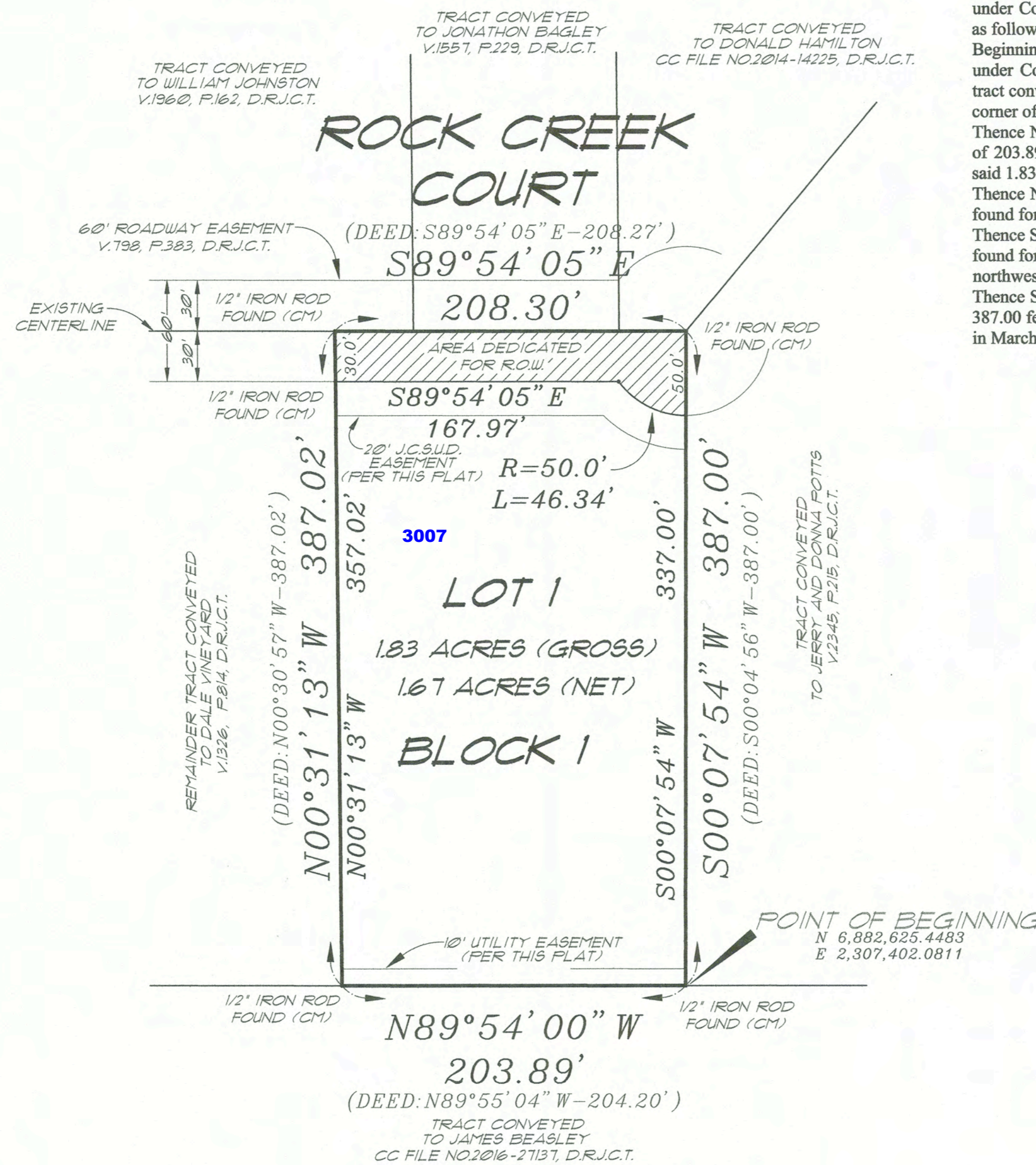
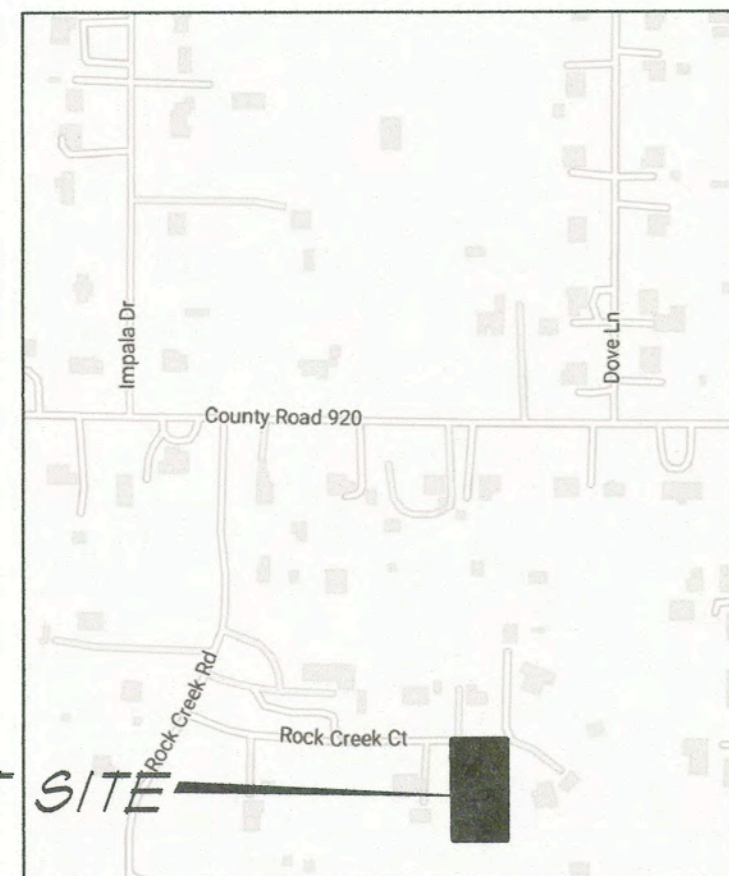


LEGEND

- PROPERTY LINE
EASEMENT LINE
CONTROLLING MONUMENT
DEED RECORDS, JOHNSON COUNTY, TEXAS



Land Use Table with columns for Development Yield, Gross Site Area, Total Number Lots, Residential Lots, Commercial Lots, Private Open Space, Industrial Lots, and Open Space Lots.

Flood Statement

No portion of this property lies within a 100-Year Flood Hazard Zone, according to the National Flood Insurance Program's Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel Numbers 4825C0050J, Map Revised Date, December 4, 2012

General Notes

- NOTE: BEARINGS PER GFS NAD 83-NORTH CENTRAL ZONE.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
NOTE: NO MIN FF PROVIDED BY CITY OF FORT WORTH GIS AND ACTUAL CONSTRUCTION PLANS FOR THE SITE MAY VARY BUT ARE RELATIVE TO EXISTING GRADE.
NOTE: ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION, AND THERE ARE NO LIEN HOLDERS.
NOTE: County does not enforce building setbacks more than the County's minimum requirement.

Owners Certificate

Whereas Dean Cunningham is the owner of a tract or parcel of land situated in the Isham Like Survey, Abstract No.521, Johnson County, Texas, being the same 1.83 acre tract conveyed to D. Cunningham by deed as recorded under County Clerks File No.2025-31723, Deed Records, Johnson County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod found for corner in the north line of a tract conveyed to J. Beasley by deed as recorded under County Clerks File No.2016-27137, Deed Records, Johnson County, Texas, being the southwest corner of a tract conveyed to J. Potts by deed in Volume 2345, Page 215, Deed Records, Johnson County, Texas and the southeast corner of said Cunningham tract;
Thence North 89°54'00" West with the common line between said Beasley tract and said Cunningham tract a distance of 203.89 feet to a 1/2" iron rod found for corner in the north line of said Beasley tract, being the southwest corner of said 1.83 acre tract;
Thence North 00°31'13" West with the west line of said Cunningham tract a distance of 387.02 feet to a 1/2" iron rod found for corner in the centerline of Rock Creek Court, being the northwest corner of said Cunningham tract;
Thence South 89°54'05" East with the north line of said Cunningham tract a distance of 208.30 feet to a 1/2" iron rod found for corner in the centerline of Rock Creek Court, being the northeast corner of said Cunningham tract and the northwest corner of said Potts tract;
Thence South 00°07'54" West with the common line between said Potts tract and said Cunningham tract a distance of 387.00 feet to the POINT OF BEGINNING and containing 1.83 acres of land, more or less, as surveyed on the ground in March, 2026 by Tucker Surveyors.

Owners Dedication

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That I, Dean Cunningham, does hereby adopt this plat as Lot 1, Block 1, Rock Creek Crossing, an addition to Johnson County, Texas, and do hereby dedicate to the public's use forever the easements and right-of-ways shown herein.

WITNESS MY HAND AT TARRANT COUNTY, TEXAS, this 29th day of June 2026.

Signature of Dean Cunningham - Owner

State of Texas
County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dean Cunningham, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purpose and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of June 2026.

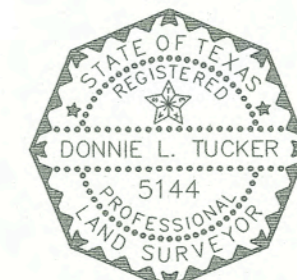
Notary Public



State of Texas
County of Tarrant

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this plat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Fort Worth, Tarrant County, Texas.

Signature of Donnie L. Tucker, RPLS #144

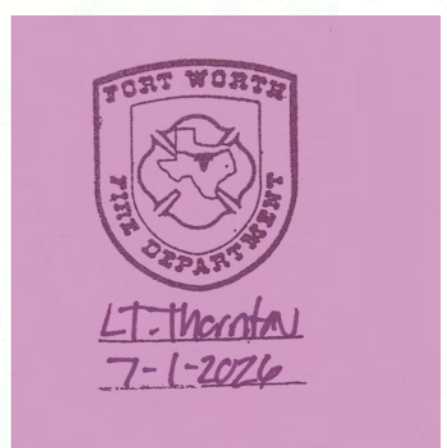


State of Texas
County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purpose and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of June 2026.

Notary Public



Final Plat

Rock Creek Crossing
Lot 1, Block 1

BEING AN ADDITION TO JOHNSON COUNTY, TEXAS
1.83 ACRES

ISHAM LIKE SURVEY, ABSTRACT NO.521
JOHNSON COUNTY, TEXAS

DATE: MARCH, 2026 SCALE: 1" = 50'

FIRM NO.10194218

TEXAS SURVEYORS logo and contact information for Donnie L. Tucker, RPLS #144, including address, phone, and email.

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. PLAT APPROVAL DATE: 7/02/2026. BY: Chairman and Secretary.

FS-26-083

ADDRESSED BY JOHNSON COUNTY

PLAT RECORDED IN. INSTRUMENT: 2026-100. APRIL LONG, JOHNSON COUNTY CLERK.

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, trees, 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.

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".

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.

PRV NOTE: Private PRV's will be required. Water pressure exceeds 80 P.S.I.

Private Sewage Facility: A) On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

B) Inspections and/or acceptance of a private sewage facility by Development Services shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.

C) A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Private Street: The roads (pavement) and right-of-ways within this addition is private and will be maintained by the home owners association (if there is one) or the home owners.

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

A flood permit will be required from Johnson County for any construction in the floodplain.

All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.

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.

Private Maintenance: Johnson County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities and said owners agree to indemnify and save harmless from claims damages and losses arising out of or from performance of the obligation of said owners set forth in this paragraph.

1. Development in unincorporated Johnson County shall be subject to applicable municipal regulations, the current Johnson County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
2. Johnson County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation and on-site sewage systems.
3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Any 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 adjacent property owner or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home 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 County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement lines as shown on the plat.

6. Johnson County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Johnson County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
7. Johnson County does not enforce subdivision deed restrictions.
8. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Johnson County's Transportation Services Department prior to conducting any development activities.