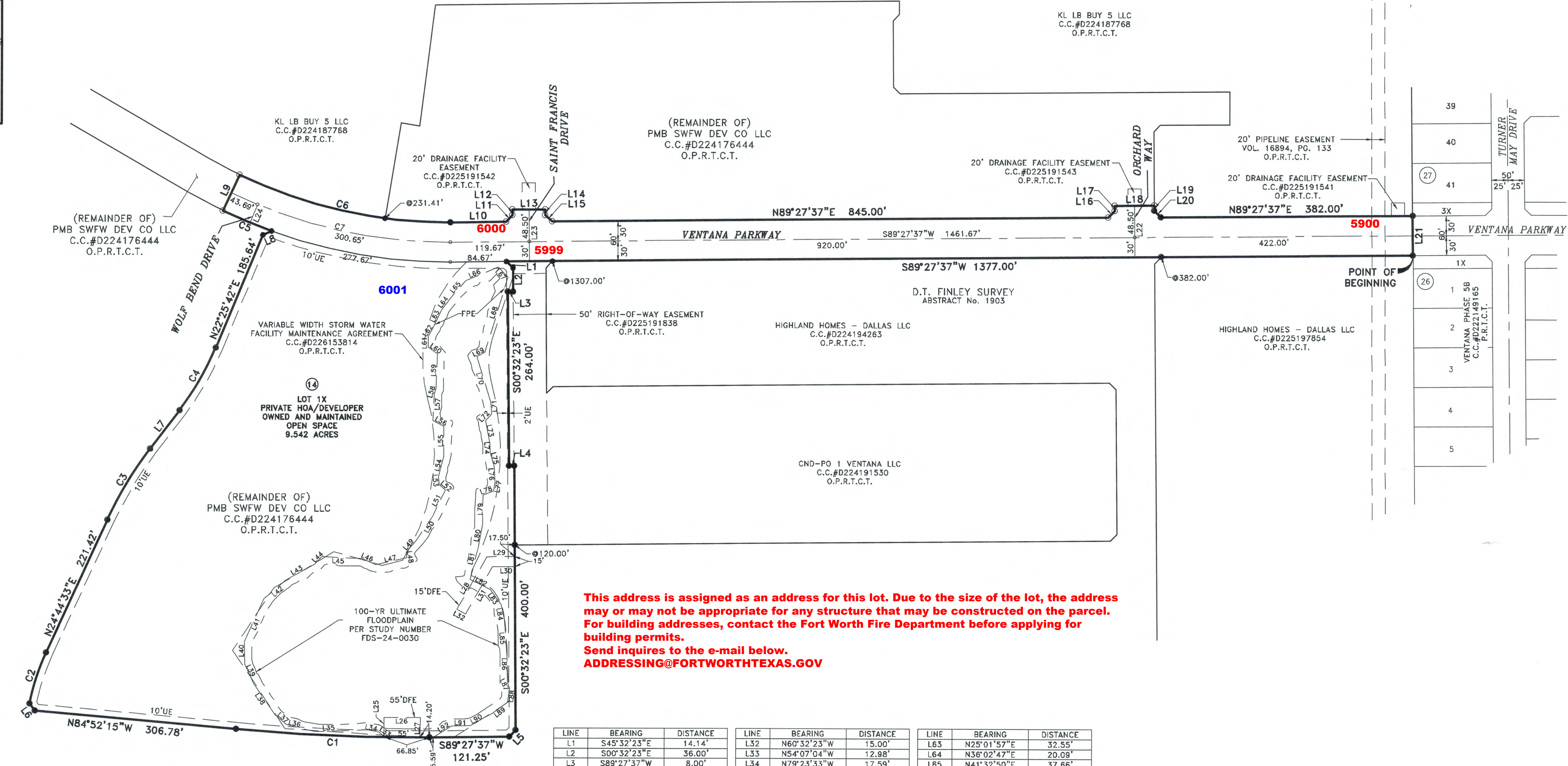
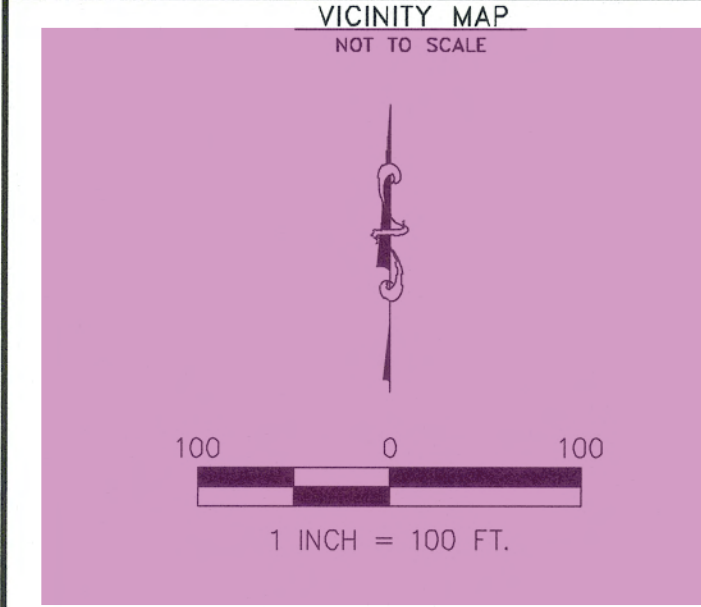
