

\\NTP-LAB\0711\2008\WCT\008_Mapping\PLAT_CHECK\Version\PLAT_CHECK\VENTANA WEST PLAT.dwg 10/2/2008

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

BEING A 49.147-ACRE TRACT OF LAND SITUATED IN THE D.T. FINLEY SURVEY, ABSTRACT NO. 1903 AND THE WILLIAM ATKINS SURVEY, ABSTRACT NO. 1901, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO HIGHLAND HOMES - DALLAS LLC BY DEEDS RECORDED IN COUNTY CLERK FILE NO. D224194263 (HEREINAFTER REFERRED TO AS "HIGHLAND HOMES TRACT 1") AND D225197854 (HEREINAFTER REFERRED TO AS "HIGHLAND HOMES TRACT 2"), OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT TRACT OF LAND DESCRIBED TO CND-PO 1 VENTANA LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224191530 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 "JJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") FOR THE NORTHWEST CORNER OF ORCHARD WAY (A 60-FOOT RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF VENTANA WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D226178125, PLAT RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A CAPPED IRON 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. D222145165 OF SAID PLAT RECORDS BEARS NORTH 89°27'37" EAST, A DISTANCE OF 462.00 FEET;

THENCE WITH THE WESTERLY LINE OF SAID ORCHARD WAY, 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 120.00 FEET TO A CAPPED IRON ROD FOUND;
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 8.50 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 00°32'23" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;
NORTH 89°27'37" EAST, A DISTANCE OF 8.50 FEET TO A CAPPED IRON ROD FOUND;
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 220.00 FEET TO A CAPPED IRON ROD FOUND;
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 8.50 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 00°32'23" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;
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 8.50 FEET TO A CAPPED IRON ROD FOUND;
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 8.53 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 00°42'11" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND ON THE NORTHERLY LINE OF SAID HIGHLAND HOMES TRACT 2;

THENCE SOUTH 89°27'37" WEST, WITH SAID NORTHERLY LINE, A DISTANCE OF 111.61 FEET TO A CAPPED IRON ROD FOUND;

THENCE OVER AND ACROSS SAID HIGHLAND HOMES TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44°27'37" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "JJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD SET");
SOUTH 00°32'23" EAST, A DISTANCE OF 4.50 FEET TO A CAPPED IRON ROD SET;
SOUTH 89°27'37" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;
NORTH 00°32'23" WEST, A DISTANCE OF 4.50 FEET TO A CAPPED IRON ROD SET;
NORTH 45°32'23" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET ON SAID NORTHERLY LINE;
THENCE SOUTH 89°27'37" WEST, WITH SAID NORTHERLY LINE, A DISTANCE OF 355.00 FEET TO A CAPPED IRON ROD SET;
THENCE OVER AND ACROSS SAID HIGHLAND HOMES TRACT 2, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 44°27'37" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;
SOUTH 00°32'23" EAST, A DISTANCE OF 4.50 FEET TO A CAPPED IRON ROD SET;
SOUTH 89°27'37" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;
NORTH 00°32'23" WEST, A DISTANCE OF 4.50 FEET TO A CAPPED IRON ROD SET;
NORTH 45°32'23" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET ON SAID NORTHERLY LINE;

THENCE SOUTH 89°27'37" WEST, WITH SAID NORTHERLY LINE, A DISTANCE OF 230.00 FEET TO A CAPPED IRON ROD FOUND;

THENCE OVER AND ACROSS SAID HIGHLAND HOMES TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44°27'37" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;
SOUTH 00°32'23" EAST, A DISTANCE OF 4.50 FEET TO A CAPPED IRON ROD SET;
SOUTH 89°27'37" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET ON THE SOUTHERLY LINE OF SAID HIGHLAND HOMES TRACT 1;

