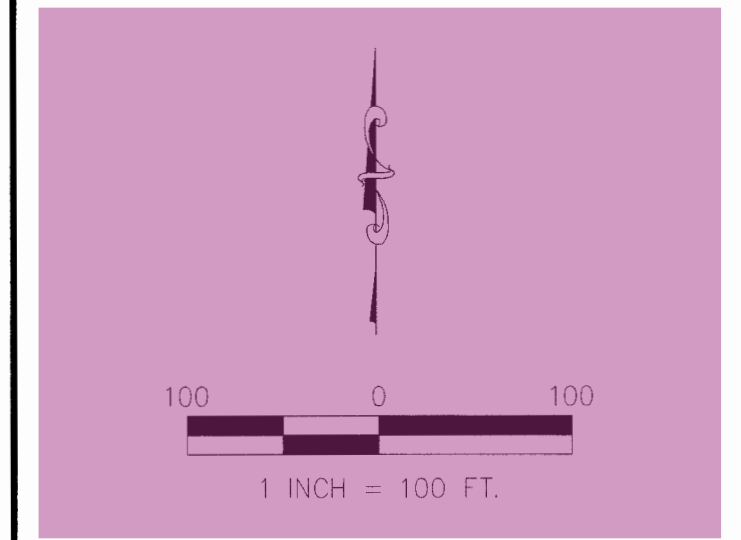
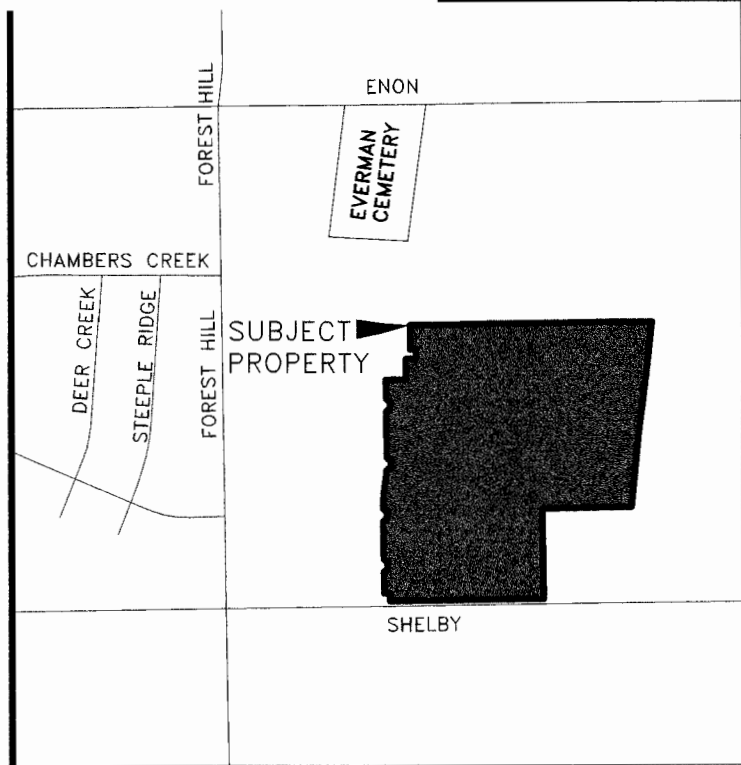




LINE	BEARING	DISTANCE
L1	N00°48'47"W	40.00'
L2	S89°11'13"E	29.50'
L3	N44°11'13"E	14.14'
L4	N89°11'13"E	10.00'
L5	N00°48'47"W	50.00'
L6	S89°11'13"E	10.00'
L7	N45°48'47"W	14.14'
L8	N44°11'13"E	14.14'
L9	N89°11'13"E	10.00'
L10	N00°48'47"W	50.00'
L11	S89°11'13"E	10.00'
L12	N45°48'47"W	14.14'
L13	N00°48'47"W	16.62'
L14	N45°53'56"E	14.80'
L15	N89°11'13"E	12.85'
L16	N00°48'47"W	50.00'
L17	S89°11'13"E	10.00'
L18	N45°16'00"W	14.01'
L19	N44°11'13"E	14.14'
L20	N89°11'13"E	10.00'
L21	N00°48'47"W	50.00'
L22	S89°11'13"E	55.72'
L23	N00°48'47"W	50.00'
L24	N00°48'47"W	100.00'
L25	N89°11'13"E	105.00'
L26	N00°48'47"W	110.00'
L27	N89°11'13"E	55.72'
L28	N00°48'47"W	50.00'
L29	S89°11'13"E	30.72'
L30	N53°24'24"W	0.61'
L31	N44°11'13"E	7.57'
L32	S44°11'13"W	14.14'
L33	N45°48'47"W	14.14'
L34	S44°11'13"W	14.14'
L35	N45°48'47"W	14.14'
L36	S44°11'13"W	14.14'
L37	N45°48'47"W	14.14'
L38	S45°29'22"W	15.16'
L39	N45°48'47"W	14.14'
L40	N44°11'13"E	14.14'
L41	N11°08'49"E	51.11'
L42	N45°48'47"W	14.14'
L43	S45°48'47"E	14.14'
L44	N44°11'13"E	14.14'
L45	N45°48'47"W	0.50'
L46	N07°47'32"E	100.00'
L47	N00°48'47"W	120.00'

