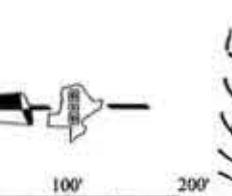
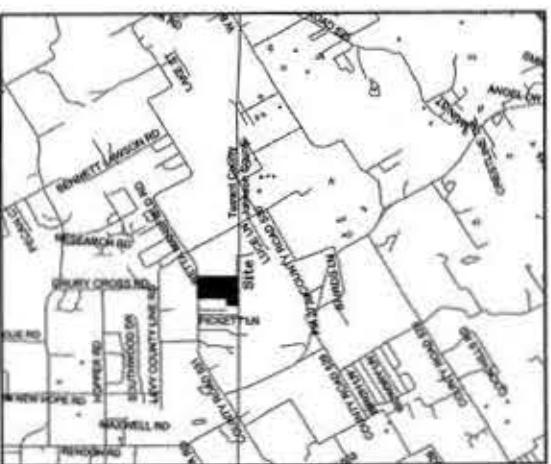


D207032921



100' 50' 0 100' 200'

A 1/665



Location Map

HOMEOWNERS ASSOCIATION (HOA)
Lots 3-6, Block 3, herein shall be owned and maintained by the Home Owners Association. All streets are private and will be maintained by the Rose Creek Estates HOA.

FLOODPLAIN/DRAINGEAWAY: 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 owners whose lots are traversed by, or adjacent to, the drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways 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 drainageways 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 drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

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 one (1) foot above the 100-year flood elevation.

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 limited to: private streets, 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/builidings and facilities.

The landowners 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.

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 at any time of procuring the permission of anyone.

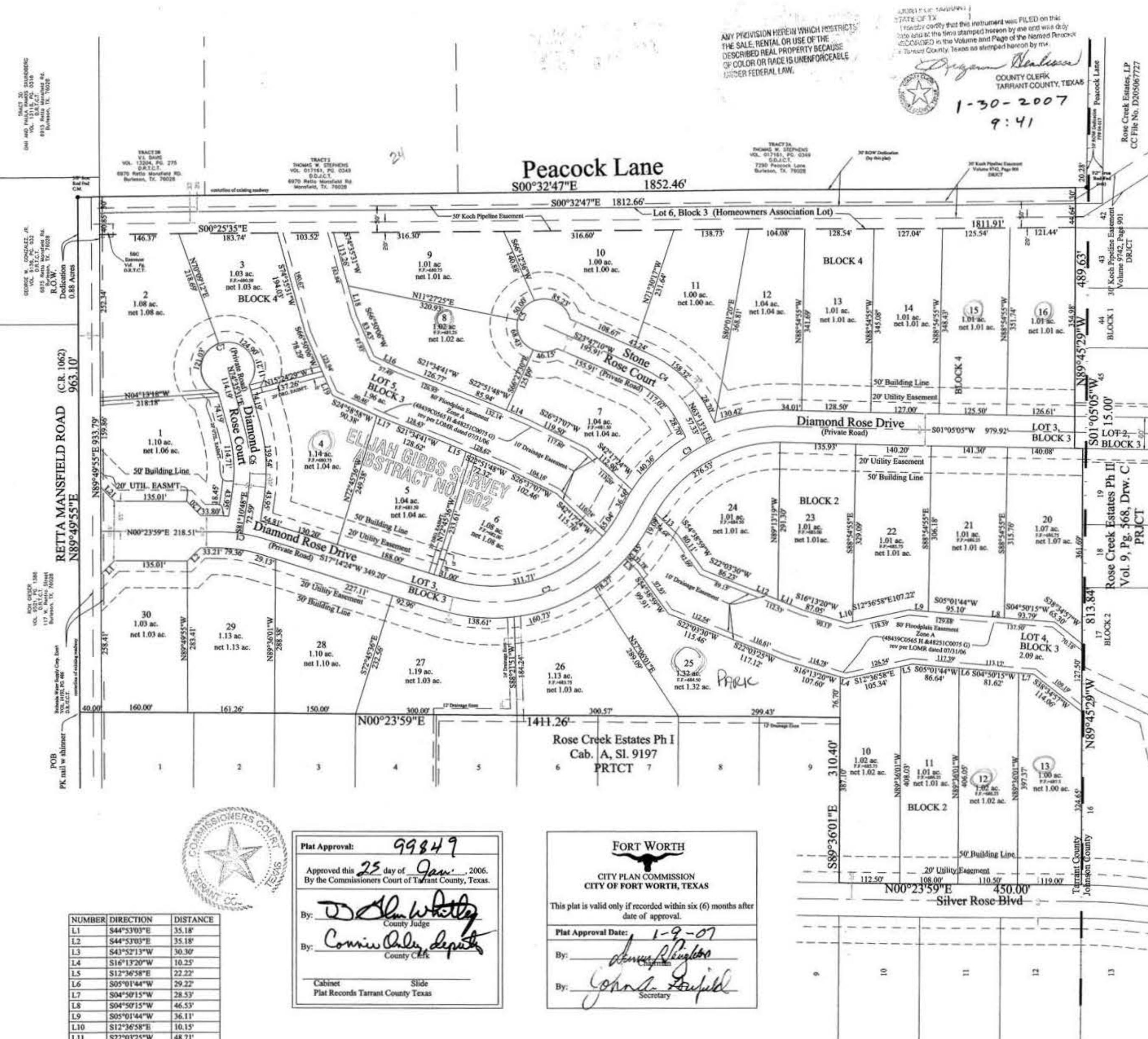
TARRANT COUNTY NOTES
Tarrant County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Tarrant County, from all claims, damages and losses arising out of and resulting from performance of the obligations of said owners set forth in this paragraph.

