

NOTE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.
 NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

NOTES:
 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
 2) THIS PROPERTY LIES INSIDE THE CITY OF FORT WORTH ETJ, IN JOHNSON COUNTY, TEXAS.
 3) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE FIVE LOTS FROM TRACTS 40 AND 41.

PLAT FILED 3/20/2026
 INSTRUMENT#: 2026-43
 DRAWER SLIDE F-150
 APRIL LONG, JOHNSON COUNTY CLERK
 BY [Signature] DEPUTY CLERK

OWNER'S CERTIFICATION
 STATE OF TEXAS:
 COUNTY OF JOHNSON:
 LEGAL DESCRIPTION
 WHEREAS, RUBEN VARELA is the owner of 6.00 Acres of land situated in the Jesse Lavender Survey, Abstract Number 519, Johnson County, Texas and being all of that 6.00 Acres Tract of land described in Volume 909, Page 540, Deed of Records, Johnson County, Texas consisting of Tracts 40, and 41, of Rock Creek Estates, a subdivision in Johnson County, and being more particularly described by metes and bounds as follows:
 COMMENCING at a 1/2 inch iron rod found at the South right-of-way line of Overview Drive (a 60 foot width right-of-way);
 THENCE leaving said Right-of-Way line of Overview Drive the following calls:
 South 00 degrees 27 minutes 20 seconds East, a distance of 225.78 feet to a 1/2 inch capped iron rod found for the POINT OF BEGINNING, said point being the Northwest corner of this Tract;
 THENCE South 89 degrees 59 minutes 01 seconds East a distance of 685.08 feet to a 5/8 inch capped iron rod set for corner, said point being the Northwest corner of this Tract;
 THENCE Along the aforementioned West Right of Way line of Lavinder Lane, South 00 degrees 00 minutes 00 seconds East, a distance of 383.18 feet to a 5/8" capped iron rod set for corner, said point being the Southeast corner of this Tract;
 THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 682.08 feet to a 1/2 inch iron found for corner, said point being the Southwest corner of this Tract;
 THENCE North 00 degrees 42 minutes 12 seconds West, a distance of 192.94 feet to a 1/2 inch iron found, said point being along the West line of this Tract;
 THENCE continuing along said West line, North 00 degrees 11 minutes 20 seconds West, a distance of 190.45 feet to the POINT OF BEGINNING and containing 6.0 Acres of land or 262,165.18 Sq. Ft. more or less.
 LESS & EXCEPT a 30 feet wide strip of land along the East side of this Tract to which the Northeast Corner bears 30 feet West of the 5/8" capped iron rod set for the Northeast corner of this tract, and South 383.18 feet to a 5/8" capped iron rod set for the Southeast corner of this tract;
 THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 21.96 feet to a 5/8" capped iron rod set for the Southwest corner of this tract and being the beginning of a curve to the right which has a radius of 51.96 feet;
 THENCE Continuing along said curve which has a long chord bearing of North 20 degrees 16 minutes 20 seconds West and a long chord distance of 97.43 feet, which has an arc length of 126.47 feet to a 5/8" capped iron rod set for a point for corner and being the beginning of a curve to the left which has a radius of 92.49 feet;
 THENCE Continuing along said curve to the left which has a long chord bearing of North 21 degrees 46 minutes 18 seconds East and a long chord distance of 69.39 feet, which has an arc length of 71.13 feet to a 5/8" capped iron rod set for a point for corner of herein described tract;
 THENCE North 00 degrees 00 minutes 00 seconds West, passing a 5/8" capped iron rod set at 35.71 feet, in total a distance of 227.31 feet to a 5/8" capped iron rod set for the Northwest corner of herein described tract;
 THENCE South 89 degrees 59 minutes 01 seconds East a distance of 30.00 feet to the POINT OF BEGINNING and containing a total of 0.35 acres or 15,225.04 Sq. Ft. more or less.

