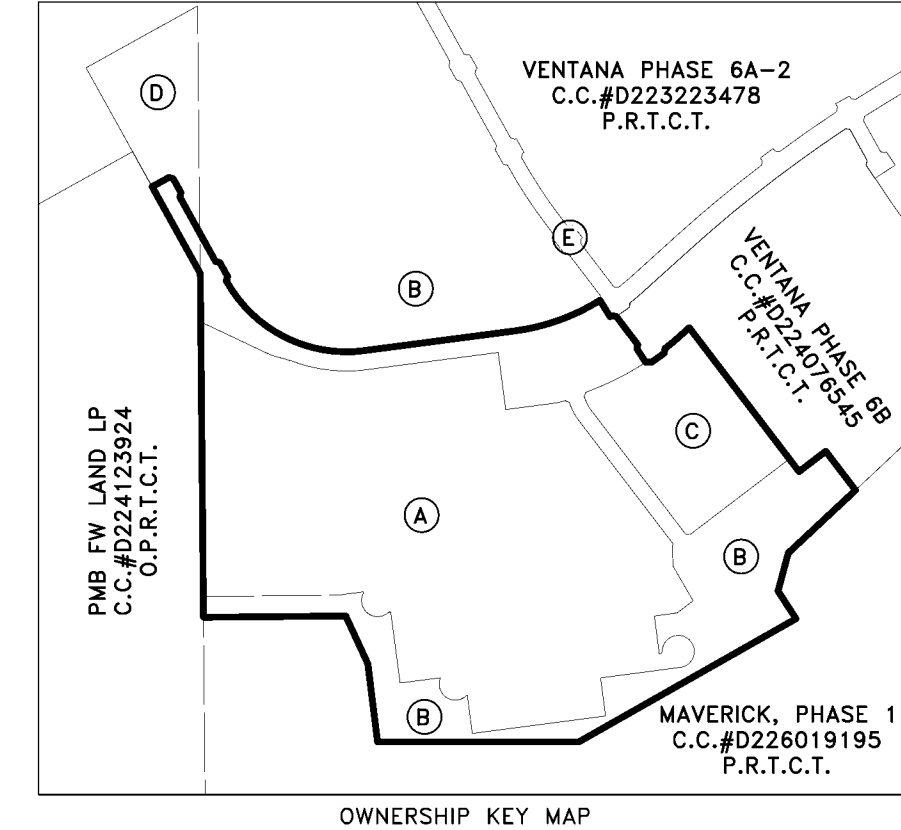
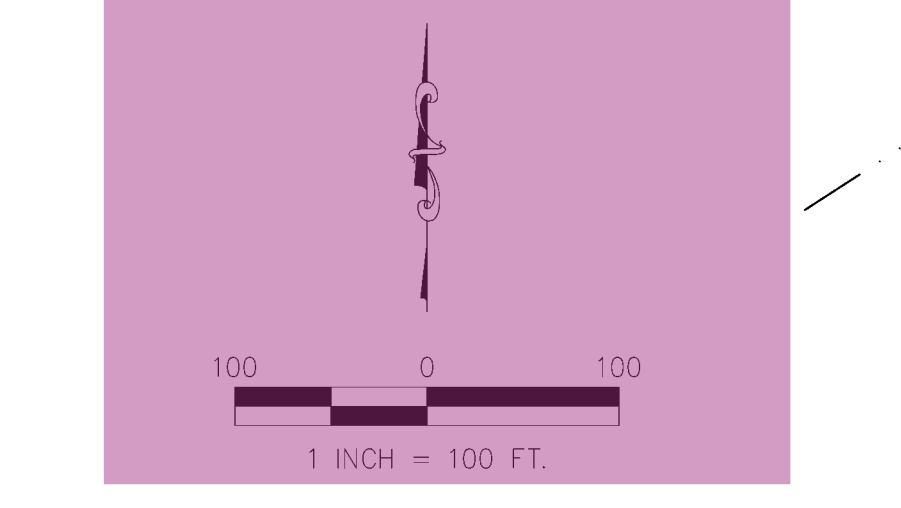


VICINITY MAP NOT TO SCALE



OWNERSHIP KEY MAP (NOT TO SCALE)

PROPERTY OWNERSHIP	OWNER
A	PHDFW - VENTANA 36 LLC C.C.#D224169598 O.P.R.T.C.T.
B	PMB VENTANA DEVELOPER SOUTH LLC C.C.#D221026481 O.P.R.T.C.T.
C	AMERICAN LEGEND LOT HOLDINGS LLC C.C.#D224123917 O.P.R.T.C.T.
D	PMB VENTANA DEVELOPER SOUTH LLC C.C.#D224176443 O.P.R.T.C.T.
E	VENTANA PHASE 6A-1 C.C.#D222166626 P.R.T.C.T.

