



SCALE: 1" = 40'
J. L. HILL SURVEY
A - 106

- NOTES:
- 1) BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF LOT 28.
 - 2) THIS PROPERTY IS LOCATED IN ZONE "C" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480121 0006 B DATED JANUARY 19, 1983.
 - 3) BUILDING SET BACK LINES AND EASEMENTS SHOWN HEREON ACCORDING TO RECORDED PLAT AND OR IN RESTRICTIONS RECORDED IN VOL. 242 AT PG. 564 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
 - 4) THERE IS A 65' BUILDING LINE LOCATED ADJACENT TO THE CENTERLINE OF STREET ACCORDING TO RECORDED PLAT.
 - 5) THERE IS A 100' BUILDING LINE LOCATED ADJACENT TO THE RIGHT OF WAY LINE OF ALL STREET EASEMENTS ACCORDING TO RESTRICTIONS RECORDED IN VOL. 242 AT PG. 564 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
 - 6) THERE IS AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL STREETS ACCORDING TO RECORDED PLAT.
 - 7) EASEMENTS RECORDED IN VOL. 166 PG. 375 & VOL. 160 PG. 262 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS DO NOT EFFECT THIS PROPERTY.

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
1	63°14'13"	42.00'	46.36'	44.04'	S 47°54'43" E

NORTH POINT ON TRINITY BAY SECTION THREE
 VOLUME "B" PAGE 131
 MAP RECORDS OF CHAMBERS COUNTY, TEXAS

NORTH POINT ON TRINITY BAY SECTION ONE
 VOLUME "A" PAGE 117
 MAP RECORDS OF CHAMBERS COUNTY, TEXAS

NORTH POINT ON TRINITY BAY SECTION TWO
 VOLUME "B" PAGE 121
 MAP RECORDS OF CHAMBERS COUNTY, TEXAS

LEGEND

- P— = POWER POLE
- OP- = OVERHEAD POWER
- ▒ = COVERED CONC
- W.W. = WATER WELL
- AC = AIR CONDITIONER
- CM = CONTROL MONUMENT



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 of Lot 28 of North Point on Trinity Bay Section Three on January 26, 2015; only improvements on the ground are shown hereon, there are no visible encroachments, conflicts, or overlapping of improvements except as shown hereon, all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 5th. day of February, A. D., 2015.
 REVISED: FEBRUARY 16, 2015 & FEBRUARY 23, 2015

CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
 PHONE: 281-576-6788 FAX: 281-576-6724 FIRM REG. NO. 100127-00

DRWN BY:	LOT	SECTION
CGD	28	3
CHKD BY:	BLOCK	COUNTY
JWM	N/A	CHAMBERS
DATE:	JOB No.: 14-3365	
2/3/15	GF No.: BT1532021	

SUBMISSION: NORTHPOINT ON TRINITY BAY SEC. 3
 SURVEY: J. L. HILL SURVEY, A - 106
 ADDRESS: 9026 AUGUSTA DRIVE BAYTOWN, TX 77520
 SURVEY FOR: MARK DOGGETT