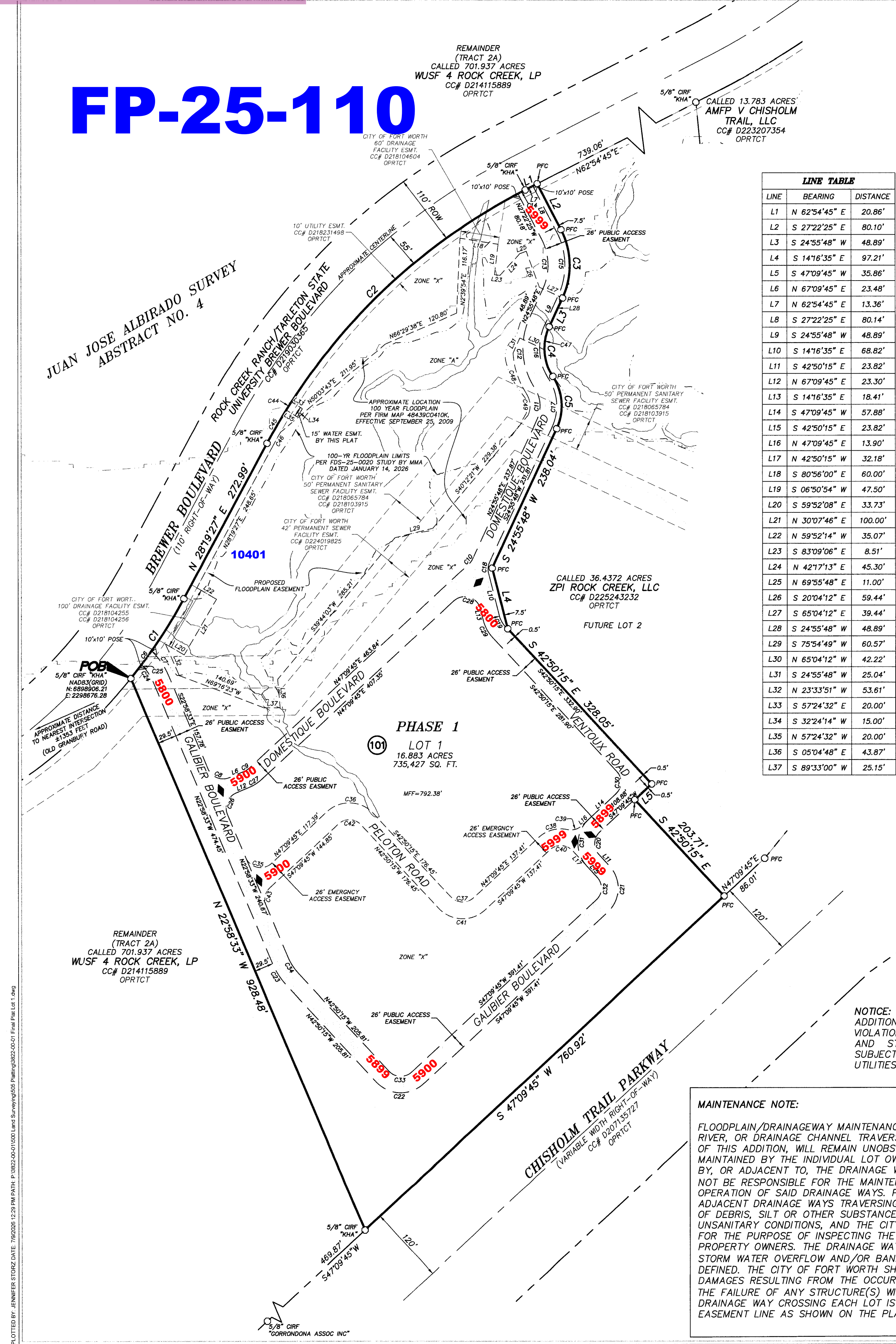


FP-25-110



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°54'45" E	20.86'
L2	S 27°22'25" E	80.10'
L3	S 24°55'48" W	48.89'
L4	S 14°16'35" E	97.21'
L5	S 47°09'45" W	35.86'
L6	N 67°09'45" E	23.48'
L7	N 62°54'45" E	13.36'
L8	S 27°22'25" E	80.14'
L9	S 24°55'48" W	48.89'
L10	S 14°16'35" E	68.82'
L11	S 42°50'15" E	23.82'
L12	N 67°09'45" E	23.30'
L13	S 14°16'35" E	18.41'
L14	S 47°09'45" W	57.88'
L15	S 42°50'15" E	23.82'
L16	N 47°09'45" E	13.90'
L17	N 42°50'15" W	32.18'
L18	S 80°56'00" E	60.00'
L19	S 06°50'54" W	47.50'
L20	S 59°52'08" E	33.73'
L21	N 30°07'46" E	100.00'
L22	N 59°52'14" W	35.07'
L23	S 83°09'06" E	8.51'
L24	N 42°17'13" E	45.30'
L25	N 89°55'48" E	11.00'
L26	S 20°04'12" E	59.44'
L27	S 65°04'12" E	39.44'
L28	S 24°55'48" W	48.89'
L29	S 75°54'49" W	60.57'
L30	N 65°04'12" W	42.22'
L31	S 24°55'48" W	25.04'
L32	N 23°33'51" W	53.61'
L33	S 57°24'32" E	20.00'
L34	S 32°24'14" W	15.00'
L35	N 57°24'32" E	20.00'
L36	S 05°04'48" E	43.87'
L37	S 89°33'00" W	25.15'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	805.00'	148.93'	10° 36' 01"	N 33°37'27" E	148.72'
C2	945.00'	570.10'	34° 33' 55"	N 45°36'24" E	561.49'
C3	120.50'	110.00'	52° 18' 13"	S 01°13'19" E	106.22'
C4	79.50'	80.60'	58° 05' 30"	S 04°06'58" E	77.20'
C5	83.50'	84.66'	58° 05' 30"	S 04°06'58" E	81.08'
C6	805.00'	26.72'	1° 54' 07"	N 36°05'10" E	26.72'
C7	113.00'	46.41'	23° 31' 59"	S 34°44'33" E	46.09'
C8	25.00'	39.21'	89° 51' 42"	S 67°54'24" E	35.31'
C9	37.00'	12.92'	20° 00' 00"	N 57°09'45" E	12.85'
C10	25.00'	9.70'	22° 13' 57"	N 36°02'46" E	9.84'
C11	50.00'	50.69'	58° 05' 30"	N 04°06'58" W	48.55'
C12	113.00'	114.57'	58° 05' 30"	N 04°06'58" W	109.73'
C13	87.00'	79.42'	52° 18' 13"	N 01°13'19" W	76.69'
C14	945.00'	12.64'	0° 45' 59"	N 62°30'21" E	12.64'