Construction not complete within two years of the recording date shall be subject to current County Subdivision Standards and Regulations.

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

Owner/Developer:
Rose Creek Estates, L.P.
PO Box 89
Mansfield, TX 76063

Baird, Hampton & Brown, Inc.
Engineering & Surveying
920 South Main Street, Old Main Place Suite 190, Grapevine, Texas 76051
Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhbinc.com



I, Doug McKey, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown herein were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.
Douglas McKey
Registered Professional Land Surveyor
No. 5799

01.08.07



This plat filed in Cabinet A, Slide 11665

Final Plat
Phase 3
FP# 005-145
PP# 004-017

35 Lots
Lots 10-13 & 20-30, Block 2; Lots 3-6, Block 3; Lots 1-16, Block 4
Elijah Gibbs Survey, Abstract No. 602
Tarrant County Texas

December, 2006

100' 50' 0 100' 200'
DRAWING SCALE: 1" = 100'
A 1/665

§ Tarrant County, Texas

WHEREAS, Rose Creek Estates, L.P. is the owner of a tract of land situated in the Elijah Gibbs Survey, Abstract No. 602, Tarrant County, Texas, and being a portion that tract of land deeded to Rose Creek Estates, L.P., as recorded in Document No. D205067727, Deed Records Tarrant County, Texas (DRCT) and being more particularly described by metes and bounds as follows (bearing referenced to the east line of Rose Creek Estate, Phase 1) as recorded in Cabinet A, Slide 9197, Plat Records Tarrant County Texas (PRTC):

BEGINNING at a PK Nail with shiner marked "BHB INC" in the centerline of Retta Mansfield Road (C.R. 1062) for the northeast corner of said Rose Creek Estate Phase I, from which a found 5/8-inch iron rod for the called northwest corner of the Elijah Gibbs Survey, Abstract 602, bears South 89°50' West, a distance of 672.4 feet;

THENCE North 89°49'55" East along the centerline said Peacock Lane, a distance of 1852.46 feet to a set 5/8-inch iron rod with cap marked "BHB INC" (set iron rod), from which a found 5/8-inch iron rod in the centerline of Peacock Lane at a 90° easterly bend in said road bears South 09°32'47" East, 20.28 feet;

THENCE South 09°32'47" East along the centerline said Peacock Lane, a distance of 1852.46 feet to a set 5/8-inch iron rod with cap marked "BHB INC" (set iron rod), from which a found 5/8-inch iron rod in the centerline of Peacock Lane at a 90° easterly bend in said road bears South 09°32'47" East, 20.28 feet;

THENCE North 89°45'29" West, at 67.97 feet pass the northeast corner of Rose Creek Estates, Phase II as recorded in Volume 9, Page 568, Drawer C, Plat Records Johnson County Texas, continuing with said line for a total distance of 489.63 feet to a set iron rod;

THENCE westerly continuing with said north line as follows:
South 01°05'05" West, a distance of 15.00 feet to a set iron rod;

North 89°45'29" West, a distance of 813.84 feet to a SIR the intersection of said line and the east right of way for Silver Rose Boulevard (a 60' private road as established by Rose Creek Estates, Phase I as recorded in Cabinet A, Slide 9197, PRTC);

THENCE North 09°05'00" East, a distance of 450.00 feet to a round 5/8-inch iron rod, the southwest corner of Lot 9, Block 2, of said Addition;

THENCE South 89°36'01" East, a distance of 310.40 feet to a found iron rod for the southeast corner of Lot 9, Block 2, of the aforesaid Rose Creek Estates Phase I;

THENCE North 09°23'59" East with the east line of said Addition, a distance of 1411.26 feet to the POINT of BEGINNING and containing 44.89 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rose Creek Estates, L.P., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Rose Creek Estates, Lots 10-13 & 20-30, Block 2; Lots 3-6, Block 3, & Lots 1-16, Block 4, all in Tarrant County, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

[Signature]
Grant McCranie
Owner

BEFORE ME, the undersigned authority, on this day personally appeared, Grant McCranie, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 21 day of *September*, 2007.

[Signature]
RICHARD GRANT MCCRARY II
Notary Public in and for
the State of Texas
My commission expires
August 29, 2009

Notes:
All streets are private and will be maintained by the Rose Creek Estates HOA.

No permanent structures shall be constructed over an existing water, sanitary sewer, or utility easement.

Direct access from single/duplex residential drives onto Retta-Mansfield Road is prohibited.

5' utility easements shall be provided along all side and rear lot lines.

Unless otherwise noted 5/8" capped iron rods marked "BHB INC" are set at all lot corners and right of ways.

Unless otherwise noted all easements shown herein are dedicated by this plat.

Floodplain information shown herein is a scaled representation of data shown by FIRM map 48251C0075G, Dated Jan. 6th, 1993 and FIRM Map 48439C0565H, Dated Aug. 2nd, 1995 and as updated by Letters of Map Revision numbered 48439C0565 and 48251C0075 G, Dated July 31st, 2006.

Koch Pipeline located along eastern property line has a 1440 PSI rating, per Jeff Gordon with Koch Pipeline, 817-688-0089.

Final Plat
Establishing
Rose Creek Estates

35 Lots

Lots 10-13 & 20-30, Block 2; Lots 3-6, Block 3; Lots 1-16, Block 4
Elijah Gibbs Survey, Abstract No. 602
Tarrant County Texas