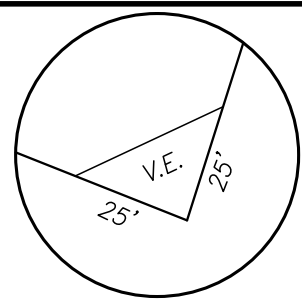




LEGEND

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

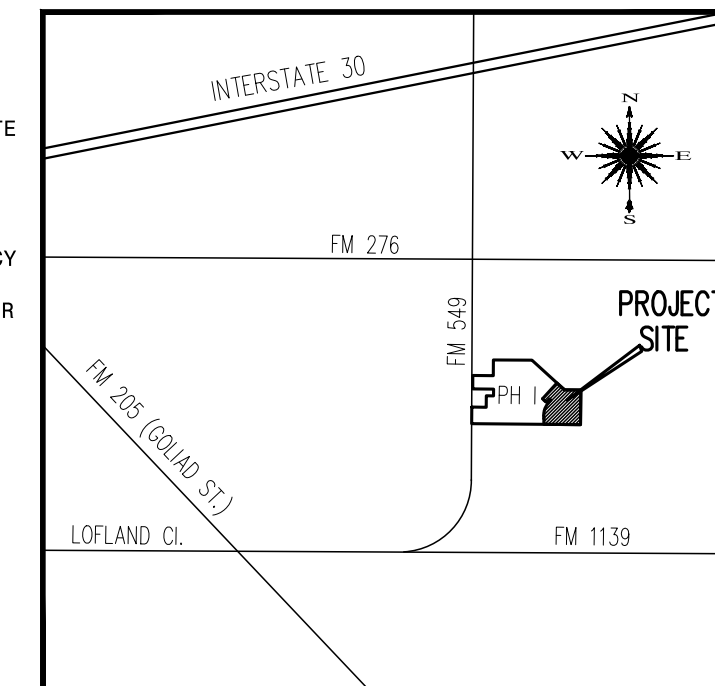


VISIBILITY EASEMENT
DETAIL
N.T.S.