LEGEND

I.R.F. IRON ROD FOUND
SSE SANITARY SEWER EASEMENT
BL BUILDING SETBACK LINE
DE DRAINAGE EASEMENT
MFE MINIMUM FINISH FLOOR ELEVATION
UE UTILITY EASEMENT
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
5/8" INCH IRON ROD STAMPED "LJA SURVEYING" FOUND UNLESS OTHERWISE NOTED
STREET NAME CHANGE

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 11/14/2025

By: *Jim Tidwell*
Chairman

By: *Stephen R. [Signature]*
Secretary

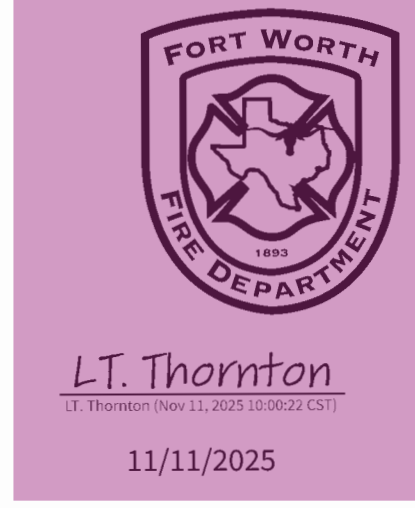
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	08°11'00"	395.00'	N03°16'43"E	56.37'	56.42'
C2	02°23'57"	788.00'	N06°10'14"E	33.28'	33.29'
C3	90°00'00"	50.00'	N44°11'13"E	70.71'	78.54'
C4	8°36'19"	250.00'	N03°29'22"E	37.51'	37.55'
C5	8°36'19"	250.00'	N03°29'22"E	37.51'	37.55'
C6	90°00'00"	50.00'	N44°11'13"E	70.71'	78.54'
C8	90°00'00"	50.00'	S44°11'13"W	70.71'	78.54'
C9	90°00'00"	50.00'	N45°48'47"E	70.71'	78.54'
C10	00°43'58"	795.00'	N00°26'48"W	10.17'	10.17'
C11	90°00'00"	25.00'	N44°11'13"E	35.36'	39.27'
C12	163°44'23"	50.00'	N44°11'13"E	98.99'	142.89'
C13	141°41'02"	50.00'	S45°48'47"E	94.48'	123.64'
C14	160°09'53"	50.00'	N45°48'47"E	98.51'	139.77'
C15	90°00'00"	25.00'	N45°48'47"E	35.36'	39.27'
C16	90°00'00"	25.00'	N44°11'13"E	35.36'	39.27'
C17	90°00'00"	25.00'	S44°11'13"W	35.36'	39.27'

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: APRIL 23, 2025



OWNER/DEVELOPER:

KLLB AVI LLC
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, ARIZONA 85251

ENGINEER/SURVEYOR:

LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107

T.B.P.E.L.S. Firm No. 10194382

REFERENCE CASE NUMBERS

PP-22-004
FP-24-131

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS KLLB AVI LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO KLLB AVI LLC, BY DEED RECORDED IN COUNTY CLERKS FILE NO. D222218354, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4-INCH PIPE FENCE POST FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SHELBY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE SOUTHEAST CORNER OF SAID KLLB AVI LLC TRACT;

