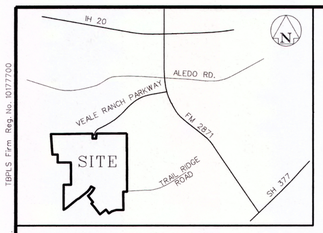
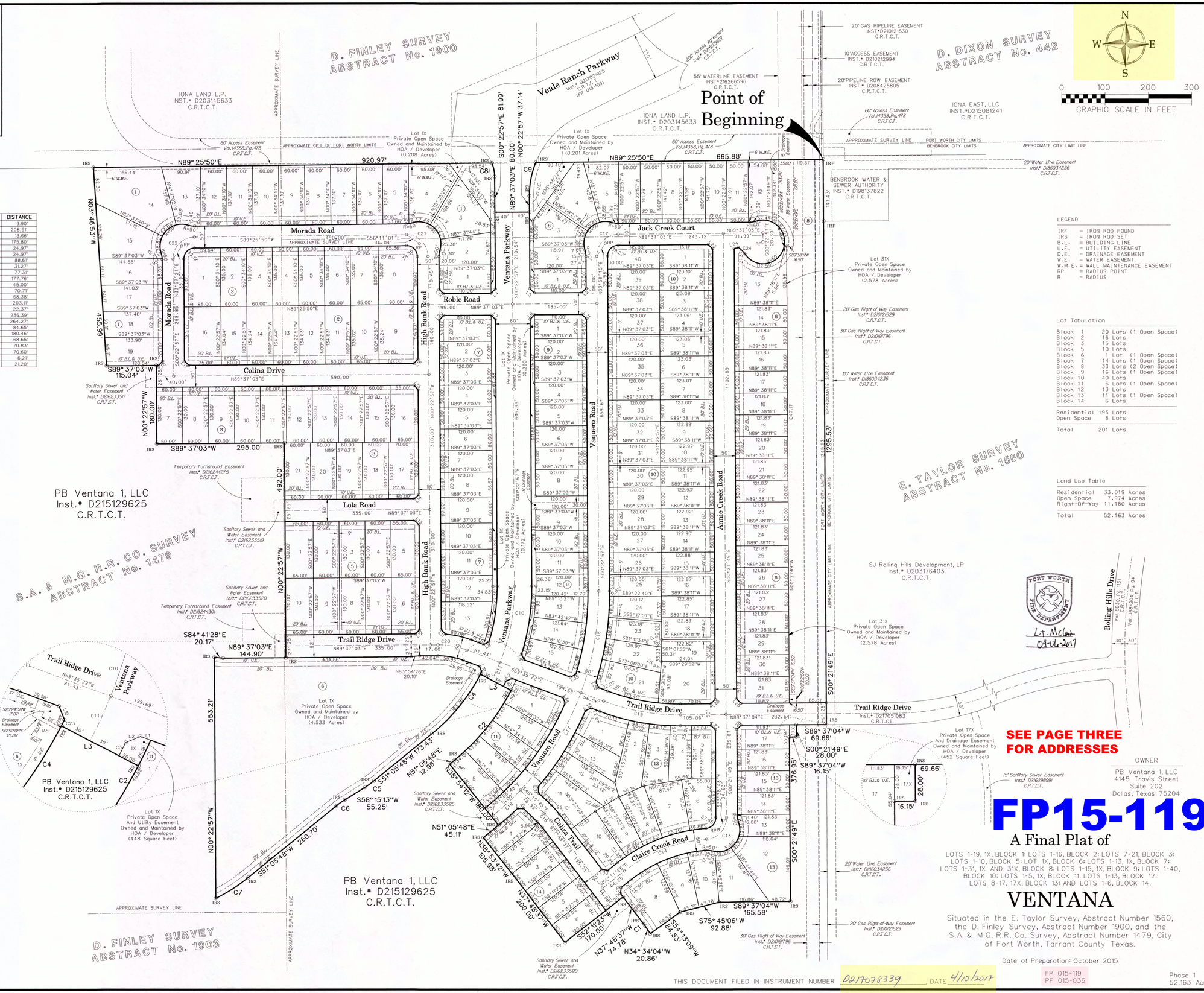


VICINITY MAP
N.T.S.



