

SCALE: 1"=100'

CHORD 15.81' CH BEARING S 24°25'48"E  
51.40' S 36°55'16"E

CURVE DATA:  
LENGTH 16.09' DELTA 36°52'00"  
53.98' 61°51'32"

CURVE RADIUS 25.00' TANGENT 8.33'  
50.00' 29.96'

LOT 14  
2.694 ACRES

LOT 13  
3.535 ACRES

LOT 12  
2.989 ACRES

LOT 19  
2.884 ACRES

LOT 10  
2.497 ACRES

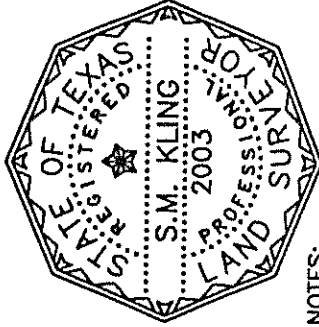
LOT 11  
2.736 ACRES

WESTMINSTER SUBDIVISION  
PHASE I  
VOL. 743, PG. 167  
LOT 2  
BLOCK 4

PICADILLY CIRCLE ~70' R.O.W.  
S 42°51'54"E ~241.71'

BLOCK 4

BLOCK 4  
N 51°39'33"W ~378.30'



CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and the there are no encroachments, conflicts or protrusions, except as shown hereon.

*S.M. Kling*  
S.M. Kling, R.P.L.S. No. 2003

NOTES:

- BEARINGS ARE PLAT CALL BEARINGS ACCORDING TO THE PLAT OF WESTMINSTER SUBDIVISION PHASE II RECORDED IN VOL. 2268, PG. 49 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0200C, MAP NO. 48041C0200C. EFFECTIVE DATE: JULY 2, 1992.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, GF#S21291, EFFECTIVE DATE: FEBRUARY 28, 2000, TO WIT THE FOLLOWING COMMENTS:
  - 10' PERPETUAL DRAINAGE AND UTILITY EASEMENT AROUND PERIMETER OF LOT AS SET OUT IN RESTRICTIONS RECORDED IN VOL. 2268, PG. 82.
  - RIGHT OF WAY EASEMENT EXECUTED BY ABRAM HENSARLING, et al, TO SINGLAIR REFINING COMPANY, DATED APRIL 15, 1947, RECORDED IN VOL. 132, PG. 111, DEED RECORDS OF BRAZOS COUNTY, TEXAS, HAVING BEEN AMENDED BY INSTRUMENT RECORDED IN VOL. 135, PG. 86, DEED RECORDS OF BRAZOS COUNTY, TEXAS. NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN HEREON.

c.) RIGHT OF WAY EASEMENT EXECUTED BY MARY HENSARLING STEVENS, et vir, TO LONE STAR GAS, DATED DECEMBER 18, 1950, RECORDED IN VOL. 148, PG. 470, DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEING PARTIALLY RELEASED IN VOL. 70, PG. 461, RELEASE RECORDS OF BRAZOS COUNTY, TEXAS. NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN HEREON.

d.) RIGHT OF WAY EASEMENT EXECUTED BY I. H. LLOYD TO WELLBORN WATER SUPPLY CORPORATION, DATED OCTOBER 6, 1965, RECORDED IN VOL. 254, PG. 323, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SURVEY PLAT  
OF  
LOT 11, BLOCK 6

WESTMINSTER SUBDIVISION  
PHASE II  
VOL. 2268, PG. 49  
ROBERT STEVENSON SURVEY, A-54  
BRAZOS COUNTY, TEXAS

SCALE: 1"=100' APRIL, 2000