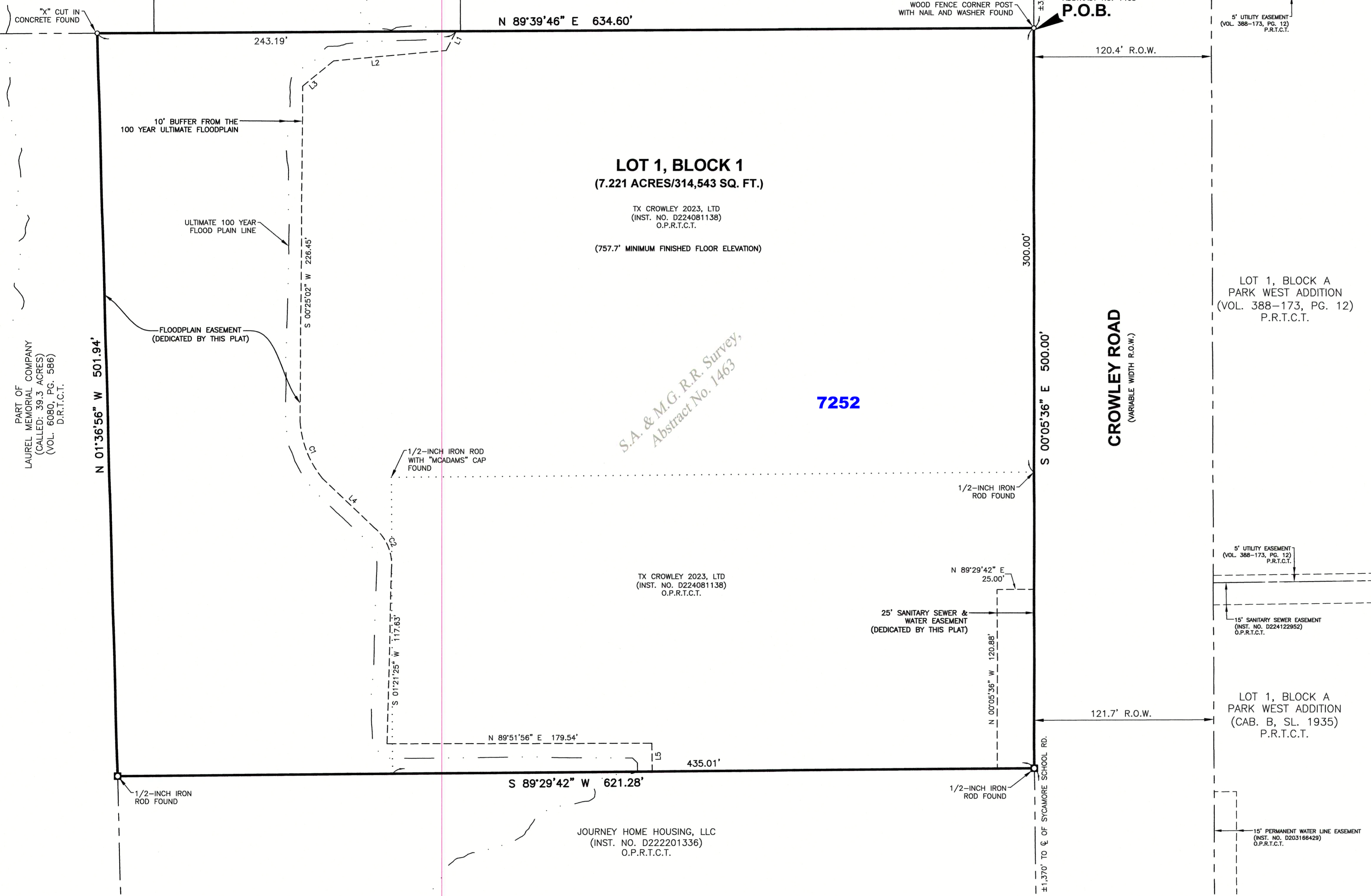


G:\TXM\Projects\Generation_Housing_Partners_LLC\11980-00-7500_Crowley_Rd_MF-FTW5V04_CAD\11980-00_FPLT.dwg 2024-08-12-13:05 rslvas

LAUREL MEMORIAL COMPANY (TRACT II) (VOL. 5980, PG. 531) D.R.T.C.T.
 PART OF LAUREL MEMORIAL COMPANY (TRACT I) (VOL. 5980, PG. 531) D.R.T.C.T.
 LAUREL LAND OF FORT WORTH, INC. (TRACT I) (VOL. 10690, PG. 1339) D.R.T.C.T.

