

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY, STATE-APPROVED COMMUNITY WATER SYSTEM, OR ENGINEERED RAIN WATER COLLECTION SYSTEM.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY SAN JACINTO COUNTY.

A PORTION OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE "X" AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP FOR SAN JACINTO COUNTY, TEXAS, COMMUNITY/PANEL No. 4805530100G, EFFECTIVE DATE NOVEMBER 4, 2010. BECAUSE THIS PROPERTY IS LOCATED ON LAKE LIVINGSTON, THE COMMUNITY DETERMINED BASE FLOOD ELEVATION IS 135 FT. (THE TRINITY RIVER AUTHORITY FLOWAGE EASEMENT ELEVATION). TRINITY RIVER AUTHORITY RECOMMENDS ALL FINISHED FLOOR ELEVATIONS BE AT LEAST TWO (2) FEET ABOVE THE FLOWAGE EASEMENT ELEVATION.

DEVELOPER:

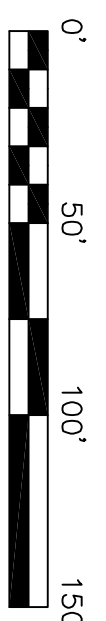
SOMERSET SHORES LLC
12770 COIT RD, SUITE 970
DALLAS, TEXAS 75251
(972) 991-4484

SURVEYOR:

ESM SURVEYING, LLC
417 N. WASHINGTON AVENUE
LIVINGSTON, TEXAS 77351
(936) 327-4296

ENGINEER:

KIMLEY-HORN and ASSOCIATES, INC.
111 UNIVERSITY DRIVE EAST, SUITE 105
COLLEGE STATION, TEXAS 77840
(979) 846-8401



A SUBDIVISION OF 8.142 ACRES SITUATED IN THE JOHN FOSTER SURVEY, A-120, SAN JACINTO COUNTY, TEXAS, AND BEING A PART OF THE 109.641 ACRES DESCRIBED AS TRACT 1 AND LOTS 11, 12, 21 AND 22, SECTION A OF HOLIDAY VILLAGES OF LIVINGSTON DESCRIBED AS A PART OF TRACT 2 IN DEED RECORDED UNDER CLERK'S FILE No. 2012000439, PAGE 1527 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS

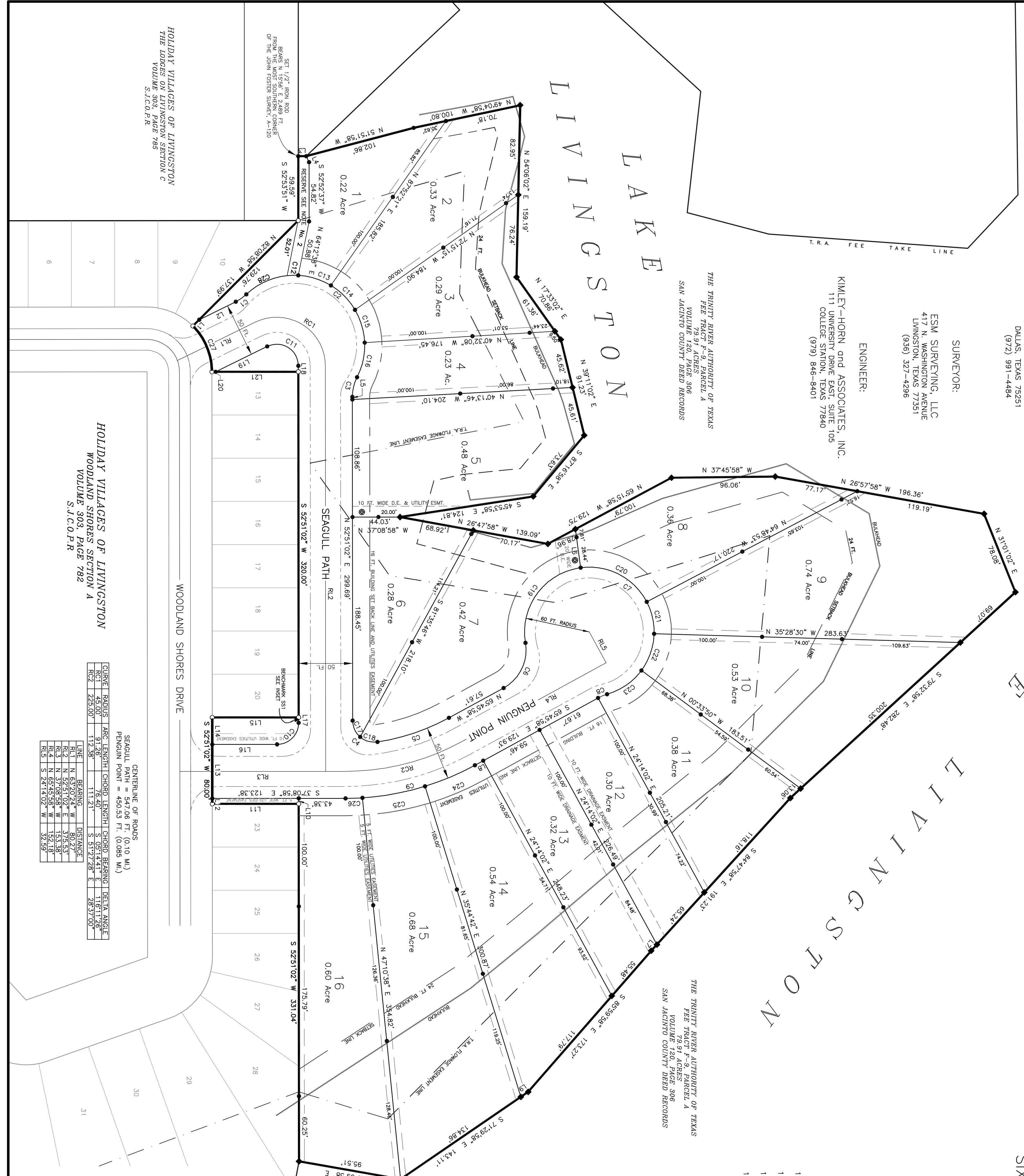
SOMERSET SHORES

SIXTEEN (16) LOTS [MINIMUM LOT SIZE = 0.22 AC.] ONE (1) RESERVE

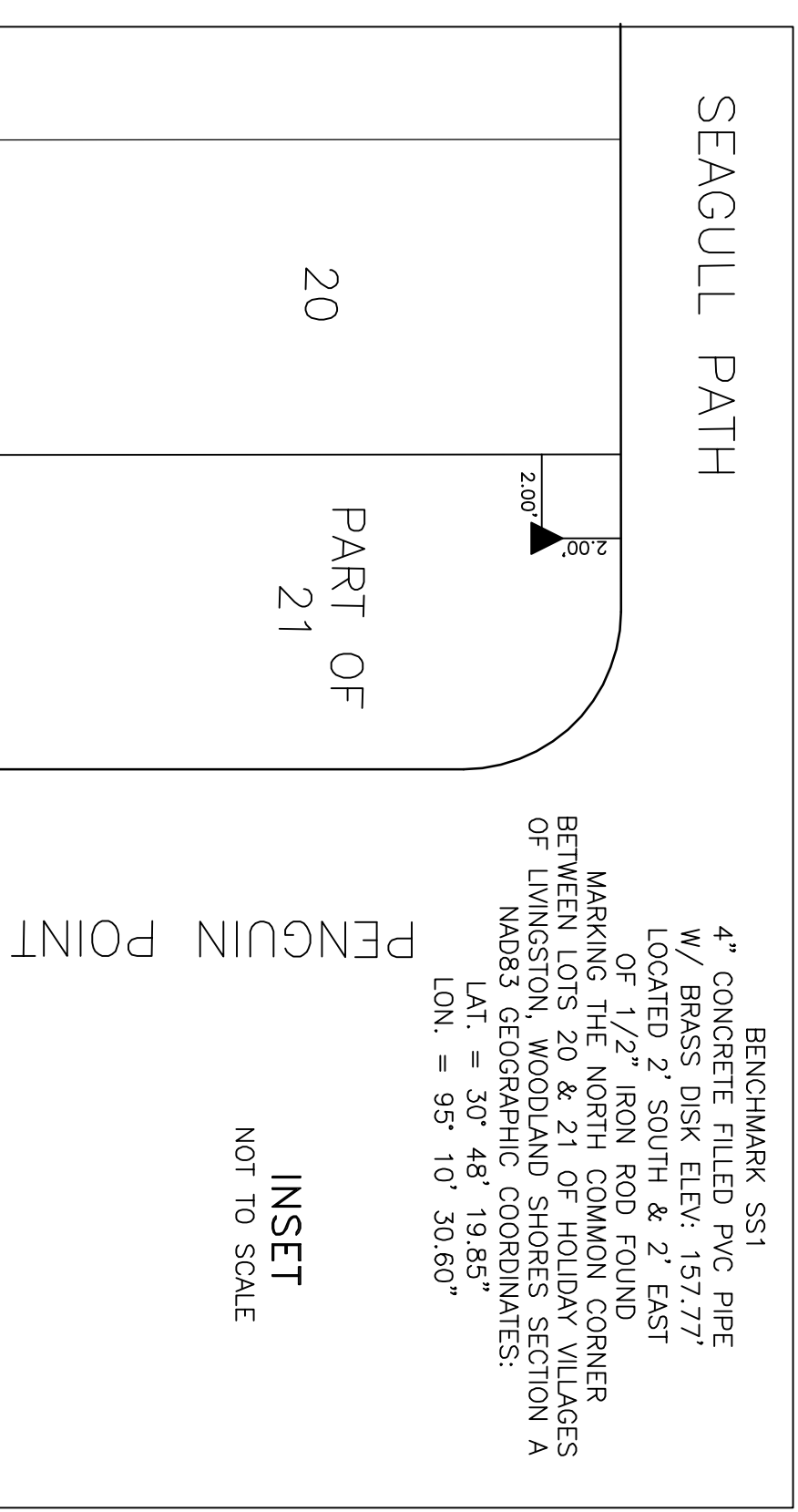
USAGE OF LOTS: SINGLE FAMILY AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

NOTES

- 1) BEARINGS FOR THIS SURVEY ARE BASED ON DEED CALLS FOR THE 109.641 ACRES DESCRIBED IN DEED TO AP DEVELOPMENT LIMITED PARTNERSHIP, A TEXAS LIMITED LIABILITY CORPORATION, RECORDED UNDER CLERK'S FILE No. 09-7153, PAGE 2590 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.
- 2) 0.025 ACRE RESERVE FOR TRAIL
- 3) _____ DENOTES THE UPPER LIMITS OF THE TRINITY RIVER AUTHORITY FLOWAGE EASEMENT TRACT F-109, PARCEL D (13.26 ACRES) RECORDED IN VOLUME 120, PAGE 310 OF THE SAN JACINTO COUNTY DEED RECORDS.
- 4) _____ DENOTES 24 FT. WIDE BULKHEAD SETBACK LINE
- 5) _____ DENOTES 5 FT. WIDE UTILITY EASEMENT AND BUILDING SETBACK LINES
- 6) _____ DENOTES 16 FT. WIDE UTILITY EASEMENT AND BUILDING SETBACK LINES
- 7) _____ DENOTES 20 FT. WIDE DRAINAGE EASEMENT (D.E.)
- 8) _____ DENOTES EDGE OF THE PAVEMENT
- 9) ● DENOTES SET 1/2" IRON ROD
- 10) ○ DENOTES FOUND 1/2" IRON ROD
- 11) ◆ DENOTES CALCULATED POINT FOR CORNER
- 12) ● DENOTES DRY FIRE HYDRANT
- 13) S.J.C.O.P.R. DENOTES SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS



LINE	BEARING	DISTANCE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 82°08'58" W	8.23'	40.00"	11.92'	11.88'	N 71°52'46" W	17°04'44"
L2	N 63°20'24" W	32.76'	65.00"	181.83'	181.83'	N 00°16'48" W	160°16'42"
L3	N 37°08'09" W	7.40'	40.00"	18.86'	18.86'	S 66°21'18" W	27°00'31"
L4	N 28°01'36" E	6.19'	30.30"	34.38'	30.30"	S 03°35'52" W	98°30'20"
L5	N 52°51'02" E	2.39'	200.00"	70.20'	69.84'	S 55°42'38" E	20°06'39"
L6	N 49°12'30" E	36.04'	40.00"	49.59'	46.47'	S 78°43'08" W	71°01'49"
L7	S 84°47'58" E	7.80'	60.00"	276.34'	89.26'	S 04°51'11" E	263°53'12"
L8	S 65°45'58" E	8.83'	40.00"	8.98'	8.96'	S 59°20'16" E	125°11'23"
L9	S 71°29'58" E	8.25'	250.00"	124.86'	123.57'	N 51°27'28" W	28°37'00"
L10	S 52°51'02" W	5.09'	20.00"	31.42'	28.28'	S 82°08'58" E	90°00'00"
L11	S 37°08'58" E	80.00'	20.00"	40.56'	33.96'	N 05°14'41" W	116°11'26"
L12	S 52°51'02" W	5.00'	65.00"	10.26'	10.25'	S 38°32'37" E	09°02'50"
L13	S 52°51'02" W	50.00'	65.00"	32.00'	31.68'	S 19°54'59" E	28°12'26"
L14	S 52°51'02" W	25.00'	65.00"	32.00'	31.68'	S 08°17'26" W	28°12'26"
L15	N 37°08'58" W	80.00'	65.00"	32.00'	31.68'	S 36°29'52" W	28°12'26"
L16	N 37°08'58" W	60.00'	65.00"	33.19'	32.83'	S 65°13'49" W	29°15'28"
L17	S 52°51'02" W	5.00'	20.00"	17.19'	16.67'	N 28°13'27" E	49°15'10"
L18	S 52°51'02" W	5.53'	20.00"	17.19'	16.67'	N 21°01'43" W	49°15'10"
L19	S 63°20'24" E	53.19'	60.00"	86.32'	86.32'	N 89°12'22" E	92°00'17"
L20	S 37°08'58" E	3.44'	60.00"	73.28'	68.81'	S 09°48'11" E	69°58'37"
L21	S 37°08'58" E	76.56'	60.00"	30.72'	30.39'	S 39°51'19" W	29°20'23"
C21			60.00"	30.72'	30.39'	S 39°51'19" W	29°20'23"
C22			60.00"	36.56'	36.00"	S 71°58'50" W	34°54'40"
C23			60.00"	38.43'	38.73'	N 71°44'12" W	37°39'15"
C24			250.00"	50.23'	50.14'	N 60°00'58" W	11°30'40"
C25			250.00"	59.02'	58.88'	N 47°29'32" W	13°31'32"
C26			250.00"	15.62'	15.62'	N 35°56'22" W	03°34'48"
C27			60.00"	47.12'	45.92'	S 30°21'02" W	45°00'00"
C28			65.00"	42.37'	41.63'	S 61°44'35" E	37°21'07"



4" CONCRETE FILED PVC PIPE W/ BRASS DISK ELEV. 1517.77' LOCATED 2' SOUTH & 2' EAST OF 1/2" IRON ROD FOUND MARKING THE NORTH COMMON CORNER BETWEEN LOTS 20 & 21 OF HOLIDAY VILLAGES OF LIVINGSTON, WOODLAND SHORES SECTION A NAD83 GEOGRAPHIC COORDINATES: LAT. = 30° 48' 19.85" LON. = 95° 10' 30.60"

INSET NOT TO SCALE