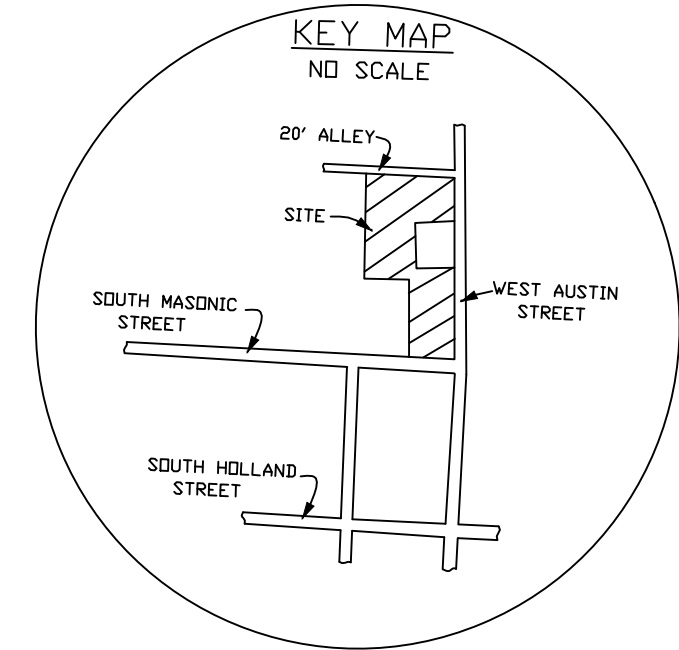


# PECAN TREE CORNER SUBDIVISION

A MINOR PLAT OF 1.472 ACRES LOCATED IN THE 'CITY OF BELLVILLE', JOHN NICHOLS LEAGUE, A-73, AUSTIN COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED IN DEED TO RIC, LLC, RECORDED IN FILE# 201156 D.R.A.C.T. AND BEING SUBDIVIDED AS SHOWN.



JOHN NICHOLS LEAGUE  
A-73  
"CITY OF BELLVILLE"  
AUSTIN COUNTY, TEXAS

ALL THAT TRACT OR PARCEL OF LAND consisting of 1.472 Acres located in the John Nichols League, A-73, 'City of Bellville', Austin County, Texas. Subject tract being that same tract, called 1.472 Acres, described in Deed to RIC, LLC, recorded in File# 201156 of the Official Records of Austin County, Texas. Said tract consisting of 1.472 Acres and being more particularly described as follows:

BEGINNING at a 5/8" Iron rod set at the intersection of the South Right-of-way of West Austin Street and the West Right-of-way of South Masonic Street for the Northeast corner of the herein described tract;

THENCE S 22° 05' 17" W, with the West Right-of-way of South Masonic Street, a distance of 98.34 ft. to a 1-1/4" Iron pipe found for the Northeast corner of the called 0.504 Acre tract described in Deed to Ibrahim and Shehnaaz Khanmohamed, recorded in File# 083074 D.R.A.C.T. and the most Easterly Southeast corner of the herein described tract. From said rod, a 1/2" Iron rod found for the Southeast corner of the 0.504 Acre tract, Brs. S 22° 05' 17" W, 110.00 Ft.;

THENCE N 70° 44' 13" W, with the common line with the 0.504 Acre adjoining tract and with a line which is generally but partly with an existing Fence, a distance of 200.21 ft. to a 1/2" Iron rod found at a fence corner post for the Northwest corner of the 0.504 Acre tract and an "L" corner in the herein described tract;

THENCE S 21° 58' 37" W, continuing with the common line with the 0.504 Acre adjoining tract and generally with an existing fence, a distance of 109.99 ft. to a 1/2" Iron rod found at a fence corner post in the common line with the 2.173 Acre tract described in Deed to George D. and Elisabeth Lafferty, recorded in File# 153471 D.R.A.C.T. for the Southwest corner of the 0.504 Acre tract and an "L" corner in the herein described tract;

THENCE N 70° 44' 13" W, with the common line with the 2.173 Acre adjoining tract and generally with an existing fence, a distance of 259.02 ft. to a point in a railroad tie fence corner post found in the East line of a 20 Ft. Lane (used & maintained by the City of Bellville & open to the public) for the Northwest corner of the 2.173 Acre tract and the Southwest corner of the herein described tract. From said point, a 1/2" Iron rod found disturbed, Brs. S 76° 40' 19" W, 0.79 ft. and a 1/2" Iron rod found for the Southwest corner of the 2.173 Acre tract, Brs. S 22° 03' 49" W, 203.20 ft.;

THENCE N 22° 03' 49" E, with the East line of the 20 Ft. Lane and generally with the remains of an existing fence, a distance of 208.41 ft. to a 5/8" Iron rod set (replaced 1/2" Iron rod found badly bent) at the intersection of the East line of the 20 Ft. Lane and the South Right-of-way of West Austin Street for the Northwest corner of the herein described tract. From said rod, a fence corner post, Brs. S 66° 02' 09" E, 3.2 Ft.;

