

In your own backyard.

www.liveatrockycreek.com

- Bounded by 2 creeks (Rocky Creek and Mustang Creek) and Benbrook Lake
- 7 miles of beautiful wooded trails along the creeks and lake
- 136 acre recreation area along Mustang Creek
- 3000 square feet minimum home size
- 75% masonry construction
- No timeline to begin construction after purchase
- Construction completion-18 months from groundbreaking
- Setbacks-200' from front line, 100' from side and 150' from rear
- Fences-Pipe or pipe and cable along frontage, Wire and T-post on sides
- Water wells-1 per 20 acres or 2 for lots over 20 acres
- Permissible to build main house, guest house, barn, etc
- Multiple boat ramps within a short drive
- Around 2 miles from the Chisholm Trail Parkway! This has cut commute times down by 15 minutes to downtown Fort Worth and provides quick access to southwest Fort Worth.
- **Ag Exempted!!** Only development that offers the ability to take advantage of this exemption without actively creating or managing some sort of agricultural production. Will save \$1000's a year!

817-632-9483

rockycreek@williamstrew.com

Williamstrew 

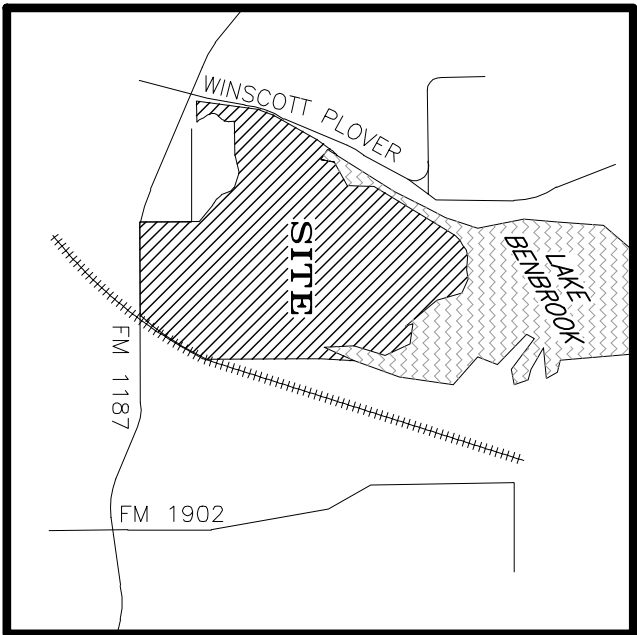
W. Spencer Perry

817-862-4480

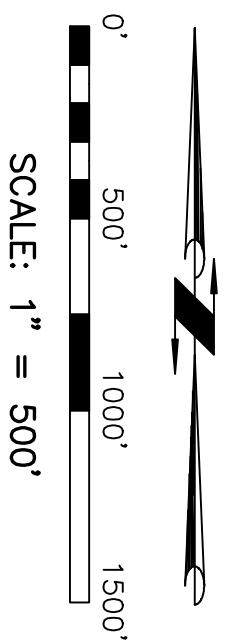
Rocky Creek Ranch

Price List Effective April 28, 2015

Lot #	Acres	Price	Price Per Acre
1R	10.000	\$145,000	\$14,500
2R	10.000	\$145,000	\$14,500
4R	10.968	\$155,000	\$14,132
50R	11.130	\$170,000	\$15,274
57	12.464	\$175,000	\$14,040
58	13.057	\$175,000	\$13,403
54R	12.671	\$180,000	\$14,206
22	11.825	\$185,000	\$15,645
59	11.100	\$185,000	\$16,667
69	10.560	\$195,000	\$18,466
80R1	11.728	\$200,000	\$17,053
83	11.695	\$210,000	\$17,956
51R	13.394	\$215,000	\$16,052
53R	15.223	\$230,000	\$15,109
84	14.107	\$240,000	\$17,013
82R2	15.822	\$255,000	\$16,117
85	13.516	\$260,000	\$19,236
52R	19.297	\$295,000	\$15,287
under contract 63	23.066	\$335,000	\$14,524
72R	18.519	\$335,000	\$18,090
82R1	20.406	\$335,000	\$16,417
7R	26.247	\$370,000	\$14,097
under contract 71R	24.070	\$410,000	\$17,034
5R1	33.367	\$470,000	\$14,086
23R1	35.453	\$580,000	\$16,360
20	43.365	\$630,000	\$14,528
68	46.854	\$630,000	\$13,446



VICINITY MAP
N.T.S.



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STATE OF TEXAS
VOL. 3571, PG. 207

WINSOTT-POLOER ROAD
(VARIABLE WIDTH ROW)
VOL. 3138, PG. 496
U.S.A.
RR R-O-W
VOL. 45
PG. 266
C.C. & S.W.

— LOTS SOLD

ROCKY CREEK RANCH

AN EXHIBIT SHOWING
LOT INVENTORY

NOVEMBER 10, 2014