



**OWNERS CERTIFICATION:**

§ STATE OF TEXAS  
§ COUNTY OF ERATH

BEING a tract of land within the William Motley Survey, Abstract No. 515, City of Stephenville, Erath County, Texas, and being all of that tract of land described in the deed to Pecan Landing, LLC, as recorded in Document No. 2022-00987, Real Records, Erath County, Texas, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the northeast corner of said Pecan Landing, LLC tract and the southeast corner of Lot 1, Block 5, Peacock Estates Subdivision, Phase II, an addition to the City of Stephenville, Erath County, Texas, as shown per plat recorded in Cabinet A, Slide 313A, Plat Records, Erath County, Texas, also being in the west right-of-way line of Forrest Road (a 50 feet wide public right-of-way);

THENCE with the west right-of-way line of Forrest Road the following courses and distances:

South 30°22'49" East, a distance of 630.05 feet to an IRS;

South 31°31'49" East, a distance of 1,058.13 feet to an IRS for the southeast corner of said Pecan Landing, LLC, tract;

THENCE with the southern lines of said Pecan Landing, LLC tract the following courses and distances:

South 60°18'03" West, a distance of 666.83 feet to an IRS;

North 29°41'57" West, a distance of 288.00 feet to an IRS;

South 60°18'03" West, a distance of 368.24 feet to an IRS for the southwest corner of said Pecan Landing, LLC tract and being in east line of a tract of land described in the deed to Linda Hardin Living Trust, as recorded in Volume 1409, Page 957, Deed Records, Erath County, Texas, from which a 3/8 inch iron rod found at an angle point in the east line of said Hardin tract bears South 29°41'57" West, a distance of 619.80 feet;

THENCE with the common line of said Pecan Landing, LLC tract and said Hardin tract, the following courses and distances:

North 29°41'57" West, a distance of 583.68 feet to a 1/2 inch iron rod found;

North 31°09'54" West, a distance of 803.87 feet to a 1/2 inch iron rod found for the northwest corner of said Pecan Landing, LLC tract and the southwest corner of Lot 9, Block 5, Peacock Estates Subdivision, Phase III, an addition to the City of Stephenville, Erath County, Texas, as shown per replat, as recorded in Cabinet B, Slide 146A, Plat Records, Erath County, Texas;

THENCE North 59°36'20" East, with the north line of said Pecan Landing, LLC tract, a distance of 1,014.41 feet to the POINT OF BEGINNING and containing 1,601,466 Square Feet or 36.765 Acres of Land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, PECAN LANDING, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 1X, 2-13, 14X, 15-23, 24X, 25-30, 31X, 32-40, 41X, 42-44, & 45X, LOTS 1X, 2-6, BLOCK B, LOTS 1X, 2-14, BLOCK C, LOTS 1X, 2-14 & 15X, BLOCK D, LOTS 1X & 2-36, BLOCK E, LOT 1X, BLOCK F, LOTS 1-14, BLOCK G, LOTS 1-10, BLOCK H, LOTS 1X, 2-5, 6X, 7-10, 11X, 12-15, 16X, 17-20, BLOCK I, PECAN LANDING, an addition to the City of Stephenville, Texas. The streets and easements shown thereon are hereby dedicated to the Public use forever. The streets are dedicated for street purposes. The easements and open space lots, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. Any, and all public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all public utilities shall at all times have full right of ingress and egress to or from and upon reconstructing, inspecting, patrolling, maintaining, respective systems without the necessity at any time of procuring the permission of anyone.

Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and/or for any maintenance and service required or ordinarily performed by that utility. The easements dedicated are for the specific use of installing and maintaining water, sewer, electrical, natural gas, telephone, fiber or cablevision lines, and are not intended to be used for garbage dumpsters, the collection of garbage, or for the use of garbage vehicles in any manner.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pecan Landing, LLC - Owner/Representative

§ STATE OF TEXAS  
§ COUNTY OF ERATH

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for \_\_\_\_\_ My commission expires \_\_\_\_\_  
the State of Texas

**SURVEYOR'S CERTIFICATION:**

I, N. Zane Griffin, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Stephenville, Erath County, Texas.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

