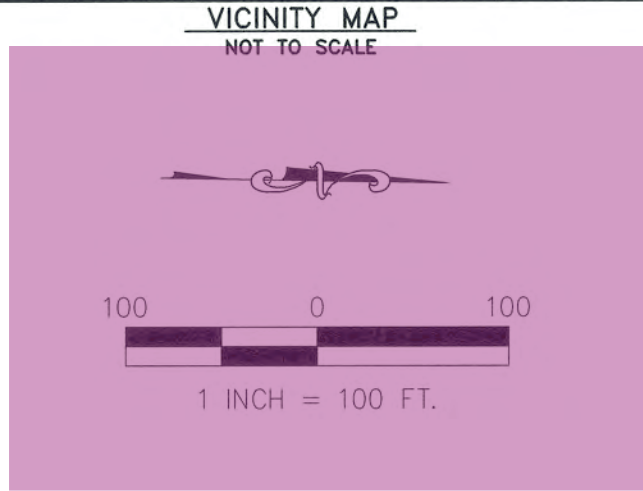
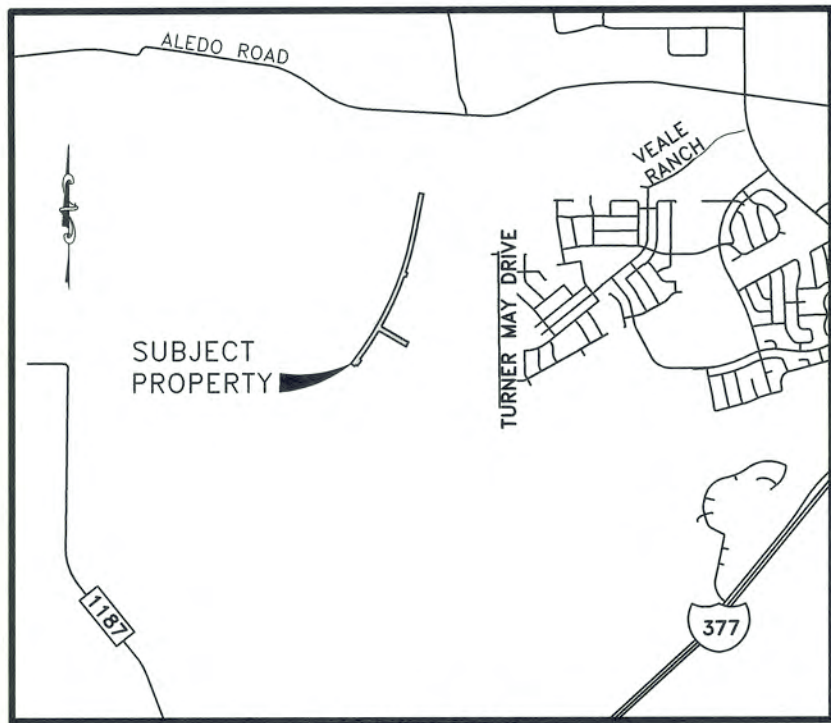




OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

BEING A 3.420-ACRE TRACT OF LAND SITUATED IN D.T. FINLEY SURVEY, ABSTRACT NO. 1903, AND THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479, 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. D224176444 (HEREINAFTER REFERRED TO AS "PMB SWFW 2024 TRACT"), OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 TO PMB SWFW DEV CO LLC (HEREINAFTER REFERRED TO AS "PMB SWFW TRACT 2") BY DEED RECORDED IN COUNTY CLERK FILE NO. D226043237 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING ALSO A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB VEALE LAND INVESTORS 1 LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224176442 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING ALSO A PORTION OF THAT TRACT OF LAND DESCRIBED TO TRT LAND INVESTORS LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245221 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD SET") ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED TO HIGHLAND HOMES - DALLAS LLC TRACT BY DEED RECORDED IN COUNTY CLERK FILE NO. D224194263 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") ON SAID WESTERLY LINE BEARS SOUTH 39°03'29" WEST, A DISTANCE OF 50.27 FEET;

THENCE NORTH 51°36'37" WEST, OVER AND ACROSS SAID PMB SWFW 2024 TRACT, PASSING THE WESTERLY LINE OF SAME TRACT AT AN ARC-DISTANCE OF 54.12 FEET AND CONTINUING OVER AND ACROSS SAID PMB VEALE LAND INVESTORS 1 LP TRACT FOR A TOTAL DISTANCE OF 55.00 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,700.00 FEET AND A CHORD THAT BEARS NORTH 24°57'45" EAST, 1,754.65 FEET;

