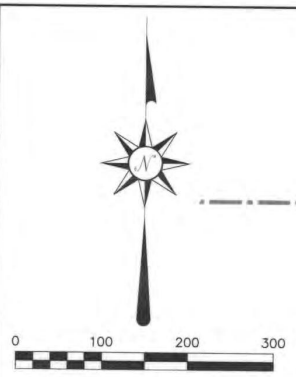


- NOTES:
1. FLOOD STATEMENT: ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
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 3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
 5. H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.
 6. H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.



LEGEND

IRF = Iron rod found
 (C.M.) = Controlling monument
 (TYP.) = Typical
 W/ = With
 B.L. = Building Line
 H.O.A. = Homeowners Association
 D.E. = Drainage Easement
 U.E. = Utility Easement
 S.S.E. = Sanitary Sewer Easement
 MIN. = Minimum
 FF = Finished Floor

N.L. LOFLAND &
 ANNIE LOFLAND
 VOL. 28, PG. 487
 D.R.R.C.T.

S.H. NO. 205
 (100' R.O.W.)

LOFLAND CIRCLE

3" DIAMETER
 T.X.D.O.T.
 MONUMENT DISK
 (C.M.)

F.M. ROAD 549
 (VARIABLE WIDTH R.O.W.)

POINT OF
 BEGINNING
 1/2" IRF
 (C.M.)

REMAINDER
 SOMERSET PARK
 DEVELOPMENT, LLC
 INST. NO. 2016000010169
 O.P.R.R.C.T.

**J 135
 FINAL PLAT**

SOMERSET PARK

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1,
 BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35,
 BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS
 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND
 BLOCK 12, LOT 1

BEING 56.427 ACRES SITUATED IN THE
 A. JOHNSON SURVEY, ABSTRACT NUMBER 123
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
 MADDOX SURVEYING & MAPPING INC.
 P.O. BOX 2109
 FORNEY, TEXAS 75126
 (972) 564-4416
CONTACT: JAY MADDOX
 Firm Registration No. 10013200

OWNER:
 SOMERSET PARK DEVELOPMENT, LLC
 & ARCADIA LAKES OF SOMERSET
 HOLDINGS LLC.
 3500 MAPLE AVENUE, SUITE 1165
 DALLAS, TEXAS 75219
 (214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
 TEAGUE NALL AND PERKINS, INC.
 5237 N. RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 (817) 336-5773
 CONTACT: SCOTT WILHELM, P.E.
 TBPE Registration No. F-230

January 5, 2017

1"=100'

Sheet 1 of 5



CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33156	524.48
33645	537.40
33969	541.16
34061	541.84
34148	541.90
34338	541.94
34600	541.96
35031	541.96
35237	541.96
35596	541.96
35775	541.97
35973	541.98
36275	541.99
36667	542.06
37190	542.36
37549	543.09
37791	544.75
38049	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