PART OF LAUREL MEMORIAL COMPANY (CALLED: 39.3 ACRES) (VOL. 6080, PG. 586) D.R.T.C.T.

S.A. & M.G. R.R. Survey, Abstract No. 1463



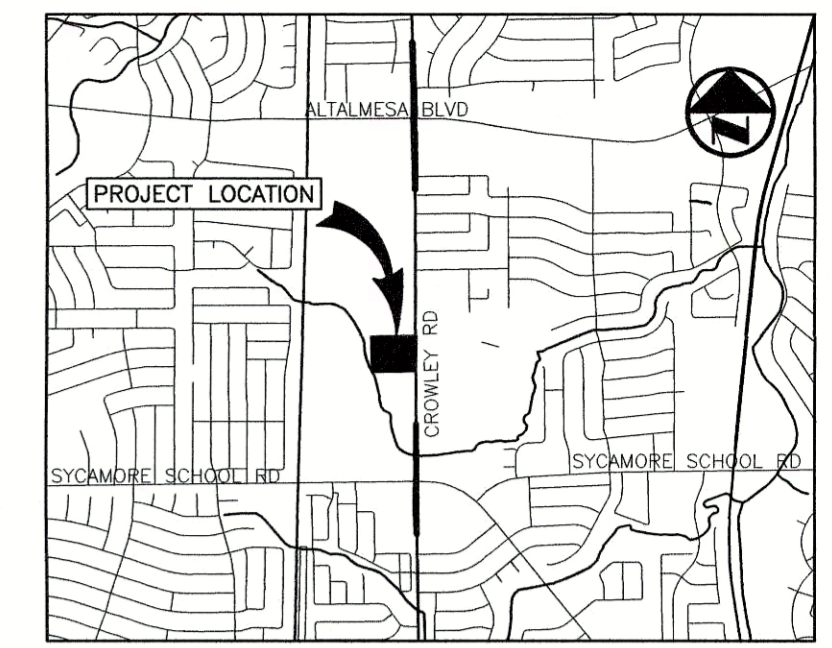
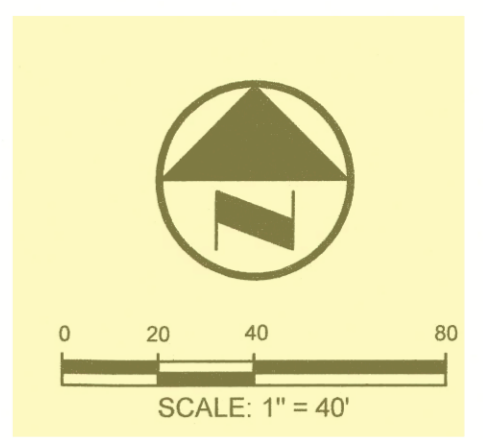
LOT 1, BLOCK 1
(7.221 ACRES/314,543 SQ. FT.)

TX CROWLEY 2023, LTD (INST. NO. D224081138) O.P.R.T.C.T.
 (757.7' MINIMUM FINISHED FLOOR ELEVATION)

7252

LEGEND

◻ M.R.D.	MONUMENT OF RECORD DIGNITY
● P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
---	EXISTING EASEMENT LINE
---	PROPERTY LINE
---	BOUNDARY LINE



VICINITY MAP
(NOT TO SCALE)

Water / Wastewater Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Transportation Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Floodplain Restriction
 No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed."

Flood Plain/Drainage-Way Maintenance
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Private Common Areas and Facilities
 The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation clubhouse/exercise/buildings and facilities.
 The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits
 No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Sidewalks
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements
 No permanent buildings or structures shall be constructed over any existing or plated water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Building Construction Distance Limitation to an Oil Or Gas Well Bore
 Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code on any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

Public Open Space Easement
 No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Private P.R.V.'s
 Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

- 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 48439C0315L with Map Revised March 21, 2019.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain
 - Note: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance state platting statutes and is subject to fines and withholding of utilities and building permits.
 - Ties to abstract corner shown hereon are approximate.
 - Direct access to FM 731 is restricted to those locations that have been reviewed and approved by TxDOT.