THENCE OVER AND ACROSS SAID PMB VEALE LAND INVESTORS 1 TRACT AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°25'58", PASSING THE WESTERLY LINE OF SAID PMB SWFW 2024 TRACT AT AN ARC-DISTANCE OF 184.11 FEET AND CONTINUING OVER AND ACROSS SAME TRACT FOR A TOTAL ARC-DISTANCE IN ALL OF 1,771.32 FEET TO A CAPPED IRON ROD SET;

THENCE OVER AND ACROSS SAID PMB SWFW 2024 TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 11°14'45" EAST, A DISTANCE OF 434.46 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,000.00 FEET AND A CHORD THAT BEARS NORTH 12°15'12" WEST, 68.39 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°00'24", PASSING THE NORTH LINE OF SAID PMB SWFW 2024 TRACT AT AN ARC-DISTANCE OF 43.97 FEET, CONTINUING OVER AND ACROSS SAID TRT LAND INVESTORS LLC TRACT, PASSING THE SOUTHERLY LINE OF SAID PMB SWFW TRACT 2 AT AN ARC-DISTANCE OF 46.84 FEET AND CONTINUING OVER AND ACROSS SAME TRACT FOR A TOTAL ARC-DISTANCE IN ALL OF 70.04 FEET TO A CAPPED IRON ROD SET;

THENCE SOUTH 77°02'02" EAST, OVER AND ACROSS SAID PMB SWFW TRACT 2, A DISTANCE OF 55.00 FEET TO A CAPPED IRON ROD SET ON THE WEST LINE OF SAME TRACT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,945.00 FEET AND A CHORD THAT BEARS SOUTH 12°15'12" WEST, 68.39 FEET;