OWNERS:
 RUBEN VARELA
 3617 OVERVIEW DRIVE
 CROWLEY, TX 76036
 PH No: (817)825-1405

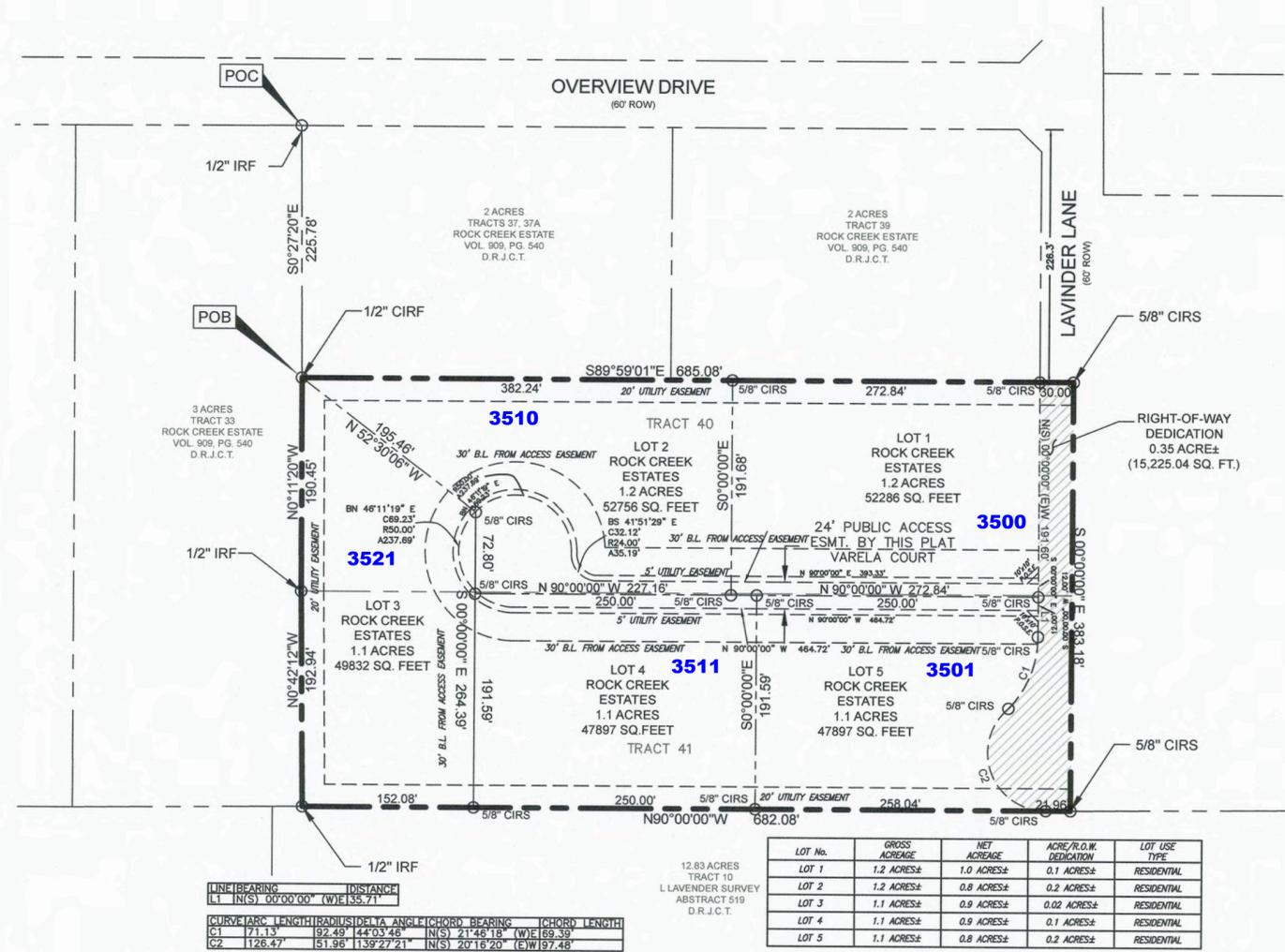
SURVEYOR:
 PROSPECT SURVEYING
 9231 BOAT CLUB RD.
 FORT WORTH TX. 76179
 PHONE: 917-999-7385
 CONTACT MICHAEL W. MYERS

UTILITY PROVIDERS:
 WATER: Undine LLC
 888-201-4314 (phone)
 customerservice@undinellc.com
 CCH NO. 10804
 ELECTRIC: ONCOR ENERGY
 (888)313-6862

FP-24-185

Flood Statement
 According to the F.E.M.A. Flood Insurance Rate Map, Panel No. 48251C0050J, effective date December 4, 2012, by scale, no portion of this property lies within the 100 year flood zone.

- * LEGEND *
- BM BENCHMARK
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - X-CUT "X" CUT ON CONCRETE
 - (CM) CONTROLLING MONUMENT
 - D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 - P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - INST# INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - NO. NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - NTS NOT TO SCALE



THENCE continuing along said West line, North 00 degrees 11 minutes 20 seconds West, a distance of 190.45 feet to the POINT OF BEGINNING and containing 6.0 Acres of land or 262,165.18 Sq. Ft. more or less.
 LESS & EXCEPT a 30 feet wide strip of land along the East side of this Tract to which the Northeast Corner bears 30 feet West of the 5/8" capped iron rod set for the Northeast corner of this tract, and South 383.18 feet to a 5/8" capped iron rod set for the Southeast corner of this tract;
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 THENCE Continuing along said curve which has a long chord bearing of North 20 degrees 16 minutes 20 seconds West and a long chord distance of 97.43 feet, which has an arc length of 126.47 feet to a 5/8" capped iron rod set for a point for corner and being the beginning of a curve to the left which has a radius of 92.49 feet;
 THENCE Continuing along said curve to the left which has a long chord bearing of North 21 degrees 46 minutes 18 seconds East and a long chord distance of 69.39 feet, which has an arc length of 71.13 feet to a 5/8" capped iron rod set for a point for corner of herein described tract;
 THENCE North 00 degrees 00 minutes 00 seconds West, passing a 5/8" capped iron rod set at 35.71 feet, in total a distance of 227.31 feet to a 5/8" capped iron rod set for the Northwest corner of herein described tract;
 THENCE South 89 degrees 59 minutes 01 seconds East a distance of 30.00 feet to the POINT OF BEGINNING and containing a total of 0.35 acres or 15,225.04 Sq. Ft. more or less.

