

LEGEND

CP = CONTROL POINT
 B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
 R.O.W. = RIGHT-OF-WAY
 # = WOOD FENCE

LINE CHART:

L1: N 02°38'21" W - 40.82'
 L2: N 68°38'13" E - 106.24'
 L3: N 20°49'36" E - 103.86'

CURVE CHART:

C1: RADIUS= 60.00' L= 53.12'
 CB= S 58°20'17" W - 51.40'

NOTES:

- ALL BEARINGS BASED ON RECORDED PLAT.
- ALL FOUND 1/2" IRON RODS ARE CAPPED BHA.
- PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER CLERK'S FILE NO.(S) 2018135424, P.R.C.C., TX AND VOL. 1516, PG. 292 (2014096791), VOL. 1530, PG. 324 (2014098324), VOL. 1597, PG. 228 (2015108273), VOL. 1663, PG. 732 (2016113953), C.C.C.F. NO.(S) 2018-136270 AND 2018-136586, O.P.R.C.C., TX.
- CENTERPOINT SHORT FORM BLANKET EASEMENT PER C.C.C.F. NO.(S) 2018-136873 AND 2018-137088, O.P.R.C.C., TX HAVE BEEN RELEASED PER C.C.C.F. NO.(S) 2019-148618, O.P.R.C.C., TX.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.C.C.F. NO.(S) 2018-136949, O.P.R.C.C., TX.
- 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.
- 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 Mont Belvieu, TX 77580 (Office) 281 385-2087 (Fax) 281 385-5792		JOB NO. 223063	
LOT: 77	BLOCK: 4	SECTION: 4	SUBDIVISION: WINFREE OAKS
RECORDATION: C.C.C.F. NO. 135424 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: 5602 ARROWHEAD POINT DRIVE, BAYTOWN, TEXAS 77523			
FLOOD ZONE INFORMATION: This lot PARTIALLY lies in the 100 year flood plain and is in ZONE "AE" AND SHADED "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480119.0190E dated 05/04/2015.			
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.	NO.	DESCRIPTION	DATE
06/02/23-CW			
DRAFTED BY			
06/06/23-SH			
CHECKED BY			
06/23/23-MR			
KEY 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

