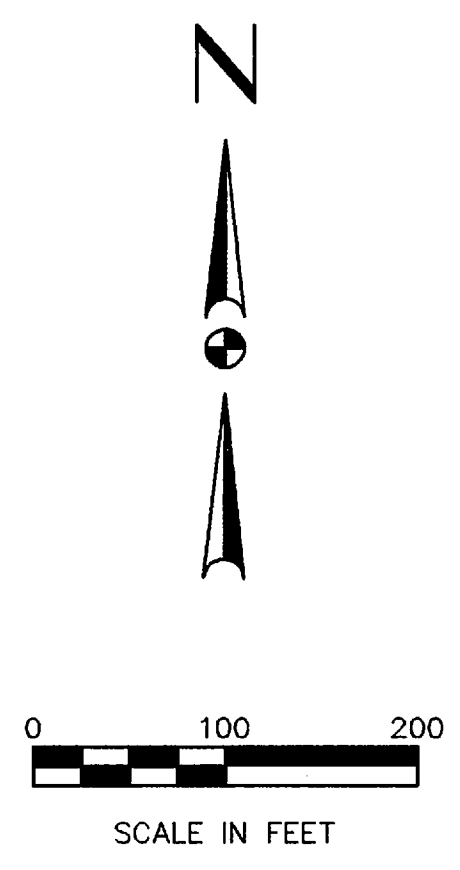


NOTE:
ALL OPEN SPACES ARE TO BE DEDICATED AND MAINTAINED BY THE FONTANNA RANCH HOME OWNERS ASSOC. (H.O.A.) BY THIS PLAT.

LOT 1A, BLOCK A, LOT 1A, BLOCK B, LOT 23A, BLOCK B, AND LOT 1A, BLOCK C ARE TO BE DEDICATED AND MAINTAINED BY THE FONTANNA RANCH HOME OWNERS ASSOC. (H.O.A.) BY THIS PLAT

UNLESS OTHERWISE NOTED ALL CORNERS ARE A 5/8" IRON ROD WITH A CAP STAMPED R.P.L.S. 5430.

39.259 ACRES
FAIRCHILD KLIF, INC.
VOL. 100, PG. 732
D.R.R.C.T.



CURVE	D=	R=	L=	LC=	CB=
C1	28°06'50"	100.00	49.07	48.58	N 14°22'34" E
C2	90°00'00"	74.00	116.24	104.65	N 45°19'08" E
C3	42°03'51"	124.00	91.04	89.00	S 68°38'56" E
C4	07°39'40"	50.50	6.75	6.75	S 43°47'11" E
C5	07°39'40"	49.50	6.62	6.61	S 43°47'11" E
C6	90°00'00"	74.00	116.24	104.65	S 02°37'01" E
C7	132°13'09"	30.00	69.23	54.86	N 23°43'35" W
C8	61°43'52"	30.00	32.32	30.78	S 59°17'54" W
C9	61°42'36"	54.00	58.16	55.39	N 59°17'17" E
C10	89°49'26"	58.00	90.93	81.90	N 45°13'51" E
C11	53°47'18"	64.00	60.08	57.90	N 27°12'47" E
C12	101°43'27"	29.50	52.37	45.76	N 03°14'43" E
C13	42°05'36"	100.00	73.47	71.83	N 68°39'49" W
C14	89°58'15"	29.50	46.32	41.71	S 45°18'16" W
C15	28°06'50"	74.00	36.31	35.95	S 14°22'34" W
C16	28°06'50"	50.00	24.53	24.29	N 14°22'34" E
C17	90°00'00"	30.00	47.12	42.43	N 44°40'52" W
C18	90°00'00"	50.00	78.54	70.71	S 45°19'08" W
C19	28°06'50"	124.00	60.84	60.24	S 14°22'34" W
C20	132°03'52"	40.00	92.20	73.10	N 66°21'03" E
C21	90°00'00"	50.00	78.54	70.71	S 02°37'01" E
C22	115°04'13"	5.00	10.04	8.44	N 80°04'54" W
C23	29°44'25"	54.00	28.03	27.72	N 37°25'00" W
C24	101°00'23"	5.00	8.81	7.72	N 01°47'01" W
C25	48°24'02"	82.00	69.27	67.23	N 24°31'09" E

LINE	LENGTH	BEARING
L1	69.69	N 28°25'59" E
L2	200.12	N 00°19'08" E
L3	331.83	S 89°40'52" E
L4	144.38	S 47°37'01" E
L5	57.06	S 39°57'21" E
L6	120.21	S 47°37'01" E
L7	237.91	S 42°22'59" W
L8	197.98	S 42°22'59" W
L9	141.17	N 42°22'59" E
L10	205.03	N 89°50'10" W
L11	7.95	S 28°25'59" W
L12	7.99	N 28°25'59" E
L13	183.51	S 89°51'26" E
L14	213.23	N 00°19'08" E
L15	119.05	N 47°37'01" W
L16	201.53	N 89°42'37" W
L17	324.31	S 00°19'08" W
L18	72.39	S 28°25'59" W
L19	72.42	N 28°25'59" E
L20	324.13	N 00°19'08" E
L21	47.00	N 89°40'52" W
L22	200.12	S 00°19'08" W
L23	69.66	S 28°25'59" W
L24	123.56	S 47°37'01" E
L25	245.00	S 42°22'59" W
L26	213.23	N 00°19'07" E

L1	N 46°00'49" W	5.01'
L2	N 40°13'03" E	15.03'
L3	S 46°00'49" E	5.01'

CONTROL MONUMENTS (C.M.)

- C.M. 1 - N 7016116.4588
E 2608954.8027
- C.M. 2 - N 7014463.8812
E 2607384.2660

BASED ON CITY OF ROCKWALL MONUMENT R019

BEARINGS ARE BASED ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY DEED TO JAMES KENNETH INGRAM RECORDED IN VOLUME 74, PAGE 323 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SHOWN BETWEEN CONTROL MONUMENTS AS SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST.

FLOOD STATEMENT:
According to Map No. 4805430045 B, dated September 17, 1980 prepared by the Federal Emergency Management Agency, by scale this property is in Zone "C", which are areas of minimal flooding.

Legend of Symbols & Abbreviations

- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- B.L. - BUILDING LINE
- I.R.F. - IRON ROD FOUND
- I.R.S. - IRON ROD SET
- D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS

Final Plat
FONTANNA RANCH
BEING A 64.073 AC. TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 IN ROCKWALL COUNTY, TEXAS INCLUDING A REPLAT OF LOT 1 AND PART OF LOT 2 OF THE McLENDON COMPANIES ADDITION, RECORDED IN CAB. D, PAGE 153, P.R.R.C.T.

Owner: **FONTANNA RANCH, LTD.**
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75232
(972) 386-3333

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

Surveyor: **MADDOX SURVEYING**
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

April 24, 2007

1"=100'

Sheet 2 of 3