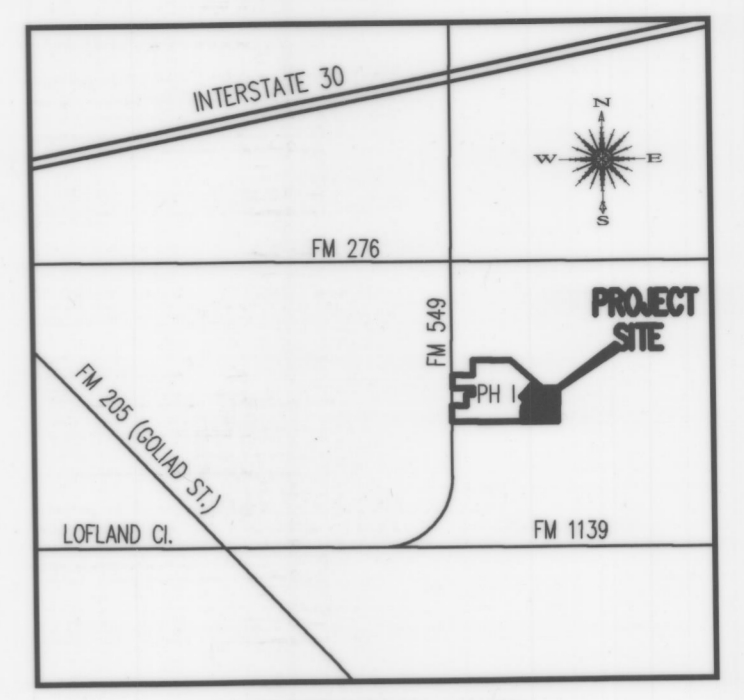


NOTES:

1. FLOOD STATEMENT: ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS THE FINAL PLAT OF FONTANNA RANCH AS RECORDED IN CABINET G, SLIDE 189 P.R.R.C.T.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
5. THE PROPERTY/LOT OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL THE DETENTION/DRAINAGE SYSTEMS.
6. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

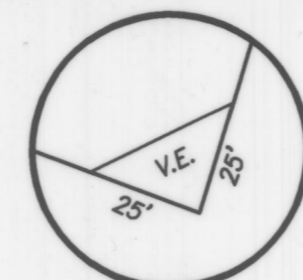


VICINITY MAP
N.T.S.

LEGEND

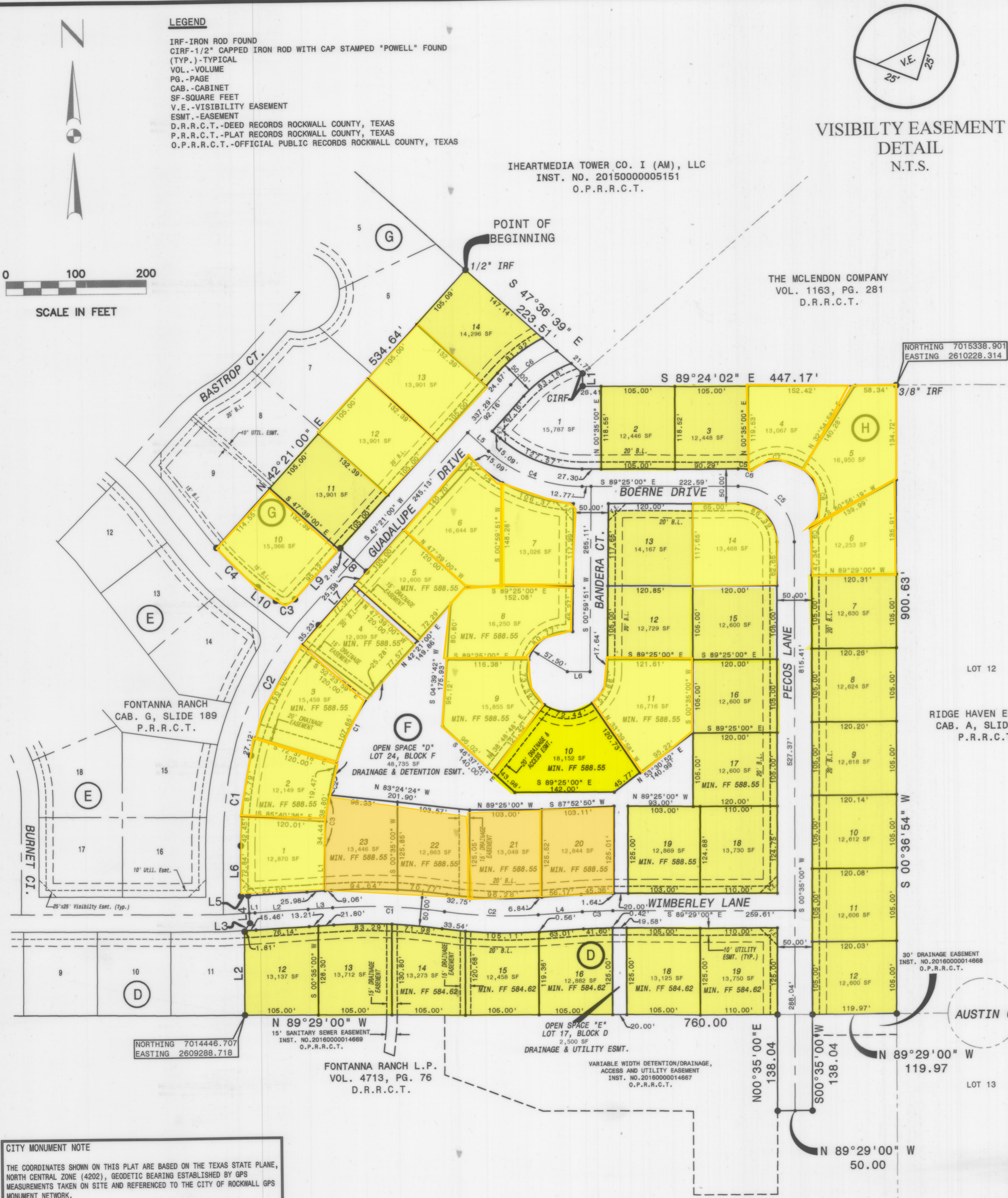
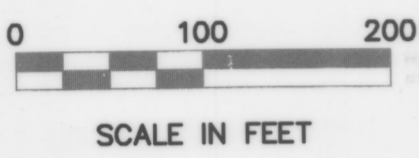
- IRF-IRON ROD FOUND
- CIRF-1/2" CAPPED IRON ROD WITH CAP STAMPED "POWELL" FOUND (TYP.)-TYPICAL
- VOL.-VOLUME
- PG.-PAGE
- CAB.-CABINET
- SF-SQUARE FEET
- V.E.-VISIBILITY EASEMENT
- ESMT.-EASEMENT
- D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

