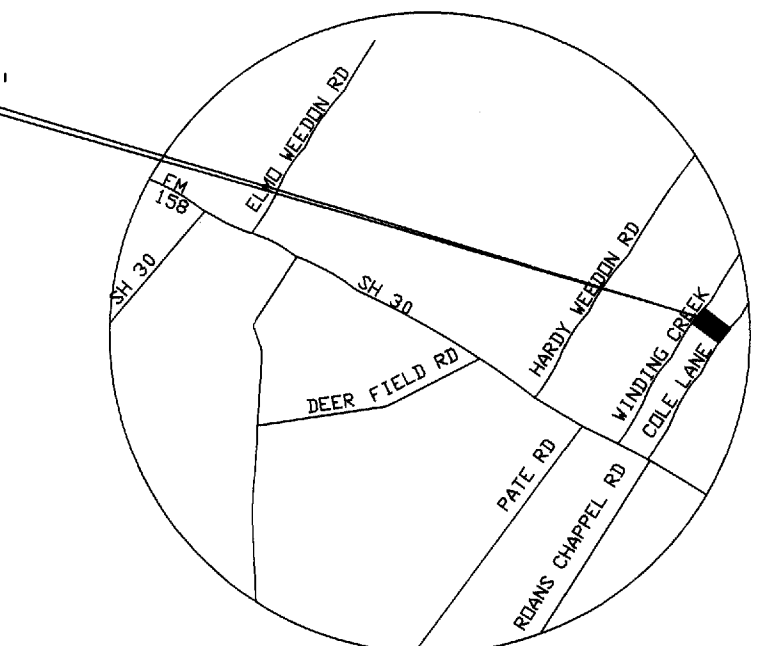


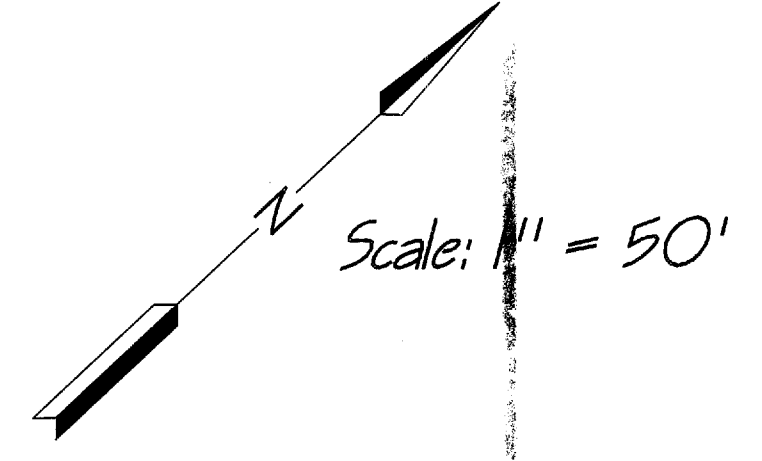
Winding Creek Road - Asphalt Paving 14' Width - 50' R.O.W Width
(PRIVATE ROAD)
N 43° 01' 54" E - 653.40' (Deed)

N 43° 08' 51" E - (Actual)

PROJECT LOCATION



VICINITY MAP
Not to Scale



Webb, Dale &
Debora B.
5.01 Acres
2725/245

Cruz, John Tony
1.25 Acres
372/20

GENERAL NOTES:

- This property does not lie in the 100 year flood plain according to Flood Insurance Rate Map No. 48041C0161 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
- Deed bearings used as basis of bearings.
- All improvements shown are existing unless otherwise noted.
- Subject property lies within the E.T.J. of the city of Bryan.
- Area to be serviced by private sewage facilities.
- No private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.004 of the Texas Water Code.
- All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before any on-site sewage facilities may be constructed.
- On-Site Sewage Facilities disposal area shall not encroach the 100 ft or the 150 ft sanitary zone of a private or public well, respectively.
- Presently there are no sewage facilities, private wells or public wells within this subdivision.
- Subject properties serviced by Wickson Water Supply Co.