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	182		29.116
OPEN SPACE		4	6.853
RIGHT-OF-WAY			10.509
TOTAL			46.478

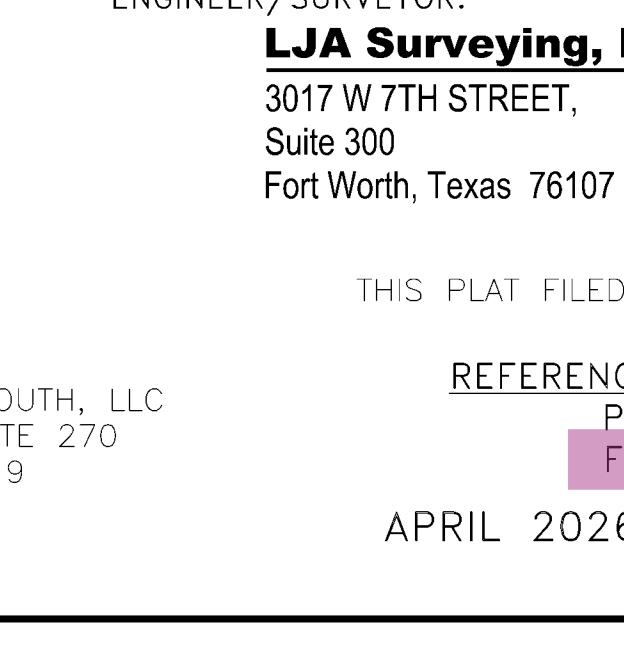
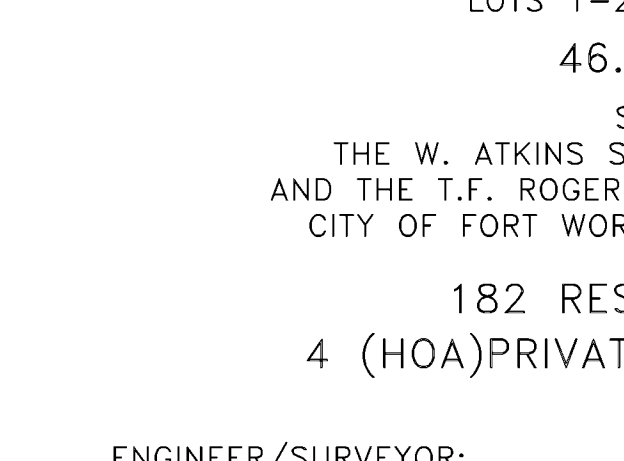
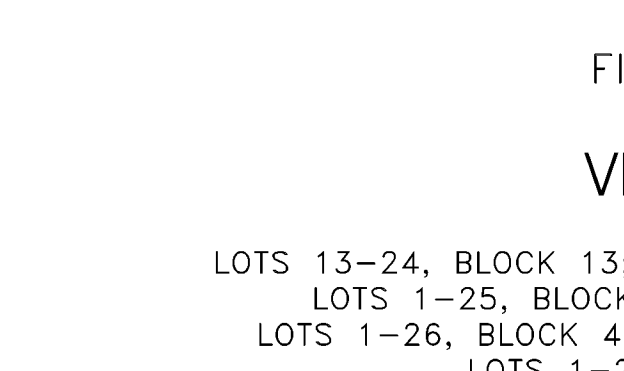
