

**NOTES**

1. BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF THE FINAL PLAT OF WINFREE BAYOU ESTATES SECTION 3 AS RECORDED IN DOCUMENT NO. 2022-163251 OF CHAMBERS COUNTY, TEXAS.
2. THIS PROPERTY IS LOCATED IN ZONE "X", "X" SHADED, & "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480119 0190E, DATED MAY 4, 2015. FLOOD ZONE SHOWN HEREON SCALED ACCORDING TO F.I.R.M. MAP.
3. ALL • ARE 1/2" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "MCHANDLER5292" UNLESS OTHERWISE STATED.

**SCALE: 1 INCH = 50 FEET**  
**BEN WINFREE SURVEY**  
**A - 28**



WINFREE BAYOU ESTATES  
 SECTION 2  
 FINAL PLAT  
 DOC NO. 2019-139266  
 C.C.Tx.

LOT 25

LOT 11

**1.466 AC**

LOT 1

LOT 2

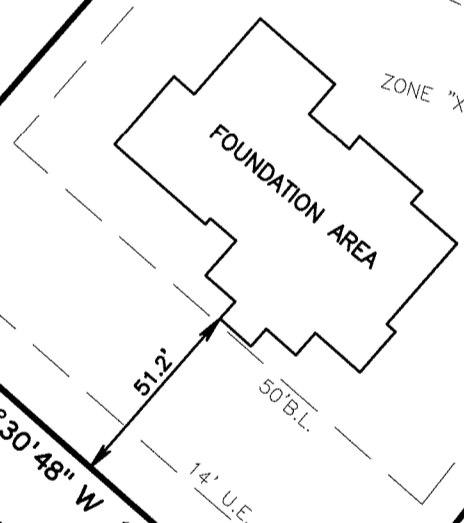
LOT 3

N 48°30'48" W 165.20'  
 PINELOCH BAYOU DRIVE  
 (70' R-O-W)

N 41°29'12" E 413.87'  
 10' B.L.

S 51°54'12" E 140.14'  
 15' D.E.  
 20' B.L.

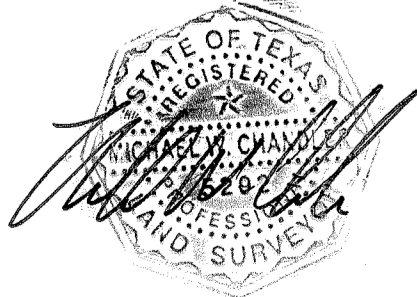
S 38°05'48" W 422.92'  
 10' B.L.



WINFREE BAYOU ESTATES  
 SECTION 3  
 FINAL PLAT  
 DOC NO. 2021-163251  
 C.C.Tx.

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 on April 22, 2022, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 27th day of April, A.D., 2022.



**LEGEND**

- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT

**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:	LOT	SECTION
CHKD BY:	BLOCK	COUNTY
DATE:	JOB No.:	
04/26/2022	DWG No.:	

SUBDIVISION: FINAL PLAT OF WINFREE BAYOU ESTATES SECT. 3
SURVEY: BEN WINFREE SURVEY, ABSTRACT NO. 28
ADDRESS: 5003 PINELOCH BAYOU DRIVE BAYTOWN, TX 77523
SURVEY FOR: SUNVILLA HOMES, LLC