



ROCKY CREEK RANCH

- 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!

Hike. Ride. Bike.



In your own backyard.

www.liveatrockycreek.com