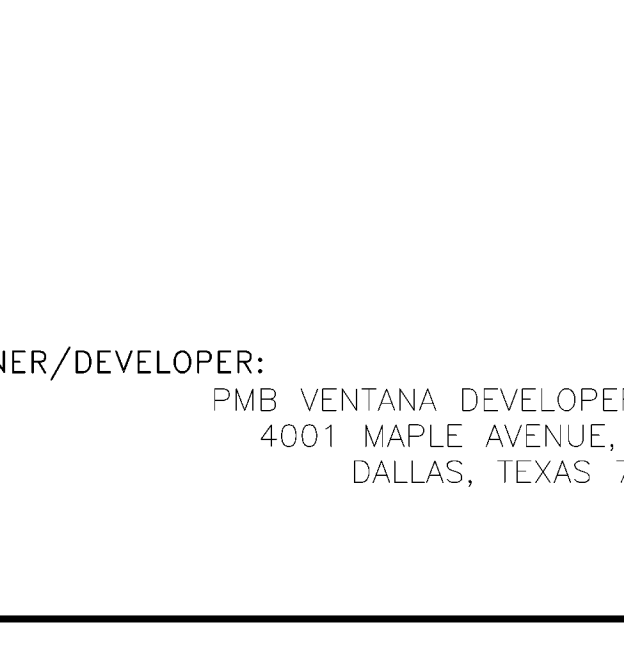
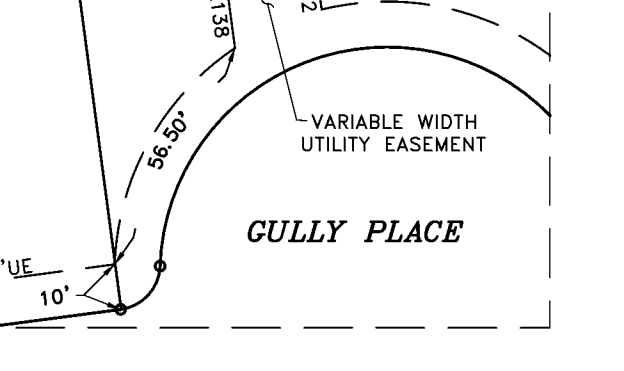
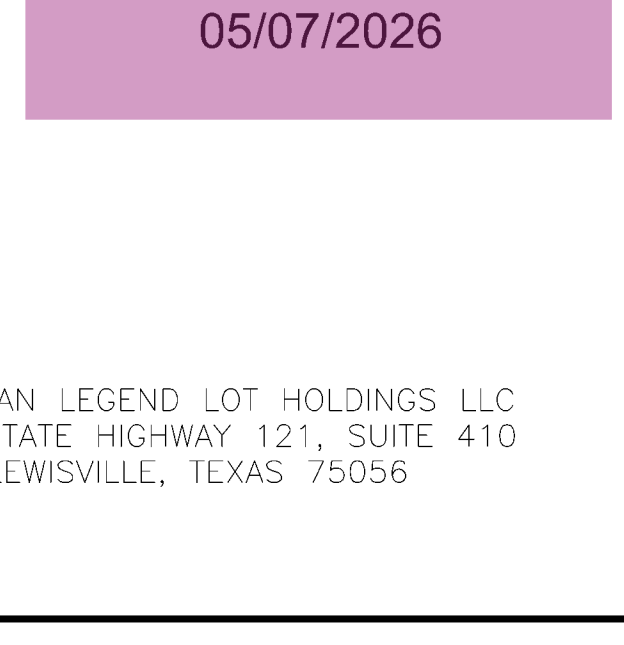
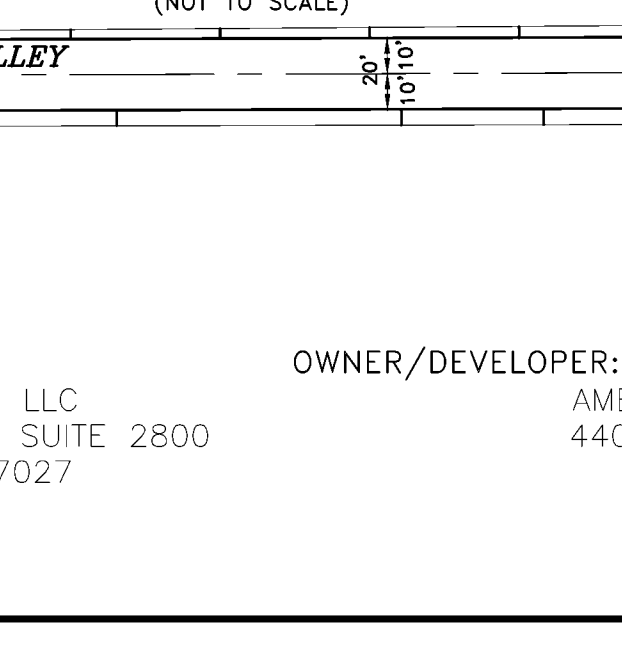
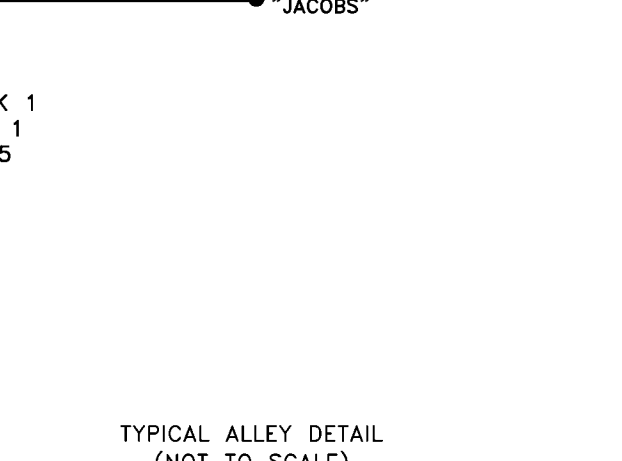
