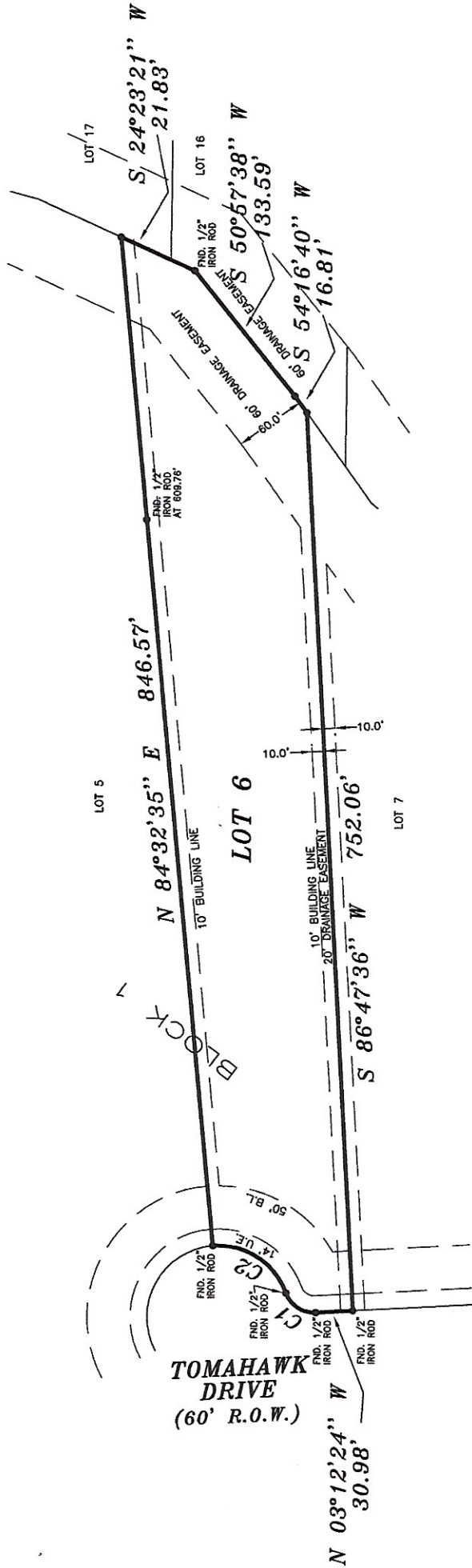


CURVE CHART

CURVE	RADIUS	ARC	BEARING	CHORD
C1	25.00'	31.81'	N 33°14'28" E	29.70'
C2	60.00'	78.11'	N 32°23'40" E	72.71'

LEGEND

- O.P.R.C.C. = OFFICIAL PUBLIC RECORDS
- CHAMBERS COUNTY
- C.C.C.F. NO.(S). = CHAMBERS COUNTY CLERK'S
- FILE NUMBER(S)
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY



I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION. THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.



NOTES:

1. ALL BEARINGS BASED ON RECORDED PLAT.
2. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER CLERK'S FILE NO.(S) 2018135424, P.R.C.C., TX AND VOL. 1516, PG. 292 (2014096791), VOL. 1530, PG. 324 (2014098324), VOL. 1597, PG. 228 (2015105273) AND VOL. 1663, PG. 732 (2016113953), CLERK'S FILE NO.(S) 2018136270 AND 2018136586, O.P.R.C.C., TX.
3. SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES PER C.C.C.F. NO.(S) 2018136873 AND 2018137088, O.P.R.C.C., TX.
4. CENTERPOINT UNDERGROUND ELECTRIC SERVICE AGREEMENT PER C.C.C.F. NO.(S) 2018136949, O.P.R.C.C., TX.
5. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.

H & H		P.O. Box 1974 Mont Belvieu, Tx 77580 Firm No. 10052400 (office) 281 385-2087 (Fax) 281 385-5792 JOB NO. 219161	
RECORDATION:	BLOCK: 1	SECTION: 4	SUBDIVISION: WINFREE OAKS SUBDIVISION
CLERK'S NO. 2018135424, P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY:
LENDER: THIRD COAST BANK SSB	TITLE CO.: GREAT AMERICAN TITLE	GF NO.:	75504-0471
PURCHASER: BEARCAT BAYTOWN IO INVESTMENTS, LLC			
ADDRESS: 6426 TOMAHAWK DRIVE, BAYTOWN, TEXAS 77525			
FLOOD ZONE INFORMATION: This lot is <u>PARTIALLY</u> in the 100 year flood plain and is in <u>ZONE AE-1-X-5000</u> according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48019 0100 dated 08-04-2015			
FLOOD ZONE DETERMINED BY CHAMBERS COUNTY CLERK'S OFFICE. BECAUSE INSURANCE RATES ARE BASED ON THE LOCATION OF THE SUBJECT PLAT ON THE FLOOD ASSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.			
FIELD WORK	NO.	DESCRIPTION	DATE
07/19/19-KP			
DRAFTED BY			
07/25/19-HH			
CHECKED BY			
07/25/19-AR			
KEEP MAP NO.			
C.C.			
SUBMITTALS			