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	03° 14' 33"	175.00'	9.90'	N36° 11' 20"W	9.90'
C2	23° 35' 28"	510.00'	209.99'	N39° 18' 06"E	208.51'
C3	01° 35' 51"	490.00'	13.66'	S26° 42' 27"W	13.66'
C4	23° 35' 28"	430.00'	177.05'	S39° 18' 07"W	175.80'
C5	07° 09' 25"	200.00'	24.98'	S54° 40' 30"W	24.97'
C6	07° 09' 25"	200.00'	24.98'	S54° 40' 30"W	24.97'
C7	12° 43' 06"	400.00'	88.79'	S57° 27' 21"W	88.61'
C8	22° 32' 25"	80.00'	31.47'	S11° 39' 10"E	31.27'
C9	22° 17' 12"	200.00'	77.79'	N10° 45' 39"E	77.31'
C10	22° 56' 54"	460.00'	178.89'	S10° 45' 30"W	177.76'
C11	05° 36' 26"	460.00'	45.02'	S24° 42' 10"W	45.00'
C12	90° 00' 00"	50.00'	78.54'	N44° 37' 03"E	70.71'
C13	86° 17' 21"	50.00'	75.30'	S42° 46' 51"W	68.38'
C14	33° 44' 06"	350.00'	206.08'	S69° 03' 28"W	203.11'
C15	08° 30' 08"	150.89'	22.39'	S42° 03' 41"E	22.37'
C16	20° 47' 33"	655.00'	237.70'	S10° 00' 52"W	236.39'
C17	23° 16' 37"	655.00'	266.10'	S32° 02' 57"W	264.27'
C18	07° 24' 34"	655.00'	84.71'	S47° 23' 53"W	84.65'
C19	20° 47' 34"	500.00'	181.45'	N79° 59' 09"W	180.46'
C20	20° 47' 35"	190.20'	69.02'	N79° 59' 09"W	68.65'
C21	90° 11' 13"	50.00'	78.70'	N45° 28' 33"W	70.83'
C22	89° 48' 47"	50.00'	78.38'	N44° 31' 27"E	70.60'
C23	00° 49' 39"	430.00'	6.21'	S27° 05' 33"W	6.21'
C24	24° 49' 26"	49.32'	21.37'	S45° 57' 21"E	21.20'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N69° 35' 22"W	10.03'
L2	S67° 50' 35"W	14.78'
L3	N62° 29' 40"W	80.00'
L4	S44° 37' 03"W	14.14'
L5	N45° 22' 57"W	14.14'
L6	N44° 37' 03"E	14.14'
L7	S45° 22' 57"E	14.14'
L8	S64° 09' 58"W	13.84'
L9	N25° 36' 54"W	14.40'
L10	S21° 45' 32"E	13.49'
L11	N43° 40' 56"W	14.58'
L12	S44° 37' 03"W	14.14'
L13	S45° 22' 57"E	14.14'
L14	S44° 37' 03"W	14.14'
L15	S45° 22' 57"E	14.14'
L16	S44° 37' 03"W	14.14'
L17	N45° 22' 57"W	14.14'
L18	S44° 37' 03"W	14.14'
L19	N45° 22' 57"W	14.14'
L20	N44° 37' 03"E	14.14'
L21	S45° 22' 57"E	14.14'
L22	S44° 37' 03"W	14.14'
L23	S45° 22' 23"E	14.14'
L24	N77° 15' 37"E	10.24'
L25	N45° 22' 23"W	14.14'
L26	S44° 37' 37"W	14.14'
L27	S45° 22' 23"E	14.14'
L28	N44° 37' 37"E	14.14'
L29	N07° 11' 24"E	14.14'
L30	N82° 48' 36"W	14.14'
L31	N02° 34' 06"W	14.46'
L32	N89° 56' 37"E	14.46'
L33	N66° 39' 59"E	14.46'
L34	S23° 12' 53"E	13.81'
L35	S64° 02' 09"W	13.81'
L36	N25° 50' 43"W	14.46'

