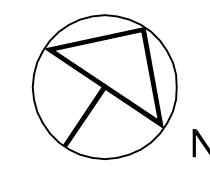


LINE	BEARING	DISTANCE
L1	S 70°40'25" E	39.41'
L2	S 67°35'00" W	134.10'
L3	S 49°33'27" W	90.12'
L4	S 49°33'27" W	148.67'
L5	S 62°21'47" W	123.62'
L6	S 53°34'27" W	37.53'
L7	S 27°08'11" W	128.38'
L8	S 30°47'28" W	100.83'
L9	S 50°29'47" W	49.16'
L10	S 75°56'59" W	34.81'
L11	N 75°22'58" W	32.67'
L12	S 14°37'02" W	40.00'
L13	N 75°33'56" W	75.87'
L14	N 80°28'19" W	23.76'
L15	N 80°28'19" W	66.46'
L16	S 84°38'07" W	56.88'
L17	N 34°05'08" W	249.87'
L18	N 29°00'00" W	121.63'
L19	N 44°35'11" W	93.35'
L20	N 08°10'52" E	90.66'
L21	N 11°28'04" E	141.70'
L22	N 19°24'39" E	112.50'
L23	N 21°37'52" W	75.15'
L24	N 01°56'33" E	131.34'
L25	N 13°48'30" E	83.54'
L26	N 11°03'29" E	222.77'
L27	N 20°36'31" W	173.91'
L28	N 27°33'41" W	150.69'
L29	N 22°59'48" W	91.79'
L30	N 22°59'48" W	30.23'
L31	S 35°28'03" W	80.04'

SOMERSET SHORES, LLC
119.00 AC.
CLERK'S FILE No. 20146735
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

POSTER TIMBER, LTD.
70,000 AC.
CLERK'S FILE No. 04-3397, Pg. 14295
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

SOMERSET SHORES
RESIDUE OF 108.841
CLERK'S FILE No. 201200488, Pg. 1627
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS



200 0 200 400 600 Feet

SOMERSET TRAILS

21 TRACTS 212.744 ACRES

A SUBDIVISION OF 212.744 ACRES OF LAND SITUATED IN THE MICHAEL B. MENARD SURVEY, A-36 (201.821 ACRES), AND THE JOHN FOSTER SURVEY, A-120 (15.619 ACRES), AND BEING THE TOTAL COMBINED ACREAGE CONTAINING THE RESIDUE OF THE 210.98 ACRES CONVEYED TO SOMERSET SHORES, LLC, BY DEED RECORDED UNDER CLERK'S FILE No. 2013005930, PAGE 24681 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS, 4.781 ACRES BEING OUT OF THE 74.981 ACRES DEEDED TO SOMERSET SHORES, LLC, RECORDED UNDER CLERK'S FILE No. 20146734, PAGE 29099 OF SAID OFFICIAL PUBLIC RECORDS AND 7.210 ACRES BEING OUT OF THE 119.99 ACRES DEEDED TO SOMERSET SHORES, LLC, RECORDED UNDER CLERK'S FILE No. 20146735, PAGE 29109 OF SAID OFFICIAL PUBLIC RECORDS.

NOTES

- BEARINGS FOR THIS SURVEY ARE BASED ON DEED CALLS FOR THE 210.598 ACRES DESCRIBED IN DEED TO SOMERSET SHORES, LLC, RECORDED UNDER CLERK'S FILE No. 2013005930, PAGE 24681 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL SAN JACINTO COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE COLDSRING-OAKHURST SCHOOL DISTRICT.
- THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY No. 48053, PANEL No. 0100, SUFFIX C, EFFECTIVE DATE NOVEMBER 4, 2010.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM, WHICH HAS BEEN APPROVED AND PERMITTED BY SAN JACINTO COUNTY.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY, STATE-APPROVED COMMUNITY WATER SYSTEM, OR ENGINEERED RAINWATER COLLECTION SYSTEM.
- THERE SHALL BE NO 911 ADDRESSES ISSUED TO VACANT LOTS. 911 ADDRESSES SHALL BE ISSUED ONLY WHEN A DEVELOPMENT PERMIT IS APPLIED FOR PER STRUCTURE.
- ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.
- S.J.C.O.P.R. DENOTES SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS
- S.J.C.D.R. DENOTES SAN JACINTO COUNTY DEED RECORDS
- FOR TRACTS 1, 2, AND 5 THROUGH 21 (ALL 10 ACRES AND LARGER) TO BE EXEMPTED FROM THE SAN JACINTO COUNTY ON-SITE SEWAGE FACILITY RULES AS STATED IN SECTION 10 OF APPENDIX 6 OF THE SAN JACINTO COUNTY REGULATIONS FOR SUBDIVISIONS & DEVELOPMENTS, THE ON-SITE SEWAGE DISPOSAL SYSTEM FOR A SINGLE RESIDENCE CANNOT HAVE FIELD LINES OR SEWAGE DISPOSAL LINES NEARER THAN 100 FEET OF THE PROPERTY LINE.
- ALL CULVERTS MUST BE PERMITTED THROUGH PRECINCT FOUR COUNTY COMMISSIONER'S OFFICE AND MEET MINIMUM REQUIREMENTS FOR SAN JACINTO COUNTY, SIZE TO BE DETERMINED BY PRECINCT FOUR ROAD AND BRIDGE PERSONNEL.

