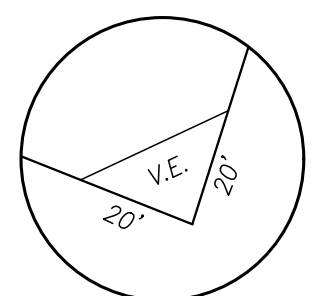


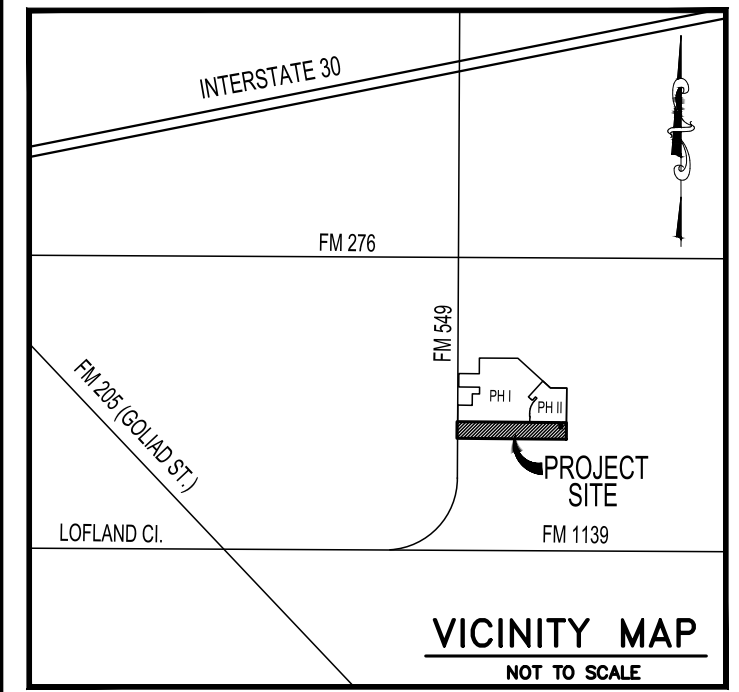
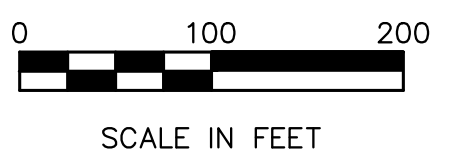
**NOTES:**

- 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.
- 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.
- 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.
- ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- THE PROPERTY/LOT OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL THE DETENTION/DRAINAGE SYSTEMS AND DRAINAGE EASEMENTS.
- 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.
- H.O.A. TO MAINTAIN ALL OPEN SPACE LOTS, DECORATIVE SIGN POLES AND FIXTURES AS WELL AS STREET AND REGULATORY SIGNAGE.



**LEGEND**

- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND (TYP.) - TYPICAL
- VOL. - VOLUME
- PG. - PAGE
- CAB. - CABINET
- SF - SQUARE FEET
- V.E. - VISIBILITY EASEMENT
- ESMT. - EASEMENT
- MIN. F.F. - MINIMUM FINISHED FLOOR
- 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



**CITY MONUMENT NOTE**

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

**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

**PROJECT INFORMATION**  
Project No.: msm1729  
Date: May 3, 2018  
Scale: 1"=100'  
Sheet 1 of 2



**SURVEYOR:**  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013 214.461.9867 ph  
214.461.9864 fx  
TBPLA Registration No. 10194381  
www.tnppinc.com  
CASE NO. (P2017-047)

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 III 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 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.