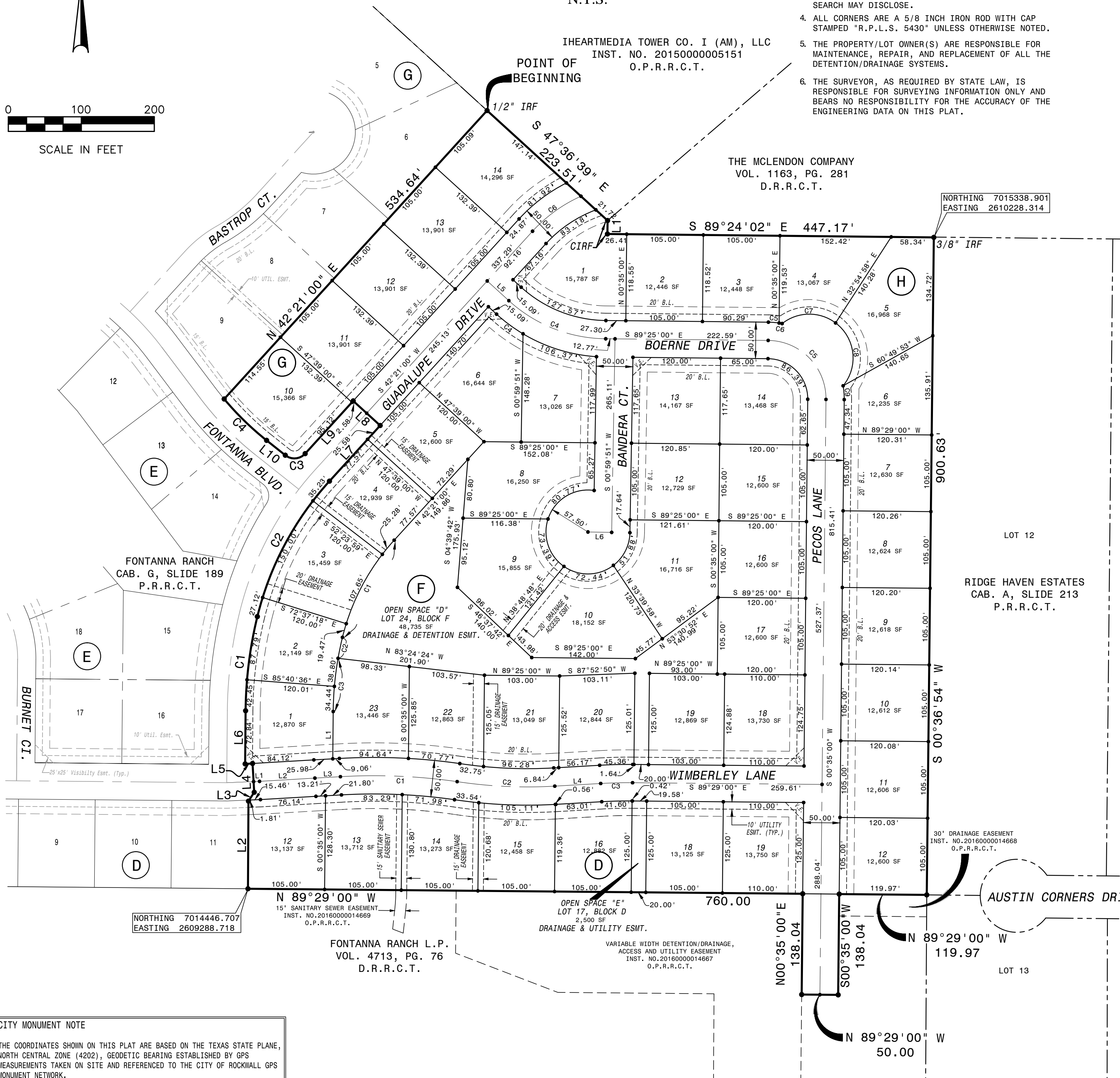
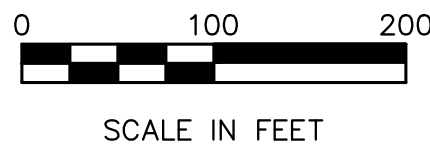
NOTES:

- 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.

7. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND ANY STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



VICINITY MAP
N.T.S.



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'

THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT A SCRIVENER ERROR FOR THE BEARING AND DISTANCE ON THE COMMON LOT LINE BETWEEN LOTS 5 AND 6, BLOCK H AND CONVERT THE 15' DRAINAGE EASEMENT ON THE COMMON LOT LINE BETWEEN LOTS 13 AND 14, BLOCK D TO A 15' SANITARY SEWER EASEMENT. THE OVERALL PLAT BOUNDARY HAS NOT BEEN CHANGED.

AMENDING 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 (841,809 S.F.) TRACT OF LAND SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABST. NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR: MADDOX SURVEYING & MAPPING INC.
OWNER: FONTANNA RANCH, L.P. & FONTANNA RANCH PHASE II, L.P.
ENGINEER: F.C. CUNY CORP.
P.O. BOX 2109, FORNEY, TEXAS 75126
6750 Hillcrest Plaza Dr., Suite 325, Dallas, Texas 75230
#2 Horizon Court, Suite 100 Heath, Texas 75032
(972) 564-4416
Contact: Jay Maddox
Firm Registration No. 10013200
(972) 386-3333
(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.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as FONTANNA RANCH PHASE II, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Fontanna Ranch Phase II L.P.

Fontanna Ranch L.P.