**VISIBILITY EASEMENT
DETAIL
N.T.S.**



IHEARTMEDIA TOWER CO. I (AM), LLC
INST. NO. 2015000005151
O.P.R.R.C.T.

THE MCLENDON COMPANY
VOL. 1163, PG. 281
D.R.R.C.T.



LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°30'04" W	64.83'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°40'34" W	18.39'
L2	N 00°19'18" E	120.00'
L3	N 32°55'03" E	14.49'
L4	N 03°17'13" W	39.51'
L5	S 86°38'40" W	10.17'
L6	N 00°30'04" E	72.84'
L7	N 42°21'00" E	103.15'
L8	N 47°39'00" W	50.00'
L9	S 42°21'00" W	97.70'
L10	N 51°32'21" W	32.70'

STREET CENTER LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°38'17" E	8.15'
L2	N 86°38'40" E	75.96'
L3	N 86°48'43" E	35.02'
L4	N 86°41'42" E	63.01'
L5	S 47°39'00" E	40.09'
L6	S 89°00'09" E	32.50'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	564.08'	13°13'44"	130.24'	N 07°06'56" E	129.95'
C2	425.00'	28°37'42"	212.35'	N 28°02'09" E	210.15'
C3	20.00'	86°06'39"	30.06'	S 85°24'20" W	27.31'
C4	400.00'	11°38'47"	81.31'	N 45°42'57" W	81.17'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	305.00'	28°37'42"	152.40'	S 28°02'09" W	150.82'
C2	444.08'	3°46'51"	29.30'	S 11°50'30" W	29.30'
C3	444.08'	9°27'01"	73.24'	S 05°13'34" W	73.16'
C4	225.00'	11°31'11"	45.24'	S 53°24'35" E	45.16'
C5	105.00'	8°03'05"	14.76'	N 85°23'27" W	14.74'
C6	105.00'	2°19'35"	4.26'	N 80°12'07" W	4.26'
C7	60.00'	75°11'04"	78.73'	S 89°18'17" W	73.20'
C8	60.00'	92°33'26"	96.93'	N 06°49'28" W	86.73'
C9	105.00'	10°22'40"	19.02'	N 04°36'20" W	18.99'

STREET CENTER LINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	11°29'01"	160.34'	S 87°34'20" E	160.07'
C2	646.70'	11°52'59"	134.12'	S 87°21'21" E	133.88'
C3	655.00'	3°49'18"	43.69'	N 88°36'21" E	43.68'
C4	200.00'	41°46'00"	145.79'	S 68°32'00" E	142.59'
C5	80.00'	90°00'00"	125.66'	S 44°25'00" E	113.14'
C6	200.00'	23°36'34"	82.41'	S 54°09'17" W	81.83'

**J 025
FINAL PLAT
FONTANNA RANCH PHASE II**
BLOCK D, LOTS 12-19, BLOCK F, LOTS 1-24,
BLOCK G, LOTS 10-14, BLOCK H, LOTS 1-12
BEING A 19.325 ACRE TRACT OF LAND SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABST. NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Contact: Jay Maddox
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH, L.P. &
FONTANNA RANCH PHASE II, L.P.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

CITY MONUMENT NOTE
THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

Fontanna Ranch Ph II
Lots 12-19, Block D, Lots 1-24, Block F
Lots 10-14, Block G, Lots 1-12, Block H
Final Plat