C15	113.00'	103.15'	52° 18' 13"	S 01°13'19" E	99.61'
C16	87.00'	88.21'	58° 05' 30"	S 04°06'58" E	84.48'
C17	76.00'	77.06'	58° 05' 30"	S 04°06'58" E	73.80'
C18	25.00'	17.11'	39° 12' 23"	S 05°19'36" W	16.78'
C19	37.00'	18.44'	28° 33' 40"	S 28°33'25" E	18.25'
C20	25.00'	39.27'	90° 00' 00"	S 02°09'45" W	35.36'
C21	51.00'	80.11'	90° 00' 00"	S 02°09'45" W	72.12'
C22	51.00'	80.11'	90° 00' 00"	N 87°50'15" W	72.12'
C23	113.00'	39.17'	19° 51' 42"	N 32°54'24" W	38.98'
C24	87.00'	26.79'	17° 38' 24"	N 31°47'45" W	26.66'
C25	25.00'	5.50'	12° 36' 15"	N 46°55'05" W	5.49'
C26	25.00'	39.33'	90° 08' 18"	N 22°05'36" E	35.40'
C27	63.00'	21.99'	20° 00' 00"	N 57°09'45" E	21.88'
C28	25.00'	51.73'	118° 33' 40"	S 73°33'25" E	42.98'
C29	63.00'	31.40'	28° 33' 40"	S 28°33'25" E	31.08'
C30	25.00'	39.27'	90° 00' 00"	S 02°09'45" W	35.36'
C31	51.00'	80.11'	90° 00' 00"	S 02°09'45" W	72.12'
C32	25.00'	39.27'	90° 00' 00"	S 02°09'45" W	35.36'
C33	25.00'	39.27'	90° 00' 00"	N 87°50'15" W	35.36'
C34	87.00'	30.16'	19° 51' 42"	N 32°54'24" W	30.01'
C35	25.00'	47.94'	109° 51' 42"	S 77°54'24" E	40.92'
C36	51.00'	80.11'	90° 00' 00"	S 87°50'15" E	72.12'
C37	25.00'	39.27'	90° 00' 00"	S 87°50'15" E	35.36'
C38	51.00'	48.77'	54° 47' 27"	N 74°33'28" E	46.93'
C39	25.00'	23.91'	54° 47' 27"	N 74°33'28" E	23.01'
C40	25.00'	39.27'	90° 00' 00"	N 87°50'15" W	35.36'
C41	51.00'	80.11'	90° 00' 00"	N 87°50'15" W	72.12'
C42	25.00'	39.27'	90° 00' 00"	N 87°50'15" W	35.36'
C43	25.00'	30.60'	70° 08' 18"	N 12°05'36" E	28.73'
C44	945.00'	15.00'	0° 54' 34"	N 32°24'28" E	15.00'
C45	945.00'	59.86'	3° 37' 45"	S 30°06'18" W	59.85'
C46	934.75'	25.44'	1° 33' 34"	N 29°06'13" E	25.44'
C47	79.50'	36.47'	26° 17' 09"	S 11°47'13" W	36.15'
C48	128.50'	67.58'	30° 07' 51"	S 18°05'47" E	66.80'
C49	34.50'	34.98'	58° 05' 30"	S 04°06'58" E	33.50'

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 WITHHOLD OF UTILITIES AND BUILDING PERMITS.

MAINTENANCE NOTE:

FLOODPLAIN/DRAINAGEWAY 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 FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS ZPI ROCK CREEK, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 16.883 ACRE TRACT OF LAND LOCATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BEING A 16.883 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED 36.4372 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ZPI ROCK CREEK, LLC AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D225243232, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (OPRTCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD STAMPED "KHA" FOUND (NAD83 GRID COORDINATES N:6898906.21, E:2298676.28) IN THE EASTERLY RIGHT-OF-WAY LINE OF BREWER BOULEVARD, A 110-FOOT WIDE PUBLIC RIGHT-OF-WAY, AS SHOWN ON THE PLAT FOR ROCK CREEK RANCH/TARLETON STATE UNIVERSITY BREWER BOULEVARD, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D219030365, OPRTCT, AND IN A CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET AND A CHORD WHICH BEARS NORTH 33°37'27" EAST, A DISTANCE OF 148.72 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID BREWER BOULEVARD, AND SAID ROCK CREEK RANCH/TARLETON STATE UNIVERSITY BREWER BOULEVARD, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°36'01", AN ARC LENGTH OF 148.93 FEET TO A 5/8" CAPPED IRON ROD STAMPED "KHA" FOUND FOR THE END OF SAID CURVE TO THE LEFT;

NORTH 28°19'27" EAST, A DISTANCE OF 272.99 FEET TO A 5/8" CAPPED IRON ROD STAMPED "KHA" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 945.00 FEET AND A CHORD WHICH BEARS NORTH 45°36'24" EAST, A DISTANCE OF 561.49 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°33'55", AN ARC LENGTH OF 570.10 FEET TO A 5/8" CAPPED IRON ROD STAMPED "KHA" FOUND FOR THE END OF SAID CURVE TO THE RIGHT;

THENCE NORTH 62°54'45" EAST, A DISTANCE OF 20.86 FEET TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" CAPPED IRON ROD STAMPED "KHA" FOUND FOR THE WESTERNMOST CORNER OF A CALLED 13.783 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AMPF V CHISHOLM TRAIL, LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D223207354, OPRTCT, BEARS NORTH 62°54'45" EAST, A DISTANCE OF 739.06 FEET;

THENCE OVER AND ACROSS SAID 36.4372 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 27°22'25" EAST, A DISTANCE OF 80.10 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 120.50 FEET AND A CHORD WHICH BEARS SOUTH 01°13'19" EAST, A DISTANCE OF 106.22 FEET;

IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52°18'13", AN ARC LENGTH OF 110.00 FEET TO A POINT FOR THE END OF SAID CURVE TO THE TO THE RIGHT;

SOUTH 24°55'48" WEST, A DISTANCE OF 48.89 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 79.50 FEET AND A CHORD WHICH BEARS SOUTH 04°06'58" EAST, A DISTANCE OF 77.20 FEET;

IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58°05'30", AN ARC LENGTH OF 80.60 FEET TO A POINT FOR THE END OF SAID CURVE TO THE LEFT AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 83.50 FEET AND A CHORD WHICH BEARS SOUTH 04°06'58" EAST, A DISTANCE OF 81.08 FEET;

IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°05'30" AN ARC LENGTH OF 84.66 FEET TO A POINT FOR THE END OF SAID CURVE TO THE RIGHT;

SOUTH 24°55'48" WEST, A DISTANCE OF 238.04 FEET TO POINT FOR CORNER;

SOUTH 14°16'35" EAST, A DISTANCE OF 97.21 FEET TO A POINT FOR CORNER;

SOUTH 42°50'15" EAST, A DISTANCE OF 328.05 FEET TO A POINT FOR CORNER;

SOUTH 47°09'45" WEST, A DISTANCE OF 35.86 FEET TO A POINT FOR CORNER;

SOUTH 42°50'15" EAST, A DISTANCE OF 203.71 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WESTERLY RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY DESCRIBED IN THE DEED TO THE STATE OF TEXAS FOR A CONTROLLED ACCESS HIGHWAY FACILITY, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D207135727, OPRTCT, FROM WHICH A POINT FOR CORNER BEARS NORTH 47°09'45" EAST, A DISTANCE OF 86.01 FEET;

THENCE SOUTH 47°09'45" WEST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL PARKWAY, A DISTANCE OF 760.92 FEET TO A 5/8" CAPPED IRON ROD STAMPED "KHA" FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" CAPPED IRON ROD STAMPED "GORRONDONA ASSOC INC" BEARS SOUTH 47°09'45" WEST, A DISTANCE OF 469.87 FEET;

THENCE NORTH 22°58'33" WEST, WITH THE SOUTHERLY LINE OF SAID 36.4372 ACRE TRACT, A DISTANCE OF 928.48 FEET TO THE POINT OF BEGINNING CONTAINING 735,427 SQUARE FEET OR 16.883 ACRES OF LAND, MORE OR LESS.

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	--	--
MULTI-FAMILY	1	16.883	735,426
TOTAL	1	16.883	735,426

PRELIMINARY PLAT CASE NO: PP-25-048
FINAL PLAT CASE NO: FP-25-110

CASE NAME: ROCK CREEK MULTI-FAMILY

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: 07/17/2026

BY: Caroline Crana Chairman

BY: Stephen Murray (JUL 17, 2026 09:21:24 CDT) Secretary

FORT WORTH
FIRE DEPARTMENT

L.T. Thornton
L.T. Thornton (JUL 17, 2026 09:23:03 CDT)

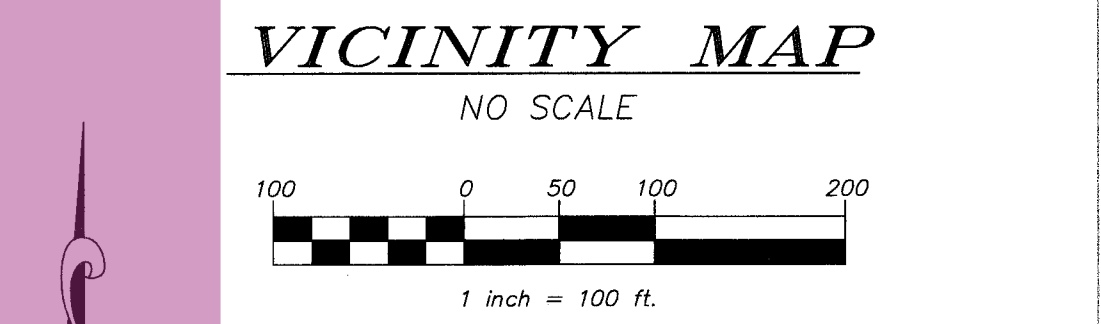
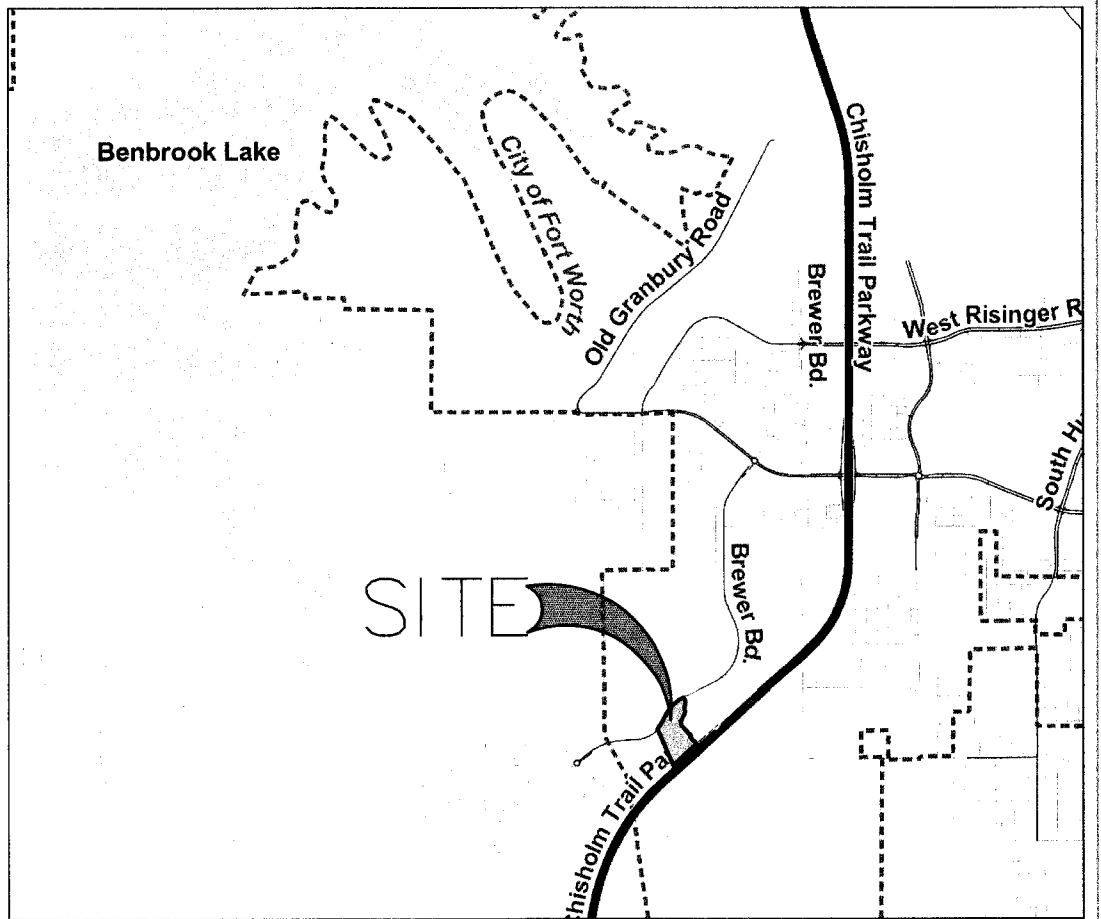
07/17/2026

OWNER:

ZPI ROCK CREEK, LLC
8333 DOUGLAS AVE, SUITE 1500
DALLAS, TX 75225
TEL: (214) 231-3765
CONTACT: MARK S. ZALE

DEVELOPER:

ZALE PROPERTIES, INC.
8333 DOUGLAS AVE, SUITE 1500
DALLAS, TX 75225
TEL: (214) 231-3765
EMAIL: bzale@zaleproperties.com
CONTACT: BLAKE ZALE



LEGEND/ABBREVIATIONS

- PFC POINT FOR CORNER
- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRCT DEED RECORDS TARRANT COUNTY, TEXAS
- PRTCT PLAT RECORDS TARRANT COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- POB POINT OF BEGINNING
- FND. FOUND
- IRF IRON ROD FOUND
- MFF MINIMUM FINISHED FLOOR ELEVATION
- ESMT EASEMENT
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- POSE PRIVATE OPEN SPACE EASEMENT
- PUBLIC ACCESS EASEMENT
- STREET NAME CHANGE

FINAL PLAT
ROCK CREEK RANCH
LOT 1, BLOCK 101
A 16.883 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SITUATED IN THE JOSE JUAN ALBIRADO SURVEY, ABSTRACT NO. 4

1 MULTIFAMILY LOT
JULY 2026
SURVEYOR/ENGINEER:

mima
civil engineering surveying landscape architecture planning
texas registration number: f-2759
texas registration/license number: 10088000
519 east border
arlington, texas 76010
817-489-1871
fax: 817-274-8757
www.mimalex.com
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SHEET 1 OF 2

MMA PROJECT NO. 3822-00-01 THIS PLAT IS FILED IN DOCUMENT # _____, OPRTCT DATE: _____

PLAT NOTES

1. **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 1 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.
2. **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.
3. **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.
4. **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.
5. **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 FLOOD-PLAIN. 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.
6. **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.
7. **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.
8. **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.
9. **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".
10. **PARKWAY IMPROVEMENTS** SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
11. **BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE**
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.
12. **PUBLIC OPEN SPACE EASEMENT**
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.
13. PRIVATE P.R.V.'S WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.
14. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN AND ZONE "A", SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0410K, MAP REVISED SEPTEMBER 25, 2009.
15. **CORNER MONUMENTATION:**
UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
16. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°35'04".9. ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000129396989.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ZPI ROCK CREEK, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS ROCK CREEK RANCH, LOT 1, BLOCK 101, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE 13 DAY OF July, 2026.

GRANTOR:

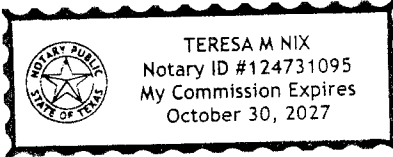
ZPI ROCK CREEK, LLC

BY: Blake Zale
BLAKE ZALE

ITS: MANAGER

STATE OF TEXAS §
COUNTY OF Dallas §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13 DAY OF July, 2026, BY BLAKE ZALE, MANAGER OF ZPI ROCK CREEK, LLC, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.



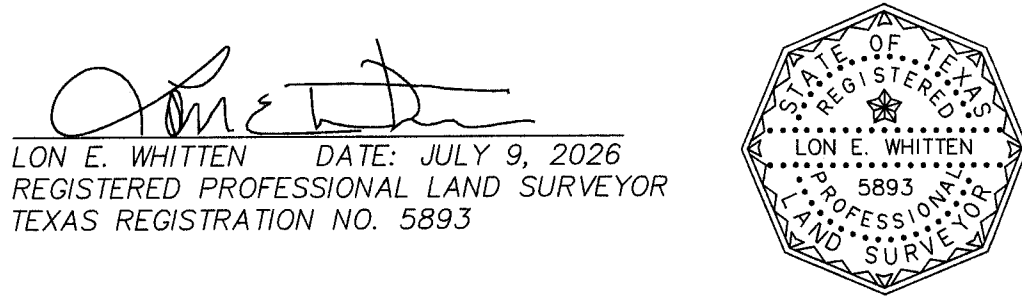
Teresa M Nix
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Teresa m Nix

COMMISSION EXPIRES: OCT 30 2027

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT WORTH, TEXAS.



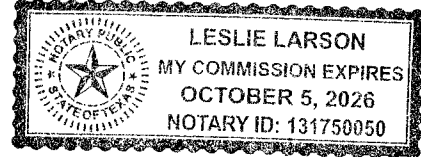
STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF July, 2026.

Lon E. Whitten
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2026



OWNER:

ZPI ROCK CREEK, LLC
8333 DOUGLAS AVE, SUITE 1500
DALLAS, TX 75225
TEL: (214)231-3765
CONTACT: MARK S. ZALE

DEVELOPER:

ZALE PROPERTIES, INC.
8333 DOUGLAS AVE, SUITE 1500
DALLAS, TX 75225
TEL: (214)231-3765
EMAIL: bzale@zaleproperties.com
CONTACT: BLAKE ZALE

FINAL PLAT
ROCK CREEK RANCH
LOT 1, BLOCK 101
A 16.883 ACRE ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE JOSE JUAN ALBIRADO SURVEY,
ABSTRACT NO. 4

1 MULTIFAMILY LOT

JULY 2026

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning
tbpes registration number: 1 - 2759
tbpes registration/license number: 10088000
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