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

_____, 2017.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Fontanna Ranch Phase II, L.P. and Fontanna Ranch L.P. are the owner's of a tract of land located in the John A. Ramsey Survey, Abstract No. 186, situated in Rockwall County, Texas, and embracing all of a tract of land to Fontanna Ranch Phase II, L.P. as recorded in Instrument Number 20150000018857 of the Official Public Records of Rockwall County, Texas, and a portion of a tract of land to Fontanna Ranch L.P. as recorded in Volume 4713, Page 76 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the north corner of said Fontanna Ranch Phase II, L.P. tract and for the east corner of Lot 6, Block G, of Fontanna Ranch, an addition to The City of Rockwall as recorded in Cabinet G, Slide 189 of the Plat Records of Rockwall County, Texas, said point also lying on the southwest line of a tract of land to IHEARTMEDIA TOWER CO. I(AM), LLC as recorded in Instrument Number 2015000005151 Official Public Records Rockwall County, Texas;

THENCE South 47 degrees 36 minutes 39 seconds East along the common line of said Fontanna Ranch Phase II, L.P. tract and said IHEARTMEDIA tract a distance of 223.51 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for the south corner of said IHEARTMEDIA tract and a west corner of a tract of land to McLendon Company as recorded in Volume 1163, Page 281 of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 40 minutes 34 seconds West along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 18.39 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for corner;

THENCE South 89 degrees 24 minutes 02 seconds East continuing along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 447.17 feet to a 3/8 inch iron rod found for the northeast corner of said Fontanna Ranch Phase II, L.P. tract;

THENCE South 00 degrees 36 minutes 54 seconds West along the east line of said Fontanna Ranch Phase II, L.P. tract a distance of 900.63 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Fontanna Ranch Phase II, L.P. tract same being the northeast corner of said Fontanna Ranch L.P. tract,

THENCE North 89 degrees 29 minutes 00 seconds West along the common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract, a distance of 119.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 35 minutes 00 seconds West departing said common line and through the interior of said Fontanna Ranch L.P. tract, a distance of 138.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 89 degrees 29 minutes 00 seconds West continuing through the interior of said Fontanna Ranch L.P. tract, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 00 degrees 35 minutes 00 seconds East continuing through the interior of said Fontanna Ranch L.P. tract, a distance of 138.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the aforementioned common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract;

THENCE North 89 degrees 29 minutes 00 seconds West along the common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract a distance of 760.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of Lot 11, Block D of said Fontanna Ranch Addition, same being the southwest corner of said Fontanna Ranch Phase II, L.P. tract;

THENCE along the common line of said Fontanna Ranch Addition and said Fontanna Ranch Phase II, L.P. tract the following courses and distances;

North 00 degrees 19 minutes 18 seconds East a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 32 degrees 55 minutes 03 seconds East a distance of 14.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 03 degrees 17 minutes 13 seconds West a distance of 39.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 86 degrees 38 minutes 40 seconds West a distance of 10.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 00 degrees 30 minutes 04 seconds East a distance of 72.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 564.08 feet, a central angle of 13 degrees 13 minutes 44 seconds, an arc length of 130.24 feet, a chord bearing of North 07 degrees 06 minutes 56 seconds East a distance of 129.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of compound curve to the right;

With said compound curve continuing to the right having a radius of 425.00 feet, a central angle of 28 degrees 37 minutes 42 seconds, an arc length of 212.35 feet, a chord bearing of North 28 degrees 02 minutes 09 seconds East a distance of 210.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 103.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 47 degrees 39 minutes 00 seconds West a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 42 degrees 21 minutes 00 seconds West a distance of 97.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 06 minutes 39 seconds, an arc length of 30.06 feet, a chord bearing of South 85 degrees 24 minutes 20 seconds West a distance of 27.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 51 degrees 32 minutes 21 seconds West a distance of 32.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 400.00 feet, a central angle of 11 degrees 38 minutes 47 seconds, an arc length of 81.31 feet, a chord bearing of North 45 degrees 42 minutes 57 seconds West a distance of 81.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 534.64 feet to the POINT OF BEGINNING containing 841,809 square Feet, or 19.325 acres of land.

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 _____, 2017.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of FONTANNA RANCH PHASE II, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2017.

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 _____, 2017.

Mayor, City of Rockwall

City Secretary

City Engineer

THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT A SCRIVENER ERROR FOR THE BEARING AND DISTANCE ON THE COMMON LOT LINE BETWEEN LOTS 5 AND 6, BLOCK H . THE OVERALL PLAT BOUNDARY HAS NOT BEEN CHANGED.

AMENDING 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 (841,809 S.F.) 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