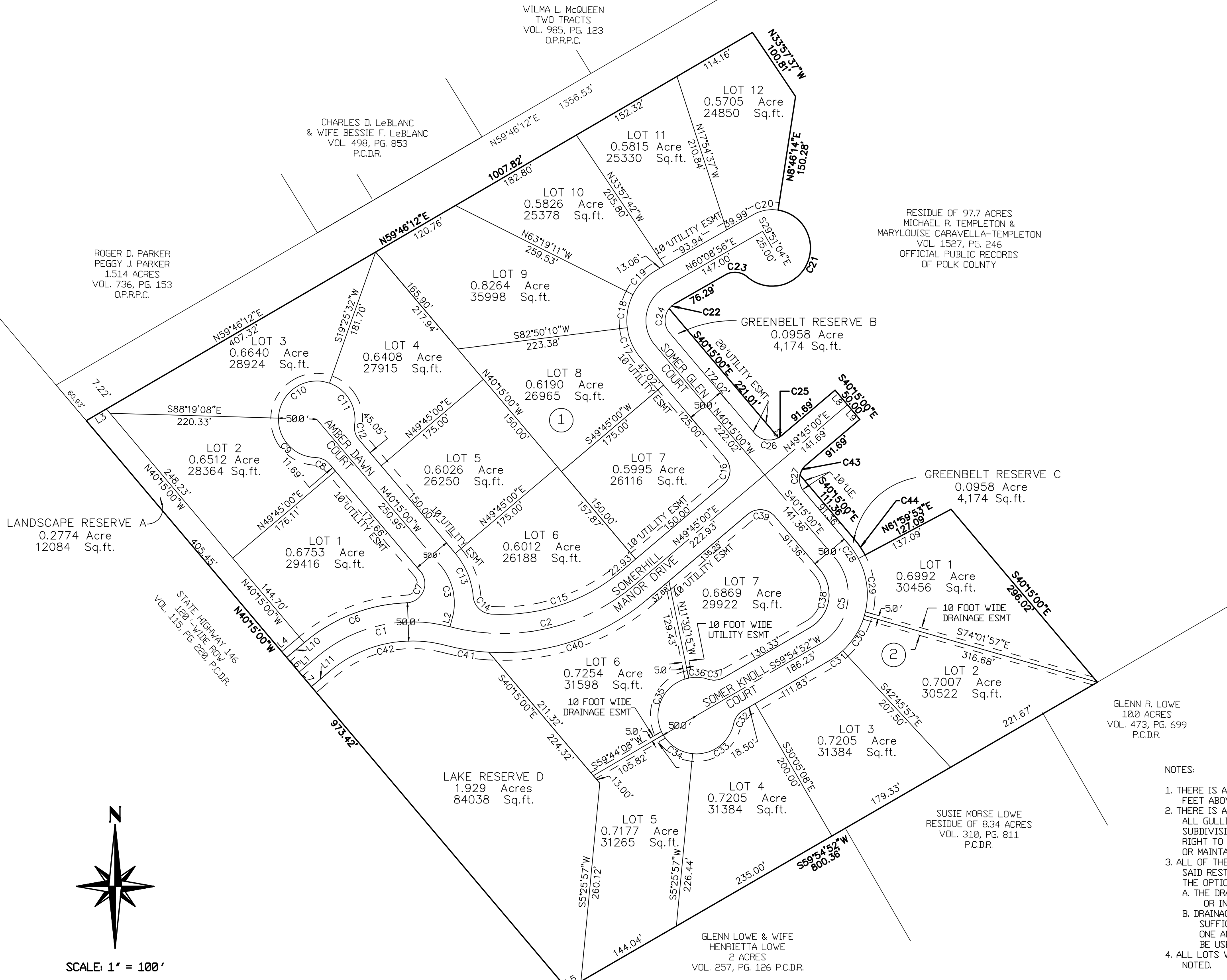


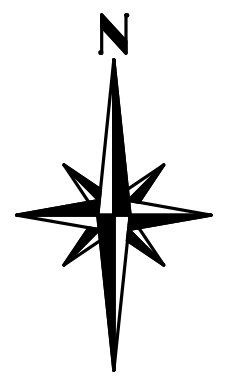
SOMERSET

A SUBDIVISION OF 17.64 ACRES IN THE A. VIESCA SEVEN LEAGUE GRANT, ABSTRACT NO. 77, POLK COUNTY, TEXAS AND BEING PART OF A 97.7 ACRE TRACT OF LAND CONVEYED TO MICHAEL R. TEMPLETON AND MARYLOUISE CARAVELLA-TEMPLETON BY INSTRUMENT RECORDED IN VOLUME 1527, PAGE 246 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY



CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	55°03'25"	184.98'	192.50'	S77°16'42"W	177.94'
C2	55°03'25"	257.05'	267.50'	N77°16'42"E	247.27'
C3	55°03'25"	72.07'	75.00'	N12°43'18"W	69.33'
C4	100°01'12"	130.93'	75.00'	S9°45'36"W	114.92'
C5	100°09'52"	131.11'	75.00'	N9°49'56"E	115.04'
C6	38°12'40"	145.05'	217.50'	S68°51'20"W	142.38'
C7	128°12'39"	55.94'	25.00'	N23°51'20"E	44.98'
C8	48°11'23"	21.03'	25.00'	N64°20'41"W	20.41'
C9	90°07'15"	78.65'	50.00'	S43°22'45"E	70.79'
C10	107°44'39"	94.02'	50.00'	S55°33'12"W	80.77'
C11	78°30'51"	68.52'	50.00'	N31°19'03"W	63.28'
C12	48°11'23"	21.03'	25.00'	S16°09'18"E	20.41'
C13	35°29'41"	61.95'	100.00'	N22°30'09"W	60.96'
C14	81°46'57"	35.68'	25.00'	S45°38'48"E	32.73'
C15	43°42'44"	185.01'	242.50'	N71°36'22"E	180.55'
C16	90°00'00"	39.27'	25.00'	N4°45'00"E	35.36'
C17	33°05'11"	43.31'	75.00'	S23°42'25"E	42.71'
C18	33°50'39"	44.30'	75.00'	S9°45'30"W	43.66'
C19	33°28'07"	43.81'	75.00'	S43°24'53"W	43.19'
C20	38°37'18"	33.70'	50.00'	S79°27'35"W	33.07'
C21	211°57'35"	184.97'	50.00'	N24°45'01"E	96.14'
C22	21°56'09"	9.57'	25.00'	S49°10'52"W	9.51'
C23	70°31'44"	30.77'	25.00'	N84°35'12"W	28.87'
C24	100°23'56"	43.81'	25.00'	S9°56'58"W	38.41'
C25	11°32'13"	5.03'	25.00'	N55°31'06"E	5.03'
C26	90°00'00"	39.27'	25.00'	S85°15'00"E	35.36'
C27	90°00'00"	39.27'	25.00'	S4°45'00"W	35.36'
C28	12°14'53"	21.38'	100.00'	N34°07'33"W	21.34'
C29	43°58'10"	76.74'	100.00'	N6°01'02"W	74.87'
C30	31°16'00"	54.57'	100.00'	N31°36'03"E	53.90'
C31	12°40'49"	22.13'	100.00'	N53°45'27"E	22.09'
C32	48°11'23"	21.03'	25.00'	S35°49'11"W	20.41'
C33	83°42'28"	73.05'	50.00'	N53°34'43"E	66.72'
C34	54°18'11"	47.39'	50.00'	S57°24'57"E	45.63'
C35	108°45'37"	94.91'	50.00'	S24°06'57"W	81.29'
C36	29°36'29"	25.84'	50.00'	N86°42'00"W	25.55'
C37	48°11'23"	21.03'	25.00'	N84°00'33"E	20.41'
C38	100°09'52"	87.41'	50.00'	N9°49'56"E	76.70'
C39	90°00'00"	39.27'	25.00'	N85°15'00"W	35.36'
C40	43°41'49"	223.08'	292.50'	N71°35'54"E	217.71'
C41	11°21'36"	57.99'	292.50'	S80°52'23"E	57.90'
C42	55°03'25"	160.95'	167.50'	S77°16'42"W	154.83'
C43	36°52'12"	16.09'	25.00'	S31°18'54"W	15.81'
C44	12°14'55"	23.52'	110.00'	N34°07'34"W	23.47'

LINE TABLE		
NUM	BEARING	DISTANCE
L1	N49°45'00"E	31.11'
L2	N14°48'24"E	12.40'
L3	N59°46'12"E	30.46'
L4	S49°45'00"W	30.00'
L5	S59°54'51"W	20.32'
L6	S40°15'00"E	25.00'
L7	S40°15'00"E	25.00'
L8	S40°15'00"E	25.00'
L9	S40°15'00"E	25.00'
L10	N49°45'00"E	31.11'
L11	N49°45'00"E	31.11'



SCALE: 1" = 100'

NOTES:

- THERE IS AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.
- THERE IS AN EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION FOR DRAINAGE PURPOSES, GIVING POLK COUNTY AND/OR ANY OTHER PUBLIC AGENCY RIGHT TO ENTER UPON SAID EASEMENT AT ANY AN ALL TIMES FOR THE PURPOSE OF CONSTRUCTION OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, SAID RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF POLK COUNTY, BY POLK COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:
 - THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
 - DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT). CULVERTS OR BRIDGES MUST BE USED FOR DRIVEWAYS AND/OR WALKS.
- ALL LOTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE FOR RESIDENTIAL PURPOSES UNLESS OTHERWISE NOTED.