

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	158		22.527
OPEN SPACE		4	14.811
RIGHT-OF-WAY			9.070
TOTAL			46.408

LOT TABULATION		
BLOCK 1	24 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 2	17 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 3	36 LOTS	
BLOCK 4	26 LOTS	
BLOCK 5	23 LOTS	2 PRIVATE OPEN SPACE LOT
BLOCK 6	30 LOTS	
BLOCK 7	2 LOTS	
158 RESIDENTIAL LOTS		4 PRIVATE OPEN SPACE LOTS

- LEGEND
- IRF IRON ROD FOUND
 - BL BUILDING SETBACK LINE
 - MFE MINIMUM FINISH FLOOR ELEVATION
 - UE UTILITY EASEMENT
 - O.P.R.T.C.T. OFFICIAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
 - CIRS 5/8 INCH IRON ROD WITH YELLOW PLAT TAP STAMPED "LJA SURVEYING" SET
 - STR ET NAME CHANGE

FORT WORTH

CITY PLANNING COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: Nov 12, 2024

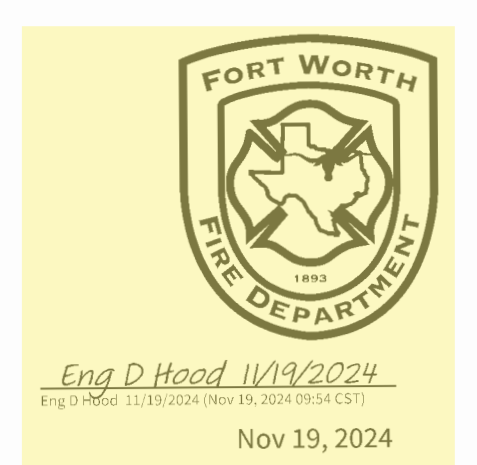
By: Donald P. Boren Chairman

By: Derek Hull Secretary

LINE	BEARING	DISTANCE
L1	S06°00'00"W	17.84'
L2	S00°48'47"E	126.66'
L3	S89°11'13"W	55.72'
L4	S00°48'47"E	110.00'
L5	S89°11'13"W	105.00'
L6	S00°48'47"E	100.00'
L7	S45°48'47"E	14.14'
L8	N89°11'13"E	10.00'
L9	N00°48'47"W	50.00'
L10	S89°11'13"W	10.00'
L11	S44°11'13"E	14.14'
L12	S45°16'00"E	14.01'
L13	N89°11'13"E	10.00'
L14	S00°48'47"E	50.00'
L15	S89°11'13"W	12.85'
L16	S45°53'56"W	14.80'
L17	S00°48'47"E	15.62'
L18	S45°48'47"E	14.14'
L19	N89°11'13"E	10.00'
L20	S00°48'47"E	50.00'
L21	S89°11'13"W	10.00'
L22	S44°11'13"E	14.14'
L23	S45°48'47"E	14.14'
L24	N89°11'13"E	10.00'
L25	S00°48'47"E	50.00'
L26	S89°11'13"W	10.00'
L27	S44°11'13"E	14.14'
L28	S44°11'13"E	7.57'
L29	N89°11'13"E	46.07'
L30	N89°11'13"E	45.00'
L31	S00°48'47"E	32.49'
L32	N44°11'13"E	14.14'
L33	S45°48'47"E	14.14'
L34	N44°11'13"E	14.14'
L35	S45°48'47"E	14.14'