THENCE S 70° 43' 38" E, with the South Right-of-way of West Austin Street and generally with the remains of an existing fence, a distance of 117.36 ft. to a 5/8" Iron rod set at a rail road tie fence corner post for the Northwest corner of the called 0.215 Acre tract described in Deed to Clara Mae Nunn, recorded in Volume 674, Page 732 D.R.A.C.T. and an "L" corner in the herein described tract. From said rod, a 1/2" Iron rod found disturbed, Brs. N 25° 46' 52" E, 0.45 Ft.;

THENCE S 19° 06' 46" W, with the common line with the 0.215 Acre adjoining tract and generally with the remains of an existing fence, a distance of 83.30 ft. to a 1/2" Iron rod found near a railroad tie fence corner post for the Southwest corner of the 0.215 Acre tract and an "L" corner in the herein described tract;

THENCE S 70° 05' 58" E, continuing with the common line with the 0.215 Acre adjoining tract and generally with the remains of an existing fence, a distance of 109.85 ft. to a 1" Iron rod found for the Southeast corner of the 0.215 Acre tract and an "L" corner in the herein described tract;

THENCE N 22° 18' 25" E, continuing with the common line with the 0.215 Acre adjoining tract and with a line which is not fenced, a distance of 84.62 ft. to a 1" Iron rod found in the South Right-of-way of West Austin Street for the Northeast corner of the 0.215 Acre tract and an "L" corner in the herein described tract;

THENCE S 70° 43' 38" E, with the South Right-of-way of West Austin Street, a distance of 227.20 ft. to the PLACE OF BEGINNING and containing 1.472 Acres.

STATE OF TEXAS  
COUNTY OF AUSTIN

I, Rhonda L. Cobb of RIC, LLC, owner of the 1.472 Acre tract subdivided in the above and foregoing map of Pecan Tree Corner Subdivision, do hereby make subdivision of said property according to the lines, streets, alleys, parks and easements therein shown, and designate said subdivision as Pecan Tree Corner Subdivision, John Nichols League, A-73, Austin County, Texas; and dedicate to the public as such, the streets, alleys, parks and easements shown hereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind myself, my such heirs and assigns to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed easement five (5) feet wide from a plane twenty feet (20') above ground upward located on either side of all ground easements shown on the plat. We have also complied with all regulations hereto before adopted by the Commissioners Court of Austin County, Texas.

RHONDA L. COBB

BEFORE ME, the undersigned authority, on this day personally appeared Rhonda L. Cobb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

I, Carrie Gregor, Clerk of the County Court of Austin County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2020 at \_\_\_\_\_ o'clock, \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_, Records of said County.

WITNESS BY HAND AND SEAL OF OFFICE, at \_\_\_\_\_ the day and date last above written.

CARRIE GREGOR  
CLERK, COUNTY COURT  
AUSTIN COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

This is to certify that the Board of Aldermen of the City of Bellville, Texas, has approved this plat and subdivision of Rhonda L. Cobb as shown herein.

IN TESTIMONY WHEREOF, in witness the official signatures of the Mayor, Aldermen and City Secretary of the City of Bellville, Texas this the \_\_\_ day of \_\_\_\_\_, 2020.

