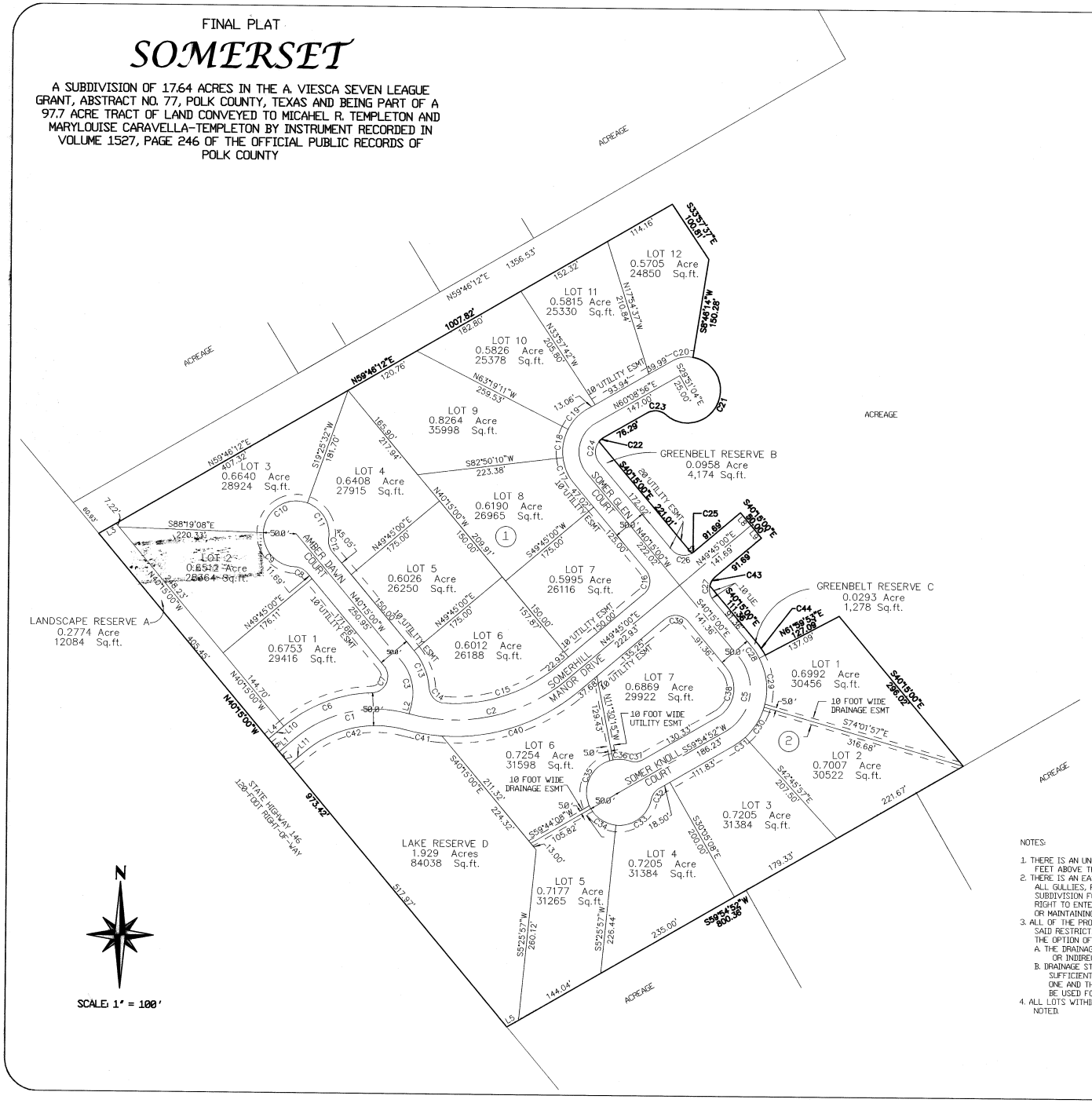
FINAL PLAT

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 MICAHEL R. TEMPLETON AND MARYLOUISE CARAVELLA-TEMPLETON BY INSTRUMENT RECORDED IN VOLUME 1527, PAGE 246 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY


ACREAGE
LOT 1 0.6753 Acre 29416 Sq.ft.
LOT 2 0.6512 Acre 28364 Sq.ft.
LOT 3 0.6640 Acre 28924 Sq.ft.
LOT 4 0.6408 Acre 27915 Sq.ft.
LOT 5 0.6026 Acre 26250 Sq.ft.
LOT 6 0.6012 Acre 26188 Sq.ft.
LOT 7 0.5995 Acre 26116 Sq.ft.
LOT 8 0.6190 Acre 26965 Sq.ft.
LOT 9 0.8264 Acre 35998 Sq.ft.
LOT 10 0.5826 Acre 25378 Sq.ft.
LOT 11 0.5815 Acre 25330 Sq.ft.
LOT 12 0.5705 Acre 24850 Sq.ft.
GREENBELT RESERVE B 0.0958 Acre 4,174 Sq.ft.
GREENBELT RESERVE C 0.0293 Acre 1,278 Sq.ft.
LANDSCAPE RESERVE A 0.2774 Acre 12084 Sq.ft.
LAKE RESERVE D 1.929 Acres 84038 Sq.ft.
LOT 1 0.6992 Acre 30456 Sq.ft.
LOT 2 0.7007 Acre 30522 Sq.ft.
LOT 3 0.7205 Acre 31384 Sq.ft.
LOT 4 0.7205 Acre 31384 Sq.ft.
LOT 5 0.7177 Acre 31265 Sq.ft.
LOT 6 0.7254 Acre 31598 Sq.ft.
LOT 7 0.6869 Acre 29922 Sq.ft.
AMBER DAWN COURT
SOMERHILL MANOR DRIVE
SOMER KNOLL COURT
SOMER GLEN COURT
10 UTILITY ESMT
10 FOOT WIDE UTILITY ESMT
10 FOOT WIDE DRAINAGE ESMT
STATE HIGHWAY 146 120' TOT RIGHT-OF-WAY
N59°46'12"E 1356.53'
1007.82'
N59°46'12"E 120.76'
S33°57'37"E 100.81'
S01°48'14"W 190.28'
S40°15'00"E 295.09'
S74°01'57"E 316.68'
S42°45'57"E 207.50'
S30°05'08"E 200.00'
S59°54'52"W 600.48'
S40°15'00"W 973.42'
N40°15'00"W 403.46'
S59°44'08"W 105.82'
S5°25'57"W 260.72'
S5°25'57"W 226.44'
N63°19'11"W 259.53'
S82°50'10"W 223.38'
S88°19'08"E 220.33'
N59°46'12"E 407.32'
N49°45'00"E 176.11'
N49°45'00"W 175.00'
N40°15'00"W 150.00'
S49°45'00"W 175.00'
N49°45'00"E 222.93'
S40°15'00"E 141.36'
N61°58'53"E 137.09'
S40°15'00"E 91.69'
S40°15'00"E 221.01'
S40°15'00"E 211.32'
S59°44'08"W 224.32'
S59°54'52"W 188.23'
S59°54'52"W 130.33'
N40°15'00"W 144.70'
S40°15'00"E 141.36'
S40°15'00"E 91.69'
S40°15'00"E 50.00'
S40°15'00"E 25.00'
S40°15'00"E 25.00'
S40°15'00"E 25

STATE OF TEXAS

COUNTY OF POLK

WE, MICHAEL R. TEMPLETON AND MARYLOUISE CARAVELLA–TEMPLETON OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF SOMERSET, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS SOMERSET LOCATED IN THE A. VIESCA SEVEN LEAGUE GRANT, A–77, POLK COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, MICHAEL R. TEMPLETON AND MARYLOUISE CARAVELLA–TEMPLETON, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF SOMERSET HAVE COMPLIED OR WILL COMPLY WITH THE REGULATIONS HERETOFORE ON FILE WITH POLK COUNTY.
COUNTY.

BY: _____
MICAHEL R. TEMPLETON

BY: _____
MARYLOUISE CARAVELLA–TEMPLETON

STATE OF TEXAS

COUNTY OF POLK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICAHEL R. TEMPLETON OWNER OF SOMERSET, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH, AND THE SAME SAID MARYLOUISE CARAVELLA–TEMPLETON HAVING BEEN PRIVATELY AND APART FROM HER HUSBAND AND HAVING THE SAME FULLY EXPLAINED TO HER BY ME, ACKNOWLEDGED SAID INSTRUMENT TO BE HER ACT AND DEED, AND THAT SHE HAD WILLINGLY SIGNED THE SAME.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF August, 2008.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF POLK

WE, _____ AND _____, VICE PRESIDENT AND SECRETARY RESPECTIVELY OF PEOPLES STATE BANK, THE OWNER AND HOLDER OF THE LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, SAID LIEN BEING EVIDENCED BY AN INSTRUMENT RECORDED IN VOLUME 1527 PAGE 250 OF THE REAL PROPERTY RECORDS OF POLK COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION SAID LIEN, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PEOPLES STATE BANK

BY: _____
VICE PRESIDENT

ATTEST: _____
, SECRETARY

STATE OF TEXAS

COUNTY OF POLK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY ESTES, VICE PRESIDENT AND SUSAN FEW, SECRETARY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AS AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12TH DAY OF AUGUST, 2008.

REGINA GREEN
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-20-2008

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I, JEFFREY N. HECK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 5/8 INCH IRON RODS, 2 FEET IN LENGTH.

JEFFREY N. HECK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4385

GIVE'M HECK, INC.
P.O. BOX 78
HILLISTER, TX 77624

STATE OF TEXAS
JEFFREY N. HECK
4385
REGISTERED
PROFESSIONAL
LAND SURVEYOR

APPROVED BY THE COMMISSIONER'S COURT OF POLK COUNTY, TEXAS THIS
12th DAY OF August, 2008.

BOB WILLIS COMMISSIONER, PRECINT 1

RONNIE VINCENT COMMISSIONER, PRECINT 2

JOHN P. THOMPSON COUNTY JUDGE

JAMES J. PURVIS COMMISSIONER, PRECINT 3

TOMMY OVERSTREET COMMISSIONER, PRECINT 4

I, BARBARA MIDDLETON, CLERK OF THE COUNTY COURT OF POLK COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 25th of August 2008 AT 10:04 O'CLOCK A.M. AND DULY RECORDED ON August 25 2008 @ 10:04 O'CLOCK A.M. VOL. 12 PAGE 43, PLAT RECORDS OF POLK COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT LIVINGSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
BARBARA MIDDLETON, CLERK COUNTY COURT
POLK COUNTY, TEXAS

FILED FOR RECORD
2008 AUG 25 | A 10: 04

BARBARA MIDDLETON
POLK COUNTY CLERK

242-A

SOMERSET
PAGE 2 OF 2