OWNER'S DEDICATION
 STATE OF TEXAS:
 COUNTY OF JOHNSON:
 NOW THEREFORE, know all by men by these presents that, RUBEN VARELA, does hereby adopt this plat designating the herein above described property as LOTS 1 THRU 5, ROCK CREEK ESTATES, an addition to Johnson County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.
 WITNESS, my hand, this the 12 day of MARCH, 2026.
 By Ruben Varela - owner
 Ruben Varela
 STATE OF Texas
 COUNTY OF Johnson
 BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Ruben Varela, 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.
 Given under my hand and seal of office this 12 day of March, 2026
Verenice Z Galaviz
 NOTARY PUBLIC in and for the STATE OF Texas



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 APPROVED DATE 3/17/2026

BY: [Signature] CHAIRMAN
 BY: [Signature] SECRETARY

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

[Signature]
 Michael W. Myers, R.P.L.S.
 Texas Registration No. 5803
 Surveyed on the ground: 10/21/19

PROSPECT SURVEYING
 9231 BOAT CLUB RD., FORT WORTH TX 76179
 PH: 817-999-7385 FIRM NO. 10194267

DRAWN BY: DS JOB NO: 19-855

JOHNSON COUNTY PLAT of LOTS 1-5
 Being a Replat of State of Texas
ROCK CREEK ESTATES,
 a subdivision in Johnson County Texas
 according to the plat thereof recorded in
Volume 909, Page 540
D.R.J.C.T.
6.0 acres of land
 February, 2026

Pg 1 of 2
 CASE No. FP-24-185
 REFERENCE No. PP-23-004
THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE _____



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVED DATE 3/17/2026

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

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.

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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

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.

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 site grading plan in some cases may be adequate to show conformance). 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.

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 not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped 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.

JOHNSON COUNTY PLAT

FINAL PLAT
of LOTS 1-5

Being a Replat of Tracts 40, and 41
ROCK CREEK ESTATES,
a subdivision in Johnson County Texas
according to the plat thereof recorded in
Volume 909, Page 540

D.R.J.C.T.

6.0 acres of land

February, 2026

CASE No. FP-24-185
REFERENCE No. PP-23-00-

THIS PLAT RECORDED
IN DOCUMENT NO. _____

DATE _____

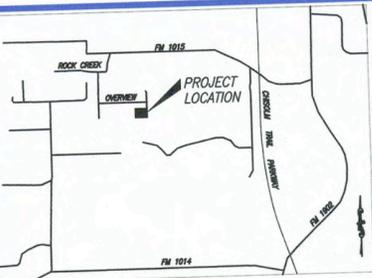
Pg 2 of 2

NOTES:

- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
- 2) THIS PROPERTY LIES INSIDE THE CITY OF FORT WORTH ETJ, IN JOHNSON COUNTY, TEXAS.
- 3) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE FIVE LOTS FROM TRACTS 40 AND 41.
- 4) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

"PUBLIC OPEN SPACE RESTRICTION:

No structure, object or plant of any type may obstruct vision from a height of 24 inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat." Ch.31-104(c)



LOCATION MAP
n.t.s.

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.

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.

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".

Covenants or Restrictions are Un-altered

This plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Parkway Permit

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.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Flood Statement

According to the F.E.M.A. Flood Insurance Rate Map, Panel No. 48251C0050J, effective date December 4, 2012, by scale, no portion of this property lies within the 100 year flood zone.

PUBLIC OPEN SPACE RESTRICTION (P.O.S.E.):

No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

1. NO LOT OR PARCEL SHOWN ON THIS PLAT MAY BE SOLD BY METES AND BOUNDS (OR CONVEYED BY OTHER MEANS) PRIOR TO THE FILING OF THIS PLAT AT JOHNSON COUNTY. SUCH SALE/CONVEYANCE OF LOTS OR PARCELS MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
2. THE PROPERTY AS PLATTED IS SUBJECT TO ANY DOCUMENT PERTAINING TO UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE, OR OTHER UTILITIES THAT AFFECTS SAID PROPERTY AS RECORDED IN THE JOHNSON COUNTY CLERKS OFFICE.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
5. SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH SUBDIVISION ORDINANCE.

PLAT FILED 3/17/2026
INSTRUMENT#: 2026-43
DRAWER SLIDE F-150
APRIL LONG, JOHNSON COUNTY CLERK
BY: [Signature] DEPUTY CLERK



L.T. Thornton
3-17-2026

OWNERS: RUBEN VARELA 3617 OVERVIEW DRIVE CROWLEY, TX 76036 PH No: (817)825-1405	SURVEYOR: PROSPECT SURVEYING 9231 BOAT CLUB RD. FORT WORTH TX. 76179 PHONE: 917-999-7385 CONTACT MICHAEL W. MEYERS
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TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

[Signature]
Michael W. Myers, R.P.L.S.
Texas Registration No. 5803
Surveyed on the ground: 10/21/19