THENCE SOUTH 89°11'13" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID KLLB AVI LLC TRACT, A DISTANCE OF 803.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "IRON ROD FOUND") FOR THE SOUTHERNMOST SOUTHEAST CORNER OF PECAN MEADOWS PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D224208, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH THE EASTERLY LINE OF PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°48'47" WEST, A DISTANCE OF 40.00 FEET TO AN IRON ROD FOUND;
SOUTH 89°11'13" WEST, A DISTANCE OF 29.50 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 110.00 FEET TO AN IRON ROD FOUND;
NORTH 44°11'13" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 45°48'47" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 200.00 FEET TO AN IRON ROD FOUND;
NORTH 44°11'13" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" EAST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 45°48'47" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 16.62 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CHORD THAT BEARS NORTH 03°16'43" EAST, 56.37 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°11'00", AN ARC-DISTANCE OF 56.42 FEET TO AN IRON ROD FOUND;
NORTH 07°22'13" EAST, A DISTANCE OF 95.12 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 795.00 FEET AND A CHORD THAT BEARS NORTH 06°10'14" EAST, 33.29 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°23'57", AN ARC-DISTANCE OF 33.29 FEET TO AN IRON ROD FOUND;
NORTH 46°53'56" EAST, A DISTANCE OF 14.80 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" EAST, A DISTANCE OF 12.85 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;
SOUTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 45°16'00" WEST, A DISTANCE OF 14.01 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 795.00 FEET AND A CHORD THAT BEARS NORTH 07°26'48" WEST, 10.17 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°43'58", AN ARC-DISTANCE OF 10.17 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 232.43 FEET TO AN IRON ROD FOUND;
NORTH 44°11'13" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;
SOUTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 45°48'47" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 100.00 FEET TO AN IRON ROD FOUND;
NORTH 45°48'47" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" EAST, A DISTANCE OF 105.00 FEET TO AN IRON ROD FOUND;

- NOTES
- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
 - ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
 - 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 RECREATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II WHEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
 - ANY PUBLIC FRANCHISED 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, OR INTERFERE 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.
 - A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
 - 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, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
 - SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
 - 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.
 - SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 4439C0330L, DATED MARCH 21, 2015.
 - PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
 - DIRECT ACCESS FROM SINGLE/DUPLICATION RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.

USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	191		25.842
OPEN SPACE		2	4.139
RIGHT-OF-WAY			8.349
TOTAL			38.330

LOT TABULATION	191 RESIDENTIAL LOTS	2 PRIVATE OPEN SPACE LOTS
BLOCK 5	10 LOTS	
BLOCK 7	36 LOTS	
BLOCK 9	34 LOTS	
BLOCK 10	24 LOTS	
BLOCK 11	24 LOTS	
BLOCK 12	33 LOTS	
BLOCK 13	30 LOTS	
		1 PRIVATE OPEN SPACE LOT
		2 PRIVATE OPEN SPACE LOTS

OWNER'S DEDICATION

NORTH 00°48'47" WEST, A DISTANCE OF 110.00 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" EAST, A DISTANCE OF 55.72 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;
SOUTH 89°11'13" WEST, A DISTANCE OF 30.72 FEET TO AN IRON ROD FOUND;
NORTH 00°48'47" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND;
NORTH 89°11'13" WEST, A DISTANCE OF 1,266.69 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON THE EAST LINE OF SAID KLLB AVI LLC TRACT;
THENCE WITH THE EAST LINE OF SAID KLLB AVI LLC TRACT THE FOLLOWING COURSES AND DISTANCES:
SOUTH 06°00'00" WEST, A DISTANCE OF 296.10 FEET TO AN IRON ROD FOUND;
SOUTH 07°03'00" WEST, A DISTANCE OF 304.19 FEET TO A 1/2-INCH IRON ROD FOUND;
SOUTH 05°37'54" WEST, A DISTANCE OF 386.89 FEET TO AN IRON ROD FOUND;
SOUTH 89°00'36" WEST, A DISTANCE OF 472.22 FEET TO A 1/2-INCH IRON ROD FOUND;
SOUTH 01°10'34" EAST, A DISTANCE OF 478.03 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 38.330 ACRES (1,669,674 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOTS 3X & 24-33, BLOCK 5; LOTS 3-36, BLOCK 7; LOTS 1-36, BLOCK 8; LOTS 1-24, BLOCK 9
LOTS 1-24, BLOCK 10; LOTS 1X & 1-33, BLOCK 11; & LOTS 1-30, BLOCK 12

PECAN MEADOWS

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 5 DAY OF May, A.D. 2025.

KLLB AVI, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: *Nathan Holt*
NAME: NATHAN HOLT
TITLE: AUTHORIZED SIGNATORY

STATE OF ARIZONA)
COUNTY OF Maricopa

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED NATHAN HOLT, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF MAY, A.D. 2025.

Julie Gillett
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES August 05, 2026

JULIE GILLET
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 035441
Expires August 05, 2026

1. 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.

2. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.

3. THE LANDOWNERS 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.

4. 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 FROM 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.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

FINAL PLAT
OF
PECAN MEADOWS
OF
LOTS 24-33 & 3X, BLOCK 5; LOTS 3-36, BLOCK 7
LOTS 1-36, BLOCK 8; LOTS 1-24, BLOCK 9
LOTS 1-24, BLOCK 10; LOTS 1-33 & 1X, BLOCK 11
LOTS 1-30, BLOCK 12

38.330 ACRES
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

191 RESIDENTIAL LOTS
2 (HOA)PRIVATE OPEN SPACE LOTS

APRIL 2025 PHASE 2

THIS PLAT FILED IN

SHEET 1 OF 1