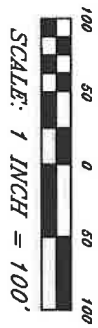


BENJAMIN WINFREE SURVEY, A - 28

BEING ALL OF LOT 40 OF WINFREE OAKS, SECTION 4, RECORDED UNDER COUNTY CLERK'S FILE NO. 135424 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

~PLAT~

G.F. NO. 313349.



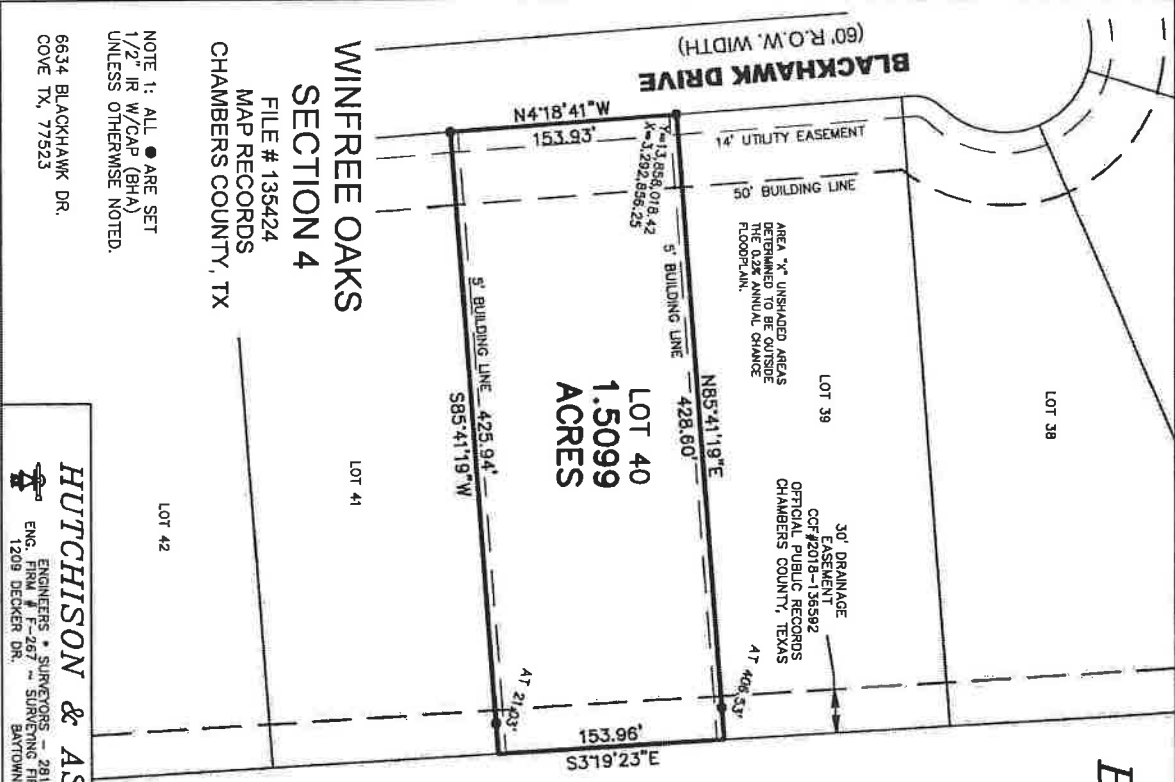
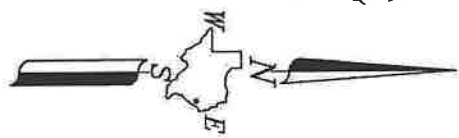
NOTE 2: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. S.F. 0.999989767.

NOTE 3: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 480710109E, FOR CHAMBERS COUNTY, TEXAS AND INCORPORATED AREAS DATED MAY 4, 2015, THE TRACT OF LAND SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED).

I, GLEN H. FREELAND, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5758, DO HEREBY CERTIFY THAT THIS PLAT DELINEATES THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN OCTOBER OF 2018 AND THAT ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON. SAID TRACT HAS ACCESS TO AND FROM A PUBLIC ROADWAY AS SHOWN.

WITNESS MY HAND AND SEAL AT BAYTOWN, TEXAS, THIS THE 10TH DAY OF DECEMBER, A. D., 2018.

Glen H. Freeland
 GLEN H. FREELAND
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5758
 G.F. NO. 313349



HUTCHISON & ASSOCIATES ENGINEERS • SURVEYORS - 281-422-8213 ENG. FIRM # F-267 SURVEYING FIRM # 100293-00 1209 DECKER DR. BAYTOWN, TEXAS 77520		SCALE: 1" = 100' DRAWN BY: AR	JOB NO.: 18-6115 DRWN-NAME: 6115 LOT 40 CHECKED BY: GHF
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- Item 1: Those recorded in/under Clerk's File No. 135424 of the Map/Plat Records of Chambers County, Texas; and those recorded in/under Volume 1516, Page 292, Volume 1597, Page 228, Clerk's File No. 2018-136270 and 2018-136286 of the Official Public Records of Chambers County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code or (b) relates to handicap, but does not discriminate against handicapped persons. (Applies only upon an annexation agreement filed record).
- Item 10a: All Building lines and easements as shown and recorded in/under Clerk's File No. 135424 of the Map/Plat Records of Chambers County, Texas.
- Item 10c: Building setback line, 5 feet in width, along the side property line, as recorded in/under Clerk's File No. 135424 of the Map/Plat Records of Chambers County, Texas.
- Item 10d: Building setback line, 50 feet in width, along the front property line, as recorded in/under Clerk's File No. 135424 of the Map/Plat Records of Chambers County, Texas.
- Item 10e: A utility easement 14 feet wide along the front property line, as recorded in/under Clerk's File No. 135424 of the Map/Plat Records of Chambers County, Texas.
- Item 10f: Dedication of drainage easement, as recorded in/under Clerk's File No. 2018-135592 of the Official Public Records of Chambers County, Texas.
- Item 10k: An easement for drainage purposes extending 23 feet on each side of the centerline of all natural drainage courses, as reflected by the recorded plat.
- Item 10l: Agreement for the installation, operation and maintenance of an underground/overhead electric service distribution system, as set forth in instrument recorded in/under Clerk's File No. 2018-136949 of the Official Records of Chambers County, Texas.

NOTE 1: ALL ARE SET 1/2" IR W/CAP (BHA) UNLESS OTHERWISE NOTED.

6634 BLACKHAWK DR.
 COVE TX, 77523

WINFREE OAKS
 SECTION 4
 FILE # 135424
 MAP RECORDS
 CHAMBERS COUNTY, TX