LEGEND

- DENOTES 20 FT. WIDE UTILITY EASEMENT
- DENOTES 10 FT. WIDE UTILITY EASEMENT
- DENOTES FENCE
- DENOTES SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
- DENOTES CALCULATED POINT
- DENOTES FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- DENOTES 60 FT. ROAD RIGHT-OF-WAY EASEMENT, 30 FT. BEING RESERVED OVER EACH TRACT ADJACENT TO THE CENTERLINE OF SAID ROAD

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°50'26"	2122.00'	68.17'	S 88°06'14" W	68.17'
C2	10°26'19"	2122.00'	386.60'	S 61°57'51" W	386.02'
C3	7°11'15"	2122.00'	266.19'	S 53°09'04" W	266.02'
C4	5°48'37"	440.00'	44.60'	S 49°40'34" W	44.60'
C5	19°41'30"	440.00'	151.22'	S 36°55'30" W	150.48'
C6	61°23'34"	79.02'	84.67'	S 64°46'27" E	80.68'
C7	15°38'52"	220.00'	60.06'	N 36°54'27" W	59.88'
C8	52°42'36"	108.70'	100.26'	N 18°16'44" W	96.74'
C9	41°30'56"	112.00'	81.15'	N 01°32'09" W	79.39'
C10	24°19'02"	265.50'	112.68'	N 09°32'23" W	111.84'
C11	11°34'39"	1230.00'	248.54'	N 08°01'51" E	248.12'
C12	31°37'52"	332.50'	183.53'	N 04°48'21" W	181.21'
C13	5°11'53"	285.00'	27.51'	N 84°46'07" E	27.50'
C14	40°12'30"	285.00'	200.00'	N 61°53'55" E	195.93'
C15	6°19'37"	285.00'	31.47'	N 38°37'51" E	31.46'
C16	52°04'00"	285.00'	258.99'	S 61°30'03" W	250.17'
C17	1°53'50"	2800.00'	92.72'	N 36°24'58" E	92.71'
C18	7°01'53"	2800.00'	343.63'	N 40°52'49" E	343.41'
C19	4°52'48"	2800.00'	238.49'	N 46°50'10" E	238.41'
C20	2°03'59"	2800.00'	100.99'	S 48°14'35" W	100.98'
C21	6°51'45"	2800.00'	335.36'	S 43°46'43" W	335.16'
C22	4°52'48"	2800.00'	238.48'	S 37°54'26" W	238.40'
C23	3°52'48"	1000.00'	67.72'	N 61°12'58" E	67.71'
C24	13°22'32"	1000.00'	233.45'	N 59°50'38" E	232.92'
C25	9°02'46"	1000.00'	157.88'	S 71°03'17" W	157.72'
C26	17°15'20"	1000.00'	301.17'	S 57°54'14" W	300.03'

SOMERSET TRAIL
TOTAL DEDICATED RIGHT OF WAY - 3.026 ACRES
TOTAL LENGTH - 3,577.52 FT.

SOMERSET SHORES, LLC
74.981 AC.
CLERK'S FILE No. 20146734
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

TRACT 15
10.356 ACRES

TRACT 16
11.109 ACRES

TRACT 17
11.702 ACRES

TRACT 18
11.644 ACRES

TRACT 19
11.723 ACRES

TRACT 20
12.291 ACRES

TRACT 21
13.683 ACRES

TRACT 4
5.160 ACRES

TRACT 3
4.987 ACRES

TRACT 2
10.002 ACRES

TRACT 1
10.048 ACRES

TRACT 14
10.001 ACRES

TRACT 13
10.023 ACRES

TRACT 12
10.002 ACRES

TRACT 11
10.000 ACRES

TRACT 10
10.001 ACRES

TRACT 9
10.001 ACRES

TRACT 8
10.001 ACRES

TRACT 7
10.001 ACRES

TRACT 6
10.002 ACRES

TRACT 5
10.005 ACRES

JOHN FOSTER SURVEY A-120
ISAAC JONES SURVEY A-180
CLERK'S FILE No. 201200488, Pg. 1627
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

APMI ATHENS LIMITED PARTNERSHIP
97.731 AC.
CLERK'S FILE No. 07-2588
Pg. 18949
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

CARLO MAZZELLA and wife
OLENIA MAZZELLA
64.152 AC.
CLERK'S FILE No. 03-5982
Pg. 25245
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

CARLO MAZZELLA and wife
OLENIA MAZZELLA
29.953 AC.
CLERK'S FILE No. 2010002418
Pg. 2809
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

MARK A. BUDDEISE &
LELAND MICHAEL TURNER
10.00 AC.
CLERK'S FILE No. 20130009374
Pg. 2644
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS

JULIAN GARCIA
10.721 AC.
CLERK'S FILE No. 2014000339
Pg. 1469
SAN JACINTO COUNTY
OFFICIAL PUBLIC RECORDS