LINE TABLE

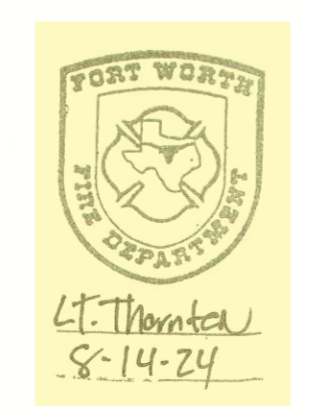
NUMBER	BEARING	DISTANCE
L1	S 26°52'40" W	14.63'
L2	S 84°43'56" W	76.58'
L3	S 51°10'10" W	27.09'
L4	S 46°15'18" E	47.83'
L5	S 00°08'04" E	19.13'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	34°36'53"	69.90'	S 21°46'22" E	41.59'	42.23'
C2	57°59'18"	31.92'	S 22°56'23" E	30.94'	32.30'

FS-24-021

FS-24-021
FINAL SHORT PLAT
HEIGHTS AT CROWLEY
LOT 1, BLOCK 1
 BEING 7.221 ACRES SITUATED IN THE
 S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 1463
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AUGUST 2024
 SHEET 1 OF 2



OWNER
 TX CROWLEY 2023, LTD
 17440 Dallas Parkway, Suite 120
 Dallas, Texas 75287

DEVELOPER
 GENERATION HOUSING PARTNERS, LLC
 17440 North Dallas Parkway
 Dallas, Texas 75287
 Contact: Mr. Travis Barber

SURVEYOR

 BGE, Inc.
 777 Main Street, Suite 1900, Fort Worth, TX 76102
 Tel: 817-887-6130 • www.bgeinc.com
 TBPELS Registration No. 10194416
 Copyright 2024
 Contact: René Silvas, R.P.L.S.
 Telephone: 817-752-4183 • Email: rslvas@bgeinc.com

G:\TXM\Projects\Generation_Housing_Partners_LLC\11980-00-7500_Crowley_Rd_MF-FTWS\04_CAD\11980-00_FPL.dwg 2024-08-12 15:08 rsilvas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING, all of that 7.221 acre (314,543 square foot) tract of land situated in the S.A. & M.G. R.R. Survey, Abstract No. 1463, in the City of Fort Worth, Tarrant County, Texas, being all of those tracts of land described as Tract II and Tract III in General Warranty Deed with Vendor's Lien to TX Crowley 2023, LTD as recorded in Instrument No. D224081138 of the Official Public Records of Tarrant County, Texas, said 7.221 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a wood fence corner post with nail and washer found at the northeast corner of said Tract III, said point being in the west right-of-way line of Crowley Road (variable width right-of-way), said point being the southeast corner of that tract of land described as Tract I in General Warranty Deed to Laurel Land of Fort Worth, Inc. as recorded Volume 10690, Page 1339 of the Deed Records of Tarrant County, Texas;

THENCE, South 00 degrees 05 minutes 36 seconds East, with the west line of said Crowley Road, at a distance of 300.00 feet passing the eastern most southeast corner of said Tract III, in total a distance of 500.00 feet to a 1/2-iron rod found at the southeast corner of said Tract II; said point being the northeast corner of that tract of land described in Special Warranty Deed to Journey Home Housing, LLC as recorded in Instrument No. D222201336 of said Official Public Records;

THENCE, South 89 degrees 29 minutes 42 seconds West, departing the west line of said Crowley Road, at a distance of 435.01 feet passing the southwest corner of said Tract II, in total a distance of 621.28 feet to a 1/2-iron rod found at the southwest corner of said Tract III; said point being in the east line of that called 39.3 acre tract of land described in Warranty Deed to Laurel Memorial Company as recorded in Volume 6080, Page 586 of said Deed Records;

THENCE, North 01 degrees 36 minutes 56 seconds West, with the east line of said 39.3 acre tract, a distance of 501.94 feet to a "X" cut in concrete found at the northwest corner of said Tract III; said point being in the south line of that tract of land described as Tract II in Deed to Laurel Memorial Company as recorded in Volume 5980, Page 531 of said Deed Records;

THENCE, North 89 degrees 39 minutes 46 seconds East, with the north of said Tract III, a distance of 634.60 feet to the POINT OF BEGINNING and containing an area of 7.221 acres or 314,543 square feet of land, more or less.

