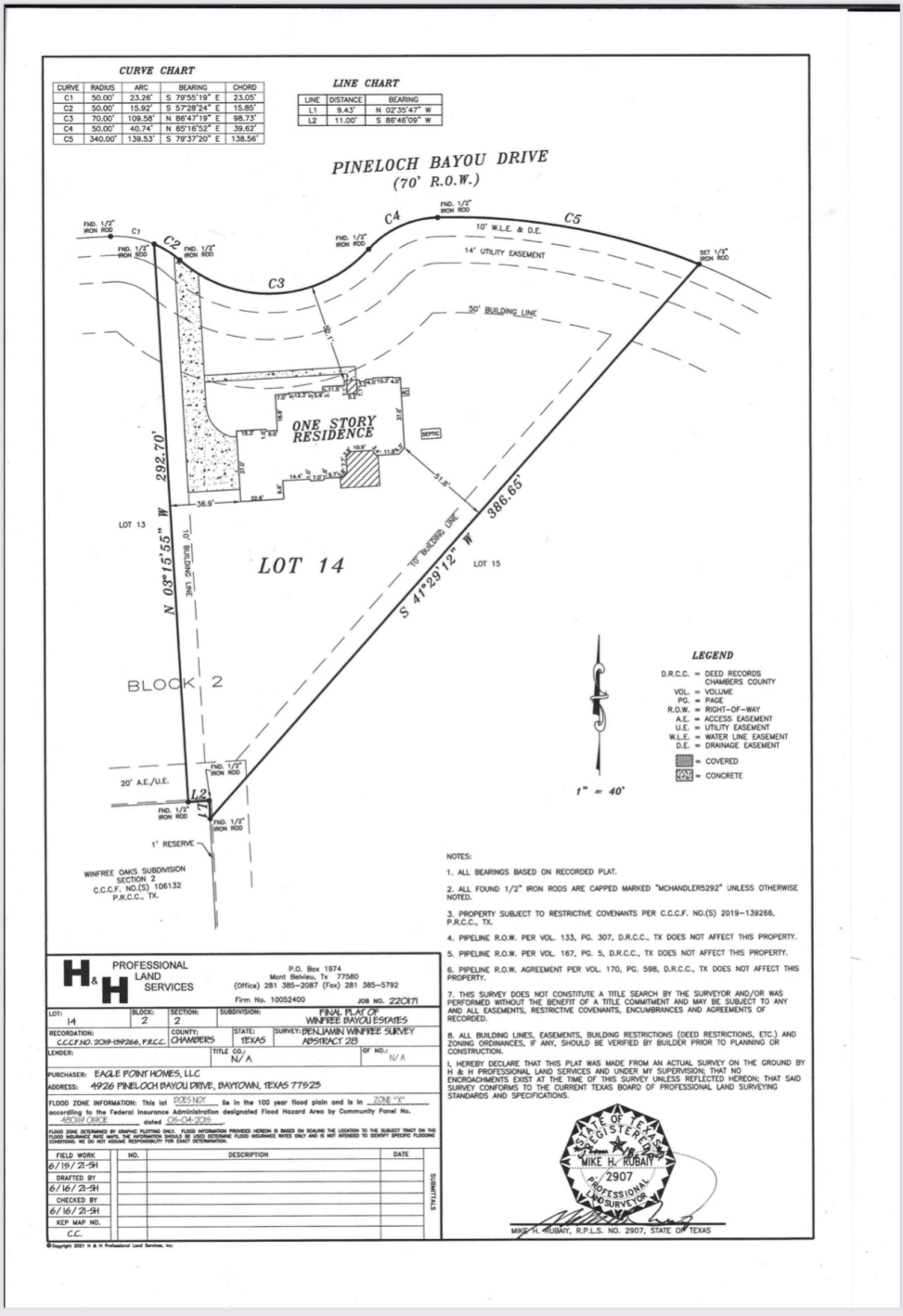
3:23 LTE

4926 PINELOCH BAY...



CURVE CHART

CURVE	RADIUS	ARC	BEARING	CHORD
C1	50.00'	23.26'	S 79°55'19" E	23.05'
C2	50.00'	15.92'	S 57°28'24" E	15.85'
C3	70.00'	109.58'	N 86°47'19" E	98.73'
C4	50.00'	40.74'	N 65°16'52" E	39.62'
C5	340.00'	139.53'	S 79°37'20" E	138.56'

LINE CHART

LINE	DISTANCE	BEARING
L1	9.43'	N 02°35'47" W
L2	11.00'	S 86°46'09" W

PINELOCH BAYOU DRIVE
(70' R.O.W.)

FND. 1/2" IRON ROD
SET 1/2" IRON ROD
10' W.L.E. & D.E.
14' UTILITY EASEMENT
50' BUILDING LINE
ONE STORY RESIDENCE
SEPTIC
292.70'
N 03°15'55" W
386.65'
S 41°29'12" W
10' BUILDING LINE
LOT 13
LOT 14
LOT 15
BLOCK 2
20' A.E./U.E.
1' RESERVE
WINFREE OAKS SUBDIVISION
SECTION 2
C.C.C.F. NO.(S) 106132
P.R.C.C., TX.

1" = 40'

LEGEND

D.R.C.C. = DEED RECORDS CHAMBERS COUNTY
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
A.E. = ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
D.E. = DRAINAGE EASEMENT
= COVERED
CONC = CONCRETE

NOTES:

1. ALL BEARINGS BASED ON RECORDED PLAT.
2. ALL FOUND 1/2" IRON RODS ARE CAPPED MARKED "MCHANDLER5292" UNLESS OTHERWISE NOTED.
3. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER C.C.C.F. NO.(S) 2019-139266, P.R.C.C., TX.
4. PIPELINE R.O.W. PER VOL. 133, PG. 307, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
5. PIPELINE R.O.W. PER VOL. 167, PG. 5, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
6. PIPELINE R.O.W. AGREEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
7. 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 RECORDED.
8. 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.

STATE OF TEXAS REGISTERED MIKE H. RUBAIY 2907 PROFESSIONAL LAND SURVEYOR

MIKE H. RUBAIY, 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. 220171

LOT:	BLOCK:	SECTION:	SUBDIVISION:
14	2	2	FINAL PLAT OF WINFREE BAYOU ESTATES

RECORDATION: C.C.C.F. NO. 2019-139266, P.R.C.C.
COUNTY: CHAMBERS
STATE: TEXAS
SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 213
LENDER:
TITLE CO.: N/A
GF NO.: N/A
PURCHASER: EAGLE POINT HOMES, LLC
ADDRESS: 4926 PINELOCH BAYOU DRIVE, BAYTOWN, TEXAS 77523

FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480119 0190E dated 05-04-2009

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 FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE
6/19/21-SH			
DRAFTED BY			
6/16/21-SH			
CHECKED BY			
6/16/21-SH			
KEP MAP NO.			
CC.			

SUBMITTALS

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