

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL:

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FONTANNA RANCH, AN ADDITION TO ROCKWALL COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF ROCKWALL COUNTY, TEXAS.

WE DO HEREBY DEDICATE THE MUTUAL ACCESS EASEMENTS SHOWN FOR USE BY THE PUBLIC AS A MEANS OF PEDESTRIAN AND VEHICLE ACCESS TO THE PROPERTY SHOWN THEREON AND TO THE ADJACENT PROPERTY THEREON.

EXECUTED THIS THE _____ DAY OF _____, 2007.

FONTANNA RANCH, L.P., A TEXAS LIMITED PARTNERSHIP,
BY SPRING HAVEN INVESTMENTS, INC.,
A TEXAS CORPORATION, IT'S GENERAL PARTNER.

BY: RANDELL CARINGTON, PRESIDENT

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RANDELL CARINGTON, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROCKWALL INDEPENDENT SCHOOL DISTRICT

BY: DR. GENE BURTON, SUPERINTENDENT

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DR. GENE BURTON, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL:

WHEREAS Fontanna Ranch, L.P. is the owner of a tract of land located in the John A. Ramsey Survey, Abstract No. 186, situated in Rockwall County, Texas, and embracing a portion of a called 58.823 acre tract of land described by deed to James Kenneth Ingram recorded in Volume 74, Page 323 of the Deed Records of Rockwall County, Texas, and embracing all of Lot 1 and a portion of Lot 2 of Midland Companies Addition, an addition to the City of Rockwall, Texas according to the plot recorded in Cabinet D, Slide 153 of the Plat Records of Rockwall County, Texas.

BEGINNING at a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found in the east line of F.M. 549, a variable width right of way, for the southwest corner of said 58.823 acre tract.

THENCE North no degrees 31 minutes 37 seconds East, along the east line of said F.M. 549 and the west line of said 58.823 acre tract, a distance of 433.20 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 3888 found for corner.

THENCE South 88 degrees 57 minutes 06 seconds East, departing said F.M. 549, a distance of 375.00 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 3888 found for corner.

THENCE North no degrees 31 minutes 37 seconds East, a distance of 300.00 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 3888 found for corner.

THENCE South 88 degrees 57 minutes 06 seconds East, a distance of 187.80 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 4845 found for corner.

THENCE North no degrees 36 minutes 19 seconds East, a distance of 176.65 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 3888 found on the south line of said Lot 1.

THENCE North 89 degrees 23 minutes 49 seconds West, along the south line of said Lot 1, a distance of 543.11 feet to a 5/8 inch iron rod with cap stamped SURVORN found in the east line of said F.M. 549 for the southwest corner of said Lot 1.

THENCE North no degrees 18 minutes 27 seconds East, along the east line of said F.M. 549 and the west line of said Lot 1, a distance of 348.88 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1 and the southwest corner of the said Lot 2.

THENCE South 89 degrees 25 minutes 26 seconds East, along the south line of said Lot 2, a distance of 534.07 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner.

THENCE North no degrees 20 minutes 12 seconds East, departing the south line of said Lot 2, a distance of 408.46 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found in the north line of said Lot 2 and the south line of Lot 3 of said Midland Companies Addition.

THENCE South 89 degrees 40 minutes 52 seconds East, along the north line of said Lot 2 and the south line of said Lot 3, a distance of 1004.11 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 3 and the northeast corner of said Lot 2.

THENCE South 47 degrees 36 minutes 39 seconds East, along the easterly line of said Lot 1 and Lot 2, a distance of 585.64 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for corner.

THENCE South 42 degrees 21 minutes no seconds West, departing the easterly line of said Lot 1 and Lot 2, a distance of 534.64 feet to a 5/8 inch iron rod stamped "R.P.L.S. 5430" set for the beginning of a non-tangent curve to the left.

THENCE in a southeasterly direction along said curve to the left, having a radius of 400.00 feet, a central angle of 11 degrees 38 minutes 47 seconds, an arc length of 81.31 feet and a chord which bears South 45 degrees 42 minutes 57 seconds East, a chord distance of 81.17 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2007.

BRIAN J MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BRIAN J MADDOX, KNOWN 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THENCE South 51 degrees 32 minutes 21 seconds East, a distance of 32.70 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for the beginning of a curve to the left.

THENCE in a northeasterly direction along said curve to the left, having a radius of 20.00 feet, a central angle of 89 degrees 06 minutes 39 seconds, an arc length of 30.06 feet and a chord which bears North 85 degrees 24 minutes 20 seconds East, a chord distance of 27.31 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner.

THENCE North 42 degrees 21 minutes no seconds East, a distance of 87.70 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for corner.

THENCE South 47 degrees 36 minutes no seconds East, a distance of 50.00 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for corner.

THENCE South 42 degrees 21 minutes no seconds West, a distance of 103.15 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for the beginning of a curve to the left.

THENCE in a southwesterly direction along said curve to the left, having a radius of 425.00 feet, a central angle of 28 degrees 37 minutes 42 seconds, an arc length of 212.35 feet and a chord which bears South 28 degrees 02 minutes 09 seconds West, a chord distance of 210.15 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for the beginning of a compound curve to the left.

THENCE in a southwesterly direction along said curve to the left, having a radius of 564.08 feet, a central angle of 13 degrees 15 minutes 14 seconds, an arc length of 130.49 feet and a chord which bears South 07 degrees 07 minutes 41 seconds West, a chord distance of 130.20 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner.

THENCE South no degrees 30 minutes 04 seconds West, a distance of 72.84 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for corner.

THENCE North 86 degrees 36 minutes 40 seconds East, a distance of 10.17 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for corner.

THENCE South 03 degrees 17 minutes 13 seconds East, a distance of 38.51 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for corner.

THENCE South 32 degrees 55 minutes 03 seconds West, a distance of 14.48 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set for corner.

THENCE South no degrees 19 minutes 18 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod stamped R.P.L.S. 5430 set in the common line of said 58.823 acre tract and said 27.925 acre tract for corner.

THENCE North 88 degrees 29 minutes no seconds West along the common line of said 58.823 acre tract and said 27.925 acre tract, a distance of 1904.53 feet to the PLACE OF BEGINNING and containing 2,791,005 square feet or 64.073 acres of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary

City Engineer

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
EMBRACING 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, 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

Surveyor:
MADDOX SURVEYING
P.O. Box 2100
Fomey, Texas 75126
(972) 564-4416