees 46 minutes 13 seconds East, a distance of 486.75 feet to a 5/8-inch iron rod with "BGE" cap found for corner; at the southeast corner of said Lot 1X; said point being in the east line of said Tract 2; said point being in the west line of Lot 1, Block A, Palladium Crowley Addition, an addition to the City of Crowley as recorded in Instrument No. D218271638 of said Plat Records;

THENCE, South 13 degrees 54 minutes 30 seconds West, with the east line of said Tract 2 and the west line of said Lot 1, a distance of 165.07 feet to a 5/8-inch iron rod with "MA 5714" cap found at the southeast corner of said Tract 2; said point being the southwest corner of said Lot 1; said point being in the north line of said F.M. 1187;

THENCE, North 77 degrees 46 minutes 13 seconds West with the south line of said Tract 2 and the north line of said F.M. 1187, a distance of 562.42 feet to the POINT OF BEGINNING and containing an area of 2.580 acres or 112,403 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 does hereby adopt this plat designating the herein above described property as Canoe Way Addition Tract 2B, an addition to the City of Crowley, Tarrant, Texas, AND does hereby dedicate to the public use forever the streets and alleys shown hereon; 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 easement 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 consisting, reconstructing, inspecting and maintaining the above named appurtenances 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.

WB Crowley Land, LLC

By: [Signature]
Name: Tinglu Qiao
Title: Manager

NOTARY CERTIFICATE

STATE OF TEXAS -
COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Tinglu Qiao, 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 therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF August, 2024.

[Signature]
NOTARY PUBLIC in and for the STATE OF TEXAS



SURVEYOR'S CERTIFICATE

STATE OF TEXAS -
COUNTY OF TARRANT -

This is to certify that I, René Silvas, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey made under my supervision on the ground, and all monuments and corner pins shown exist and are correctly described and are properly marked on the ground, and this plat correctly represents the survey made by me.

Dated this 22nd day of August, 2024.

[Signature]
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 22nd DAY OF August, 2024.

[Signature]
NOTARY PUBLIC in and for the STATE OF TEXAS



No variances from the general development ordinance requested

[Signature]
David Duran, Chairman, Planning & Zoning Commission
City of Crowley, Texas
Date: 8/26/24

The undersigned, the Board Secretary of the City of Crowley, Texas, hereby certifies that the foregoing final plat of Canoe Way Addition, Tract 2B by the City of Crowley was submitted to the appropriate Planning and Zoning Commission as required by the ordinances of the City of Crowley on the 12th day of August, 2024, and such body by formal action, then and there accepted the dedication of street, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity

Witness by hand this day

[Signature]
Rachel Rios
Board Secretary
City of Crowley, Texas
Date: 9/6/24

FINAL PLAT
CANOE WAY ADDITION
TRACT 2B

- 19 TOTAL LOTS
16 MIXED-USE LOTS
LOTS 1-16, BLOCK G
3 OPEN SPACE LOTS
LOT 1X, BLOCK F
LOTS 17X AND 18X, BLOCK G

BEING 2.580 ACRES
AND BEING SITUATED IN
THE THOMAS W. TOLER SURVEY, ABSTRACT NO. 1541, AND
THE DAVID A. KERR SURVEY, ABSTRACT NO. 911
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
AUGUST 2024
SHEET 2 OF 2

OWNER
WB CROWLEY LAND LLC
5510 Spruce Street
Bellevue, Texas 77601
Contact: Mr. Tinglu Qiao
Phone: 713-219-9400

DEVELOPER
B LAND DEVELOPMENT
8117 Preston Road, ste. 250
Dallas, Texas 75225
Tel: 817-887-6130 • www.bplndc.com
Contact: Carson Leasehold, P.E.
Phone: 214-280-9688

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Dallas, Texas 75225
Tel: 817-887-6130 • www.bgeinc.com
TBRLS Registration No. 10194146
Copyright 2024

Contact: René Silvas, R.P.L.S.
Telephone: 817-732-4183 • Email: rskvas@bgeinc.com

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TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041202813
AD NUMBER: A1541 2A06
CERTIFICATE NO : 120145674

DATE : 8/21/2024
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

TOLER, THOMAS W SURVEY ABSTR
ACT 1541 TRACT 2A06

0001011 W FM RD 1187
7.4272 ACRES

REQUESTED BY

WB CROWLEY LAND LLC

PROPERTY OWNER

WB CROWLEY LAND LLC

5210 SPRUCE ST
BELLAIRE TX 77401

5210 SPRUCE ST
BELLAIRE TX 77401

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2023 entries for CITY OF CROWLEY, Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, CROWLEY ISD, and a TOTAL row.

ISSUED TO : WB CROWLEY LAND LLC
ACCOUNT NUMBER: 00041202813
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia J. Jernigan Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041202805
AD NUMBER: A 911 1C02
CERTIFICATE NO : 120145637

DATE : 8/21/2024
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

KERR, DAVID A SURVEY ABSTRAC
T 911 TRACT 1C02

0000970 S HAMPTON RD
3.6598 ACRES

REQUESTED BY

WB CROWLEY LAND LLC

PROPERTY OWNER

WB CROWLEY LAND LLC

5210 SPRUCE ST
BELLAIRE TX 77401

5210 SPRUCE ST
BELLAIRE TX 77401

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2023 taxes for City of Crowley, Tarrant County, JPS Health Network, Tarrant County College, and Crowley ISD, all totaling \$0.00.

ISSUED TO : WB CROWLEY LAND LLC
ACCOUNT NUMBER: 00041202805
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia Jimenez Deputy

