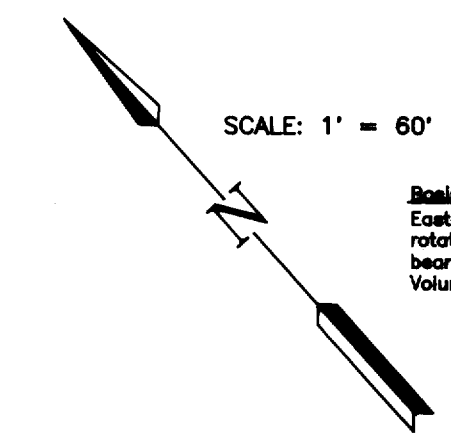
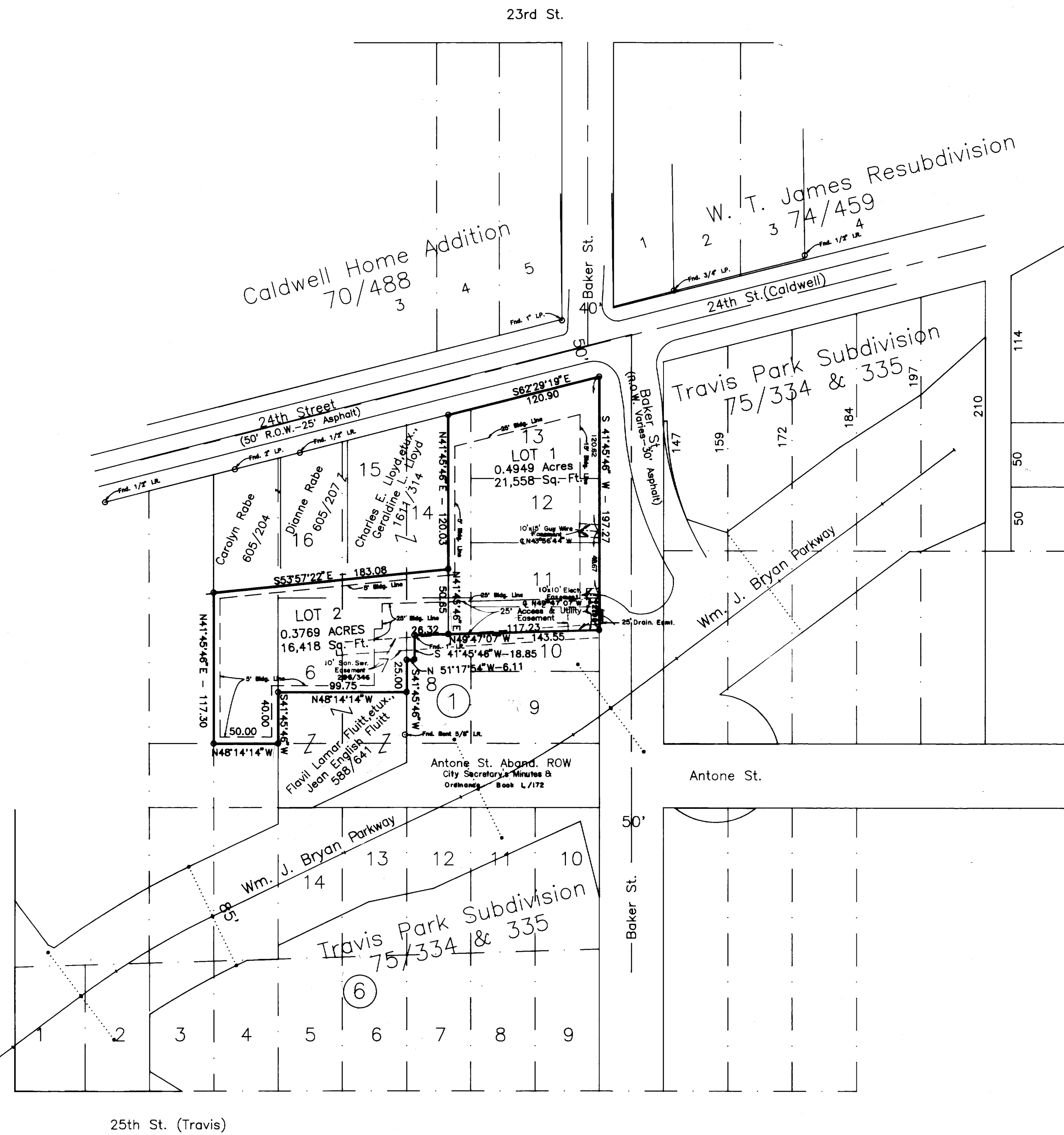


VICINITY MAP



Scale of Readings: Eastern line of subject tract (west line of Baker Street) rotated to dead call bearings for Block 1 & Block 2 west line bearings in deed from Sam Hardy Estate to City of Bryan in Volume 933, Page 233, Official Records of Brazos County, Texas.