Purpose of Document: Review

Surveyor: N. Zane Griffin

Registered Professional Land Surveyor No. 6810

Release Date: 11-9-23

N. Zane Griffin, RPIS No. 6810  
Date: November 9, 2023

LINE DATA TABLE			CURVE DATA TABLE					
NO.	BEARING	DIST	NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
L1	S14°36'46"W	21.22'	C1	90°46'14"	45.00'	71.29'	S14°13'13"W	64.07'
L2	S75°23'14"E	21.21'	C2	90°00'00"	45.00'	70.69'	S74°41'57"E	63.64'
L3	S73°56'06"E	30.15'	C3	67°03'13"	45.00'	52.66'	S3°49'39"W	49.71'
L4	N14°13'13"E	21.07'	C4	112°56'47"	45.50'	89.69'	N86°10'21"W	75.86'
L5	N86°54'19"W	28.15'	C5	22°49'30"	70.50'	28.09'	S48°11'35"W	27.90'
L6	N3°05'41"E	24.79'	C6	22°24'39"	70.50'	27.58'	S25°34'31"W	27.40'
L7	N86°54'19"W	28.15'	C7	28°42'35"	70.50'	35.33'	S0°00'54"W	34.96'
L8	N3°49'39"E	25.01'	C8	16°49'31"	70.50'	20.70'	S22°45'09"E	20.63'
L9	N74°41'57"W	21.21'	C9	13°58'08"	70.50'	17.19'	S36°41'01"E	17.15'
L10	N7°34'17"E	20.00'	C10	38°45'37"	70.50'	47.69'	S63°02'54"E	46.79'
L11	S15°18'03"W	21.21'	C11	23°05'58"	70.50'	28.42'	N86°01'18"E	28.23'
L12	N74°41'57"W	14.14'	C12	14°10'17"	70.50'	17.44'	N67°23'11"E	17.39'
L13	N3°49'39"E	16.67'	C13	22°36'54"	70.50'	27.83'	S18°23'30"E	27.65'
L14	S86°10'21"E	11.05'	C14	18°53'37"	70.50'	23.25'	S2°21'45"W	23.14'
L15	S15°18'03"W	14.14'	C15	25°32'43"	70.50'	31.43'	S24°34'55"W	31.17'
L16	N74°41'57"W	21.21'	C16	43°45'42"	40.00'	30.55'	S15°28'25"W	29.81'
L17	S15°18'03"W	21.21'	C17	63°06'54"	50.00'	55.08'	S25°09'00"W	52.34'
L18	S86°10'21"E	27.62'	C18	36°15'10"	50.00'	31.64'	S74°50'02"W	31.11'
L19	N74°41'57"W	21.21'	C19	32°44'26"	50.00'	28.57'	N70°40'10"W	28.18'
L20	S14°23'07"W	20.87'	C20	68°21'42"	50.00'	59.66'	N20°07'06"W	56.18'
L21	S75°36'53"E	21.55'	C21	31°07'18"	40.00'	21.73'	N1°29'54"W	21.46'
L22	N15°18'03"E	21.21'	C22	12°38'24"	40.00'	8.82'	N23°22'45"W	8.81'
L23	S74°41'57"E	21.21'	C23	76°31'32"	70.50'	94.16'	N67°57'44"W	87.32'
L24	S15°18'03"W	21.21'	C24	36°25'14"	70.50'	44.81'	S55°33'53"W	44.06'
L25	N74°41'57"W	21.21'						
L26	N15°18'03"E	21.21'						
L27	S74°41'57"E	21.21'						
L28	N15°18'03"E	21.21'						
L29	S75°36'53"E	21.55'						
L30	S14°23'07"W	20.87'						

ACCEPTED AND APPROVED:

DIRECTOR OF PLANNING AND DEVELOPMENT

CITY SECRETARY

DATE

I, Gwinda Jones, Clerk of the County Court of Erath County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record and duly recorded in my office this \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_, in the Official Public Records of Erath County, Texas in

Document No. \_\_\_\_\_, Cabinet \_\_\_\_\_, Slide \_\_\_\_\_

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath County, Texas, the date last shown above written.

Gwinda Jones, Clerk County Court of Erath County, Texas

Deputy

**PRELIMINARY PLAT  
PECAN GROVE ADDITION**

36.765 ACRES IN THE  
WILLIAM MOTLEY SURVEY, ABSTRACT NO. 515,  
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS  
PAGE 2 OF 2



P.O. Box 2465 Stephenville, Tx 76401  
zane@nativeco.landsurveying.com ~ 254-434-6695  
TRPPLS Firm No. 10194572