JAMES HARRISON  
MAYOR

ASHLEY SLATER  
ALDERMAN POSITION 3

WAYNE BROWNING  
ALDERMAN POSITION 1

CLAY KISTLER  
ALDERMAN POSITION 4

ARLIE KENDRICK  
ALDERMAN POSITION 2

GARRETT DORNDN  
ALDERMAN POSITION 5

WESTON C. GARLING - REGISTERED PROFESSIONAL  
LAND SURVEYOR, #6805  
FIRM NO. 10134400

BETTY HOLLON - CITY SECRETARY

### APPROVAL BY PLAT ROOM RECORDER

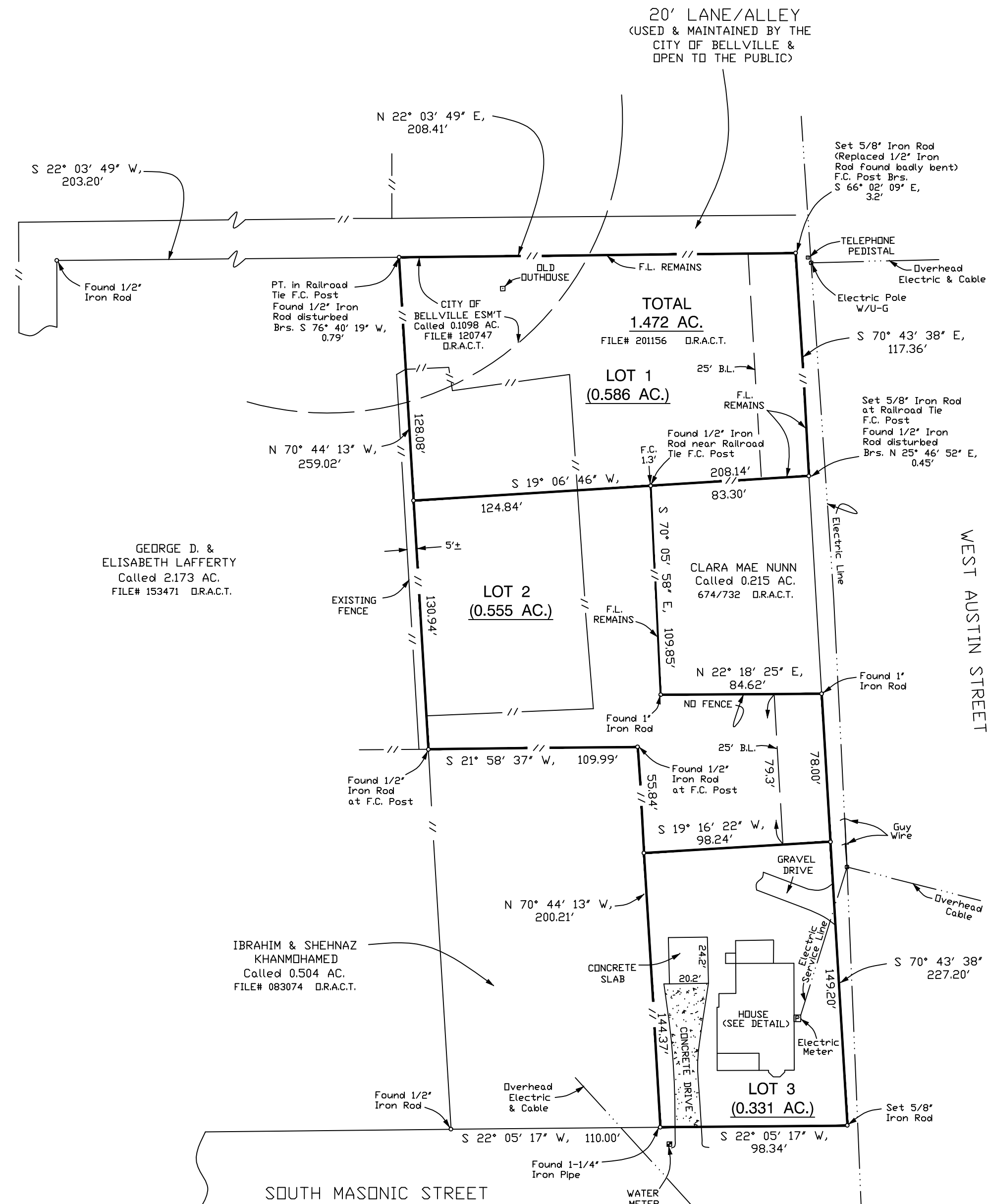
Date \_\_\_\_\_ Plat Book Recorder \_\_\_\_\_

County Clerk's File No. \_\_\_\_\_

Plat Cabinet No. \_\_\_\_\_ Page No. \_\_\_\_\_

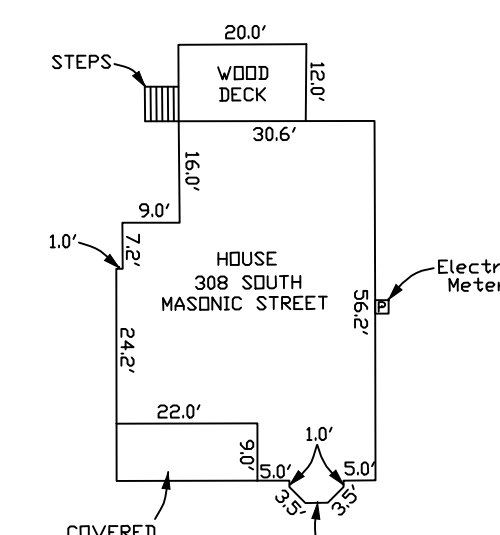
- NOTES: 1) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0185F, Map Revised October 18, 2019.
- 2) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3) F.L. - Fence Line  
F.C. - Fence Corner  
B.L. - Building Line  
U-G - Underground Electric  
o - Denotes set 5/8" Iron rod with a yellow cap marked "Alexander Surveying" unless otherwise noted.

→ ← ↑ ↓ - Denotes direction and distance from Deed Line to object.



### DETAIL

1" = 30'



OWNER: RIC, LLC  
RHONDA L. COBB  
P. O. BOX 680283  
HOUSTON, TEXAS 77268  
PHONE# 281-866-7656

RIC, LLC

ALEXANDER SURVEYING  
105 E. Luhn Street P. O. BOX 386  
Bellville, Texas 77418  
Phone: 979-865-9140 Fax: 979-865-5888  
alexandersurveying@sbcbglobal.net  
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Weston C. Garling	County	AUSTIN	Field Crew	J.E.
R.P.L.S. No. #6805	Survey	JOHN NICHOLS LEAGUE, A-73	Computations	W.C.G.
TBPLS FIRM NO. 10134400	City	BELLVILLE	Drafting	B.C.
Date JULY 14, 2020	Addition		ACC.O.B. VOL 34, PG. 28 207823.534	Work Order 20-7823