LEGEND

IRF	=	IRON ROD FOUND
IRS	=	IRON ROD SET
B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
W.E.	=	WATER EASEMENT
W.M.E.	=	WALL MAINTENANCE EASEMENT
RP	=	RADIUS POINT
R	=	RADIUS

Lot Tabulation

Block 1	20 Lots (1 Open Space)
Block 2	16 Lots
Block 3	15 Lots
Block 5	10 Lots
Block 6	1 Lot (1 Open Space)
Block 7	14 Lots (1 Open Space)
Block 8	33 Lots (2 Open Space)
Block 9	16 Lots (1 Open Space)
Block 10	40 Lots
Block 11	6 Lots (1 Open Space)
Block 12	13 Lots
Block 13	11 Lots (1 Open Space)
Block 14	6 Lots
Residential	193 Lots
Open Space	8 Lots
Total	201 Lots

Land Use Table

Residential	33.019 Acres
Open Space	7.974 Acres
Right-Of-Way	11.180 Acres
Total	52.163 Acres

OWNER
PB Ventana 1, LLC
4145 Travis Street
Suite 202
Dallas, Texas 75204

SEE PAGE THREE FOR ADDRESSES

FP15-119

A Final Plat of

LOTS 1-19, 1X, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 7-21, BLOCK 3; LOTS 1-10, BLOCK 5; LOT 1X, BLOCK 6; LOTS 1-13, 1X, BLOCK 7; LOTS 1-31, 1X AND 31X, BLOCK 8; LOTS 1-15, 1X, BLOCK 9; LOTS 1-40, BLOCK 10; LOTS 1-5, 1X, BLOCK 11; LOTS 1-13, BLOCK 12; LOTS 8-17, 17X, BLOCK 13; AND LOTS 1-6, BLOCK 14.

VENTANA

Situated in the E. Taylor Survey, Abstract Number 1560, the D. Finley Survey, Abstract Number 1900, and the S.A. & M.G.R.R. Co. Survey, Abstract Number 1479, City of Fort Worth, Tarrant County Texas.

Date of Preparation: October 2015

FORT WORTH
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: April 10, 2017
By: Donald R Boren Chairman
By: Mary Elliott Secretary

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D217078339, DATE 4/10/2017

FP 015-119
PP 015-036

Phase 1
52.163 Acres

Revisions:	
Job #:	PBP15001
Drawn By:	D. Freemon
Checked By:	T. Bridges
Date:	10-30-15

PELOTON LAND SOLUTIONS
9600 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-562-3350

SHEET 1 OF 2 SHEETS

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NOTES:

WATER/WASTEWATER IMPACT FEES
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 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.

UTILITY EASEMENTS
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.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE 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 REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS 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.

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 (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN/ DRAINAGE-WAY 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 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 STORM WATER 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 FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES
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 AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION / CLUBHOUSE / EXERCISE / BUILDINGS AND FACILITIES.

THE LAND OWNERS 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.

BUILDING PERMITS
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
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

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 FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

CONSTRUCTION PROHIBITED OVER EASEMENTS
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.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0270K, DATED SEPTEMBER 25, 2009.

TRANSPORTATION IMPACT FEES
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.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

PARKWAY PERMITS
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS PB VENTANA 1, LLC IS THE OWNER OF THAT TRACT OF LAND SITUATED IN THE E. TAYLOR SURVEY, ABSTRACT NUMBER 1560, THE D. FINLEY SURVEY, ABSTRACT NUMBER 1900, AND THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NUMBER 1479, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO PB VENTANA 1, LLC AS RECORDED IN INSTRUMENT NUMBER D215129625, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP FOUND AT THE NORTHEAST CORNER OF SAID PB VENTANA 1 TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO IONA LAND L.P., RECORDED IN INSTRUMENT NUMBER D203145633, SAID COUNTY RECORDS, AND BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE BENBROOK WATER & SEWER AUTHORITY RECORDED IN INSTRUMENT NUMBER D198137822, SAID COUNTY RECORDS;

