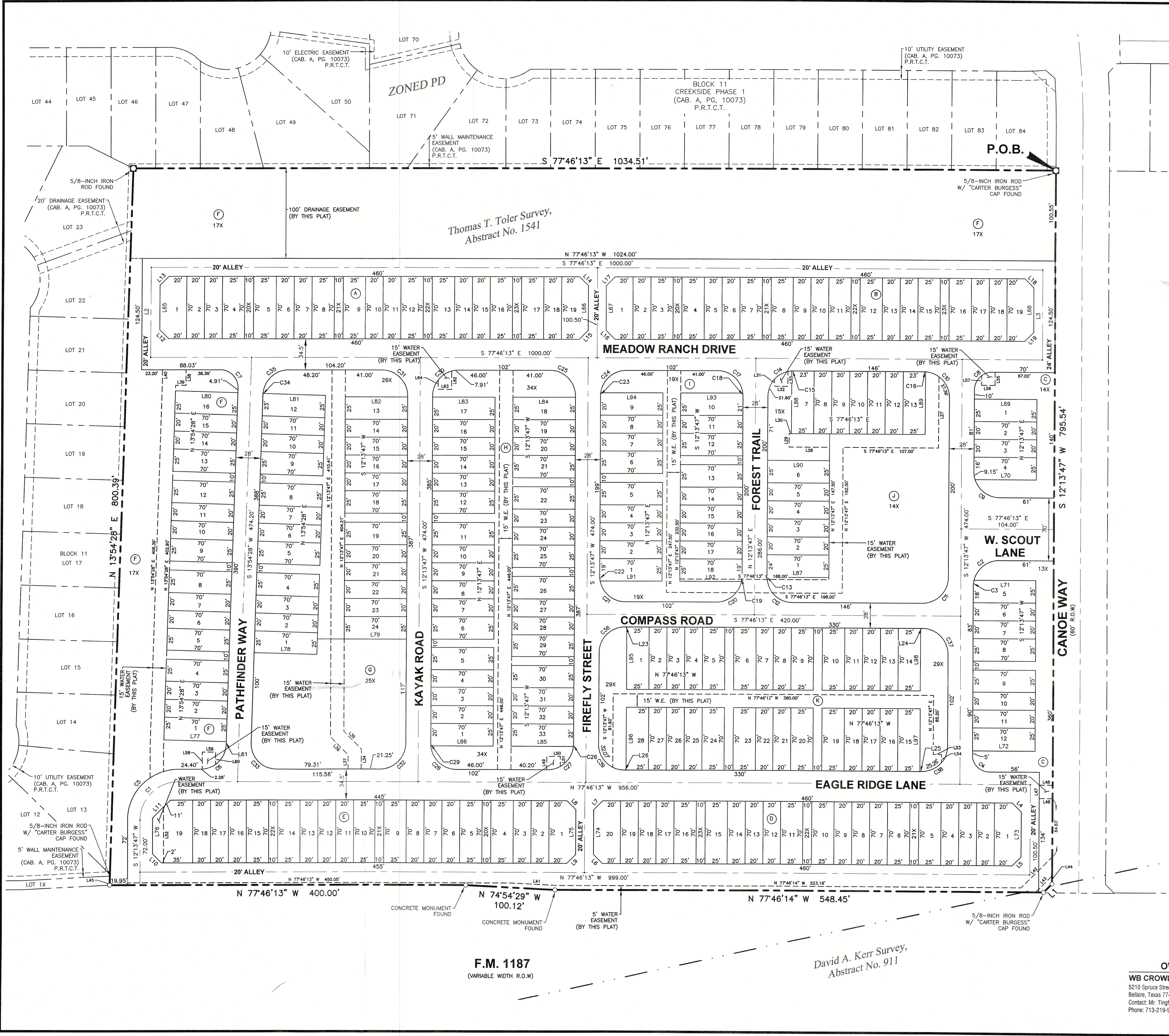




LEGEND

- MONUMENT OF RECORD DIGNITY
- 5/8-INCH IRON ROD W/ "BGE" CAP SET
- CIRS
- D.R.T.C.T.
- DEED RECORDS OF TARRANT COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PLAT RECORDS OF TARRANT COUNTY, TEXAS
- PLAT RECORDS OF TARRANT COUNTY, TEXAS
- WATER EASEMENT
- INST. NO.
- INSTRUMENT NUMBER
- P.O.B.
- POINT OF BEGINNING
- S.F.
- SQUARE FEET
- BOUNDARY LINE
- PROPERTY LINE
- ABSTRACT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

VICINITY MAP
(1" = 1,000')

PLAN SUMMARY TABLE

TOTAL ACRES	19.284 AC.
TOTAL RESIDENTIAL LOTS	221
TOTAL OPEN SPACE LOTS	24
GROSS DENSITY LOTS	12.70 LOTS/AC
MINIMUM LOT SIZE	1,400 S.F.
MINIMUM DWELLING SIZE	1,200 S.F.

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- The H.O.A. shall own and will be responsible for the maintenance of all roadways, alleys, open space lots, landscaping. City of Crowley shall not be responsible for any maintenance in these areas.
- All roads are private access and public drainage and utility easements (PA/PDUE).
- Parkland dedication has been provided as per the Canoe Way Planned Development District Ordinance No. #01-2022-450 under Exhibit B Section II.B.4.a.ii
- Lots designated as X lots by this plat are Open Space and are reserved for the common use of all property owners.

