

SOLOMON BARROW SURVEY

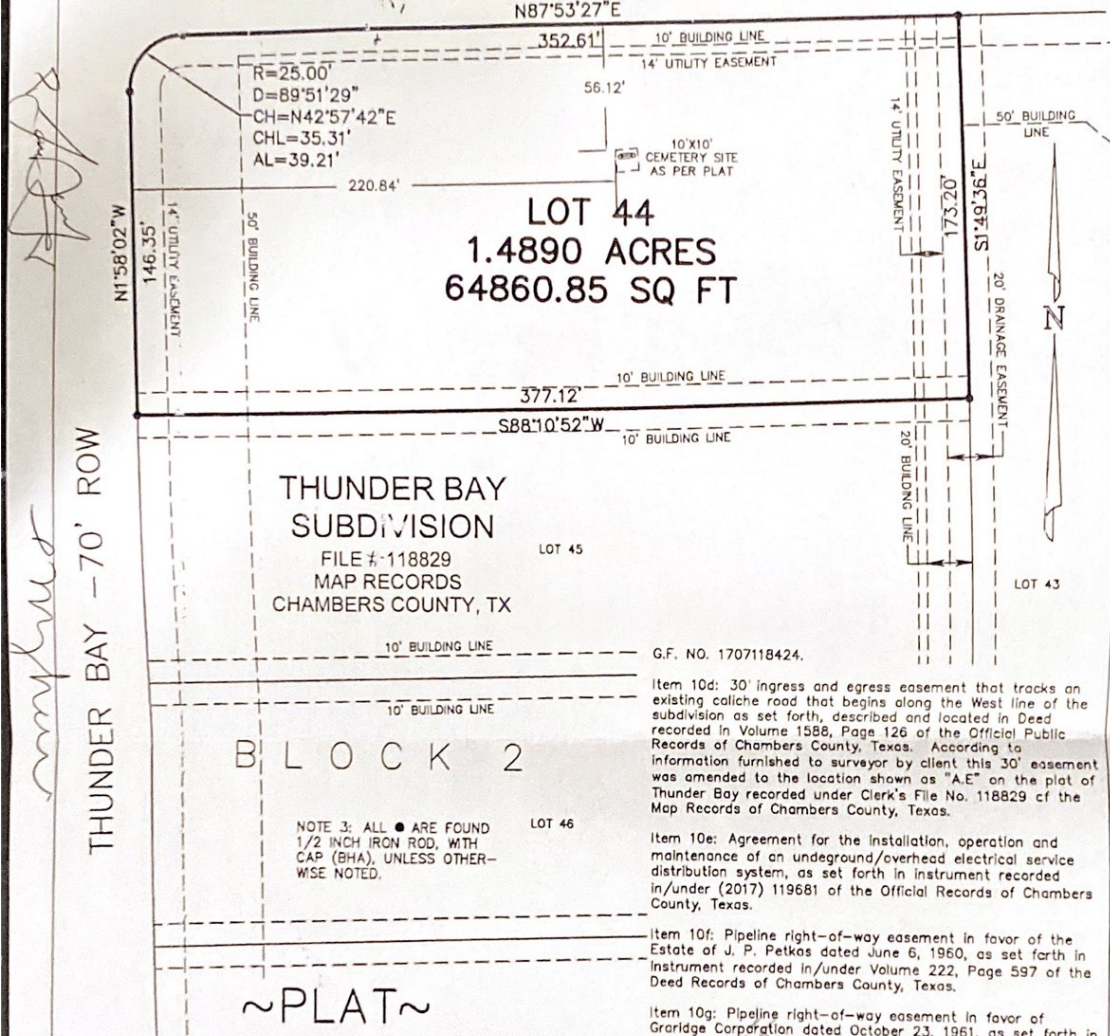
A - 3

WINDSONG DRIVE -70' ROW

60 30 0 30 60



SCALE: 1 INCH = 60'



my hand

LOT 44
1.4890 ACRES
64860.85 SQ FT

THUNDER BAY
SUBDIVISION
 FILE # 118829
 MAP RECORDS
 CHAMBERS COUNTY, TX

B L O C K 2

NOTE 3: ALL ● ARE FOUND
 1/2 INCH IRON ROD, WITH
 CAP (BHA), UNLESS OTHER-
 WISE NOTED.

