

**LEGEND**

C.C.C.F. NO.(S). = CHAMBERS COUNTY CLERK'S FILE NUMBER(S)

P.R.C.C. = PLAT RECORDS CHAMBERS COUNTY

VOL. = VOLUME

PG. = PAGE

R.O.W. = RIGHT-OF-WAY

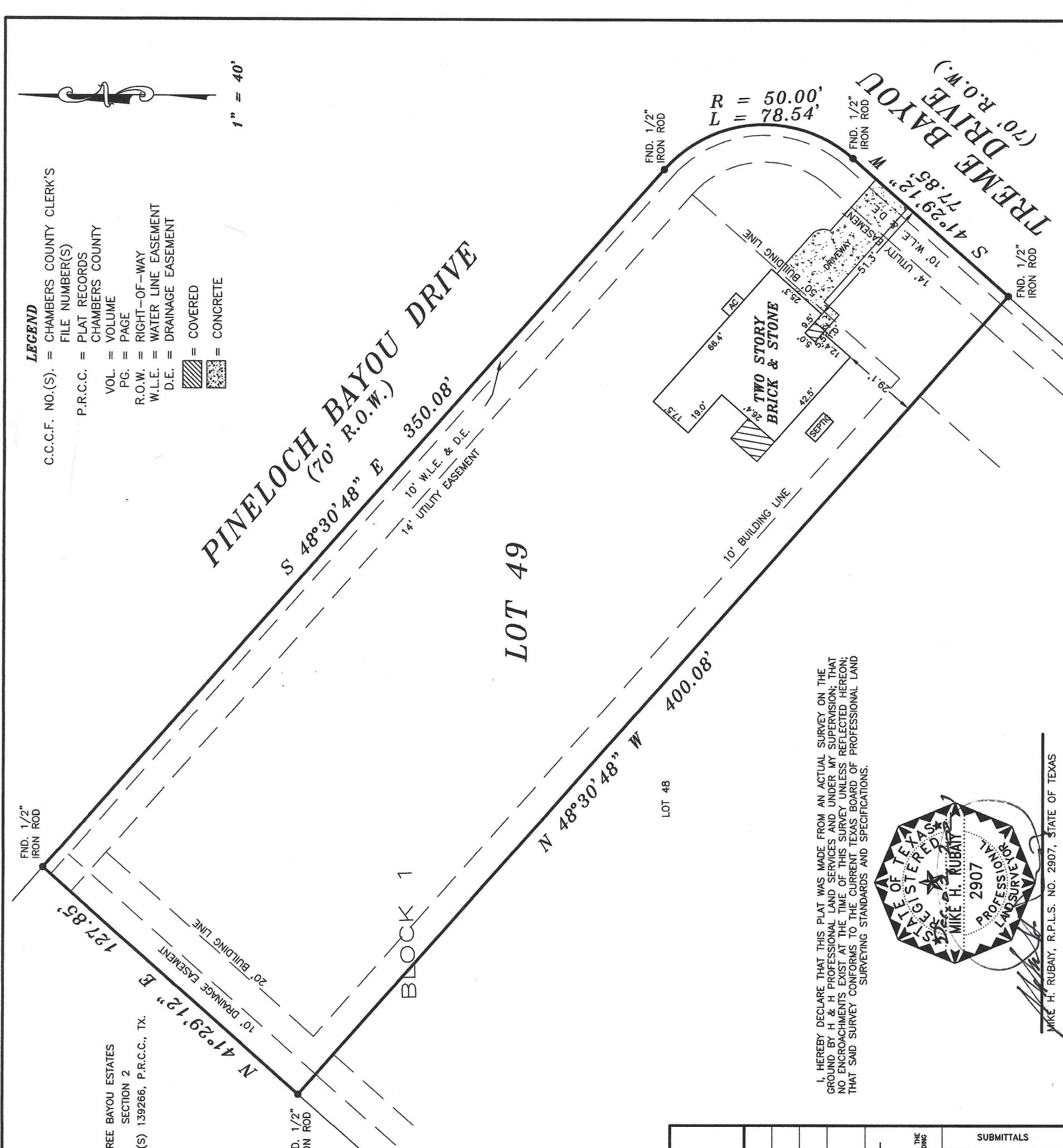
W.L.E. = WATER LINE EASEMENT

D.E. = DRAINAGE EASEMENT

= COVERED

= CONCRETE

1" = 40'



- NOTES:**
1. ALL BEARINGS BASED ON RECORDED PLAT.
  2. 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.
  3. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
  4. ALL FOUND 1/2" IRON RODS ARE CAPPED MARKED "MCHANDLERS292" UNLESS OTHERWISE NOTED.
  5. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER C.C.C.F. NO.(S) 2021-163251, P.R.C.C., TX.
  6. SHORT FORM BLANKET EASEMENT PER C.C.C.F. NO.(S) 2020-157823, O.P.R.C.C., TX.
  7. EASEMENT PER VOL. 133, PG. 307, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
  7. EASEMENT PER VOL. 167, PG. 5, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
  7. EASEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.

<b>H &amp; H</b>		P.O. Box 1974 Mont Belvieu, Tx 77580 (Office) 281 385-2087 (Fax) 281 385-5792	
PROFESSIONAL LAND SERVICES		Firm No. 10052400	
LOT: 49	BLOCK: 1	SECTION: 3	SUBDIVISION: FINAL PLAT OF WINFREE BAYOU ESTATES
RECORDATION: C.C.C.F. NO. 2021-163251, 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: 6555 TREME BAYOU 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 010E</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 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
11/23/21-CW			
DRAFTED BY			
11/24/21-HH			
CHECKED BY			
11/24/21-MR			
KEEP MAP NO.			
C.C.			

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