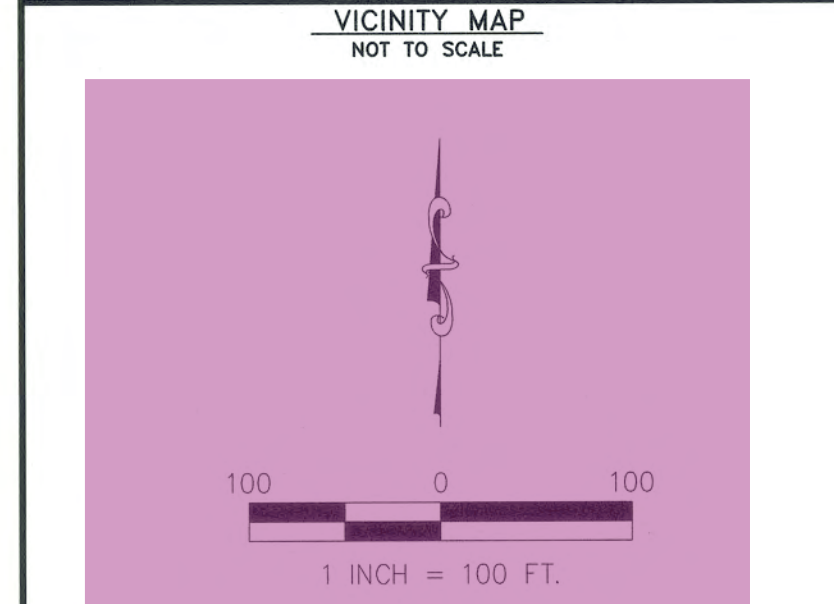




LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	0		0
OPEN SPACE		0	0
RIGHT-OF-WAY			2.599
TOTAL			2.599

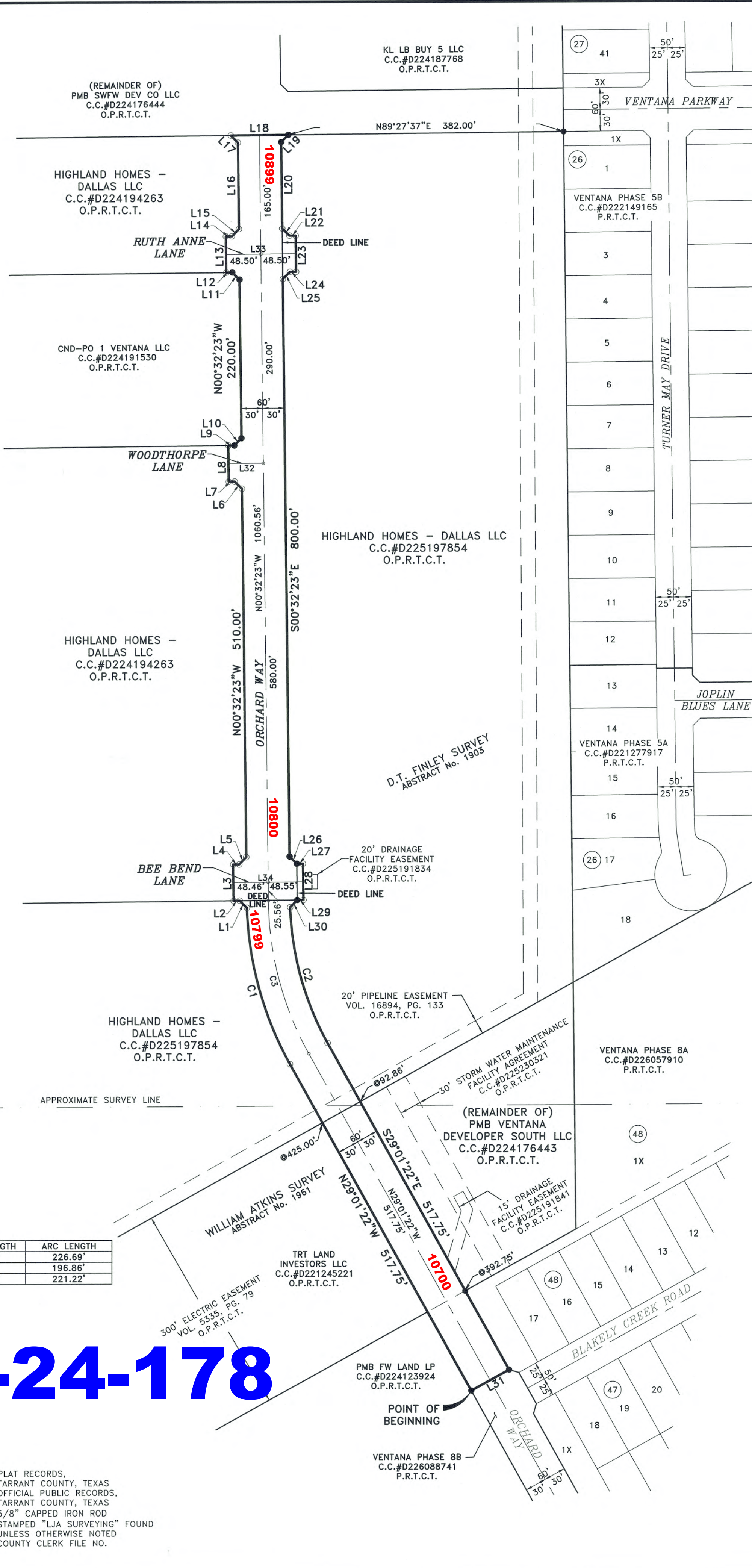
LINE	BEARING	DISTANCE
L1	N45°48'31"W	14.21'
L2	S89°27'37"W	5.39'
L3	N00°42'11"W	8.90'
L4	N89°27'37"E	8.53'
L5	N44°27'57"E	14.14'
L6	N45°32'23"E	14.14'
L7	S89°27'37"W	8.50'
L8	N00°42'23"E	8.50'
L9	N89°27'37"E	5.80'
L10	N44°27'57"E	14.14'
L11	N45°32'23"E	14.14'
L12	S89°27'37"W	8.50'
L13	N00°42'23"E	5.80'
L14	N89°27'37"E	8.50'
L15	N44°27'57"E	14.14'
L16	N00°32'23"E	120.00'
L17	N45°32'23"E	14.14'
L18	N89°27'37"E	8.50'
L19	S44°27'57"E	14.14'
L20	S00°32'23"E	120.00'
L21	S45°32'23"E	14.14'
L22	N89°27'37"E	8.50'
L23	N00°42'23"E	5.80'
L24	S89°27'57"E	8.50'
L25	N44°27'57"E	14.14'
L26	S45°32'23"E	14.14'
L27	N89°27'37"E	8.46'
L28	S00°44'03"E	50.00'
L29	S89°27'57"E	8.63'
L30	S44°09'09"W	14.07'
L31	S60°58'38"W	60.00'
L32	S89°27'37"E	40.00'
L33	N89°27'57"E	97.00'
L34	N89°27'37"E	97.01'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	27°20'38"	475.00'	N15°21'03"W	224.54'	226.69'
C2	27°10'45"	415.00'	S15°25'59"E	195.02'	196.86'
C3	28°28'59"	445.00'	N14°46'53"W	218.95'	221.22'