FINAL PLAT
CANOE WAY ADDITION
TRACT 1
245 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1-19, BLOCK A; LOTS 1-19, BLOCK B; LOTS 1-12, BLOCK C;
LOTS 1-20, BLOCK D; LOTS 1-19, BLOCK E; LOTS 1-16, BLOCK F;
LOTS 1-24, BLOCK G; LOTS 1-33, BLOCK H; LOTS 1-18, BLOCK I;
LOTS 1-13, BLOCK J AND LOTS 1-28, BLOCK K

24 OPEN SPACE LOTS
LOTS 20X-23X, BLOCK A; LOTS 20X-23X, BLOCK B; LOTS 13X-14X;
LOTS 21X-23X, BLOCK D; LOTS 20X-22X, BLOCK E; LOT 17X, BLOCK F;
LOT 25X-26X, BLOCK G; LOT 34X, BLOCK H; LOT 19X, BLOCK I;
LOT 14X-15X, BLOCK J AND LOT 29X, BLOCK K

BEING 19.284 ACRES
AND BEING SITUATED IN
THE THOMAS T. TOLER SURVEY, ABSTRACT NO. 1541,
ELI WICKSON SURVEY, ABSTRACT NO. 1691,
DAVID A. KERR SURVEY, ABSTRACT NO. 911,
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
NOVEMBER 2023
SHEET 1 OF 3

OWNER
WB CROWLEY LAND LLC
5210 Spruce Street
Dallas, Texas 75225
Contact: Mr. Tinglu Qiao
Phone: 713-219-9400

DEVELOPER
W LAND DEVELOPMENT
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

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

Parcel Table		
Lot	Block	Sq. Ft.
20X	BLOCK A	700
21X	BLOCK A	700
22X	BLOCK A	700
23X	BLOCK A	700

Parcel Table		
Lot	Block	Sq. Ft.
20X	BLOCK B	700
21X	BLOCK B	700
22X	BLOCK B	700
23X	BLOCK B	700

Parcel Table		
Lot	Block	Sq. Ft.
13X	BLOCK C	10349
14X	BLOCK C	6038

Parcel Table		
Lot	Block	Sq. Ft.
21X	BLOCK D	700
22X	BLOCK D	700
23X	BLOCK D	700

Parcel Table		
Lot	Block	Sq. Ft.
20X	BLOCK E	700
21X	BLOCK E	700
22X	BLOCK E	700

Parcel Table		
Lot	Block	Sq. Ft.
17X	BLOCK F	139710

Parcel Table		
Lot	Block	Sq. Ft.
25X	BLOCK G	23575
26X	BLOCK G	13482

Parcel Table		
Lot	Block	Sq. Ft.
34X	BLOCK H	19538

Parcel Table		
Lot	Block	Sq. Ft.
19X	BLOCK I	12562

Parcel Table		
Lot	Block	Sq. Ft.
15X	BLOCK J	3810

Parcel Table		
Lot	Block	Sq. Ft.
29X	BLOCK K	18598

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

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

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK C	1750
2	BLOCK C	1400
3	BLOCK C	1400
4	BLOCK C	1746
5	BLOCK C	1748
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	1750

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

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK E	2000
2	BLOCK E	1400
3	BLOCK E	1400
4	BLOCK E	1750
5	BLOCK E	1750
6	BLOCK E	1400
7	BLOCK E	1400
8	BLOCK E	1400
9	BLOCK E	1750
10	BLOCK E	1750
11	BLOCK E	1400
12	BLOCK E	1400
13	BLOCK E	1400
14	BLOCK E	1750
15	BLOCK E	1750
16	BLOCK E	1400
17	BLOCK E	1400
18	BLOCK E	1400
19	BLOCK E	2900

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

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

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

Parcel Table		
Lot	Block	Sq. Ft.
21	BLOCK H	1750
22	BLOCK H	1750
23	BLOCK H	1400
24	BLOCK H	1400
25	BLOCK H	1750
26	BLOCK H	1750
27	BLOCK H	1400
28	BLOCK H	1400
29	BLOCK H	1750
30	BLOCK H	1750
31	BLOCK H	1400
32	BLOCK H	1400
33	BLOCK H	1750

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK I	1749
2	BLOCK I	1400
3	BLOCK I	1400
4	BLOCK I	1400
5	BLOCK I	1750
6	BLOCK I	1750
7	BLOCK I	1400
8	BLOCK I	1400
9	BLOCK I	1750
10	BLOCK I	1750
11	BLOCK I	1400
12	BLOCK I	1750
13	BLOCK I	1750
14	BLOCK I	1400
15	BLOCK I	1400
16	BLOCK I	1400
17	BLOCK I	1400
18	BLOCK I	1749

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK J	1750
2	BLOCK J	1400
3	BLOCK J	1400
4	BLOCK J	1400
5	BLOCK J	1400
6	BLOCK J	1750
7	BLOCK J	1749
8	BLOCK J	1400
9	BLOCK J	1400
10	BLOCK J	1400
11	BLOCK J	1400
12	BLOCK J	1400
13	BLOCK J	1750