THENCE S 00° 21'49"E, WITH THE EAST LINE OF SAID PB VENTANA 1 TRACT AND SAID WEST LINE OF SAID BENBROOK WATER & SEWER AUTHORITY TRACT, AT 141.43 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND, CONTINUING WITH SAID EAST LINE AND THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO SJ ROLLING HILLS DEVELOPMENT, LP RECORDED IN INSTRUMENT NUMBER D203176403, SAID COUNTY RECORDS, IN ALL 1295.53 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE DEPARTING SAID EAST LINE OVER AND ACROSS SAID PB VENTANA 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

S 89° 37'04"W, 69.66 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 21'49"E, 28.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 89° 37'04"W, 16.15 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 21'49"E, 376.95 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 89° 37'04"W, 165.58 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 75° 45'06"W, 92.88 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 54° 13'09"W, 84.53 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 34° 34'04"W, 20.86 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 9.90 FEET, THROUGH A CENTRAL ANGLE OF 03° 14'33", HAVING A RADIUS OF 175.00 FEET, THE LONG CHORD WHICH BEARS N 36° 11'20"W, 9.90 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 37° 48'37"W, 74.78 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 52° 11'23"W, 170.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 37° 48'37"W, 200.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 38° 53'42"W, 105.98 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 51° 05'48"E, 45.11 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 38° 54'12"W, 180.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 51° 05'48"E, 12.96 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 209.99 FEET, THROUGH A CENTRAL ANGLE OF 23° 35'28", HAVING A RADIUS OF 510.00 FEET, THE LONG CHORD WHICH BEARS N 39° 18'06"E, 208.51 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 62° 29'40"W, 80.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 177.05 FEET, THROUGH A CENTRAL ANGLE OF 23° 35'28", HAVING A RADIUS OF 430.00 FEET, THE LONG CHORD WHICH BEARS S 39° 18'07"W, 175.80 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 51° 05'48"W, 173.43 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 24.98 FEET, THROUGH A CENTRAL ANGLE OF 07° 09'25", HAVING A RADIUS OF 200.00 FEET, THE LONG CHORD WHICH BEARS S 54° 40'30"W, 24.97 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 58° 15'13"W, 55.25 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 24.98 FEET, THROUGH A CENTRAL ANGLE OF 07° 09'25", HAVING A RADIUS OF 200.00 FEET, THE LONG CHORD WHICH BEARS S 54° 40'30"W, 24.97 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 51° 05'48"W, 260.70 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.79 FEET, THROUGH A CENTRAL ANGLE OF 12° 43'06", HAVING A RADIUS OF 400.00 FEET, THE LONG CHORD WHICH BEARS S 57° 27'21"W, 88.61 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00° 22'57"W, 553.21 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 84° 41'28"E, 20.17 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 89° 37'03"E, 144.90 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00° 22'57"W, 492.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 89° 37'03"W, 295.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00° 22'57"W, 180.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 89° 37'03"W, 115.04 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 03° 46'53"W, 455.99 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE NORTH LINE OF AFOREMENTIONED PB VENTANA 1 TRACT, BEING THE SOUTH LINE OF AFOREMENTIONED IONA LAND TRACT:

THENCE N 89° 25'50"E, 920.97 FEET, WITH SAID COMMON LINE TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE SOUTH RIGHT-OF-WAY LINE OF VEALE RANCH PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER D217021025, SAID COUNTY RECORDS, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.47 FEET, THROUGH A CENTRAL ANGLE OF 22° 32'25", HAVING A RADIUS OF 80.00 FEET, THE LONG CHORD WHICH BEARS S 11° 39'10"E, 31.27 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00° 22'57"E, 81.99 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 89° 37'03"E, 80.00 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00° 22'57"W, 37.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 77.79 FEET, THROUGH A CENTRAL ANGLE OF 22° 17'12", HAVING A RADIUS OF 200.00 FEET, THE LONG CHORD WHICH BEARS N 10° 45'39"E, 77.31 FEET, TO A 5/8 IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE AFOREMENTIONED NORTH LINE OF SAID PB VENTANA 1 TRACT AND THE SOUTH LINE OF SAID IONA LAND TRACT:

THENCE N 89° 25'50"E, 665.88 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 2,272,226 SQUARE FEET OR 52.163 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS

LOTS 1-19, 1X, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 7-21, BLOCK 3;
LOTS 1-10, BLOCK 5; LOT 1X, BLOCK 6; LOTS 1-13, 1X, BLOCK 7;
LOTS 1-31, 1X AND 31X, BLOCK 8; LOTS 1-15, 1X, BLOCK 9; LOTS 1-40,
BLOCK 10; LOTS 1-5, 1X, BLOCK 11; LOTS 1-13, BLOCK 12;
LOTS 8-17, 17X, BLOCK 13; AND LOTS 1-6, BLOCK 14.

VENTANA

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

EXECUTED THIS THE 4th DAY OF April, A.D., 2017

PB VENTANA 1, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: E. Peter Pincoffs III
E. PETER PINCOFFS III,
PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED E. PETER PINCOFFS III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4th DAY OF April, 2017.

NOTARY PUBLIC OF TEXAS

ASHLEY R KLATT
Notary Public, State of Texas
Comm. Expires 04-18-2020
Notary ID 124124502

FORT WORTH FIRE DEPARTMENT

Lt. McLain
04-06-2017

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN MARCH, 2017, AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 4-4-17
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

OWNER
PB Ventana 1, LLC
4145 Travis Street
Suite 202
Dallas, Texas 75204

FP 015-119
PP 015-036

A Final Plat of

LOTS 1-19, 1X, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 7-21, BLOCK 3;
LOTS 1-10, BLOCK 5; LOT 1X, BLOCK 6; LOTS 1-13, 1X, BLOCK 7;
LOTS 1-31, 1X AND 31X, BLOCK 8; LOTS 1-15, 1X, BLOCK 9; LOTS 1-40,
BLOCK 10; LOTS 1-5, 1X, BLOCK 11; LOTS 1-13, BLOCK 12;
LOTS 8-17, 17X, BLOCK 13; AND LOTS 1-6, BLOCK 14.

VENTANA

Situated in the E. Taylor Survey, Abstract Number 1560,
the D. Finley Survey, Abstract Number 1900, and the
S.A. & M.G. R.R. Co. Survey, Abstract Number 1479, City
of Fort Worth, Tarrant County Texas.