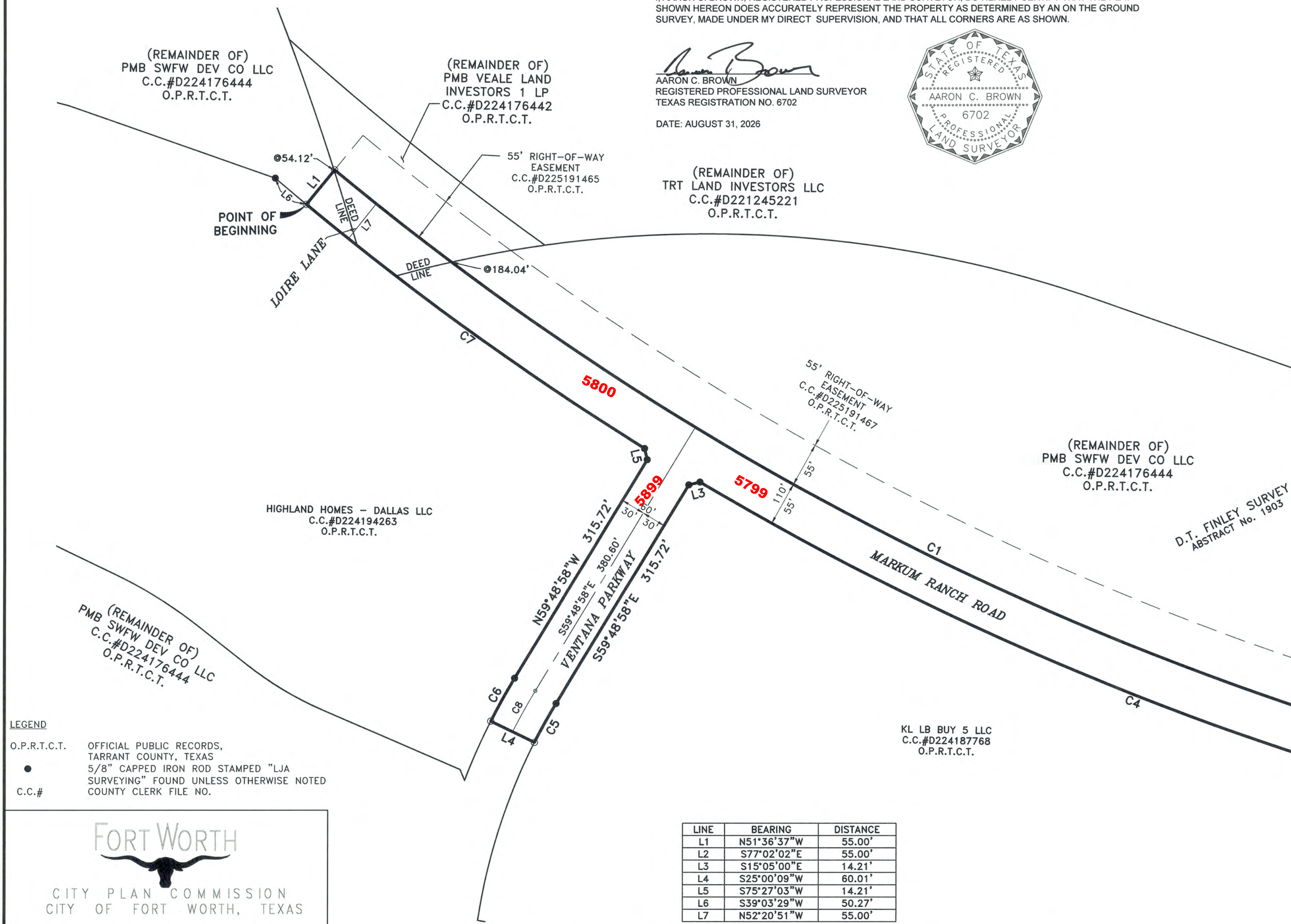
SURVEYOR'S CERTIFICATE

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: AUGUST 31, 2026



(REMAINDER OF)
TRT LAND INVESTORS LLC
C.C.#D221245221
O.P.R.T.C.T.



LINE	BEARING	DISTANCE
L1	N51°36'37"W	55.00'
L2	S77°02'02"E	55.00'
L3	S15°05'00"E	14.21'
L4	S25°00'09"W	60.01'
L5	S75°27'03"W	14.21'
L6	S39°03'29"W	50.27'
L7	N52°20'51"W	55.00'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	27°25'58"	3700.00'	N24°57'45"E	1754.65'	1771.52'
C2	2°00'24"	2000.00'	N12°14'58"E	70.04'	70.04'
C3	2°00'53"	1945.00'	S12°15'12"W	68.39'	68.39'
C4	18°19'39"	3755.00'	S20°24'35"W	1198.01'	1201.12'
C5	4°23'08"	720.00'	S62°00'32"E	55.10'	55.11'
C6	4°26'48"	780.00'	N62°02'23"W	60.52'	60.54'
C7	7°52'49"	3755.00'	S34°44'03"W	518.05'	518.46'
C8	4°25'03"	750.00'	S62°01'30"E	57.81'	57.82'

OWNER/DEVELOPER:

TRT LAND INVESTORS LLC
4001 MAPLE AVENUE, SUITE 600
DALLAS, TEXAS 75219

OWNER/DEVELOPER:

PMB SWFW DEV CO LLC
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219

OWNER/DEVELOPER:

PMB VEALE LAND INVESTORS 1 LP
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7019

TO BE KNOWN AS:

RIGHT-OF-WAY FOR MARKUM RANCH ROAD AND VENTANA PARKWAY

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 31 DAY OF August, A.D. 2026.

PMB SWFW DEV CO LLC
A TEXAS LIMITED LIABILITY COMPANY

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

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 K. Taylor Baird, 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 31 DAY OF August, A.D. 2026.

MY COMMISSION EXPIRES 4-10-28

EXECUTED THIS 31 DAY OF August, A.D. 2026.

PMB VEALE LAND INVESTORS 1 LP,
A TEXAS LIMITED PARTNERSHIP

BY: PMB VEALE LAND INVESTORS 1 GP LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

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 K. Taylor Baird, 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 31 DAY OF August, A.D. 2026.

MY COMMISSION EXPIRES 4-10-28

EXECUTED THIS 31 DAY OF August, A.D. 2026.

TRT LAND INVESTORS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PMB VEALE LAND INVESTORS 1 GP LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS PROPERTY MANAGER

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 K. Taylor Baird, 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 31 DAY OF August, A.D. 2026.

MY COMMISSION EXPIRES 4-10-28

NOTES

- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH. TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 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 1.0002.
- 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 RECONSTRUCTION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II 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. 48439C0270K, 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 OFF 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 I 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 REGARD TO INTERVENING STRUCTURES OR OBJECTS.
- PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
- 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 UNOBSTRUCTED 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 TRAVERSED BY 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 STRUCTURES) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	0		0
OPEN SPACE		0	0
RIGHT-OF-WAY			3.420
TOTAL			3.420

A FINAL PLAT OF VENTANA WEST

RIGHT-OF-WAY FOR MARKUM RANCH ROAD AND VENTANA PARKWAY

3.420 ACRES

SITUATED IN THE D.T. FINLEY SURVEY, ABSTRACT NO. 1903 AND THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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

REFERENCE CASE NUMBERS

PP-24-030
FP-24-177

AUGUST 2026

MARKUM RANCH ROAD

SHEET 1 OF 1