

TEXAS GENCO HOLDINGS, INC.
VOL. 575, PG. 835, O.P.R.C.C., TX.

S 03°19'23" E 185.85'

30' DRAINAGE EASEMENT
C.C.C.F. NO.(S) 2018-136592, O.P.R.C.C., TX.

FND. 1/2" IRON ROD

CURVE CHART

CURVE	RADIUS	ARC	BEARING	CHORD
C1	530.00'	98.32'	N 09°06'16" E	98.18'

LOT 42

S 86°12'36" E 429.68'

10' BUILDING LINE

LOT 43

10' BUILDING LINE

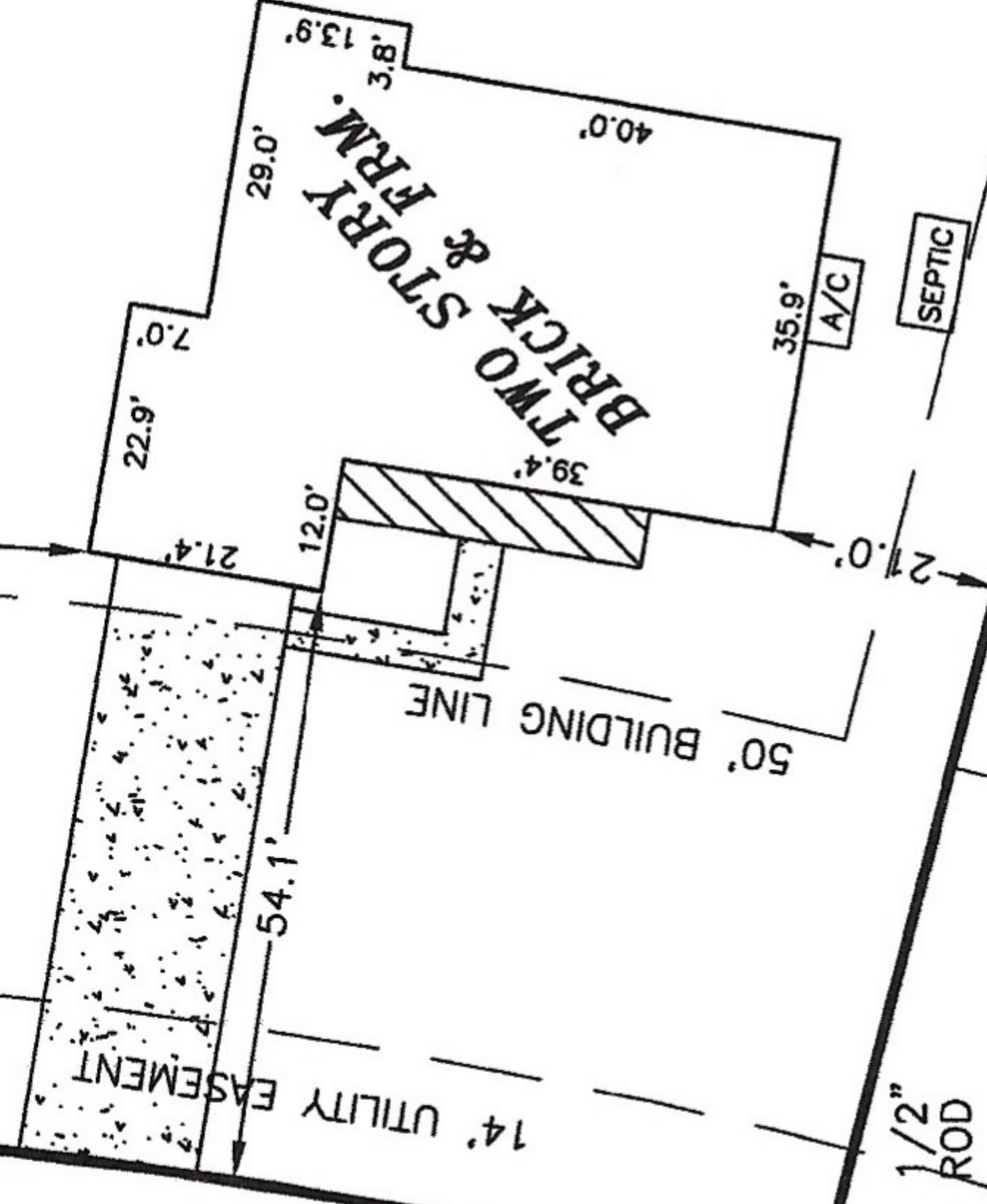
N 75°34'51" W 469.85'

LOT 44

BLACKHAWK DRIVE
(60' R.O.W.)

C1

FND. 1/2" IRON ROD



FND. 1/2" IRON ROD

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 Box] = COVERED

[Stippled Box] = CONCRETE

1" = 40'

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 RELEASED PER C.C.C.F. NO.(S) 2019-148618, O.P.R.C.C., TX.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.C.C.F. NO.(S) 2018-136949, O.P.R.C.C., TX.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORD.
- ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.

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.



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

H & H PROFESSIONAL LAND SERVICES		P.O. Box 1974 Mont Belvieu, Tx 77580 (Office) 281 385-2087 (Fax) 281 385-5792 Firm No. 10052400 JOB NO. 220132	
LOT: 43	BLOCK: 1	SECTION: 4	SUBDIVISION: WINFREE OAKS
RECORDATION: C.C.C.F. NO. 155424, P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 28
LENDER:	TITLE CO.: N/A	GF NO.: N/A	
PURCHASER: EAGLE POINT HOMES ADDRESS: 6510 BLACKHAWK DRIVE, BAYTOWN, TEXAS 77523			
FLOOD ZONE INFORMATION: This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in <u>ZONE "X"</u> according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>48019 019C</u> dated <u>05-04-2015</u>			
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.			
FIELD WORK	NO.	DESCRIPTION	DATE
6/15/21-5H			
DRAFTED BY			
6/15/21-5H			
CHECKED BY			
6/16/21-MR			
KEP MAP NO.			
C.C.			