

NOTES:  
 1. BEARINGS ARE BASED ON PLAT BEARINGS IN THE EAST LINE OF LOT 25 OF WINFREE BAYOU ESTATES SECTION 2 FINAL PLAT RECORDED IN CLERK'S FILE NUMBER 2019-139266 CHAMBERS COUNTY, TEXAS.  
 2. THIS PROPERTY IS LOCATED IN ZONE "X" AND "X" (SHADED) ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480119 0190E, DATED MAY 4, 2015. FLOOD ZONE ( 14' CONTOUR LINE ) SHOWN HEREON SCALED ACCORDING TO F.I.R.M. MAP.  
 3. ALL ARE FOUND 1/2 INCH IRON RODS WITH PLASTIC CAPPED AND STAMPED "MCHANDLER 5292".  
 4. DUE TO INADEQUATE DESCRIPTION UNABLE TO LOCATE OR PLOT BLANKET TYPE EASEMENTS RECORDED IN DOCUMENT NO. 2019-140435 AND 2020-157823 OF CHAMBERS COUNTY TEXAS.

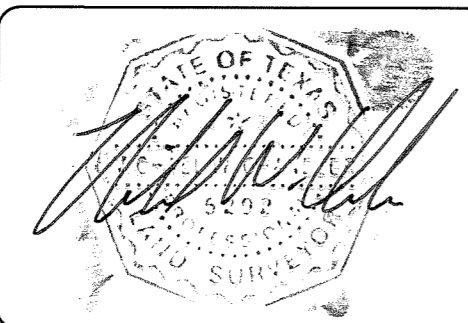
| CURVE | CENTRAL ANGLE | RADIUS  | ARC    | CHORD  | CHORD BEARING |
|-------|---------------|---------|--------|--------|---------------|
| 1     | 12°59'44"     | 410.00' | 92.99' | 92.80' | N 55°00'41" W |

SCALE: 1 INCH = 100 FEET  
**BEN WINFREE SURVEY**  
 A - 28



**LEGEND**

|  |                      |
|--|----------------------|
|  | = POWER POLE         |
|  | = METER POLE         |
|  | = GUY WIRE           |
|  | = OVERHEAD POWER     |
|  | = COVERED PORCH      |
|  | = CHAIN LINK FENCE   |
|  | = BUILDING LINE      |
|  | = WATERLINE EASEMENT |



I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision March 11, 2022 and that all lines, boundaries, and landmarks are accurately shown heron.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 16th day of March, A. D., 2022.

**CHAMBERS SURVEYING & MAPPING**  
 P. O. BOX 1272 MONT BELVIEU, TEXAS 77580  
 PHONE: 281-576-6788 CELL: 832-784-7025 FIRM REG. NO. 100127-00

|               |                   |                  |
|---------------|-------------------|------------------|
| DRWN BY: JWM  | LOT: 25           | SECTION: 2       |
| CHKD BY: CKC  | BLOCK: 1          | COUNTY: CHAMBERS |
| DATE: 3/15/22 | JOB No.: 22-4881B | GF No.:          |

SUBDIVISION: WINFREE BAYOU ESTATES SECTION 2 FINAL PLAT  
 SURVEY: BEN WINFREE SURVEY, ABSTRACT NO. 28  
 ADDRESS: 4935 PINELoch BAYOU DRIVE BAYTOWN, TEXAS 77523  
 SURVEY FOR: