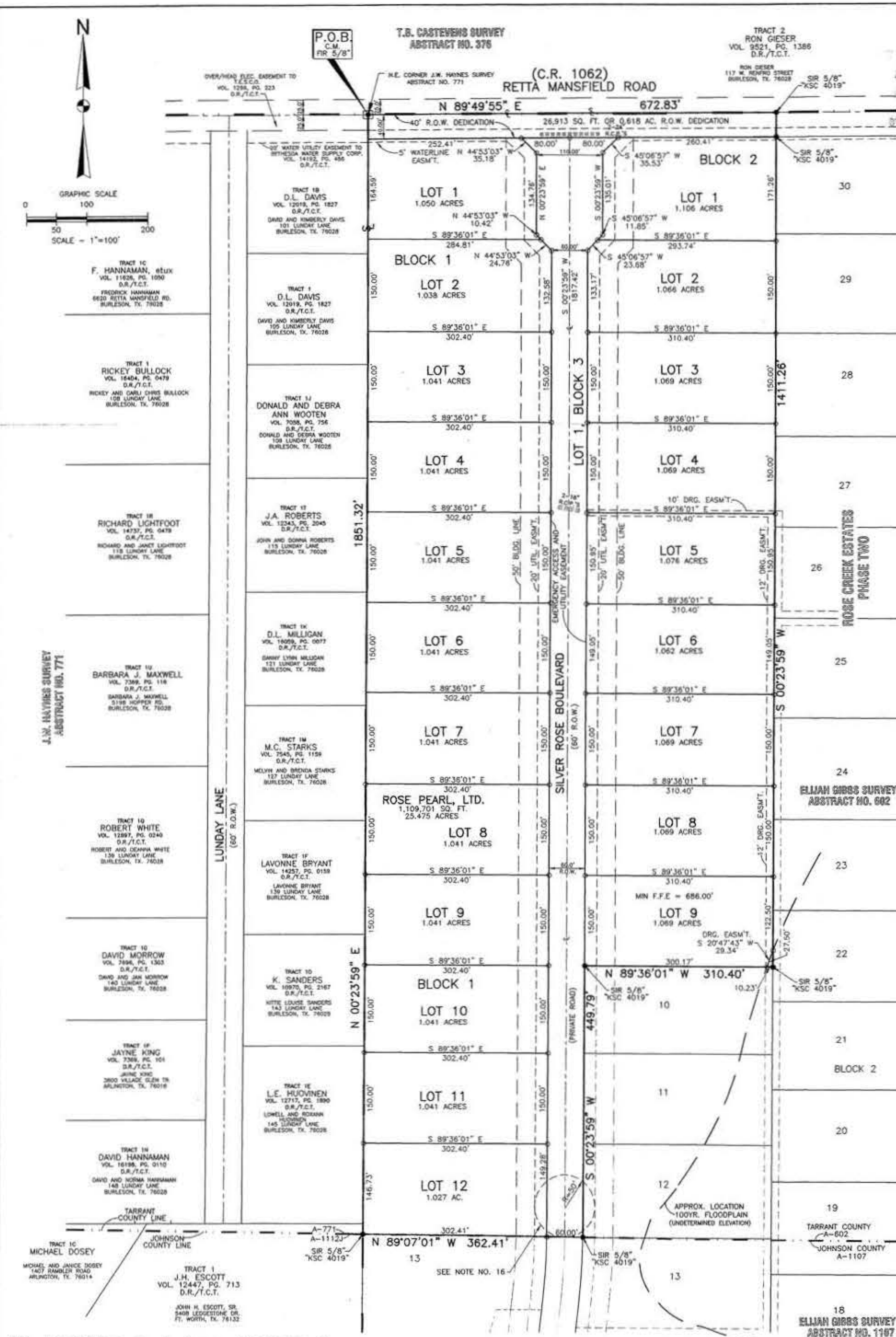




- NOTES:
1. This property is not zoned since it is outside of the Fort Worth City Limits but within the 5-Mile Extra-Territorial Jurisdiction Area.
 2. Sizes, flowline, an elevations of driveway and drainage culverts are detailed in the drainage study.
 3. All lots to be serviced by a 12" waterline operated by Bethesda Water Supply Company.
 4. All lots to be serviced by individual onsite Aerobic Treatment Units to be required by deed restrictions.
 5. Building setback distances shall be 50 feet from the right-of-way on street frontage except for lots along county roads which shall be 40 feet from the right-of-way, 10 feet along lot line and 10 feet along the rear lot line.
 6. Lot 1, Block 3 is a private roadway to be owned and operated by the Rose Creek Estates Homeowner's Association, the private road shown is also to be a 60 foot wide Emergency Access and Utility Easement.
 7. The landowners and any subsequent landowners of lots in the subdivision, jointly and severally, shall be responsible and liable for the construction, operation, and maintenance of any private common area or facilities in the subdivision, including but not limited to wastewater treatment facilities, water facilities, private streets, emergency access easements, recreation areas, and open spaces. The City of Fort Worth and Johnson County shall have no responsibility or liability for the construction, operation or maintenance of said common facilities, and said owners agree to indemnify and hold harmless the City of Fort Worth, Tarrant County and Johnson County from all claims, damages, and losses resulting from performance of the obligations of said owners set forth in this paragraph.
 8. The City of Fort Worth, Tarrant County and Johnson County will not be responsible for damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
 9. Placing obstructions and blocking the flow of water in a drainage easement is prohibited. The existing drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the Home Owners Association whose lots are traversed by, or adjacent to, the drainage easement. Johnson County, Tarrant County and the City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage easements. Property owners shall keep the adjacent drainage easements traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City/County shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage easements are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined, Johnson County, Tarrant County and the City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor, the failure of any structure(s) within the drainage easements. The drainage easement crossing each lot is contained within the easement line as shown on plat.
 10. Average Lot size is 1.00 acres.
 11. Minimum Lot size is 1.00 acres.
 12. Total anticipated population is to be 83 with a density of 3.25 people per lot.
 13. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 14. No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
 15. The City of Fort Worth, Johnson County and Tarrant County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the Home Owners Association 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 the City of Fort Worth, Texas, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
 16. Cul-de-sac R.O.W. is temporary 100' diameter and shall revert back to 60' R.O.W. and pavement width of 24' at continuation of street.

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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and 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 of any time of procuring the permission of anyone.

PUBLIC OPEN SPACE RESTRICTION

No structure, object or plant of any type exceeding 24' in height above top of curb, including but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., may be here after placed or reconstructed 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 replanted.

No construction in the Floodplain without Floodplain Permit.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Rose Pearl, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as Lot 1 through 12 Block 1, Lots 1 through 9 Block 2, and Lot 1 Block 3, Rose Creek Estates, Phase One, an Addition to Tarrant County, Texas, and does hereby dedicate to the public use forever the streets shown thereon; the easements shown thereon are hereby reserved for the purpose as indicated.

WITNESS MY HAND AT Grand Prairie, TEXAS, THIS 13th DAY OF April, 2004.

Rose Pearl, LTD.

Greg Dunn, Agent

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Greg Dunn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF April, 2004.

Notary Public in and for the State of Texas.

APPROVED THIS 4th DAY OF May, 2004

BY THE COMMISSIONER'S COURT OF TARRANT COUNTY, TEXAS

COMMISSIONER: [Signature]

RECORDED ON: 5/4/2004

DATE: 5/4/2004

COUNTY CLERK: [Signature]

VOLUME AND PAGE: 118

SLIDE NO.:

IF CONSTRUCTION IS NOT COMPLETED WITHIN 24 MONTHS, THE DEVELOPMENT MUST MEET CURRENT SUBDIVISION STANDARDS AND REGULATIONS.

AREA IN TARRANT COUNTY = 25.475 ACRES = 22 LOTS

"THIS IS TO BE A GATED SUBDIVISION"

The bearings recited hereon are correlated to the bearing of record for the east line of the Gibbs Survey, Abstract No. 602, said bearing being N. 00°24' E., as recovered by survey on the ground and recorded in Volume 716B, Pg. 615, D.R./T.C.T. and Volume 708, Pg. 557, D.R./T.C.T.

Flood Insurance Rate Map

Johnson County, Texas and Incorporated Areas

Panel 75 of 250 Map Number 48251C0075 G Map Revised: January 6, 1993 Tarrant County, Texas and Incorporated Areas Panel 165 of 595 Map Number 48436C0065 H Map Revised: August 2, 1995 Per the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, a portion of the property described in this survey is located in Zone A, a Special Flood Hazard Area inundated by 100-Year Flood. No base flood elevation determined.

CITY OF FORT WORTH TEXAS

CITY PLAN COMMISSION

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 4-23-04

BY: [Signature]

BY: [Signature]

OWNER/DEVELOPER: ROSE PEARL, LTD. Agent: Greg Dunn (Voice) (682)-552-0378 400 North St. Paul Street Suite No. 1300 Dallas, Texas 75201

ENGINEER: ADAM ENGINEERING Anon Tanbouz Oakland Plaza Bldg. 2512 Oakland Blvd. Suite No. 7 Fort Worth, Texas 76103 (Voice) (817)-269-2872

PREPARED BY KEETON SURVEYING COMPANY H.B. KEETON M.S. "STEVE" KEETON 2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050 REGISTERED PROFESSIONAL LAND SURVEYORS PHONE: (972) 641-0843 FAX: (972) 647-0154 E-MAIL: KSC4019@AOL.COM

STATE OF TEXAS § 204138201

COUNTY OF TARRANT §

WHEREAS, ROSE PEARL, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 120.271 acre tract of land situated in Tarrant County, Texas, out of the ELJAH GIBBS SURVEY, Abstract No. 602, and Johnson County, Abstract No. 1107, according to the Document No. 203460173, as recorded in the Deed Records of Tarrant County, Texas and a part of said 120.271 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the center of Retta Mansfield Road (County Road No. 1062) and marking the northwest corner of said ELJAH GIBBS SURVEY, and being the northwest corner of herein described tract of land:

THENCE N. 89° 49' 55" E., with the center of said Retta Mansfield Road, for a distance of 672.83 feet to a 5/8 inch iron rod set with cap marked "KSC 4019" for corner.

THENCE S. 00° 23' 59" W., with a line that is east of and parallel to the west line of said ELJAH GIBBS SURVEY, for a distance of 1411.26 feet to a 5/8 inch iron rod set with cap marked "KSC 4019" for corner.

THENCE N. 89° 36' 01" W., for a distance of 310.40 feet to a 5/8 inch iron rod set with cap marked "KSC 4019" for corner.

THENCE S. 00° 23' 59" W., with a line that is east of and parallel to the west line of said ELJAH GIBBS SURVEY, for a distance of 449.79 feet to a 5/8 inch iron rod set with cap marked "KSC 4019" for corner.

THENCE N. 89° 07' 01" W., for a distance of 362.41 feet to a 5/8 inch iron rod set with cap marked "KSC 4019" for corner in the west line of said ELJAH GIBBS SURVEY.

THENCE N. 00° 23' 59" E., with the west line of said ELJAH GIBBS SURVEY and generally with an old wire fence, for a distance of 1851.32 feet to the Point of Beginning and containing 1,109,701 square feet or 25.475 acres of land more or less.

I, M.S. (STEVE) KEETON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Fort Worth, Tarrant County, Texas.

M.S. (STEVE) KEETON

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4019

COUNTY OF TARRANT

DATE OF TX: 5/16/04 12:25pm

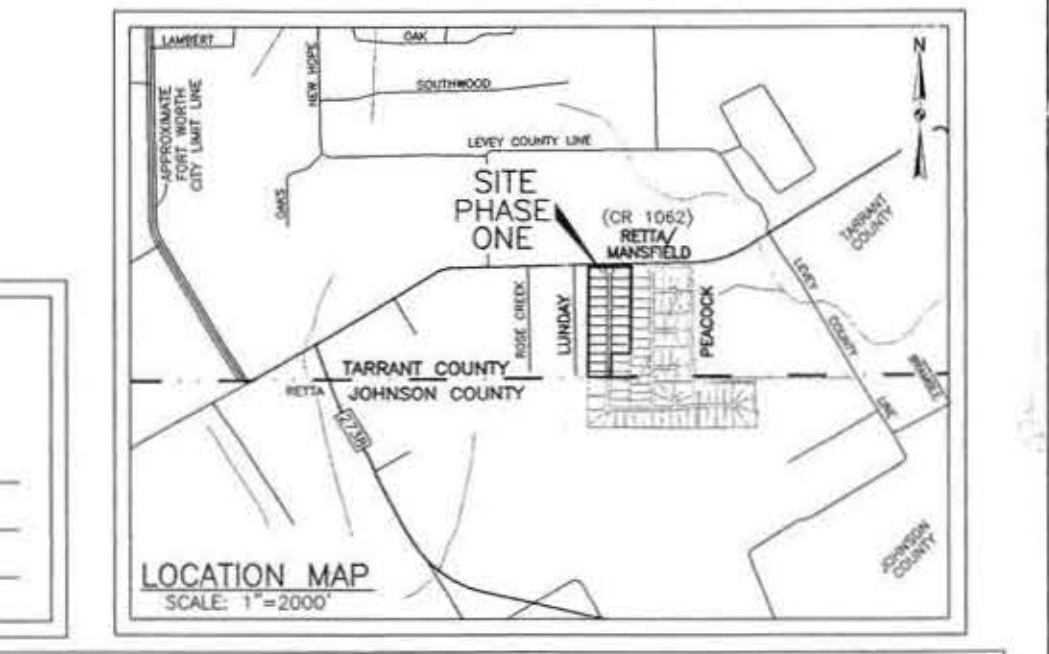
NOTED: I hereby certify that this instrument was FILED on this date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Tarrant County Deed Records as shown on the stamp hereon by me.

COUNTY CLERK: [Signature]

TARRANT COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNENFORCEABLE UNDER FEDERAL LAW.

AREA IN LOT 1, BLOCK 3 = 118,295 SQ. FT. OR 2.718 ACRES



FINAL PLAT

LOTS 1-12 BLOCK 1, LOTS 1-9 BLOCK 2, AND LOT 1 BLOCK 3

ROSE CREEK ESTATES - PHASE ONE

AN ADDITION OF 25.475 ACRES

LOCATED IN TARRANT COUNTY, TEXAS

SITUATED IN THE ELJAH GIBBS SURVEY, ABST. NO 602

TARRANT COUNTY, TEXAS

FEBRUARY 23, 2004

REVISED APRIL 9, 2004