Easements:

City of Bryan blanket easement recorded in 98/199 of the Deed Records of Brazos County, Texas.
Brazos River Transmission Electric Cooperative, Inc., blanket easement Recorded in 134/16 of the Deed Records of Brazos County, Texas.
City of Bryan blanket easement recorded in 141/42 of the Deed Records of Brazos County, Texas.

FIELD NOTES

BEGINNING at a 5/8 inch diameter iron rod found marking the southwest corner of said 14.82 acre tract and the southeast corner of called 2.53 acre Ronnie Wilson, ETAL tract, said iron rod being located in the northwest right-of-way line of Cole Lane.
THENCE S 42°38'09" W along the common line of said northwest right-of-way line of Cole Lane and said 15.05 acre tract for a distance of 652.42 feet to a found 3/8 inch iron rod marking the common corner of the Robert & Paula Dotson 2.50 acre tract and said 14.82 acre tract;
THENCE S 46°56'39" E along the northeast line said 14.82 acre tract for a distance of 1000.57 feet to a found 1/2 inch iron rod.
THENCE N 43°08'51" E along the northwest line of said tract and across the southeast right-of-way line of Winding Creek Road for a distance of 652.94 feet to a found 3/8 inch iron rod.
THENCE N 46°58'06" W along the southwest line of said 14.82 acre tract, for a distance of 1006.41 feet to the PLACE OF BEGINNING of the herein described tract, containing 14.82 acres of land, more or less.

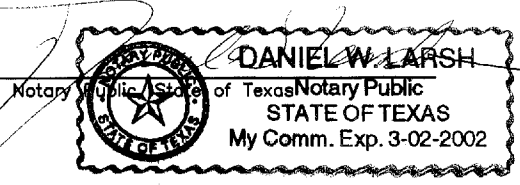
659.70'

N 46°58'06" W - (Deed)
N 46°55'05" W (Actual)

0707500
Velasquez, John Ed II &
Mali & Giezelda J. Velasquez
1.0 Acre
2218/286

STATE OF TEXAS
COUNTY OF BRAZOS
We, Fred Fontana and Tracy Fontana, owners and developers of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to us in the Deed Records of Brazos County in Volume 702, Page 256, and designated herein as the Fontana Addition to Brazos County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Fred Fontana and Tracy Fontana, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purpose and consideration therein stated.
Given under my hand and seal on this 16 day of February, 1999.



CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2272, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the areas and bounds describing said subdivision are in correct metric form.

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Final Plat
of
Fontana Addition
Block 1
Lots 1, 2, 3, 4, 5 & 6
14.82 Acres
Vol. 702 Page 256

Dotson, Robert W.
& Paula S.
2.50 Acres
863/391

Maria Kegans League A-28
Brazos County, Texas
SCALE: 1" = 50' December, 1999

OWNER/DEVELOPER:
Fred and Tracy Fontana
4713 Brompton Lane
Bryan, Texas 77802
Phone: 776-5616

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

CERTIFICATION OF THE COUNTY JUDGE
I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 25th day of JANUARY, 1999.

COUNTY OF BRAZOS
STATE OF TEXAS
CERTIFICATE OF COUNTY CLERK
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 16th day of February, 1999, in the Deed/Official Records of Brazos County, Texas, in Volume Page

APPROVAL OF THE PLANNING ADMINISTRATOR
I, MARY ANN WARD, City Planner of the City of Bryan, hereby certify that the attached plat was approved on the 16th day of February, 1999.

Filed for Record in:
Brazos County
On: Feb 01, 2000 at 10:22AM
Document Number: 0707500
Amount: 52.00
Receipt Number - 145560
Jackie Brown

STATE OF TEXAS
COUNTY OF BRAZOS
I, MARY ANN WARD, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 16th day of February, 1999, in the Deed/Official Records of Brazos County, Texas, in Volume Page as stamped hereon by me.
Feb 01, 2000

MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY, TEXAS

* Deed bearing used as basis of bearings

Wilson, Ronnie
Joe & Fonda L.
2.53 Acres
1838/160

Lot 6
2.49 Acres

Lot 5
2.49 Acres

542°38'09" W (Actual) 326.67'
* 542°38'09" W - 653.43' (Deed)
Cole Lane - Asphalt Paving 20' Width - 60' R.O.W. Width