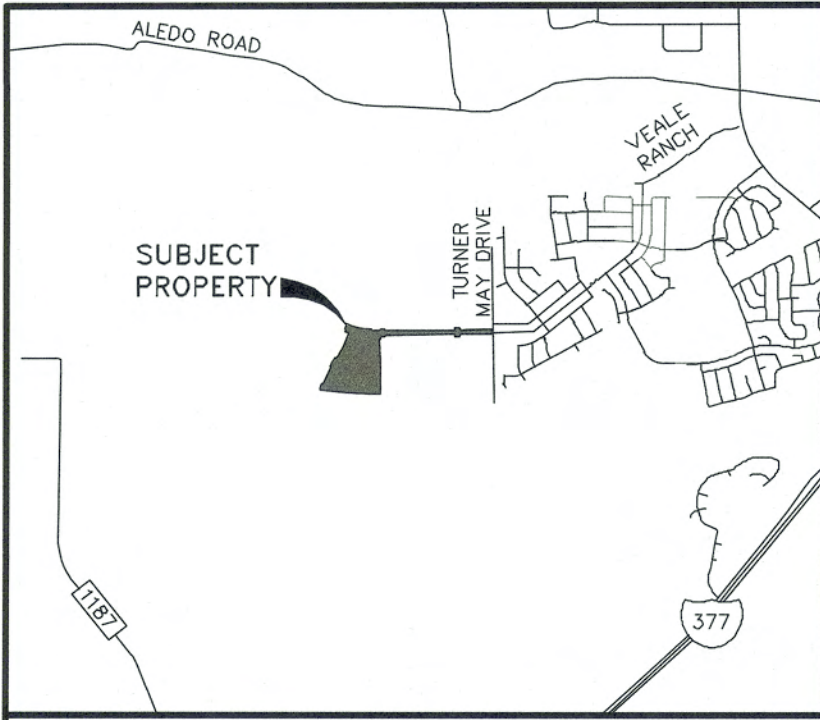


