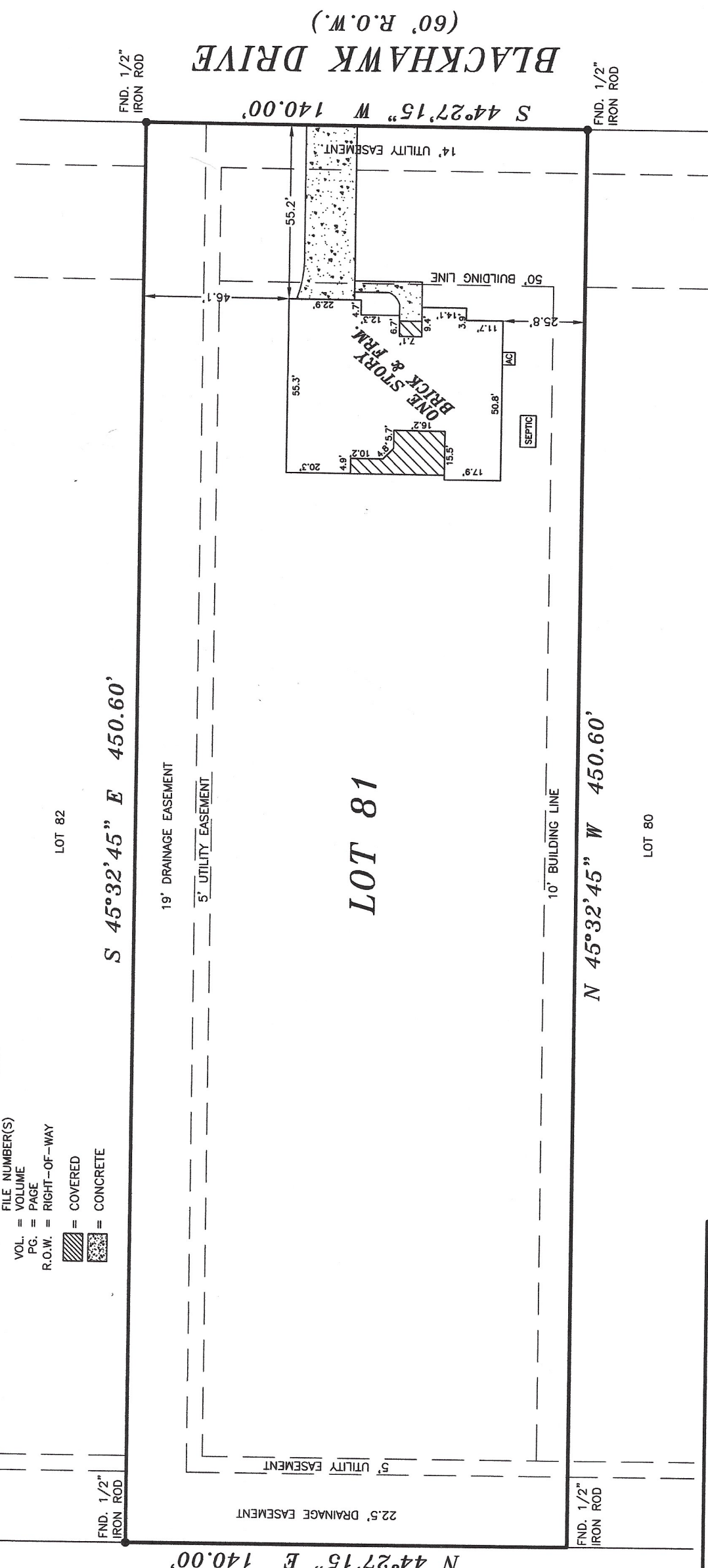


LEGEND
 O.P.R.C.C. = OFFICIAL PUBLIC RECORDS
 CHAMBERS COUNTY
 C.C.C.F. NO.(S) = CHAMBERS COUNTY CLERK'S
 FILE NUMBER(S)
 VOL. = VOLUME
 PG. = PAGE
 R.O.W. = RIGHT-OF-WAY
 [Hatched pattern] = COVERED
 [Stippled pattern] = CONCRETE



S 45°32'45" E 450.60'

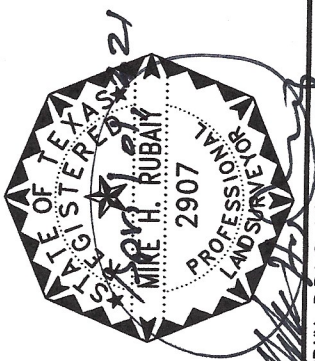
LOT 81

N 45°32'45" W 450.60'

H & H		P.O. Box 1974 Mont Belvieu, Tx 77580 (Office) 281 385-2087 (Fax) 281 385-5792 Firm No. 10052400	
LOT: 81	BLOCK: 4	SECTION: 4	SUBDIVISION: FINAL WINFREE OAKS SUBDIVISION
RECORDATION: C.C.C.F. NO. 2018155424, P.R.C.C. CHAMBERS TEXAS	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 28
LENDER: CAPITAL BANK	TITLE CO.: GREAT AMERICAN TITLE	GF NO.: 99077-0471	
PURCHASER: EAGLE POINT HOMES			
ADDRESS: 6111 BLACKHAWK DRIVE, BAYTOWN, TEXAS 77525			
FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE VI according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 481510 0190E dated 02-04-2015.			
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.			
FIELD WORK		SUBMITTALS	
NO.	DATE	NO.	DATE
3/29/21-31			
DRAFTED BY			
3/31/21-31			
CHECKED BY			
3/31/21-MK			
KEEP MAP NO.			
C.C.			

NOTES:

- ALL BEARINGS BASED ON RECORDED PLAT.
- ALL FOUND 1/2" IRON RODS ARE CAPPED BHA.
- 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 (2015106273), VOL. 1663, PG. 732 (2016113953), C.C.C.F. NO.(S) 2018-136270 AND 2018-136586, O.P.R.C.C., TX.
- CENTERPOINT SHORT FORM BLANKET EASEMENT PER C.C.C.F. NO.(S) 2018-136873 AND 2018-137088, O.P.R.C.C., TX HAVE BEEN PARTIALLY RELEASED PER C.C.C.F. NO.(S) 2019-148618, O.P.R.C.C., TX AND DO NOT AFFECT THIS PROPERTY.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.C.C.F. NO.(S) 2018-136949, O.P.R.C.C., TX.
- ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS