

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**DEANNEXATION OF PROPERTY FROM AURORA SQUARE ESTATES
TRACT 2B**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This Deannexation of Property from Aurora Square Estates, Tract 2B (this “*Deannexation*”) is made by WB Crowley Land LLC, a Texas limited liability company (“*Declarant*”).

RECITALS:

Declarant filed that certain Declaration of Covenants, Conditions, and Restrictions for Aurora Square Estates under Clerk’s File Number D223191630 in the Official Public Records of Tarrant County, Texas, as same has been or may be amended or supplemented from time to time (the “*Declaration*”).

Reference is made to the Declaration for all purposes and the capitalized terms used in this Deannexation have the meanings set forth in the Declaration, unless otherwise set forth in this Deannexation.

The Declaration initially encumbered Tract 1, Tract 2A, and Tract 2B, as more particularly described by metes and bounds on Exhibit A, attached to the Declaration and incorporated in this Deannexation for all purposes by this reference.

Section 12.16 of the Declaration, entitled “*Annexation and Deannexation*”, provides that, until the expiration of the Development Period, land made subject to the provisions of the Declaration may be de-annexed and removed from the Community by Declarant, without the approval of the Members of Aurora Square Estates Community Association, Inc. (the “*Association*”).

The Development Period is in effect as of the recordation of this Deannexation.

Declarant is the owner of that certain real property situated in Tarrant County, Texas comprised of approximately 2.580 acres, which real property was initially included in the Property made subject to the Declaration and referred to as Tract 2B, and which real property is more particularly described on Exhibit 1, attached to and incorporated in this Deannexation for all purposes (“*Tract 2B*”).

Declarant desires to deannex Tract 2B from the Property and the Community, to release Tract 2B from all of the covenants, conditions, easements, and restrictions contained in the Declaration, and to remove Tract 2B from the jurisdiction of the Association.

DEANNEXATION:


Pursuant to the authority reserved to it in the Declaration, Declarant deannexes Tract 2B from the Property and the Community, releases Tract 2B from all of the covenants, conditions, easements, and restrictions contained in the Declaration, and removes Tract 2B from the jurisdiction of the Association. From and after the effective date of this Deannexation, the Property and the Community are amended and no longer include Tract 2B, and Tract 2B will no longer be restricted, governed, or encumbered by the Declaration.

This Deannexation must be construed according to the laws of the State of Texas and is for the benefit of and binding upon the parties to this Deannexation and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Deannexation to be effective as of the date it is recorded in Official Public Records of Tarrant County, Texas.

DECLARANT:

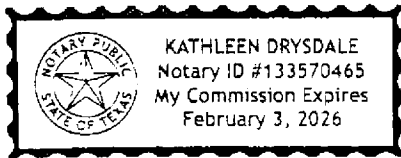
WB CROWLEY LAND LLC, a Texas limited liability company

By: 
Print Name: Ting Qiao
Print Title: Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Ting Qiao, the Manager of WB Crowley Land LLC, a Texas limited liability company, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity expressed in this instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of June, 2024.




Notary Public – State of Texas

EXHIBIT 1

Description of Tract B

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. D222026969 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 "MIA 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 (60-foot 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 "MIA 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 and 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 for the beginning of a tangent 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 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 at 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; said point being 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 "MIA 5714" cap 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.