LINE	BEARING	DISTANCE
L36	S45°48'47"E	14.14'
L37	N44°11'13"E	14.14'
L38	N45°48'47"W	14.14'
L39	N44°11'13"E	14.14'
L40	N44°11'13"E	14.14'
L41	N73°05'14"E	120.71'
L42	S45°48'47"E	14.14'
L43	N44°11'13"E	14.14'
L44	S44°11'13"W	14.14'
L45	S45°48'47"E	14.14'
L46	N44°11'13"E	14.14'
L47	N45°48'47"W	14.14'
L48	N00°48'47"W	65.24'
L49	N05°22'16"E	57.64'
L50	N03°03'25"E	58.26'
L51	S56°34'08"E	42.71'
L52	N82°37'47"W	62.41'
L53	S44°11'13"E	14.14'
L54	S45°53'55"E	14.16'
L55	N44°06'05"E	14.12'
L56	S45°53'55"E	14.16'
L57	N44°06'05"E	14.12'
L58	N89°11'13"E	30.72'
L59	S00°48'47"E	50.00'
L60	S44°11'13"W	7.57'
L61	S00°48'47"E	110.00'
L62	N89°11'13"E	28.50'
L63	S00°48'47"E	40.00'
L64	N02°25'26"E	22.01'
L65	N00°48'28"W	19.24'
L66	S00°59'04"E	19.21'
L67	N00°48'47"W	15.00'
L68	S01°11'58"E	15.00'
L69	N00°48'28"W	15.00'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02°23'57"	795.00'	S06°10'14"W	33.29'	33.29'
C2	08°11'00"	395.00'	S03°16'43"W	56.37'	56.42'
C3	08°11'00"	770.00'	S03°16'43"W	109.88'	109.98'
C4	08°11'00"	420.00'	S03°16'43"W	59.94'	59.99'
C5	08°11'00"	500.00'	N03°16'43"E	71.35'	71.41'
C6	08°11'00"	420.00'	S03°16'43"W	59.94'	59.99'
C7	90°00'00"	25.00'	N45°48'47"W	35.36'	39.27'
C8	141°41'02"	50.00'	S45°48'47"E	94.46'	123.64'
C9	141°41'02"	50.00'	S45°48'47"E	94.46'	123.64'
C10	00°43'58"	795.00'	S00°26'48"E	10.17'	10.17'
C11	90°00'00"	25.00'	N45°48'47"W	35.36'	39.27'
C12	90°00'00"	50.00'	S45°48'47"E	70.71'	78.54'
C13	90°00'00"	50.00'	N45°48'47"W	70.71'	78.54'



REFERENCE CASE NUMBERS
PP-22-004
FP-24-006

OWNER/DEVELOPER:
KLLB AIV LLC
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, ARIZONA 85251

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

A
FINAL PLAT
OF
PECAN MEADOWS
OF
LOTS 1-24, & 1X, BLOCK 1; LOTS 1-17, & 1X, BLOCK 2
LOTS 1-36, BLOCK 3; LOTS 1-26, BLOCK 4
LOTS 1-23, & 1X-2X, BLOCK 5; LOTS 1-30, BLOCK 6
LOTS 1-2, BLOCK 7

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

158 RESIDENTIAL LOTS
4 (HOA)PRIVATE OPEN SPACE LOTS

SEPTEMBER 2024 PHASE 1
SHEET 1 OF 2

NOTES

1. HORIZON TAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL 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.
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LIA SURVEYING" UNLESS OTHERWISE NOTED.
3. 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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
4. ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MAINTAINED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY MANNER 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.
5. 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.
6. 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.
7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
8. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
9. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0320L, DATED MARCH 21, 2019.
10. 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.
11. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
12. 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.
13. 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.
- 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.
14. 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.

OWNER'S DEDICATION

STATE OF TEXAS (X)
COUNTY OF TARRANT (X)

BEING A 46.408 ACRE TRACT OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO KLLB AIV LLC, BY DEED RECORDED IN COUNTY CLERKS DOCUMENT NO. D222218354, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" (HEREAFTER REFERRED TO AS "5/8-INCH CAPPED IRON ROD SET") SET IN SOUTH FOREST HILL DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) ON THE WEST LINE OF SAID KLLB AIV TRACT, FROM WHICH THE CALCULATED NORTHWEST CORNER OF SAME TRACT BEARS NORTH 00°59'03" WEST, A DISTANCE OF 710.92 FEET;

THENCE NORTH 89°00'57" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 572.96 FEET TO A 4-INCH PIPE FENCE POST FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO EVERMAN CEMETERY ASSOCIATION BY DEED RECORDED IN VOLUME 2838, PAGE 240 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89°39'22" EAST, WITH SOUTH LINE OF SAID EVERMAN CEMETERY TRACT, A DISTANCE OF 564.32 FEET TO A 4-INCH PIPE FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