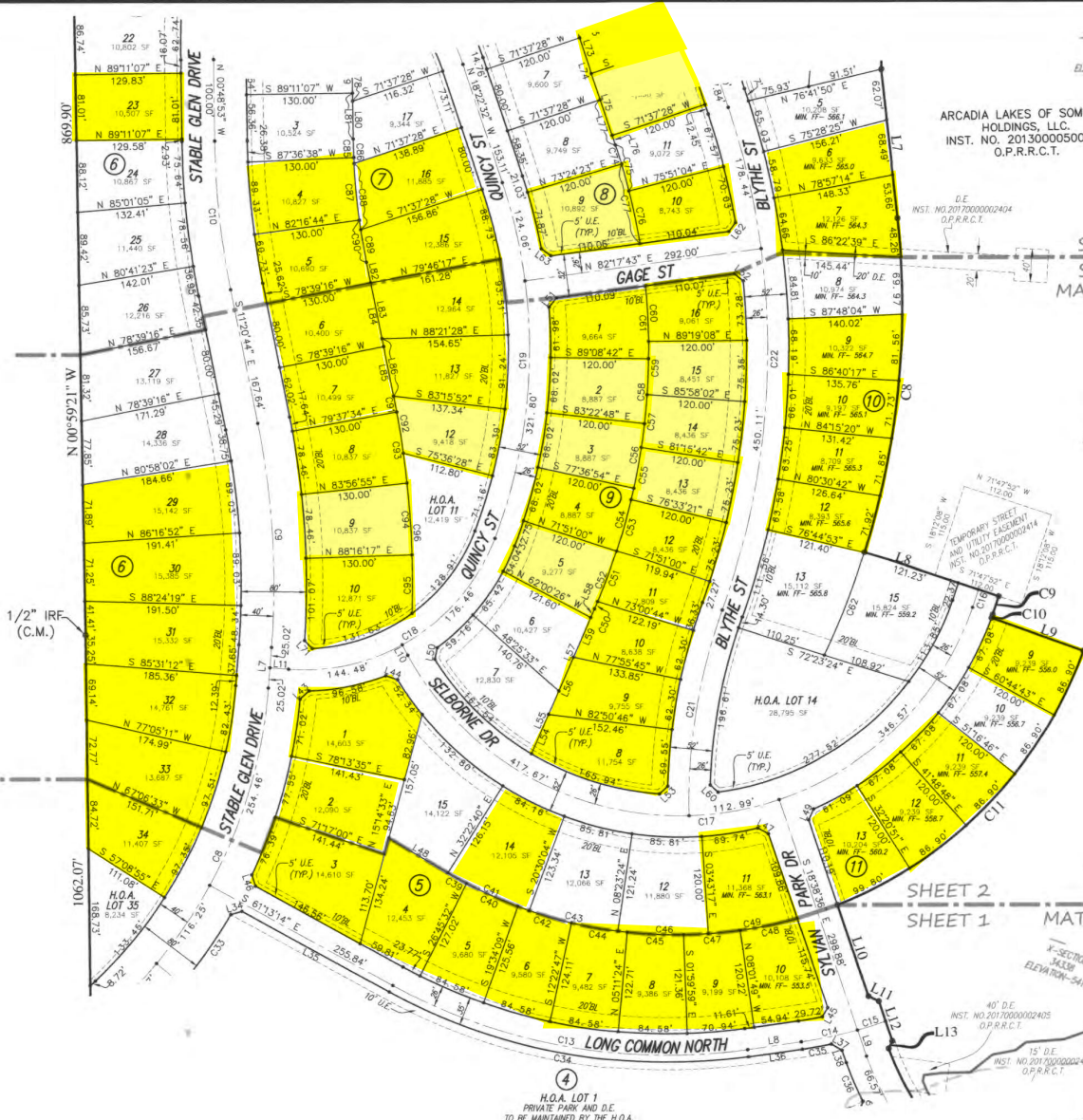
Somerset Park
 Final Plat



LEGEND

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- MIN. = Minimum
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N.L. LOFLAND &
ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.



- NOTES:
1. FLOOD STATEMENT:
ACCORDING TO MAP NO. 4839700045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
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 5. H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.
 6. H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 2013000050385
O.P.R.R.C.T.

SHEET 3
SHEET 2
MATCH LINE

X-SECTION 35973
ELEVATION -541.88

X-SECTION 35958
ELEVATION -541.96

X-SECTION 35956
ELEVATION -541.88

X-SECTION 35957
ELEVATION -541.96

X-SECTION 35959
ELEVATION -541.96

X-SECTION 34358
ELEVATION -541.84

X-SECTION 34359
ELEVATION -541.84

X-SECTION 34360
ELEVATION -541.84

X-SECTION 34361
ELEVATION -541.84

ZONE A
BY GRAPHIC SCALE
MAP NO. 4839700045 L
EFFECTIVE DATE:
SEPTEMBER 26, 2008

PROPOSED FLOODPLAIN
PER FLOOD STUDY

**J 134
FINAL PLAT
SOMERSET PARK**

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1,
BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35,
BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS
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BLOCK 12, LOT 1

BEING 56.427 ACRES SITUATED IN THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC
& ARCADIA LAKES OF SOMERSET
HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(817) 336-5773
CONTACT: CHRISTOPHER ORR

ENGINEER:
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5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM, P.E.
TBPE Registration No. F-230



CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	544.48
33945	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.00
37790	542.36
37549	543.09
37791	544.25
38048	546.84

LAND USE SUMMARY		
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Somerset Park
Final Plat



