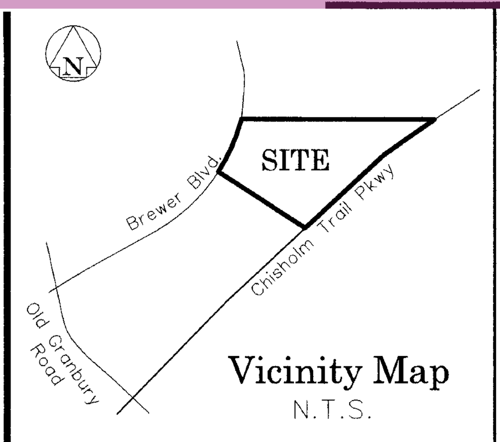
FP-25-050

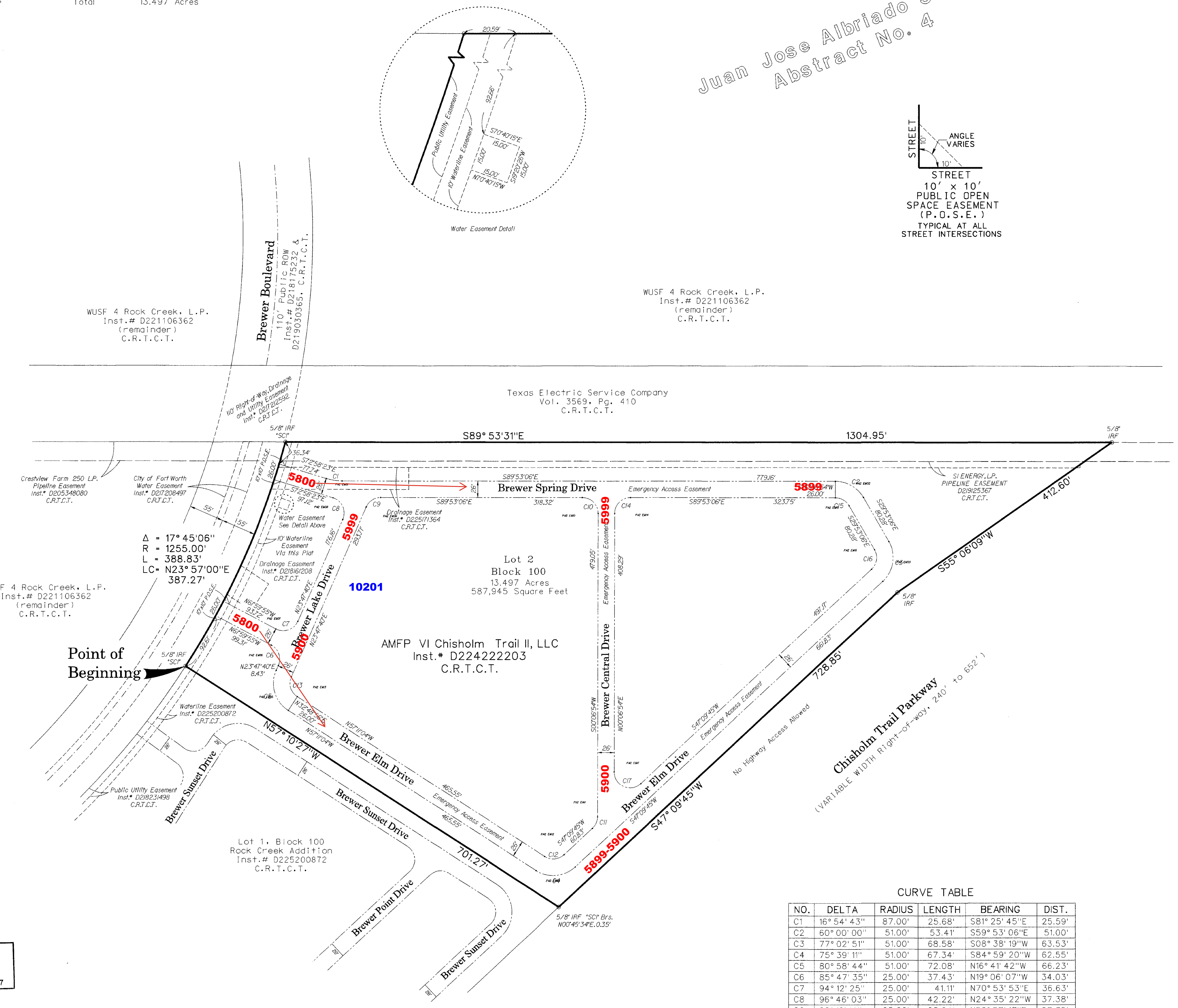


Legend

IRF = Iron Rod Found
C.R.T.C.T. = County Records, Tarrant County, Texas

Land Use Table

Multi-Family	13.497 Acres
Total	13.497 Acres



OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT AMFP VI CHISHOLM TRAIL II, LLC. IS THE OWNER OF THE FOLLOWING PROPERTY TO WIT:

BEING A TRACT OF LAND SITUATED IN THE JUAN JOSE ALBRIADO SURVEY, ABSTRACT NUMBER 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO AMFP VI CHISHOLM TRAIL II, RECORDED IN INSTRUMENT NUMBER D224222203, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SCI", FOUND AT THE SOUTHWEST CORNER OF SAID AMFP VI CHISHOLM TRAIL II TRACT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 100, ROCK CREEK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D225200872, SAID COUNTY RECORDS, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF BREWER BOULEVARD (A 110' RIGHT-OF-WAY), THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID RIGHT-OF-WAY LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 388.83 FEET, THROUGH A CENTRAL ANGLE OF 17° 45'06", HAVING A RADIUS OF 1255.00 FEET, THE LONG CHORD WHICH BEARS N 23° 57'00"E, 387.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SCI", FOUND AT THE NORTHWEST CORNER OF SAID AMFP VI CHISHOLM TRAIL II TRACT, BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 3569, PAGE 410, SAID COUNTY RECORDS;

THENCE S 89° 53'31"E, 1304.95 FEET, DEPARTING SAID RIGHT-OF-WAY LINE, WITH THE NORTH LINE OF SAID AMFP VI CHISHOLM TRAIL II TRACT AND SAID SOUTH LINE, TO A 5/8 INCH IRON ROD WITH NO CAP, FOUND AT THE NORTHEAST CORNER OF SAID AMFP V CHISHOLM TRAIL II TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 (CHISHOLM TRAIL PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 55° 06'09"W, 412.60 FEET, WITH THE EAST LINE OF SAID AMFP VI CHISHOLM TRAIL II TRACT AND SAID WEST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH NO CAP FOUND;

THENCE S 47° 09'45"W, 728.85 FEET, CONTINUING WITH SAID COMMON LINE, TO THE SOUTHEAST CORNER OF SAID AMFP VI CHISHOLM TRAIL II TRACT, BEING THE NORTHEAST CORNER OF AFOREMENTIONED LOT 1, BLOCK 100, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "SCI", BEARS N 00° 45'34"E, 0.35 FEET;

THENCE N 57° 10'27"W, 701.27 FEET, DEPARTING SAID COMMON LINE WITH THE SOUTH LINE OF SAID AMFP VI CHISHOLM TRAIL II TRACT, AND THE NORTH LINE OF SAID LOT 1, BLOCK 100, TO THE POINT OF BEGINNING AND CONTAINING 587,945 SQUARE FEET OR 13.497 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS

LOT 2, BLOCK 100

ROCK CREEK RANCH

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

OWNERS CERTIFICATION

BY: AMFP VI CHISHOLM TRAIL II, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: [signature]

NAME: MICHAEL SARNO

TITLE: VICE PRESIDENT

STATE OF COLORADO
COUNTY OF DENVER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO ~~TEXAS~~, ON THIS DAY PERSONALLY APPEARED MICHAEL SARNO, 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 MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF JUNE, 2026

Angela Plooster, Colorado,
NOTARY PUBLIC, STATE OF DENVER

MY COMMISSION EXPIRES 8/09/2027

ANGELA PLOOSTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234030428
MY COMMISSION EXPIRES 08/09/2027

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 JUNE, 2026 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 6-5-26
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

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

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: 06/24/2026

By: Caroline Cranz (Caroline Cranz (Jun 24, 2026 10:24:06 CDT)) Chairman

By: Stephen Murray (Jun 24, 2026 10:24:47 CDT) Secretary

Owner	Developer	Surveyor/Engineer
AMFP VI Chisholm Trail II, LLC. Abacus Capital Group 999 18TH Street Suite 925N Denver, Colorado 80202 212-203-4964	Duke, Inc. 13740 Midway Road Suite 804 Dallas, Texas 75244 972-385-1676	Westwood Professional Services 9800 Hillwood Parkway Suite 250 Fort Worth, Texas 76177 817-562-3350

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	16° 54' 43"	87.00'	25.68'	S81° 25' 45"E	25.59'
C2	60° 00' 00"	51.00'	53.41'	S59° 53' 06"E	51.00'
C3	77° 02' 51"	51.00'	68.58'	S08° 38' 19"W	63.53'
C4	75° 39' 11"	51.00'	67.34'	S84° 59' 20"W	62.55'
C5	80° 58' 44"	51.00'	72.08'	N16° 41' 42"W	66.23'
C6	85° 47' 35"	25.00'	37.43'	N19° 06' 07"W	34.03'
C7	94° 12' 25"	25.00'	41.11'	N70° 53' 53"E	36.63'
C8	96° 46' 03"	25.00'	42.22'	N24° 35' 22"W	37.38'
C9	66° 19' 14"	25.00'	28.94'	N56° 57' 17"E	27.35'
C10	90° 00' 00"	25.00'	39.27'	S44° 53' 06"E	35.36'
C11	47° 02' 51"	25.00'	20.53'	S23° 38' 19"W	19.96'
C12	75° 39' 11"	25.00'	33.01'	S84° 59' 20"W	30.66'
C13	80° 58' 44"	25.00'	35.33'	N16° 41' 42"W	32.47'
C14	90° 00' 00"	25.00'	39.27'	N45° 06' 54"E	35.36'
C15	60° 00' 00"	25.00'	26.18'	S59° 53' 06"E	25.00'
C16	77° 02' 51"	25.00'	33.62'	S08° 38' 19"W	31.14'
C17	132° 57' 09"	25.00'	58.01'	N66° 21' 41"W	45.84'

FORT WORTH FIRE DEPARTMENT 1893

L.T. Thornton (LT. Thornton (Jun 24, 2026 10:22:21 CDT))

06/24/2026

N W E S
0 100 200
GRAPHIC SCALE IN FEET

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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) 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.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0401K, DATED SEPTEMBER 23, 2009.

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".

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.

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.

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.

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT O 11-FEET ABOVE THE TOP OF 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. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY RE-PLATTED.

Final Plat of

Lot 2, Block 100

Rock Creek Ranch

Situated in the Juan Jose Albriado Survey, Abstract Number 4,
being a 13.497 Acre addition to the City of Fort Worth, Tarrant County, Texas.

FP 25-050

Date of Preparation: April 2025

13.497 Acres

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: ____________ DATE: ____________

Revisions:	
Job #:	R0051657.01
Drawn By:	D. Freemon
Checked By:	T. Bridges
Date:	04-01-25

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

SHEET 1 OF 1 SHEETS

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1:58:57 PM 6/5/2026 $MODELNAME$ N:_PLS\G_Drive\JOB\0051657.01\2_Srvy\R0051657_PA2.dgn