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

SOUTH 00°32'23" EAST, A DISTANCE OF 10.54 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNINGS OF A CURVE TO THE LEFT HAVING A RADIUS OF 690.00 FEET AND A CHORD THAT BEARS SOUTH 04°26'15" EAST, 93.81 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°47'44", AN ARC-DISTANCE OF 93.88 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 61°39'54" WEST, PASSING A CAPPED IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID HIGHLAND HOMES TRACT 2 AT 122.57 FEET, CONTINUING FOR A TOTAL DISTANCE IN ALL OF 165.11 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 78°00'05" WEST, A DISTANCE OF 181.60 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 11°59'55" EAST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 78°00'05" WEST, A DISTANCE OF 639.70 FEET TO A CAPPED IRON ROD FOUND;
NORTH 74°30'40" WEST, A DISTANCE OF 64.26 FEET TO A CAPPED IRON ROD FOUND;
NORTH 66°38'16" WEST, A DISTANCE OF 70.32 FEET TO A CAPPED IRON ROD FOUND;
NORTH 35°20'03" WEST, A DISTANCE OF 112.26 FEET TO A CAPPED IRON ROD FOUND;
NORTH 11°59'55" WEST, A DISTANCE OF 319.43 FEET TO A CAPPED IRON ROD FOUND;
NORTH 10°06'12" WEST, A DISTANCE OF 78.07 FEET TO A CAPPED IRON ROD FOUND;
NORTH 05°24'41" WEST, A DISTANCE OF 79.09 FEET TO A CAPPED IRON ROD FOUND;
NORTH 00°39'54" WEST, A DISTANCE OF 79.09 FEET TO A CAPPED IRON ROD FOUND;
NORTH 04°04'53" EAST, A DISTANCE OF 79.09 FEET TO A CAPPED IRON ROD FOUND;
NORTH 08°49'40" EAST, A DISTANCE OF 79.09 FEET TO A CAPPED IRON ROD FOUND;
NORTH 13°34'27" EAST, A DISTANCE OF 79.09 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,755.00 FEET AND A CHORD THAT BEARS NORTH 35°07'04" EAST, 566.18 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°38'50", AN ARC-DISTANCE OF 566.72 FEET TO A CAPPED IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKUM RANCH ROAD (A 110-FOOT RIGHT-OF-WAY);