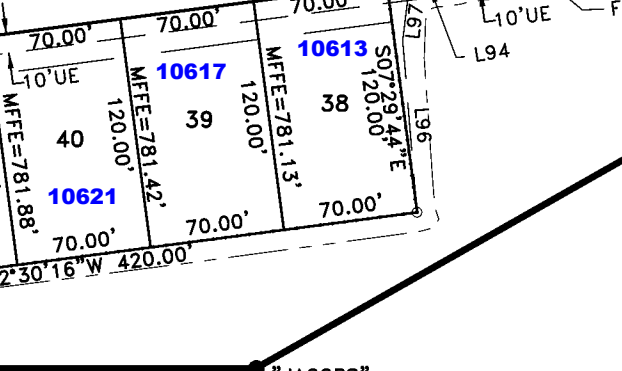
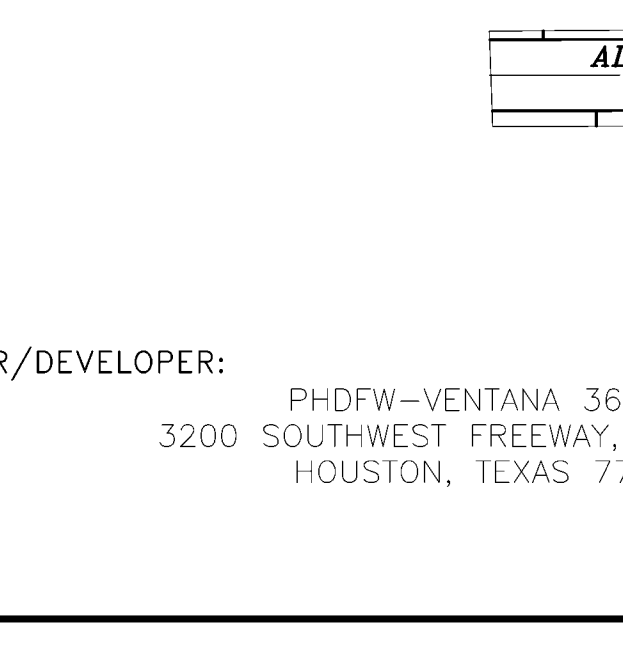
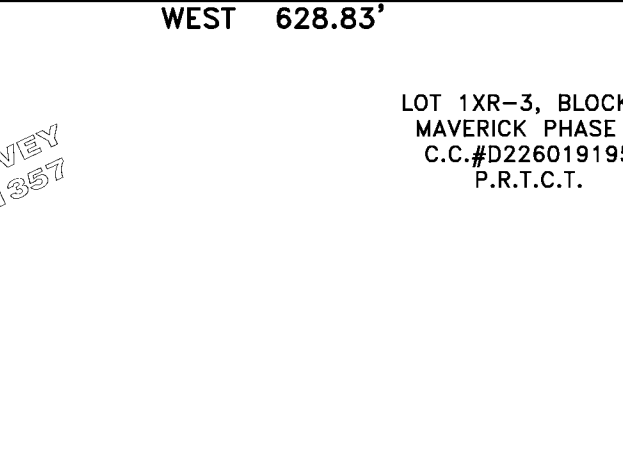
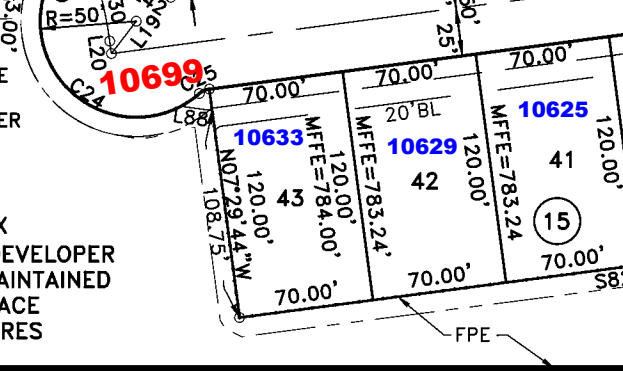
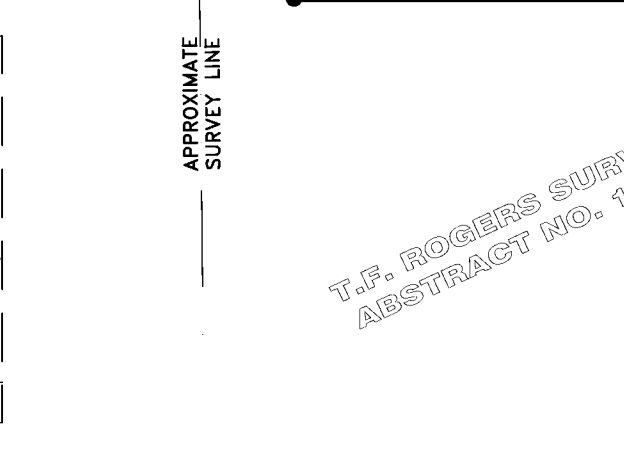
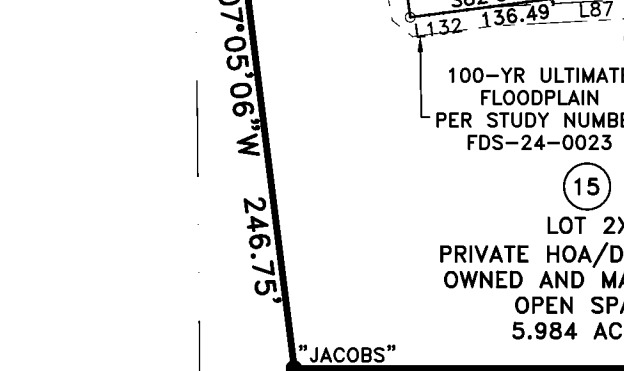