FP-24-176



This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S45°32'23"E	14.14'	L32	N60°32'23"W	15.00'	L63	N25°01'57"E	32.55'
L2	S00°32'23"E	36.00'	L33	N54°07'04"W	12.98'	L64	N38°02'47"E	20.09'
L3	S89°27'37"W	8.00'	L34	N79°23'33"W	17.59'	L65	N41°32'50"E	37.66'
L4	N89°27'37"E	8.00'	L35	S88°07'28"W	79.91'	L66	N66°56'16"E	53.60'
L5	S44°27'37"W	14.14'	L36	N76°04'17"W	44.81'	L67	S43°32'12"E	21.18'
L6	N37°20'28"W	13.50'	L37	N49°12'18"W	22.40'	L68	S16°47'28"W	119.29'
L7	N37°17'17"E	72.87'	L38	N34°27'22"W	57.78'	L69	S62°31'08"W	13.83'
L8	N66°19'35"E	14.41'	L39	N25°09'35"W	31.22'	L70	S16°53'56"E	73.22'
L9	N25°00'09"E	60.01'	L40	N00°44'07"W	35.05'	L71	S03°36'40"E	17.13'
L10	N89°27'37"E	84.67'	L41	N24°19'18"E	70.40'	L72	S42°37'27"W	13.89'
L11	N44°27'37"E	14.14'	L42	N49°21'58"E	43.38'	L73	S11°31'01"E	34.74'
L12	N00°32'23"W	8.50'	L43	N60°57'43"E	50.63'	L74	S01°50'52"E	14.38'
L13	N89°27'37"E	50.00'	L44	N45°02'39"E	15.69'	L75	S15°21'20"E	22.71'
L14	S00°32'23"E	8.50'	L45	S87°41'25"E	80.60'	L76	S04°40'08"E	22.74'
L15	S45°32'23"E	14.14'	L46	S65°55'40"E	22.90'	L77	S10°05'15"W	14.08'
L16	N44°27'37"E	14.14'	L47	N77°29'55"E	48.90'	L78	S70°43'59"W	16.99'
L17	N00°32'23"W	8.50'	L48	N10°00'55"W	8.49'	L79	S00°35'11"W	45.01'
L18	N89°27'37"E	60.00'	L49	N40°48'53"E	23.71'	L80	S10°41'22"W	36.58'
L19	S00°32'23"E	8.50'	L50	N33°20'02"E	43.88'	L81	S13°50'29"W	48.32'
L20	S45°32'23"E	14.14'	L51	N26°08'07"E	44.13'	L82	S63°27'04"E	34.12'
L21	S00°32'23"E	60.00'	L52	N49°02'54"W	12.37'	L83	S35°50'21"E	28.19'
L22	N00°32'23"W	78.50'	L53	N04°40'12"W	12.08'	L84	S12°00'47"E	27.40'
L23	N00°32'23"W	78.50'	L54	N13°41'52"E	32.21'	L85	S05°34'49"E	39.68'
L24	N22°25'42"E	30.00'	L55	N00°18'47"E	45.57'	L86	S00°09'22"E	51.99'
L25	N00°12'55"E	29.65'	L56	N63°06'37"W	18.48'	L87	S23°41'49"E	9.99'
L26	S89°47'05"E	55.00'	L57	N02°28'23"E	39.61'	L88	S10°25'24"W	21.30'
L27	S00°12'55"W	29.69'	L58	N17°08'51"E	10.03'	L89	S83°49'04"W	27.73'
L28	N29°31'20"E	91.43'	L59	N02°10'10"E	52.03'	L90	S60°21'50"W	38.31'
L29	N89°27'37"E	42.55'	L60	N54°06'34"W	17.61'	L91	S89°21'49"W	28.42'
L30	S89°27'37"W	33.89'	L61	NORTH	16.47'	L92	S58°07'53"W	33.21'
L31	S29°51'43"W	82.77'	L62	N31°10'58"E	12.35'			