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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 57°13'48" W	13.44'
L2	S 12°13'47" W	100.50'
L3	S 12°13'47" W	100.50'
L4	S 32°46'13" E	14.14'
L5	S 57°13'47" W	14.14'
L6	N 32°46'13" W	14.14'
L7	N 57°13'47" E	14.14'
L8	S 32°46'13" E	14.14'
L9	S 57°13'47" W	14.14'
L10	N 32°46'13" W	14.14'
L11	N 57°13'47" E	28.28'
L12	N 32°46'13" W	14.14'
L13	N 57°13'47" E	14.14'
L14	S 32°46'13" E	14.14'
L15	S 57°13'47" W	14.14'
L16	N 32°46'13" W	14.14'
L17	N 57°13'47" E	14.14'
L18	S 32°46'13" E	14.14'
L19	S 57°13'47" W	14.14'
L20	S 12°13'47" W	1.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L21	N 12°13'47" E	1.00'
L22	S 12°13'47" W	1.00'
L23	S 77°46'13" E	2.00'
L24	S 77°46'13" E	2.00'
L25	N 77°46'13" W	2.00'
L26	N 77°46'13" W	2.00'
L27	S 12°13'47" W	79.49'
L28	N 77°46'13" W	45.50'
L29	N 12°13'47" E	15.00'
L30	S 77°46'13" E	2.50'
L31	N 12°13'47" E	7.86'
L32	N 77°46'13" W	15.00'
L33	S 12°13'47" W	16.50'
L34	N 12°11'16" E	21.98'
L35	N 32°39'44" W	27.96'
L36	N 32°39'44" W	27.97'
L37	N 12°11'16" E	15.78'
L38	N 12°13'47" E	17.20'
L39	S 77°46'13" E	11.58'
L40	N 12°13'47" E	13.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L41	N 74°54'29" W	50.05'
L42	S 57°13'46" W	49.03'
L43	S 57°13'46" W	26.10'
L44	N 12°13'47" E	8.95'
L45	N 13°54'28" E	2.50'
L46	N 77°46'13" W	15.00'
L47	N 12°13'47" E	15.00'
L48	N 77°46'13" W	15.00'
L49	S 12°13'47" W	15.05'
L50	N 77°46'13" W	15.00'
L51	N 12°13'47" E	11.34'
L52	S 12°13'47" W	62.30'
L53	N 77°35'19" W	9.21'
L54	N 12°24'41" E	9.45'
L55	N 12°13'47" E	14.70'
L56	S 77°46'13" E	15.00'
L57	S 12°13'47" W	10.68'
L58	S 12°13'44" W	19.26'
L59	N 77°46'16" W	15.00'
L60	N 12°13'44" E	13.66'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L61	N 13°54'28" E	2.53'
L62	S 12°13'47" W	20.43'
L63	N 77°46'13" W	15.00'
L64	N 12°13'47" E	10.41'
L65	N 12°13'47" E	50.00'
L66	S 12°13'47" W	50.00'
L67	N 12°13'47" E	50.00'
L68	S 12°13'47" W	50.00'
L69	S 77°46'13" E	70.00'
L70	N 77°46'13" W	68.57'
L71	S 77°46'13" E	69.14'
L72	N 77°46'13" W	70.00'
L73	S 12°13'47" W	50.00'
L74	N 12°13'47" E	50.00'
L75	S 12°13'47" W	50.00'
L76	N 12°13'47" E	40.00'
L77	S 76°05'32" E	70.00'
L78	N 76°05'32" W	70.00'
L79	S 77°46'13" E	70.00'
L80	S 76°05'32" E	70.00'

FINISHED FLOOR ELEVATION TABLE					
BLOCK A	LOTS 1-4	791.91	BLOCK A	LOTS 5-8	790.44
BLOCK A	LOTS 9-12	789.98	BLOCK A	LOTS 13-16	788.98
BLOCK A	LOTS 17-19	787.98	BLOCK B	LOTS 1-3	786.91
BLOCK B	LOTS 4-7	786.18	BLOCK B	LOTS 8-11	785.18
BLOCK B	LOTS 12-15	784.18	BLOCK B	LOTS 16-19	783.18
BLOCK C	LOTS 1-4	782.92	BLOCK C	LOTS 5-8	783.44
BLOCK C	LOTS 9-12	783.86	BLOCK D	LOTS 1-5	783.81
BLOCK D	LOTS 6-10	785.0	BLOCK D	LOTS 11-15	786.21
BLOCK D	LOTS 16-20	787.3	BLOCK E	LOTS 1-4	788.61
BLOCK E	LOTS 5-9	789.81	BLOCK E	LOTS 10-14	791.01
BLOCK E	LOTS 15-19	791.21	BLOCK F	LOTS 1-4	791.24
BLOCK F	LOTS 5-8	792.24	BLOCK F	LOTS 9-12	792.22
BLOCK F	LOTS 13-16	790.77	BLOCK G	LOTS 1-4	792.24
BLOCK G	LOTS 5-8	792.22	BLOCK G	LOTS 9-12	790.77
BLOCK G	LOTS 13-18	792.22	BLOCK G	LOTS 19-24	792.24
BLOCK H	LOTS 1-5	790.17	BLOCK H	LOTS 6-11	790.19
BLOCK H	LOTS 12-17	788.79	BLOCK H	LOTS 18-21	786.51
BLOCK H	LOTS 22-25	787.51	BLOCK H	LOTS 26-29	787.61
BLOCK H	LOTS 30-33	787.40	BLOCK I	LOTS 1-5	787.66
BLOCK I	LOTS 6-9	786.46	BLOCK I	LOTS 10-12	784.66
BLOCK I	LOTS 13-18	786.45	BLOCK J	LOTS 1-6	786.37
BLOCK J	LOTS 7-13	782.61	BLOCK K	LOTS 1-5	788.07
BLOCK K	LOTS 6-9	786.63	BLOCK K	LOTS 10-14	785.43
BLOCK K	LOTS 15-19	783.11	BLOCK K	LOTS 20-23	784.09
BLOCK K	LOTS 24-28	785.27			