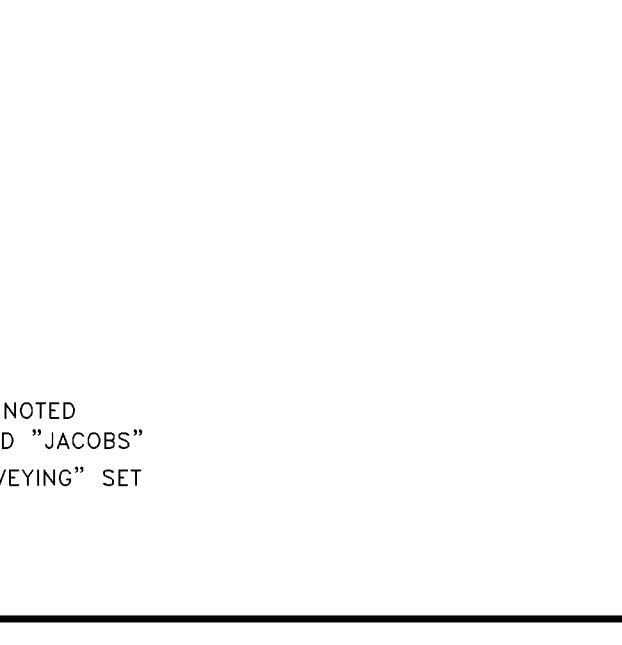
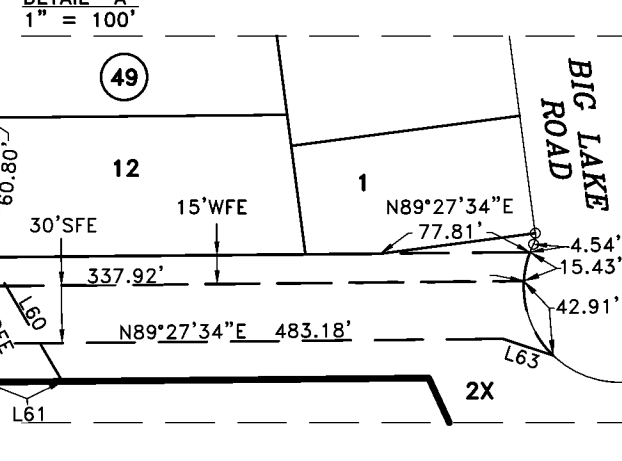
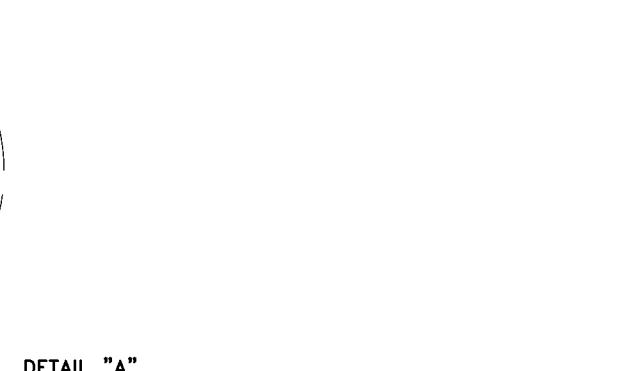
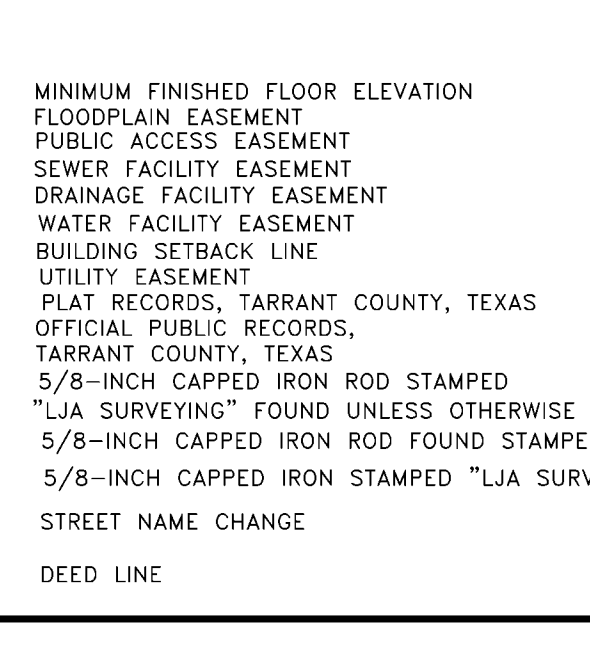
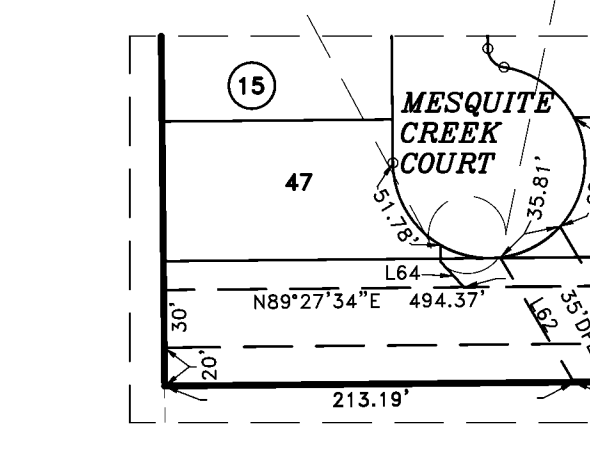
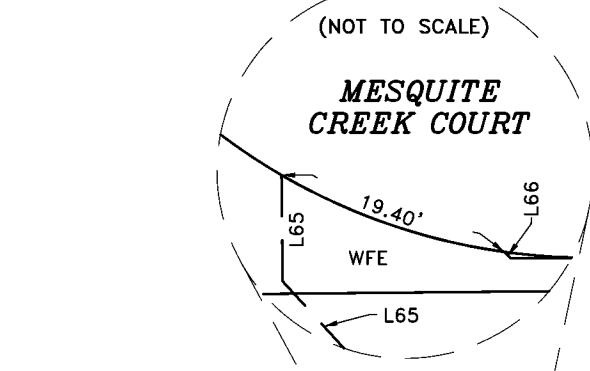