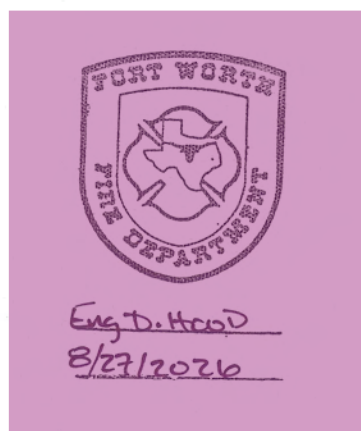
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°40'08"	2975.00'	N87°42'19"W	294.23'	284.35'
C2	13°42'41"	340.00'	N17°53'13"E	81.17'	81.37'
C3	12°32'43"	575.00'	N31°00'55"E	125.65'	125.90'
C4	14°51'34"	425.00'	N29°51'29"E	109.91'	110.22'
C5	5°52'48"	780.00'	N67°12'11"W	80.01'	80.05'
C6	26°20'17"	720.00'	S77°22'15"E	328.07'	328.07'
C7	26°18'22"	750.00'	N77°23'12"W	341.33'	344.35'

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	0		0
OPEN SPACE		1	9.542
RIGHT-OF-WAY			2.539
TOTAL			12.081

LOT TABULATION

BLOCK 14	0 LOTS	1 PRIVATE OPEN SPACE LOT
	0 RESIDENTIAL LOTS	1 PRIVATE OPEN SPACE LOT

VENTANA WEST



A
FINAL PLAT
OF
VENTANA WEST

VENTANA PARKWAY RIGHT-OF-WAY,
AND LOT 1X, BLOCK 14

12.081 ACRES

SITUATED IN THE
D.T. FINLEY SURVEY, ABSTRACT NO. 1903
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1 (HOA) PRIVATE OPEN SPACE LOT

OWNER/DEVELOPER:

PMB SWFW DEV CO LLC
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7019

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

AUGUST 2026 VENTANA PARKWAY

SHEET 1 OF 2

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

LEGEND
P.R.T.C.T.
O.P.R.T.C.T.
D.F.E.
U.E.
F.F.E.

PLAT RECORDS,
TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
5/8" CAPPED IRON ROD
STAMPED "LJA SURVEYING" FOUND
DRAINAGE FACILITY EASEMENT
UTILITY EASEMENT
FLOODPLAIN EASEMENT



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: 8/27/2026

By: Chairman
By: Secretary

S:\NTFS-LAND\3171\3085\AKTY\3085\Report\PLAT DECK\Ventana Parkway\21719-546_Ventana Parkway.dwg 8/12/2028

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

BEING A 12.081-ACRE TRACT OF LAND SITUATED IN D.T. FINLEY SURVEY, ABSTRACT NO. 1903, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB SWFW DEV CO LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D22417844, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND") FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK 26, VENTANA, PHASE 5B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D22419165, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO HIGHLAND HOMES - DALLAS LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D225197854 (HEREINAFTER REFERRED TO AS "HIGHLAND HOMES TRACT 2") OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°27'37" WEST WITH THE NORTHERLY LINE OF SAID HIGHLAND HOMES TRACT 2 PASSING A CAPPED IRON ROD FOUND FOR THE NORTH COMMON CORNER OF SAME HIGHLAND HOMES TRACT 2 AND A TRACT OF LAND DESCRIBED TO HIGHLAND HOMES - DALLAS LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224194263 (HEREINAFTER REFERRED TO AS "HIGHLAND HOMES TRACT 1") OF SAID OFFICIAL PUBLIC RECORDS AT 382.00 FEET AND CONTINUING WITH THE NORTHERLY LINE OF SAID HIGHLAND HOMES TRACT 1, PASSING A CAPPED IRON ROD FOUND FOR THE NORTH COMMON CORNER OF SAME TRACT AND A TRACT OF LAND DESCRIBED TO CND-PO 1 VENTANA LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224191630 OF SAID OFFICIAL PUBLIC RECORDS AT 1,307.00 FEET AND CONTINUING WITH THE NORTHERLY LINE OF SAID CND-PO 1 VENTANA LLC TRACT FOR A TOTAL DISTANCE IN ALL OF 1,377.00 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID CND-PO 1 VENTANA LLC TRACT;