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S45°32'23"E	14.14'	L40	N75°27'03"E	14.21'	L78	N11°59'55"W	125.00'
L2	S44°27'37"W	14.14'	L41	S66°19'35"W	14.41'	L79	N45°32'23"W	14.14'
L3	S89°27'37"W	8.50'	L42	S37°20'28"E	13.50'	L80	N44°27'37"E	14.14'
L4	S00°32'23"E	50.00'	L43	N44°27'37"E	14.14'	L81	N45°32'23"W	14.14'
L5	N89°27'37"E	8.50'	L44	S89°27'37"W	8.00'	L82	N44°27'37"E	14.14'
L6	S45°32'23"E	14.14'	L45	N89°27'37"E	8.00'	L83	N45°32'23"W	14.14'
L7	S44°27'37"W	14.14'	L46	N00°32'23"W	36.00'	L84	N44°27'37"E	14.14'
L8	S89°27'37"W	8.50'	L47	N45°32'23"W	14.14'	L85	N45°32'23"W	14.14'
L9	S00°32'23"E	50.00'	L48	N44°27'37"E	14.14'	L86	S45°32'23"E	14.14'
L10	N89°27'37"E	8.50'	L49	S52°20'51"E	175.08'	L87	S44°27'37"W	14.14'
L11	S45°32'23"E	14.14'	L50	S15°19'30"E	27.58'	L88	S45°32'23"E	14.14'
L12	S44°27'37"W	14.14'	L51	S67°34'15"E	50.00'	L89	S44°27'37"W	14.14'
L13	S89°27'37"W	8.53'	L52	N37°17'17"E	50.00'	L90	N45°32'23"W	14.14'
L14	S00°42'11"E	50.00'	L53	N33°00'05"E	28.28'	L91	N44°27'37"E	14.14'
L15	S89°27'37"W	111.61'	L54	S00°32'23"E	39.50'	L92	S37°17'17"W	72.87'
L16	S44°27'37"W	14.14'	L55	N82°52'53"E	14.20'	L93	N57°38'01"W	20.00'
L17	S00°32'23"E	4.50'	L56	S07°41'53"E	14.23'	L94	S57°58'19"E	20.00'
L18	S89°27'37"W	50.00'	L57	S82°25'56"W	14.09'	L95	N27°16'49"W	20.00'
L19	N00°32'23"W	4.50'	L58	N07°34'35"W	14.20'	L96	S27°16'49"W	20.01'
L20	N45°32'23"W	14.14'	L59	S21°28'11"E	14.41'	L97	N33°00'05"E	182.29'
L21	S44°27'37"W	14.14'	L60	S67°25'42"W	14.14'	L98	N00°12'55"E	127.62'
L22	S00°32'23"E	4.50'	L61	N76°40'52"E	14.54'	L99	S00°12'55"W	136.45'
L23	S89°27'37"W	50.00'	L62	S22°27'53"E	14.12'	L100	S33°00'05"W	161.12'
L24	N00°32'23"W	4.50'	L63	S30°11'02"W	59.70'	L101	S11°59'55"E	125.00'
L25	N45°32'23"W	14.14'	L64	S30°01'06"W	53.53'	L102	N00°32'23"W	240.00'
L26	S44°27'37"W	14.14'	L65	S23°37'45"W	78.41'	L103	S00°32'23"E	240.00'
L27	S00°32'23"E	4.50'	L66	S15°27'51"W	88.67'	L104	N00°32'23"W	240.00'
L28	S89°27'37"W	50.00'	L67	S05°40'56"W	88.67'	L105	S00°32'23"E	240.00'
L29	S00°32'23"E	10.54'	L68	S04°06'00"E	88.67'	L106	N00°32'23"W	240.00'
L30	S78°00'05"W	181.80'	L69	S11°27'25"E	75.75'	L107	S00°32'23"E	240.00'
L31	S11°59'55"E	5.00'	L70	N56°59'55"W	14.14'	L108	N00°32'23"W	240.00'
L32	N74°37'40"W	64.26'	L71	S33°00'05"W	14.14'	L109	S00°32'23"E	240.00'
L33	N66°38'16"W	70.32'	L72	N56°59'55"W	14.14'	L110	N00°32'23"W	240.00'
L34	N10°06'12"W	78.07'	L73	N47°35'58"E	13.50'	L111	S00°32'23"E	240.00'
L35	N05°24'41"W	79.09'	L74	N05°07'45"E	73.61'	L112	N00°32'23"W	240.00'
L36	N00°39'54"W	79.09'	L75	S45°32'23"E	14.14'	L113	S00°32'23"E	240.00'
L37	N04°04'53"E	79.09'	L76	S44°27'37"W	14.14'	L114	N00°32'23"W	240.00'
L38	N08°49'40"E	79.09'	L77	S45°32'23"E	14.14'	L115	S00°32'23"E	240.00'
L39	N13°34'27"E	79.09'						

THENCE NORTH 75°27'03" EAST, WITH SAID EASTERLY RIGHT-OF-WAY LINE OF MARKUM RANCH ROAD, A DISTANCE OF 14.21 FEET TO A CAPPED IRON ROD FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VENTANA PARKWAY (A 60-FOOT RIGHT-OF-WAY);

THENCE SOUTH 59°48'58" EAST, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF VENTANA PARKWAY, A DISTANCE OF 315.72 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET AND A CHORD THAT BEARS SOUTH 64°58'46" EAST, 140.39 FEET;

THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF VENTANA PARKWAY AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°19'36", AN ARC-DISTANCE OF 340.58 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK 14, VENTANA WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D22618790 OF SAID PLAT RECORDS;

THENCE WITH THE BOUNDS OF SAID LOT 1X, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 66°19'35" WEST, A DISTANCE OF 14.41 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 22°25'42" WEST, A DISTANCE OF 185.64 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CHORD THAT BEARS SOUTH 29°51'29" WEST, 109.91 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°51'54", AN ARC-DISTANCE OF 110.22 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 37°17'17" WEST, A DISTANCE OF 72.80 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 575.00 FEET AND A CHORD THAT BEARS SOUTH 31°00'55" WEST, 125.65 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°32'43", AN ARC-DISTANCE OF 125.90 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 34°44'33" WEST, A DISTANCE OF 321.42 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CHORD THAT BEARS SOUTH 17°53'13" WEST, 81.17 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°42'41", AN ARC-DISTANCE OF 81.37 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 37°20'28" EAST, A DISTANCE OF 13.50 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 84°52'15" EAST, A DISTANCE OF 306.78 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,975.00 FEET AND A CHORD THAT BEARS SOUTH 87°42'19" EAST, 294.23 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°40'08", AN ARC-DISTANCE OF 294.35 FEET TO A CAPPED IRON ROD FOUND;
NORTH 89°27'37" EAST, A DISTANCE OF 121.25 FEET TO A CAPPED IRON ROD FOUND;
NORTH 44°27'37" EAST, PASSING A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CND-PO 1 VENTANA LLC TRACT AT 280.00 FEET, CONTINUING FOR A TOTAL DISTANCE IN ALL OF 14.14 FEET TO A CAPPED IRON ROD FOUND;
NORTH 00°32'23" WEST, A DISTANCE OF 400.00 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 89°27'37" WEST, A DISTANCE OF 8.00 FEET TO A CAPPED IRON ROD FOUND;
NORTH 00°32'23" WEST, 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;
NORTH 00°32'23" WEST, A DISTANCE OF 36.00 FEET TO A CAPPED IRON ROD FOUND;
NORTH 45°32'23" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1X, SAME BEING THE NORTHWEST CORNER OF CND-PO 1 VENTANA LLC TRACT;

THENCE NORTH 89°27'37" EAST, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF VENTANA PARKWAY, A DISTANCE OF 915.00 FEET TO A CAPPED IRON ROD FOUND TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 49.147 ACRES (2,140,856.50 FEET) OF LAND.

TO BE KNOWN AS:

LOTS 29-57 & 3X-4X, BLOCK 1; LOTS 1-26, BLOCK 4
LOTS 1-10 & 1X, BLOCK 5; LOTS 1-26, BLOCK 8
LOTS 1-16 & 1X, BLOCK 9; LOTS 1-35, BLOCK 10
LOTS 1-56 & 1X-8X, BLOCK 11, LOTS 1-16 & 1X, BLOCK 12
AND LOTS 1-10 & 1X, BLOCK 13

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 6th DAY OF October, A.D. 2026.

HIGHLAND HOMES - DALLAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: Chip Boyd
NAME: CHIP BOYD
TITLE: VICE PRESIDENT

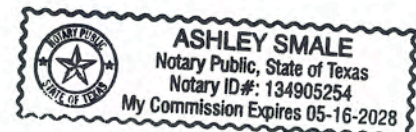
STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Chip Boyd, 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 6th DAY OF October, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5-16-28



EXECUTED THIS 6th DAY OF October, A.D. 2026.

CND-PO 1 VENTANA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: CLASSIC NEIGHBORHOOD DEVELOPMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Samuel Lust
NAME: SAMUEL LUST
TITLE: AUTHORIZED AGENT

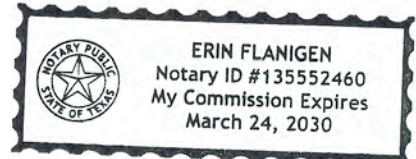
STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Erin Flanigan, 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 10th DAY OF October, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3/24/2030



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: 10/06/2026



A

FINAL PLAT

OF

VENTANA WEST

OF

LOTS 29-57 & 3X-4X, BLOCK 1; LOTS 1-26, BLOCK 4
LOTS 1-10 & 1X, BLOCK 5; LOTS 1-26, BLOCK 8
LOTS 1-16 & 1X, BLOCK 9; LOTS 1-35, BLOCK 10
LOTS 1-56 & 1X-8X, BLOCK 11, LOTS 1-16 & 1X, BLOCK 12
AND LOTS 1-10 & 1X, BLOCK 13

49.147 ACRES

SITUATED IN THE

WILLIAM ATKINS SURVEY, ABSTRACT NO. 1969
AND THE D.T. FINLEY SURVEY, ABSTRACT NO. 1903
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

224 RESIDENTIAL LOTS

14 (HOA)PRIVATE OPEN SPACE LOTS

SEPTEMBER 2026 PHASE 1A

SHEET 2 OF 2

VENTANA WEST, PHASE 1A

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