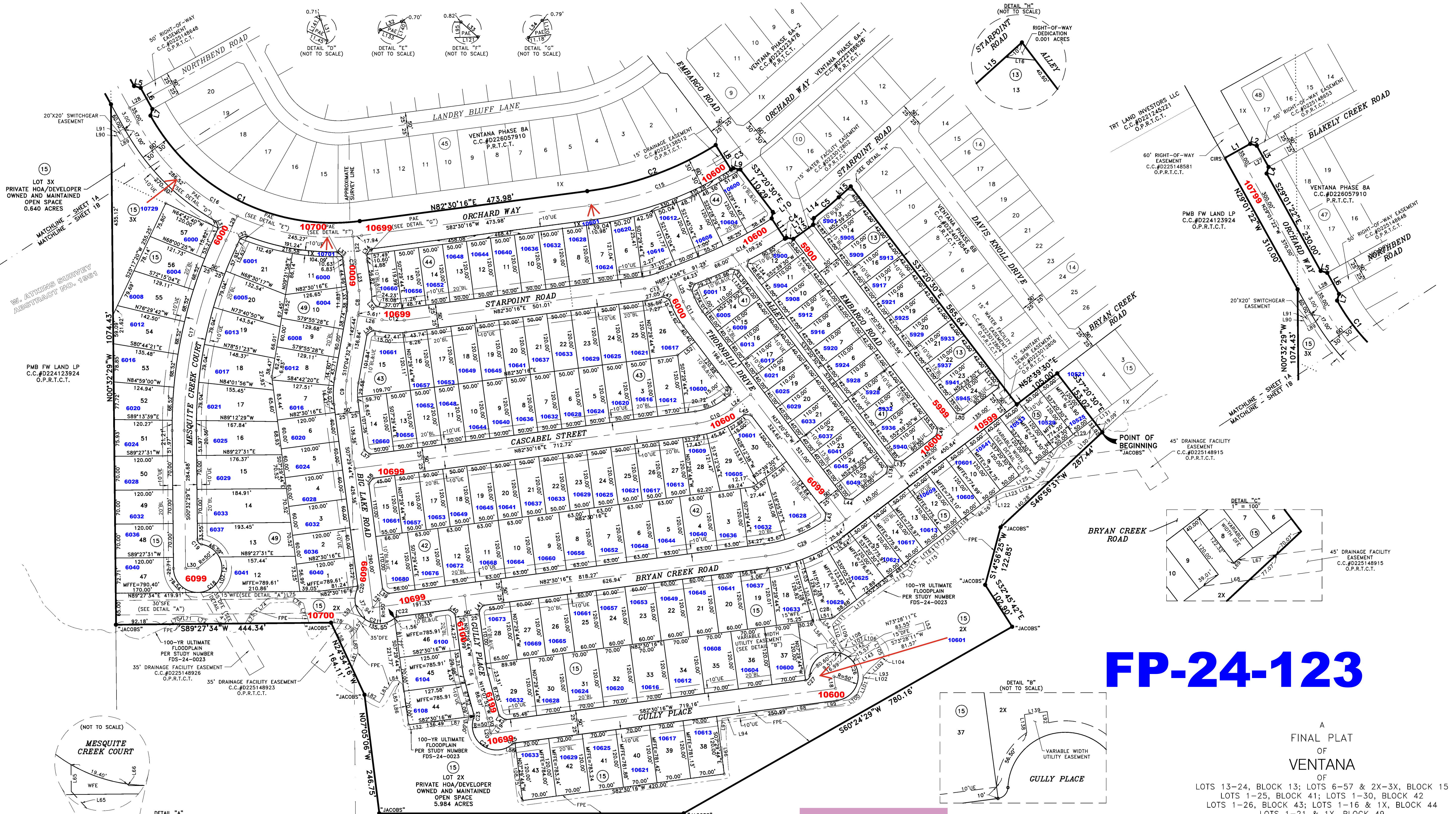
LOT TABULATION	
BLOCK 13	12 LOTS
BLOCK 15	52 LOTS
BLOCK 41	25 LOTS
BLOCK 42	30 LOTS
BLOCK 43	26 LOTS
BLOCK 44	16 LOTS
BLOCK 49	21 LOTS
182 RESIDENTIAL LOTS 4 PRIVATE OPEN SPACE LOTS	