FIELD NOTES: FIELD NOTES FOR A TRACT OF LAND CONTAINING 0.8718 (37,976 SQUARE FEET) OF ONE ACRE OF LAND, SAME BEING ALL OF LOTS 11 THRU 13, A PORTION OF LOTS 6 THRU 8, A PORTION OF LOT 10 & LOTS 14 THRU 16, ALL IN BLOCK 1, TRAVIS PARK SUBDIVISION, AND A PORTION OF AN UNPLATTED TRACT OF LAND ADJACENT TO SAID LOTS 6 & 16, AND BEING ALL OUT OF AND A PART OF THE JOHN AUSTIN LEAGUE NO. 2 IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND ACCORDING TO THE PLAT OF SAID TRAVIS PARK SUBDIVISION OF RECORD IN VOLUME 75, PAGES 334 & 335 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.8718 (37,976 SQUARE FEET) OF ONE ACRE TRACT OF LAND BEING THE REMAINDER OF THREE TRACTS OF LAND CONVEYED TO CARLIE B. ENGLISH BY DEEDS RECORDED IN VOLUME 284, PAGE 267 AND VOLUME 1188, PAGE 396 OF THE DEED RECORDS AND OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

GENERAL NOTES: 1) Iron Rods to be set at all lot corners. 2) All improvements shown are existing, unless otherwise noted. 3) Minimum five (5) foot wide adequate setback on all lots. 4) No portion of this subdivision is within the 100-year flood hazard area as established by the U.S. Army Corps of Engineers (FEMA Community Panel Map # 480082-0142c-7/2/82)

FILED 94 AUG 19 AM 10:58 BRAZOS COUNTY CLERK

FINAL PLAT OF WONDERLAND SUBDIVISION PART OF LOTS 6-8 & 10-16, BLOCK 1, TRAVIS PARK SUBDIVISION & an ADJACENT UNPLATTED TRACT OF LAND VOLUME 75, PAGE 334 & 335 & VOLUME 1168, PAGE 396 JOHN AUSTIN LEAGUE ABSTRACT NO. 2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 60' JULY, 1994

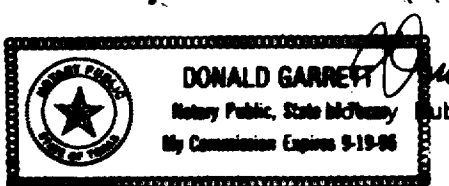
STATE OF TEXAS COUNTY OF BRAZOS I, (We, The) Carlie B. English Sego owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume Page and designated herein as the in the City of Bryan, 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 for the purpose and consideration therein expressed. Carlie B. English Sego Owner

CERTIFICATION OF THE CITY PLANNER I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance. Rafael Sanchez City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION I, John Godfrey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 20th day of July, 1994, and same was duly approved on the 20th day of July, 1994 by said commission. John Godfrey Chairman of the Planning & Zoning Commission Bryan, Texas

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. Bruce Rouse City Engineer, Bryan, Texas

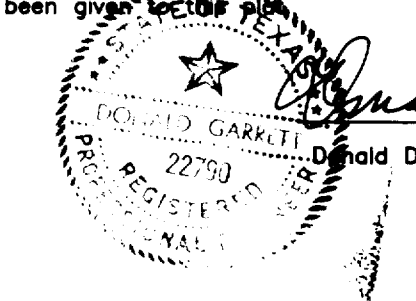
STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Carlie B. English Sego, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated. Given under my hand and seal on this 1st day of August, 1994.



CERTIFICATE OF SURVEYOR I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, 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 metes and bounds describing this subdivision may describe a closed geometric form. Donald D. Garrett, R.P.L.S. No. 2972



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. Donald D. Garrett, P.E. No. 22790



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 19th day of July, 1994, in the Deed/Official Records of Brazos County, Texas, in Volume 75, Page 334.

Mary Ann Ward, County Clerk, Brazos County, Texas

OWNER: CARLIE B. ENGLISH SEGO P. O. BOX 358 GLEN ROSE, TEXAS 76043

Prepared By: Garrett Engineering 4444 Carter Creek Pkwy. Ste. 108 Bryan, Texas 77802 PH. 409/846-2688