Date of Preparation: October 2015

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D217078339, DATE 4/10/2017

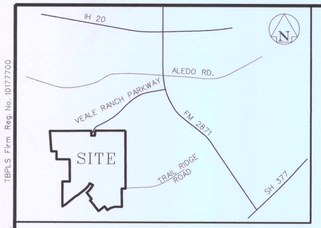
Phase 1
52.124 Acres

Job #:	PBP15001
Drawn By:	D. Freemon
Checked By:	T. Bridges
Date:	10-30-15

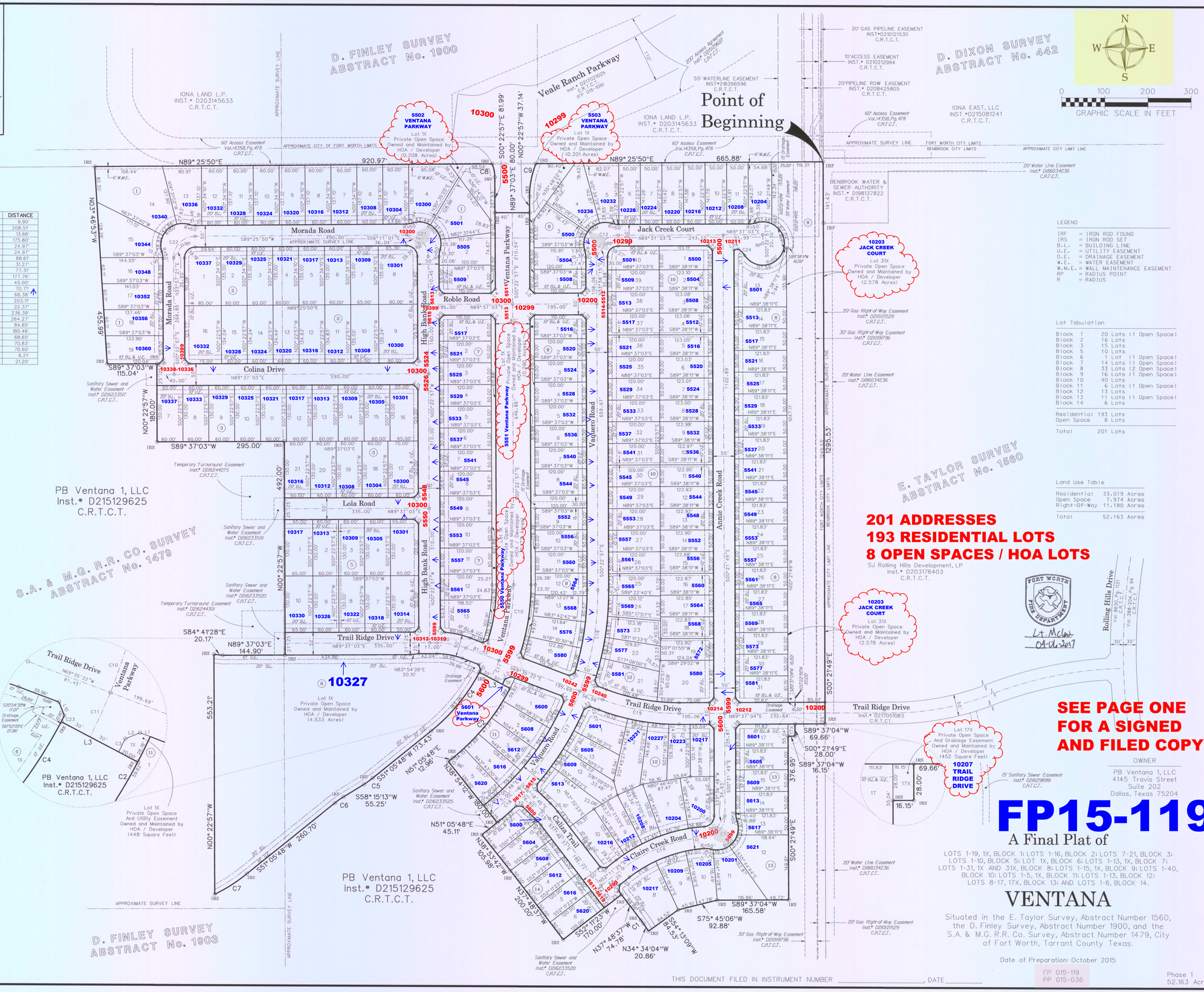
Revisions:

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

SHEET 2 OF 2 SHEETS



VICINITY MAP
N.T.S.