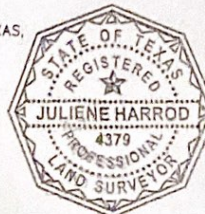
~PLAT~

BEING ALL OF LOT 44 OF THUNDER BAY
 SUBDIVISION, RECORDED UNDER COUNTY
 CLERK'S FILE NO. 118829 OF THE MAP
 RECORDS OF CHAMBERS COUNTY, TEXAS.

I, JULIENE HARROD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4379, 4379, DO HEREBY CERTIFY THAT THIS PLAT DELINEATES THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN FEBRUARY OF 2017 AND THAT ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON. SAID TRACT HAS ACCESS TO AND FROM A PUBLIC ROADWAY AS SHOWN.

WITNESS MY HAND AND SEAL AT BAYTOWN, TEXAS,
 THIS THE 23RD DAY OF MARCH, A. D., 2017.

Julienne Harrod
 JULIENE HARROD
 REGISTERED PROFESSIONAL LAND
 SURVEYOR NO. 4379



Item 10d: 30' ingress and egress easement that tracks an existing caliche road line that begins along the West line of the subdivision as set forth, described and located in Deed recorded in Volume 1588, Page 126 of the Official Public Records of Chambers County, Texas. According to information furnished to surveyor by client this 30' easement was amended to the location shown as "A.E" on the plat of Thunder Bay recorded under Clerk's File No. 118829 of the Map Records of Chambers County, Texas.

Item 10e: Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under (2017) 119681 of the Official Records of Chambers County, Texas.

Item 10f: Pipeline right-of-way easement in favor of the Estate of J. P. Petkos dated June 6, 1960, as set forth in instrument recorded in/under Volume 222, Page 597 of the Deed Records of Chambers County, Texas.

Item 10g: Pipeline right-of-way easement in favor of Garidge Corporation dated October 23, 1961, as set forth in instrument recorded in/under Volume 233, Page 359 of the Deed Records of Chambers County, Texas.

Item 10h: Intentionally deleted.

The above-referenced Pipeline Easements would run Northwesterly/Southeasterly across the subject tract surveyed. As per information furnished to surveyor by client, the pipelines that were covered under the above-referenced Pipeline Easements have been removed from the ground and no longer exist across the subject tract surveyed. There was no visible evidence of said pipelines on the ground at the time of this survey. The above-referenced Pipeline Easement documents each contain a clause that appears to terminate each easement after a period of 25 years from the date of said instrument. The Pipeline easements described in all of the above-referenced instruments would have expired as of this date. This statement is based on visible inspection upon the ground, the herein mentioned Pipeline Easement documents as recorded and evidence furnished by client and should not be construed to be a legal opinion of any kind.

NOTE 1: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. S.F. 0.9998923.

NOTE 2: ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NO. 48071C0190 E, FOR CHAMBERS COUNTY, TEXAS AND INCORPORATED AREAS DATED MAY 4, 2015, THE TRACT OF LAND SHOWN HEREON IS SITUATED IN ZONE "X"(UNSHADED).

HUTCHISON & ASSOCIATES

ENGINEERS ~ SURVEYORS
 1209 DECKER DRIVE ~ BAYTOWN, TEXAS ~ 281-422-8213
 ENG. FIRM # F-267 ~ SURVEYING FIRM # 100293-00

SCALE:

1" = 60'

JOB NO.: 174834

DRWN-NAME: 4834 LOT 44

DRAWN BY:

AR

CHECKED BY:

AJH