OWNER'S DEDICATION

That, TX Crowley 2023, LTD does hereby adopt this plat designating the hereabove described real property as Heights at Crowley, Lot 1, Block 1, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS, my hand this the 12th Day of August, 2024.

By: TX Crowley 2023 GP, LLC, a Texas limited liability company
Its: General Partner

By: Generation Housing Partners, LLC, a Texas limited liability company
Its: Manager

By: Generation Housing Development, LLC, a Texas limited liability company
Its: Member

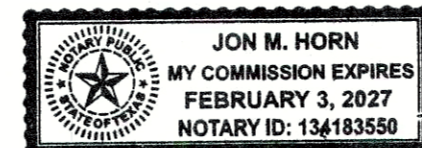
By: A. Iglesias
Adrian Iglesias, President

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 Adrian Iglesias, 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 12 day of August, 2024.

J. M. Horn
Notary Public in and for the State of Texas

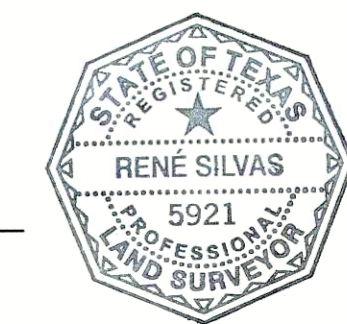


February 3, 2027
My Commission Expires On:

SURVEYOR'S CERTIFICATE

I, René Silvas, Registered Professional Land Surveyor in the State of Texas, do certify that the plat hereon is a true, correct and accurate representation of the property shown hereon as determined by a survey on the ground under my personal supervision.

René Silvas
René Silvas, RPLS No. 5921

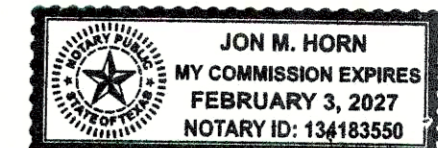


STATE OF TEXAS §
COUNTY OF TARRANT §

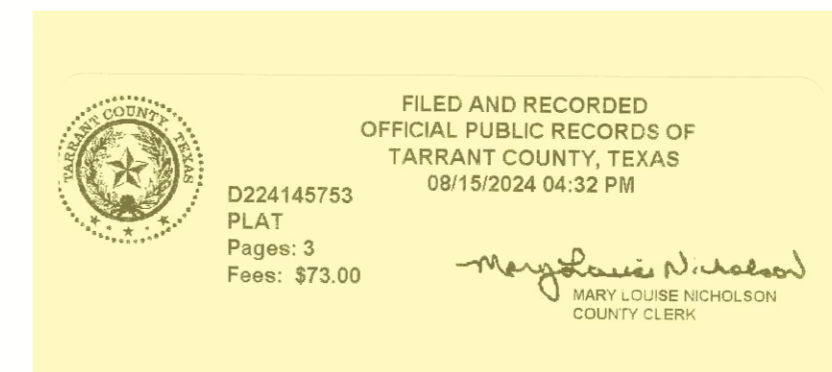
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 12 day of August, 2024.

J. M. Horn
Notary Public in and for the State of Texas



February 3, 2027
My Commission Expires On:



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

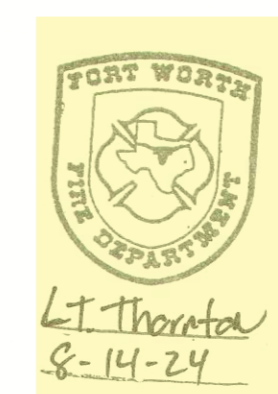
THIS PLAT IS VALID ONLY IF RECORDED
WITHIN (90) NINETY DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 8-15-24

BY: Amalal R. Baran CHAIRMAN

BY: Deek R. Hull SECRETARY

FS-24-021
**FINAL SHORT PLAT
HEIGHTS AT CROWLEY
LOT 1, BLOCK 1**
BEING 7.221 ACRES SITUATED IN THE
S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 1463
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AUGUST 2024
SHEET 2 OF 2



OWNER
TX CROWLEY 2023, LTD
17440 Dallas Parkway, Suite 120
Dallas, Texas 75287

DEVELOPER
GENERATION HOUSING
PARTNERS, LLC
17440 North Dallas Parkway
Dallas, Texas 75287
Contact: Mr. Travis Barber

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