

115.2 AC.  
ROBERT MONTGOMERY  
VOL. 15, PG. 311  
D.R.C.C., TX.

FND. 1/2"  
IRON ROD

N 87°49'02" E 300.00'

1' RESERVE

20' DRAINAGE EASEMENT

10' A.E./U.E.

AT 235.24'  
FND. 1/2"  
IRON ROD

AT 40.08'  
FND. 1/2"  
IRON ROD

BLOCK 1

LOT 11

LOT 10

LOT 12

N 02°09'25" W 265.24'

362.83'

S 39°19'38" W

ONE STORY  
BRICK & STONE

1" = 40'

LEGEND

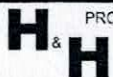
- D.R.C.C. = DEED RECORDS  
CHAMBERS COUNTY
- VOL = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- A.E. = ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- D.E. = DRAINAGE EASEMENT
- [Hatched Box] = COVERED
- [Stippled Box] = CONCRETE

R=70.0'  
L=62.01'

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

NOTES:

1. ALL BEARINGS BASED ON RECORDED PLAT.
2. ALL FOUND 1/2" IRON RODS ARE CAPPED MARKED "MCHANDLERS292" 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.
4. PIPELINE R.O.W. AGREEMENT PER VOL. 170, PG. 588, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
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.



PROFESSIONAL  
LAND  
SERVICES

P.O. Box 1974  
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(Office) 281 385-2087 (Fax) 281 385-5792  
Firm No. 10052430 JOB NO. 219059

LOT: 11	BLOCK: 1	SECTION: 2	SUBDIVISION: FINAL PLAT OF WINFREE BAYOU ESTATES
RECORDATION: C.C.C.F. NO. 2019-139266, P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY:
LENDER: TEXAS CITIZENS BANK, N.A.	TITLE: GREAT AMERICAN TITLE	GP NO.: 10950-04/11	
PURCHASER: EAGLE POINT HOMES, LLC ADDRESS: 6567 CHERRY BAYOU DRIVE, DAYTOWN, TEXAS 77525			
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. [blank] dated 03-04-2016.			

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.