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OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEING, all of that 19.284 acre (840,026 square foot) tract of land situated in the Eli Wickson Survey, Abstract No. 1691, the David A. Kerr Survey, Abstract No. 911 and Thomas T. Toler Survey, Abstract No. 1541 in the City of Crowley, Tarrant County, Texas; being all of that tract of land described as Tract 1 in Special Warranty Deed to WB Crowley Land LLC as recorded in Instrument No. D222026969 of the Official Public Records of Tarrant County, Texas; said 19.284 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "CARTER BURGESS" cap found at the northeast corner of said Tract 1; said point being the southeast corner of Lot 84, Block 11, Creekside Phase 1, an addition to the City of Crowley as recorded in Cabinet A, Page 10073 of the Plat Records of Tarrant County, Texas; said point being in the west right-of-way line of Canoe Way (60-foot right-of-way);

THENCE, South 12 degrees 13 minutes 47 seconds West, with the east line of said Tract 1 and the west line of said Canoe Way, a distance of 795.54 feet to a point for corner at the north end of a corner clip;

THENCE, South 57 degrees 13 minutes 48 seconds West, continuing with the east line of said Tract 1 and the west line of said Canoe Way, a distance of 13.44 feet to a 5/8-inch iron rod with "CARTER BURGESS" cap found for corner at the south end of said corner clip; said point being in the north right-of-way line of F.M. 1187 (variable width right-of-way);

THENCE, with the south line of said Tract 1 and the north line of said F.M. 1187, the following three (3) courses and distances:

North 77 degrees 46 minutes 14 seconds West, a distance of 548.45 feet to a concrete monument found for corner;

North 74 degrees 54 minutes 29 seconds West, a distance of 100.12 feet to a concrete monument found for corner;

North 77 degrees 46 minutes 13 seconds West, a distance of 400.00 feet to a point at the southwest corner of said Tract 1; said point being the southeast corner of Lot 1X of said Block 11;

THENCE, North 13 degrees 54 minutes 28 seconds East, with the west line of said Tract 1, passing at a distance of 10.03 feet, a 5/8-inch iron rod with "CARTER BURGESS" cap found, continuing in all a total distance of 800.39 feet to a 5/8-inch iron rod found at the northwest corner of said Tract 1; said point being in the south line of Lot 46 of said Block 11;

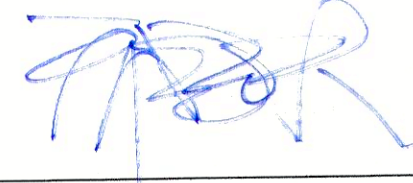
THENCE, South 77 degrees 46 minutes 13 seconds East, with the north line of said Tract 1 and a south line of said Block 11, a distance of 1,034.51 feet to the POINT OF BEGINNING and containing an area of 19.284 acres or 840,026 square feet of land, more or less.

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 Tract 1, an addition to the City of Crowley, Tarrant 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.