\_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS 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 all of the remainder of a called 27.939 acre 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 southeast corner of said 27.939 acre tract, also for the northeast corner of Lot 5, Willow Ridge Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Slide 204 of the Plat Records of Rockwall County, Texas, also lying on the west line of Lot 13, Ridge Haven Estates, an addition to the City of Rockwall recorded in Cabinet A, Slide 213 of the Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 32 minutes 54 seconds West, along the south line of said 27.939 acre tract and the north line of said Willow Ridge Subdivision, a distance of 752.94 to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" found for an angle point in said south line, also for the northwest corner of Lot 4 of said Willow Ridge Subdivision, also for the northeast corner of Lot 1, Block A, J.D. Crocker Addition, an addition to the City of Rockwall recorded in Cabinet B, Slide 79 of the Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 28 minutes 35 seconds West, continuing along the south line of said 27.939 acre tract and the north line of said J.D. Crocker Addition, a distance of 745.44 to a 3/8 inch iron rod found for an angle point in said south line and for the northwest corner of said J.D. Crocker addition, also for the northeast corner of a tract of land described by deed to Nick Titlow and Alyssa Titlow recorded in Instrument No. 2016000007251 of the Official Public Records of Rockwall County, Texas, from which a 5/8 inch iron rod found bears North 52 degrees 04 minutes 54 seconds West, a distance of 1.39 feet;

THENCE North 89 degrees 27 minutes 46 seconds West, continuing along said south line of said 27.939 acre tract and the north line of said Titlow tract, a distance of 1336.32 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of said 27.939 acre tract, also lying on the east line of F.M. Highway No. 549, a variable width right-of-way, from which a 1/2 inch iron rod with cap stamped "5034" found bears South 72 degrees 57 minutes 22 seconds West, a distance of 2.90 feet;

THENCE North 00 degrees 23 minutes 57 seconds East, along the west line of said 27.939 acre tract and the west line of said F.M. Highway No. 549, a distance of 429.45 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said 27.939 acre tract, also for the original southwest corner of Fontanna Ranch, an addition to the City of Rockwall recorded in Cabinet G, Slide 189 of the Plat Records of Rockwall County, Texas;

THENCE South 89 degrees 29 minutes 00 seconds East (Reference Bearing), along the common line of said 27.939 acre tract and said Fontanna Ranch, passing at a distance of 1904.61 feet a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Fontanna Ranch, also for the southwest corner of Fontanna Ranch Phase II, an addition to the City of Rockwall recorded in Cabinet J, Slide 25 of the Plat Records of Rockwall County, Texas, and continuing along the common line of said 27.939 acre tract and said Fontanna Ranch Phase II, a total distance of 2664.35 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of Lot 19, Block D of said Fontanna Ranch Phase II, also lying on the west line of Pecos Lane a 50 feet wide right-of-way as dedicated by said Fontanna Ranch Phase II;

THENCE South 00 degrees 35 minutes 00 seconds West, along the west line of said Pecos Lane, a distance of 138.04 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of same;

THENCE South 89 degrees 29 minutes 00 seconds East, along the south line of said Pecos Lane, a distance of 50.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same;

THENCE North 00 degrees 35 minutes 00 seconds East, along the east line of said Pecos Lane, a distance of 138.04 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of Lot 12, Block D of said Fontanna Ranch Phase II;

THENCE South 89 degrees 29 minutes 00 seconds East, along the south line of said Lot 12, a distance of 119.97 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same, also for the northeast corner of said 27.939 acre tract, also lying on the west line of said Ridge Haven Estates;

THENCE South 00 degrees 20 minutes 54 seconds West, along the west line of said 27.939 acre tract and the west line of said Ridge Haven Estates, a distance of 429.16 to the POINT OF BEGINNING, containing 1,211,181 square feet, or 27.805 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 \_\_\_\_\_, 2018.

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 III, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

Mayor, City of Rockwall

City Secretary

City Engineer

BOUNDARY LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows L1-L4.

CENTERLINE LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows L1-L7.

CENTERLINE CURVE TABLE table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1-C8.

LOT CURVE TABLE table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1-C7.

FINAL PLAT
FONTANNA RANCH PHASE III

BLOCK D, LOTS 20-38 AND
BLOCK H, LOTS 13-49

BEING A 27.805 ACRE TRACT OF LAND SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABST. NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

PROJECT INFORMATION
Project No.: msm1729
Date: May 8, 2018
Scale: 1"=100'
Sheet 2 of 2



SURVEYOR:
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013 214.461.9867 ph
214.461.9864 fx
TBPLA Registration No. 10194381
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