THENCE NORTH 88°58'22" EAST, A DISTANCE OF 1,088.65 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE SOUTH 01°01'38" EAST, A DISTANCE OF 439.28 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 06°00'00" WEST, A DISTANCE OF 17.84 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE CONTINUING OVER AND ACROSS SAID KLLB AIV TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°11'13" WEST, A DISTANCE OF 1,266.69 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 126.66 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 89°11'13" EAST, A DISTANCE OF 30.72 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 89°11'13" WEST, A DISTANCE OF 55.72 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 89°11'13" WEST, A DISTANCE OF 105.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 45°48'47" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 89°11'13" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°11'13" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 232.43 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET AND A CHORD THAT BEARS SOUTH 03°26'48" EAST, 10.17 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°43'58", AN ARC-DISTANCE OF 10.17 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 45°16'00" EAST, A DISTANCE OF 14.01 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 89°11'13" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 89°11'13" WEST, A DISTANCE OF 12.85 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 46°53'56" WEST, A DISTANCE OF 14.80 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET AND A CHORD THAT BEARS SOUTH 06°10'14" WEST, 33.29 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°23'57", AN ARC-DISTANCE OF 33.29 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 07°22'13" WEST, A DISTANCE OF 95.12 FEET 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET AND A CHORD THAT BEARS SOUTH 03°16'43" WEST, 56.37 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°11'00", AN ARC-DISTANCE OF 56.42 FEET 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 16.62 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 45°48'47" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 89°11'13" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°11'13" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 45°48'47" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 89°11'13" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 89°11'13" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°11'13" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 89°11'13" EAST, A DISTANCE OF 29.50 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°48'47" EAST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF SHELBY ROAD (A VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTH 89°11'13" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 505.91 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO METRO MANUFACTURING SUPPORT SERVICES BY DEED RECORDED IN VOLUME 11344, PAGE 1100 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 01°02'47" WEST, WITH THE EAST LINE OF SAID METRO MANUFACTURING TRACT, A DISTANCE OF 304.51 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE NORTH 07°22'13" EAST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 362.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID METRO MANUFACTURING TRACT;

THENCE SOUTH 89°19'10" WEST, WITH THE NORTH LINE OF SAID METRO MANUFACTURING TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT 348.20 FEET, A TOTAL DISTANCE OF 373.22 FEET TO A 5/8-INCH CAPPED IRON ROD SET IN SAID SOUTH FOREST HILL DRIVE;

THENCE NORTH 00°59'03" WEST, WITH THE WEST LINE OF SAID KLLB AIV TRACT, A DISTANCE OF 1,251.41 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 46.408 ACRES (2,021,344 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOTS 1-24 & 1X, BLOCK 1; LOTS 1-17, & 1X, BLOCK 2
LOTS 1-36, BLOCK 3; LOTS 1-26, BLOCK 4;
LOTS 1-23 & 1X-2X, BLOCK 5; LOTS 1-30, BLOCK 6
LOTS 1-2, BLOCK 7

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 12 DAY OF September, 2024.

KLLB AIV, LLC
A DELAWARE LIMITED LIABILITY COMPANY

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

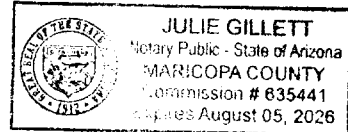
STATE OF Arizona (X)
COUNTY OF Maricopa (X)

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 THE 12 DAY OF September, A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 08/05/2026

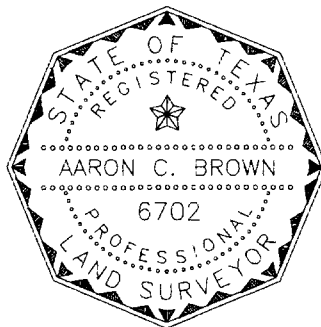


SURVEYOR'S CERTIFICATE

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

DATE: 09/10/2024



A
FINAL PLAT
OF
PECAN MEADOWS
OF

LOTS 1-24, & 1X, BLOCK 1; LOTS 1-17, & 1X, BLOCK 2
LOTS 1-36, BLOCK 3; LOTS 1-26, BLOCK 4
LOTS 1-23, & 1X-2X, BLOCK 5; LOTS 1-30, BLOCK 6
LOTS 1-2, BLOCK 7

46.408 ACRES

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

158 RESIDENTIAL LOTS
4 (HOA)PRIVATE OPEN SPACE LOTS

SEPTEMBER 2024 PHASE 1

SHEET 2 OF 2

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:

By: Donald R. Boren Nov 12, 2024
Chairman

By: Derek Todd
Secretary



Eng D Head 11/19/2024
Eng D Head 11/19/2024 (Nov 19, 2024 09:54 CST)

Nov 19, 2024