Tingfu Qiao

Tingfu Qiao, Owner WB Land LLC
Title and Company

NOTARY CERTIFICATE

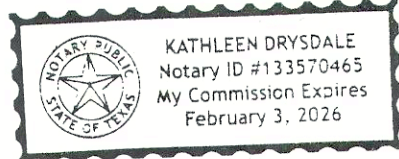
STATE OF TEXAS ~

COUNTY OF Harris ~

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF November, 2023.


NOTARY PUBLIC in and for the STATE OF TEXAS



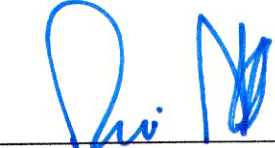
SURVEYOR'S CERTIFICATE

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 platted 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 29 day of November, 2023.


René Silvas
RPLS No. 5921



NOTARY CERTIFICATE

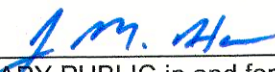
STATE OF TEXAS ~

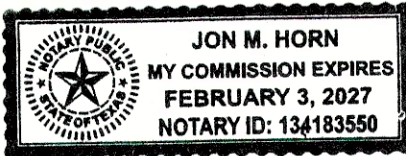
COUNTY OF TARRANT ~

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 29 DAY OF November, 2023.


NOTARY PUBLIC in and for the STATE OF TEXAS

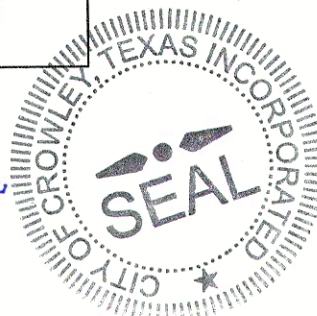


The undersigned, the City Secretary of the City of Crowley, Texas, hereby certifies that the foregoing final plat of Canoe Way Addition, Tract 1 to the City of Crowley was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Crowley on the day of , 2023, 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 stated.
Witness by hand this day.


Carol Konhauser, City Secretary, City of Crowley, Texas

12, 11, 2023
Date


DAVID DUMAN, PLANNING & ZONING CHAIRPERSON.



FINAL PLAT
CANOE WAY ADDITION
TRACT 1
245 TOTAL LOTS

221 RESIDENTIAL LOTS
LOTS 1-19, BLOCK A; LOTS 1-19, BLOCK B; LOTS 1-12, BLOCK C;
LOTS 1-20, BLOCK D; LOTS 1-19, BLOCK E; LOTS 1-16, BLOCK F;
LOTS 1-24, BLOCK G; LOTS 1-33, BLOCK H; LOTS 1-18, BLOCK I;
LOTS 1-13, BLOCK J AND LOTS 1-28, BLOCK K

24 OPEN SPACE LOTS
LOTS 20X-23X, BLOCK A; LOTS 20X-23X, BLOCK B; LOTS 13X-14X;
LOTS 21X-23X, BLOCK D; LOTS 20X-22X, BLOCK E; LOT 17X, BLOCK F;
LOT 25X-26X, BLOCK G; LOT 34X, BLOCK H; LOT 19X, BLOCK I;
LOT 14X-15X, BLOCK J AND LOT 29X, BLOCK K

BEING 19.284 ACRES
AND BEING SITUATED IN
THE THOMAS T. TOLER SURVEY, ABSTRACT NO. 1541,
ELI WICKSON SURVEY, ABSTRACT NO. 1691,
DAVID A. KERR SURVEY, ABSTRACT NO. 911,
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
NOVEMBER 2023
SHEET 3 OF 3

OWNER

WB CROWLEY LAND LLC
5210 Spruce Street
Bellevue, Texas 77401
Contact: Mr. Tingfu Qiao
Phone: 713-219-9400

DEVELOPER

W LAND DEVELOPMENT
8117 Preston Road, ste. 250
Dallas, Texas 75225
Contact: Carson Liesenfelt, P.E.
Phone: 214-264-3190

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