THENCE WITH THE WESTERLY LINE OF SAID CND-PO 1 VENTANA LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45°32'23" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°32'23" EAST, A DISTANCE OF 36.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 89°27'37" WEST, A DISTANCE OF 8.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°32'23" EAST, A DISTANCE OF 264.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 89°27'37" EAST, A DISTANCE OF 8.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°32'23" EAST, PASSING A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CND-PO 1 VENTANA LLC TRACT AT 120.00 FEET AND CONTINUING WITH THE EASTERNMOST WESTERLY LINE OF SAID HIGHLAND HOMES TRACT 1 FOR A TOTAL DISTANCE IN ALL OF 400.00 FEET TO A CAPPED IRON ROD FOUND;

THENCE WITH THE BOUNDS OF SAID HIGHLAND HOMES TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44°27'37" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 89°27'37" WEST, A DISTANCE OF 121.25 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,975.00 FEET AND A CHORD THAT BEARS NORTH 87°42'19" WEST, 294.23 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°40'08", AN ARC-DISTANCE OF 294.35 FEET TO A CAPPED IRON ROD FOUND;

NORTH 84°52'15" WEST, A DISTANCE OF 306.78 FEET TO A CAPPED IRON ROD FOUND;

NORTH 37°20'28" WEST, A DISTANCE OF 13.50 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND A CHORD THAT BEARS NORTH 17°53'13" EAST, 81.17 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°42'41", AN ARC-DISTANCE OF 81.37 FEET TO A CAPPED IRON ROD FOUND;

NORTH 24°44'33" EAST, A DISTANCE OF 221.42 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CHORD THAT BEARS NORTH 31°00'55" EAST, 125.65 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°32'43", AN ARC-DISTANCE OF 125.90 FEET TO A CAPPED IRON ROD FOUND;

NORTH 37°17'17" EAST, A DISTANCE OF 72.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET AND A CHORD THAT BEARS NORTH 29°51'29" EAST, 109.91 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°51'34", AN ARC-DISTANCE OF 110.22 FEET TO A CAPPED IRON ROD FOUND;

NORTH 22°25'42" EAST, A DISTANCE OF 185.64 FEET TO A CAPPED IRON ROD FOUND;

NORTH 66°19'35" EAST, A DISTANCE OF 14.41 FEET TO A CAPPED IRON ROD FOUND FOR THE WESTERNMOST NORTHEAST CORNER OF SAID HIGHLAND HOMES TRACT 1 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CHORD THAT BEARS NORTH 67°12'11" WEST, 80.01 FEET;

THENCE WITH THE NORTHERLY LINE OF SAID HIGHLAND HOMES TRACT 1 AND WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°32'45", AN ARC-DISTANCE OF 80.05 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD SET");

THENCE NORTH 25°00'09" EAST, OVER AND ACROSS SAID PMB SWFW DEV CO LLC TRACT, A DISTANCE OF 60.01 FEET TO A CAPPED IRON ROD SET ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED TO KL LB BUY 5 LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224187768 OF SAID OFFICIAL PUBLIC RECORDS FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET AND A CHORD THAT BEARS SOUTH 77°22'15" EAST, 328.07 FEET;

THENCE WITH SAID SOUTHERLY LINE AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°20'17", PASSING A CAPPED IRON ROD FOUND FOR THE WESTERNMOST SOUTHEAST CORNER OF SAID KL LB BUY 5 LLC TRACT AT 231.41 FEET AND CONTINUING OVER AND ACROSS SAID PMB SWFW DEV CO LLC TRACT FOR A TOTAL ARC-DISTANCE IN ALL OF 330.97 FEET TO A CAPPED IRON ROD SET;

THENCE OVER AND ACROSS SAID PMB SWFW DEV CO LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°27'37" EAST, A DISTANCE OF 84.67 FEET TO A CAPPED IRON ROD SET;

NORTH 44°27'37" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;

NORTH 00°32'23" WEST, A DISTANCE OF 8.50 FEET TO A CAPPED IRON ROD SET;