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	03°14'33"	175.00'	9.90'	N36°11'20"W	9.90'
C2	23°35'28"	510.00'	209.99'	N39°18'06"E	208.51'
C3	01°35'51"	490.00'	13.66'	S26°42'27"W	13.66'
C4	23°35'28"	430.00'	177.05'	S39°18'07"W	175.80'
C5	07°09'25"	200.00'	24.98'	S54°40'30"W	24.97'
C6	07°09'25"	200.00'	24.98'	S54°40'30"W	24.97'
C7	12°43'06"	400.00'	88.79'	S57°27'21"W	88.61'
C8	22°32'25"	80.00'	31.47'	S11°39'10"E	31.27'
C9	22°17'12"	200.00'	77.79'	N10°45'39"E	77.31'
C10	22°16'54"	460.00'	178.89'	S10°45'30"W	177.76'
C11	05°36'26"	460.00'	45.02'	S24°42'10"W	45.00'
C12	90°00'00"	50.00'	78.54'	N44°37'03"E	70.71'
C13	86°17'21"	50.00'	75.30'	S42°46'51"W	68.38'
C14	33°44'06"	350.00'	206.08'	S69°03'28"W	203.11'
C15	08°30'08"	150.89'	22.39'	S42°03'41"E	22.37'
C16	20°47'33"	655.00'	237.70'	S30°00'52"W	236.39'
C17	23°16'37"	655.00'	266.10'	S32°02'57"W	264.27'
C18	07°24'34"	655.00'	84.71'	S47°23'33"W	84.65'
C19	20°47'34"	500.00'	181.45'	N79°59'09"W	180.46'
C20	20°47'35"	190.20'	69.02'	N79°59'09"W	68.65'
C21	90°11'13"	50.00'	78.70'	N45°28'33"W	70.83'
C22	89°48'47"	50.00'	78.38'	N44°31'27"E	70.60'
C23	00°49'39"	430.00'	6.21'	S27°05'33"W	6.21'
C24	24°49'26"	49.32'	21.37'	S45°57'21"E	21.20'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N69°35'22"W	10.03'
L2	S67°50'35"W	14.78'
L3	N62°29'40"W	80.00'
L4	S44°37'03"W	14.14'
L5	N45°22'57"W	14.14'
L6	N44°37'03"E	14.14'
L7	S45°22'57"E	14.14'
L8	S64°09'58"W	13.84'
L9	N25°36'54"W	14.40'
L10	S21°45'32"E	13.49'
L11	N43°40'56"W	14.58'
L12	S44°37'03"W	14.14'
L13	S45°22'57"E	14.14'
L14	S44°37'03"W	14.14'
L15	S45°22'57"E	14.14'
L16	S44°37'03"W	14.14'
L17	N45°22'57"W	14.14'
L18	S44°37'03"W	14.14'
L19	N45°22'57"W	14.14'
L20	N44°37'03"E	14.14'
L21	S45°22'57"E	14.14'
L22	S44°37'03"W	14.14'
L23	S45°22'23"E	14.14'
L24	N77°15'37"E	10.24'
L25	N45°22'23"W	14.14'
L26	S44°37'37"W	14.14'
L27	S45°22'23"E	14.14'
L28	N44°37'37"E	14.14'
L29	N07°11'24"E	14.14'
L30	N82°48'36"W	14.14'
L31	N02°34'06"W	14.46'
L32	N89°56'37"E	14.46'
L33	N66°39'59"E	14.46'
L34	S23°12'53"E	13.81'
L35	S64°02'09"W	13.81'
L36	N25°50'43"W	14.46'

LEGEND

IRF	=	IRON ROD FOUND
IRS	=	IRON ROD SET
B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
W.E.	=	WATER EASEMENT
W.M.E.	=	WALL MAINTENANCE EASEMENT
RP	=	RADIUS POINT
R	=	RADIUS

Lot Tabulation

Block 1	20 Lots	(1 Open Space)
Block 2	16 Lots	
Block 3	15 Lots	
Block 5	10 Lots	
Block 6	1 Lot	(1 Open Space)
Block 7	14 Lots	(1 Open Space)
Block 8	33 Lots	(2 Open Space)
Block 9	16 Lots	(1 Open Space)
Block 10	40 Lots	
Block 11	6 Lots	(1 Open Space)
Block 12	13 Lots	
Block 13	11 Lots	(1 Open Space)
Block 14	6 Lots	
Residential	193 Lots	
Open Space	8 Lots	
Total	201 Lots	

Land Use Table

Residential	33.019 Acres
Open Space	7.974 Acres
Right-Of-Way	11.180 Acres
Total	52.163 Acres

OWNER
PB Ventana 1, LLC
4145 Travis Street
Suite 202
Dallas, Texas 75204

FORT WORTH
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:
By: _____ Chairman
By: _____ Secretary

Job #:	PBP15001
Drawn By:	D. Freemon
Checked By:	T. Bridges
Date:	10-30-15
Revisions:	

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 Ph.# 817.562.3350

SHEET 1 OF 2 SHEETS

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