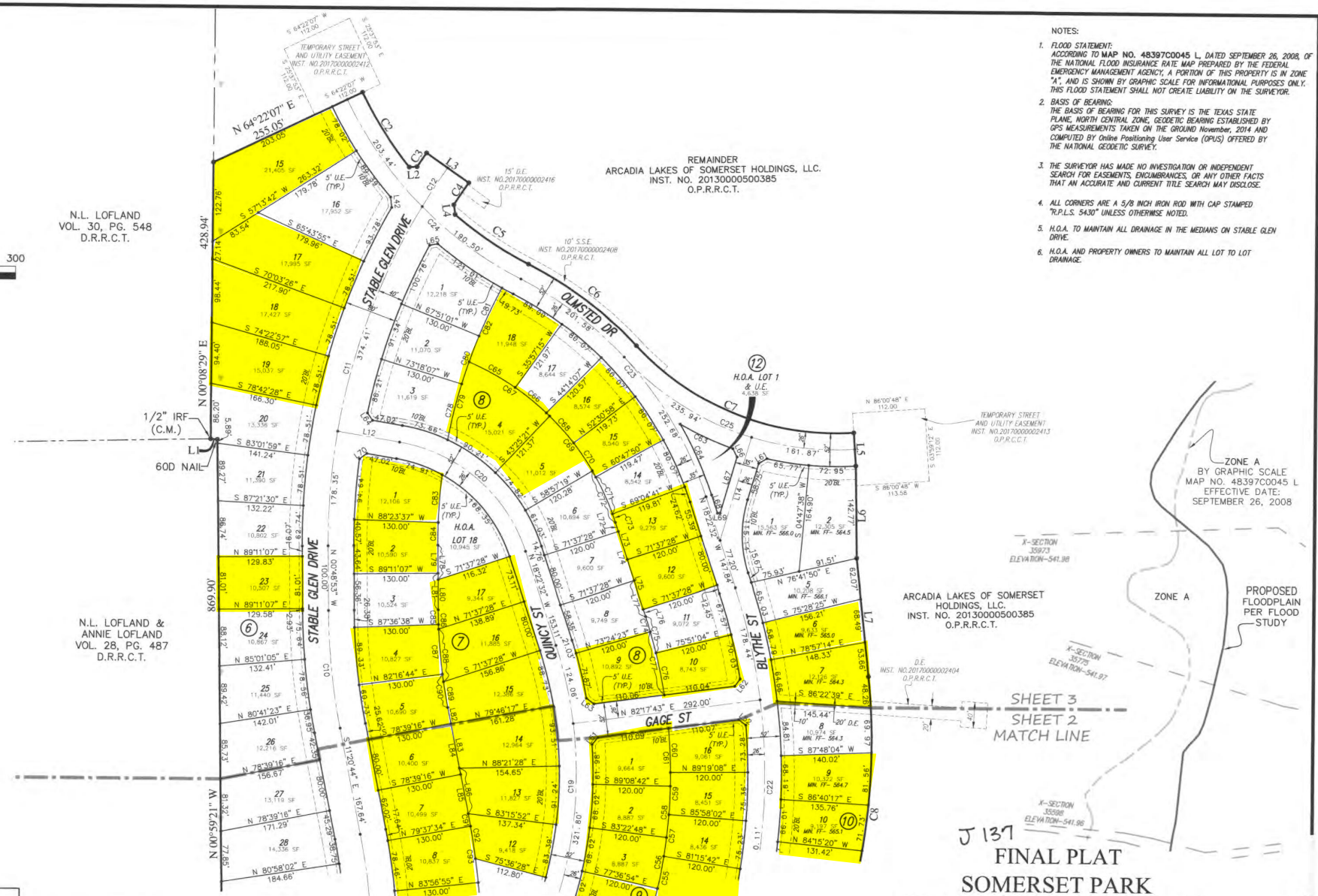
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N.L. LOFLAND
VOL. 30, PG. 548
D.R.R.C.T.

N.L. LOFLAND &
ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

REMAINDER
ARCADIA LAKES OF SOMERSET HOLDINGS, L.L.C.
INST. NO. 20130000500385
O.P.R.R.C.T.

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SHEET 3
SHEET 2
MATCH LINE

**J 137
FINAL PLAT
SOMERSET PARK**

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35, BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT 1

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January 5, 2017

1"=100'

Sheet 3 of 5



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14661	541.84
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14338	541.94
14600	541.96
15037	541.96
15237	541.96
15588	541.96
15588	541.96
15775	541.97
15921	541.82
16272	541.99
16652	542.05
17190	542.36
17249	543.09
17791	544.75
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Final Plat