NORTH 89°27'37" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°32'23" EAST, A DISTANCE OF 8.50 FEET TO A CAPPED IRON ROD SET;

SOUTH 45°32'23" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;

NORTH 89°27'37" EAST, A DISTANCE OF 845.00 FEET TO A CAPPED IRON ROD SET;

NORTH 44°27'37" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;

NORTH 00°32'23" WEST, A DISTANCE OF 8.50 FEET TO A CAPPED IRON ROD SET;

NORTH 89°27'37" EAST, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD SET ON THE EASTERNMOST WESTERLY LINE OF SAID KL LB BUY 5 LLC TRACT;

THENCE SOUTH 00°32'23" EAST, WITH SAID WESTERLY LINE, A DISTANCE OF 8.50 FEET TO A CAPPED IRON ROD FOUND;

THENCE SOUTH 45°32'23" EAST, CONTINUING WITH SAID WESTERLY LINE, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND FOR THE EASTERNMOST SOUTHWEST CORNER OF SAID KL LB BUY 5 LLC TRACT;

THENCE NORTH 89°27'37" EAST, WITH THE SOUTHERLY LINE OF SAID KL LB BUY 5 LLC TRACT, A DISTANCE OF 382.00 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 3X, BLOCK 27 OF SAID VENTANA PHASE 5B ADDITION;

THENCE SOUTH 00°32'23" EAST, WITH THE WEST LINE OF SAID VENTANA PHASE 5B ADDITION, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 12.081 ACRES (526,255 SQ. FEET) OF LAND.

TO BE KNOWN AS:

RIGHT-OF-WAY FOR VENTANA PARKWAY
AND LOT 1X, BLOCK 14

VENTANA WEST

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 20 DAY OF August, A.D. 2028.

PMB SWFW DEV CO LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: PMB SWFW DEV CO MANAGER LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: 
NAME: K. TAYLOR BAIRD
TITLE: 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  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.

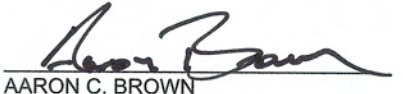
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF August, A.D. 2028.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-20-28

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: 08/19/2028



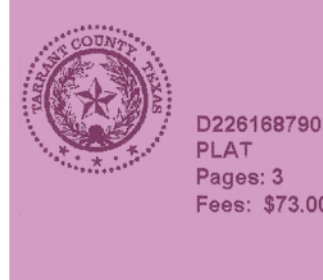
NOTES

- 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.
- 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 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.
- ANY PUBLIC 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 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 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 PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
- SUBJECT TRACT IS NOT AFFECTED BY 100-YR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP No. 44480C0270K, DATED SEPTEMBER 25, 2009.
- 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/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
- 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.
- 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.
- 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.
- 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 ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
- FLOODPLAIN DRAINAGEWAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED 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 SUBJECT TO STORMWATER OVERFLOW AND/OR BANK EROSION THAT 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 STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- PRIVATE P.R.V.S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

A
FINAL PLAT
OF
VENTANA WEST
VENTANA PARKWAY RIGHT-OF-WAY,
AND LOT 1X, BLOCK 14
12.081 ACRES
SITUATED IN THE
D.T. FINLEY SURVEY, ABSTRACT NO. 1903
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1 (HOA) PRIVATE OPEN SPACE LOT

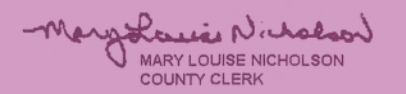
OWNER/DEVELOPER:
PMB SWFW DEV CO LLC
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7019

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7TH STREET, Phone 817.288.1900
Suite 300
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382
AUGUST 2026 VENTANA PARKWAY
SHEET 2 OF 2



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/28/2028 10:22 AM

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PLAT
Pages: 3
Fees: \$73.00


MARY LOUISE NICHOLSON
COUNTY CLERK

VENTANA WEST