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 **05/08/2026**

By: *Caroline Crans* (Chairman)
By: *Stephen Murray* (Secretary)

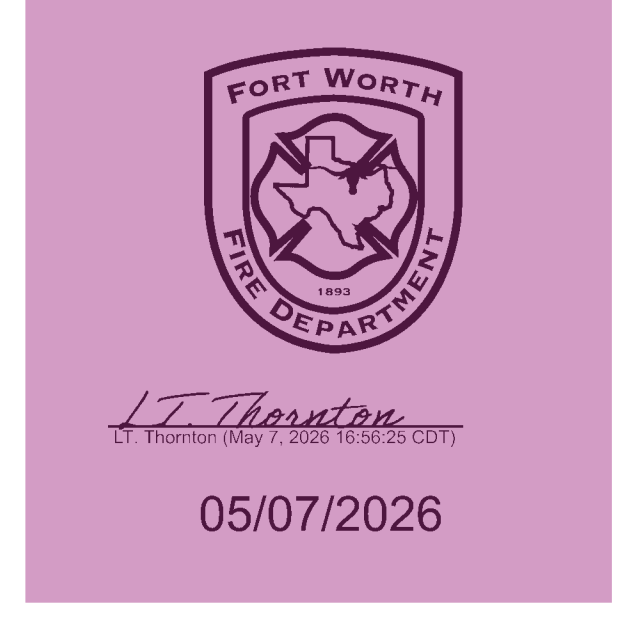


FP-24-123

A
FINAL PLAT
OF
VENTANA
OF
LOTS 13-24, BLOCK 13; LOTS 6-57 & 2X-3X, BLOCK 15
LOTS 1-25, BLOCK 41; LOTS 1-30, BLOCK 42
LOTS 1-26, BLOCK 43; LOTS 1-16 & 1X, BLOCK 44
LOTS 1-21 & 1X, BLOCK 49
46.478 ACRES
SITUATED IN
THE W. ATKINS SURVEY, ABSTRACT NO. 1961
AND THE T.F. ROGERS SURVEY, ABSTRACT NO. 1357
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
182 RESIDENTIAL LOTS
4 (HOA) PRIVATE OPEN SPACE LOTS

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

THIS PLAT FILED IN _____
REFERENCE CASE NUMBERS
PP-24-022
FP-24-123
APRIL 2026 PHASE 8B
SHEET 1 OF 2



OWNER/DEVELOPER:
PHDFW-VENTANA 36 LLC
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027

OWNER/DEVELOPER:
AMERICAN LEGEND LOT HOLDINGS LLC
4400 STATE HIGHWAY 121, SUITE 410
LEWISVILLE, TEXAS 75056

OWNER/DEVELOPER:
PMB VENTANA DEVELOPER SOUTH, LLC
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219

VENTANA, PHASE 8B

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS PNB VENTANA DEVELOPER SOUTH, LLC, PHDFW - VENTANA 36 LLC AND AMERICAN LEGEND LOT HOLDINGS LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE W. ATKINS SURVEY, ABSTRACT NO. 1961 AND THE T.F. RODGERS SURVEY, ABSTRACT NO. 1357, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO PHDFW - VENTANA 36 LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D22416858...

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "JA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND") FOR THE SOUTHERNMOST SOUTHWEST CORNER OF VENTANA PHASE 6B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D224076545, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING ON THE NORTHWESTERLY LINE OF LOT 1XR-3, BLOCK 1, MAVERICK, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D2260519195 OF SAID PLAT RECORDS;

THENCE WITH SAID NORTHWESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 46°56'31" WEST, A DISTANCE OF 287.44 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
SOUTH 14°56'25" WEST, A DISTANCE OF 122.85 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
SOUTH 32°45'42" EAST, A DISTANCE OF 102.90 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
SOUTH 60°24'29" WEST, A DISTANCE OF 780.16 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
WEST, A DISTANCE OF 628.83 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
NORTH 07°05'06" WEST, A DISTANCE OF 246.75 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
NORTH 24°54'16" WEST, A DISTANCE OF 164.11 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
SOUTH 89°27'34" WEST, A DISTANCE OF 444.34 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND;
THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 1XR-3 ON THE EAST LINE OF A TRACT OF LAND DESCRIBED TO PNB FW LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224123924 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00°32'29" WEST, WITH SAID EAST LINE, A DISTANCE OF 1,074.43 FEET TO A CAPPED IRON ROD FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF SAID PNB FW LAND LP TRACT;
THENCE NORTH 29°01'22" WEST, WITH THE NORTHWESTERLY LINE OF SAID PNB FW LAND LP TRACT, A DISTANCE OF 310.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JA SURVEYING" SET;
THENCE NORTH 60°58'38" EAST, OVER AND ACROSS SAID PNB VENTANA DEVELOPER SOUTH, LLC TRACT, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD FOUND ON THE SOUTHWESTERLY LINE OF VENTANA, PHASE 6A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D226057910 OF SAID PLAT RECORDS;

THENCE WITH SAID SOUTHWESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 74°01'22" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 29°01'22" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 15°58'38" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 29°01'22" EAST, A DISTANCE OF 230.00 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 74°01'22" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 29°01'22" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 15°58'38" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND A CHORD THAT BEARS SOUTH 63°19'33" EAST, 483.84 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68°28'22", AN ARC-DISTANCE OF 513.88 FEET TO A CAPPED IRON ROD FOUND;
NORTH 82°30'18" EAST, A DISTANCE OF 473.98 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 665.00 FEET AND A CHORD THAT BEARS NORTH 70°16'09" EAST, 281.86 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°28'14", AN ARC-DISTANCE OF 284.02 FEET TO A CAPPED IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST INTERSECTION OF EMBARGO ROAD (A 50-FOOT RIGHT-OF-WAY) AND ORCHARD WAY (A 50-FOOT RIGHT-OF-WAY) ON THE SOUTHWESTERLY LINE OF VENTANA, PHASE 6A-1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D222166626 OF SAID PLAT RECORDS;