C.C.#

PLAT RECORDS,
TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
5/8" CAPPED IRON ROD
STAMPED "LJA SURVEYING" FOUND
UNLESS OTHERWISE NOTED
COUNTY CLERK FILE NO.



OWNER'S DEDICATION



The seal is an octagonal emblem. The outer border contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by small stars. In the center, there is a five-pointed star above the name "AARON C. BROWN" and the number "6702".

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 "LA SURVEYING" UNLESS OTHERWISE NOTED.
3. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND SEWER FEE. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION 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.
4. ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MAINTAINED ALL OF THE ABOVE UTILITIES, SHUT OFF, THEIR 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 REPAIR AND RECONSTRUCT THE SAME 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.
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 REQUIRED IF THE TOTAL AMOUNT OF DRAINAGE IMPROVEMENTS WHICH IS BEING REQUESTED, IN ACCORDANCE WITH 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 ANY APPLICABLE 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-YR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NO. 48439G0270K, DATED SEPTEMBER 28, 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/DUPLX 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 APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. 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. WATER, SEWERS AND GAS LINES ARE NOT TO BE LAYED OUT OR INSTALLED OVER ANY OF THE DESIGNATED EASEMENTS, AND GATED PRIVATE ENTRIES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS, WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.
14. THE LANDOWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING AS LAND DEVELOPERS, AND THE LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE COMMON 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 SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION.
15. 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, WITHIN THE SETBACKS REQUIRED BY THE CITY OF FORT WORTH.
16. FLOODPLAIN/DRAINAGEWAY MAINTENANCE. THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL, TRAVELING 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. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF OBSTRUCTIONS, AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SAME IN SAFE AND SOUND 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 EROSION OVER TIME 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 AS SHOWN ON THE PLAT.
17. FLOODPLAIN RESTRICTION: NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHIN THE CITY OF FORT WORTH, TEXAS, OR SUBDIVISION ON 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 EASEMENT. WHERE THE PROPOSED CONSTRUCTION IS IN AREAS WHERE ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
18. PRIVATE P-R-V'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

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.

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 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.

15. FLOODPLAIN/DRAINAGE/WAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY OR ADJACENT TO THE SAME. THIS WAY SHALL BE KEPT FREE OF OBSTRUCTIONS, DEBRIS, AND OTHER SUBSTANCES THAT COULD IMPROPERLY 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. THE CITY SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURE 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 SHALL ANY OF ANY OF THE ADDITION BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURE WAY CROSSING EACH LOT CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

17. 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.

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
09/11/2026 12:07 PM

D226178125
PLAT
Pages: 4
Fees: \$77.00

Mary Louise N
MARY LOUISE N
COUNTY CLERK

A
FINAL PLAT
OF

VENTANA WEST

ORCHARD WAY RIGHT-OF-WAY

2.599 ACRES

SITUATED IN THE
D.T. FINLEY SURVEY, ABSTRACT NO. 1903
AND THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 196
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER:

PMB VENIANA DEVELOPER SOUTH LLC
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7019

OWNER/DEVELOPER:

HIGHLAND HOMES - DALLAS LLC
601 DEMOCRACY DRIVE, SUITE 300
PLANO, TEXAS 75024

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

3017 W 7TH STREET,
Suite 300
Fort Worth, Texas 76110



Phone 817.288.1900

.....

REFERENCE CASE NUMBERS

PP-24-030

FP-24-178

AUGUST 2026

ORCHARD WAY

SHEET 1 OF 1