THENCE WITH SAID SOUTHWESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 31°57'59" EAST, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET AND A CHORD THAT BEARS NORTH 57°48'39" EAST, 5.64 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°26'44", AN ARC-DISTANCE OF 5.64 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 80°04'28" EAST, A DISTANCE OF 14.89 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID INTERSECTION AND BEING THE NORTHWEST CORNER OF VENTANA, PHASE 6B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D224076545 OF SAID PLAT RECORDS;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID VENTANA PHASE 6B, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 37°20'30" EAST, A DISTANCE OF 110.29 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 09°34'50" WEST, A DISTANCE OF 13.66 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 30°09'44" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 905.00 FEET AND A CHORD THAT BEARS NORTH 58°43'20" EAST, 3.65 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°19'52", AN ARC-DISTANCE OF 3.65 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 80°13'33" EAST, A DISTANCE OF 14.58 FEET TO A CAPPED IRON ROD FOUND;
NORTH 54°23'22" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;
NORTH 93°42'40" EAST, A DISTANCE OF 14.16 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 905.00 FEET AND A CHORD THAT BEARS NORTH 50°03'34" EAST, 66.76 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°13'38", AN ARC-DISTANCE OF 66.77 FEET TO A CAPPED IRON ROD FOUND;
NORTH 74°56'45" EAST, A DISTANCE OF 33.43 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 27°20'30" EAST, A DISTANCE OF 565.64 FEET TO A CAPPED IRON ROD FOUND;
NORTH 52°39'30" EAST, A DISTANCE OF 105.00 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 37°20'30" EAST, A DISTANCE OF 153.02 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 46.478 ACRES (0.24,599 SQ. FEET) OF LAND.

Table with columns: BLOCK, LOT, SQ.FT, ACRES. Contains area calculations for various lots and blocks.

TO BE KNOWN AS:

LOTS 13-24, BLOCK 13; LOTS 6-57 & 2X-3X, BLOCK 15
LOTS 1-25, BLOCK 41; LOTS 1-30, BLOCK 42; LOTS 1-26, BLOCK 43
LOTS 1-16 & 1X, BLOCK 44; LOTS 1-21 & 1X, BLOCK 49

VENTANA

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 15 DAY OF April, A.D. 2026.

PMB VENTANA DEVELOPER SOUTH LLC
A TEXAS LIMITED LIABILITY COMPANY
By: Michael Bristle, Manager

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KATIAUOY BARCA, 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 15 DAY OF April, A.D. 2026.

My Commission Expires: 4-20-28

EXECUTED THIS 16 DAY OF April, A.D. 2026.

PHDFW-VENTANA 36 LLC
By: Michael Bristle, Chief Legal and Administrative Officer

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Michael Bristle, 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 16 DAY OF April, A.D. 2026.

My Commission Expires: 03-05-30

EXECUTED THIS 20th Day of April, A.D. 2026.

AMERICAN LEGEND LOT HOLDINGS LLC
By: Tony F. Brown, Vice President

STATE OF TEXAS
COUNTY OF Denton

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Aaron C. Brown, 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 20th DAY OF April, A.D. 2026.

My Commission Expires: 08-2-2029

EXECUTED THIS 20th DAY OF April, A.D. 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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: APRIL 13, 2026

Table with columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Lists curve data for the survey.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for the survey.

OWNER/DEVELOPER: PHDFW-VENTANA 36 LLC
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027

NOTES

- 1. HORIZONTAL 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 "JA 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 11 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND WASTEWATER SYSTEM.
4. 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, OTHER STRUCTURE 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 PURPOSES 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 APPROPRIATE 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 48439C0270K, DATED SEPTEMBER 25, 2009.
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/DUPLICATION 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. 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.
14. 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 DEPARTMENT ORDINANCE, ERIGED CONTROL AND/OR OPERATION OF SAID BUILDING(S) SHALL BE MEASURED IN A STRAIGHT LINE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED TO INTERVENING STRUCTURES OR OBJECTS.
15. RESIDENTIAL DRIVEWAY ACCESS LIMITATION. DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN 50 FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:
A. FROM AN ABUTTING SIDE OR REAR ALLEY OR SIDE OR REAR DRIVEWAY WITHIN AN APPROPRIATE ACCESS EASEMENT; OR
B. FROM A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, CONTINUING THROUGH TO THE REAR OF THE DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.
16. PRIVATE P.R.V.S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
17. FLOODPLAIN/DRAINAGE-WAY, MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTURATED 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 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 STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
18. 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, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR FINISHES SHALL BE A MINIMUM OF TWO FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
19. ALL EASEMENTS SHOWN HEREON WITHOUT REFERENCE TO A RECORDED DOCUMENT SHALL BE CONSIDERED BY THIS PLAT; AS ALSO STATED IN THE DEDICATION STATEMENT OF THIS PLAT.

FINAL PLAT OF VENTANA OF LOTS 13-24, BLOCK 13; LOTS 6-57 & 2X-3X, BLOCK 15 LOTS 1-25, BLOCK 41; LOTS 1-30, BLOCK 42 LOTS 1-16 & 1X, BLOCK 43; LOTS 1-16 & 1X, BLOCK 44 LOTS 1-21 & 1X, BLOCK 49

46.478 ACRES SITUATED IN THE W. ATKINS SURVEY, ABSTRACT NO. 1961 AND THE T.F. RODGERS SURVEY, ABSTRACT NO. 1357 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

182 RESIDENTIAL LOTS 4 (HOA) PRIVATE OPEN SPACE LOTS ENGINEER/SURVEYOR: LJA Surveying, Inc. 3017 W 7TH STREET, Suite 300 Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382 REFERENCE CASE NUMBERS PP-24-022 FP-24-123 APRIL 2026 PHASE 8B SHEET 2 OF 2