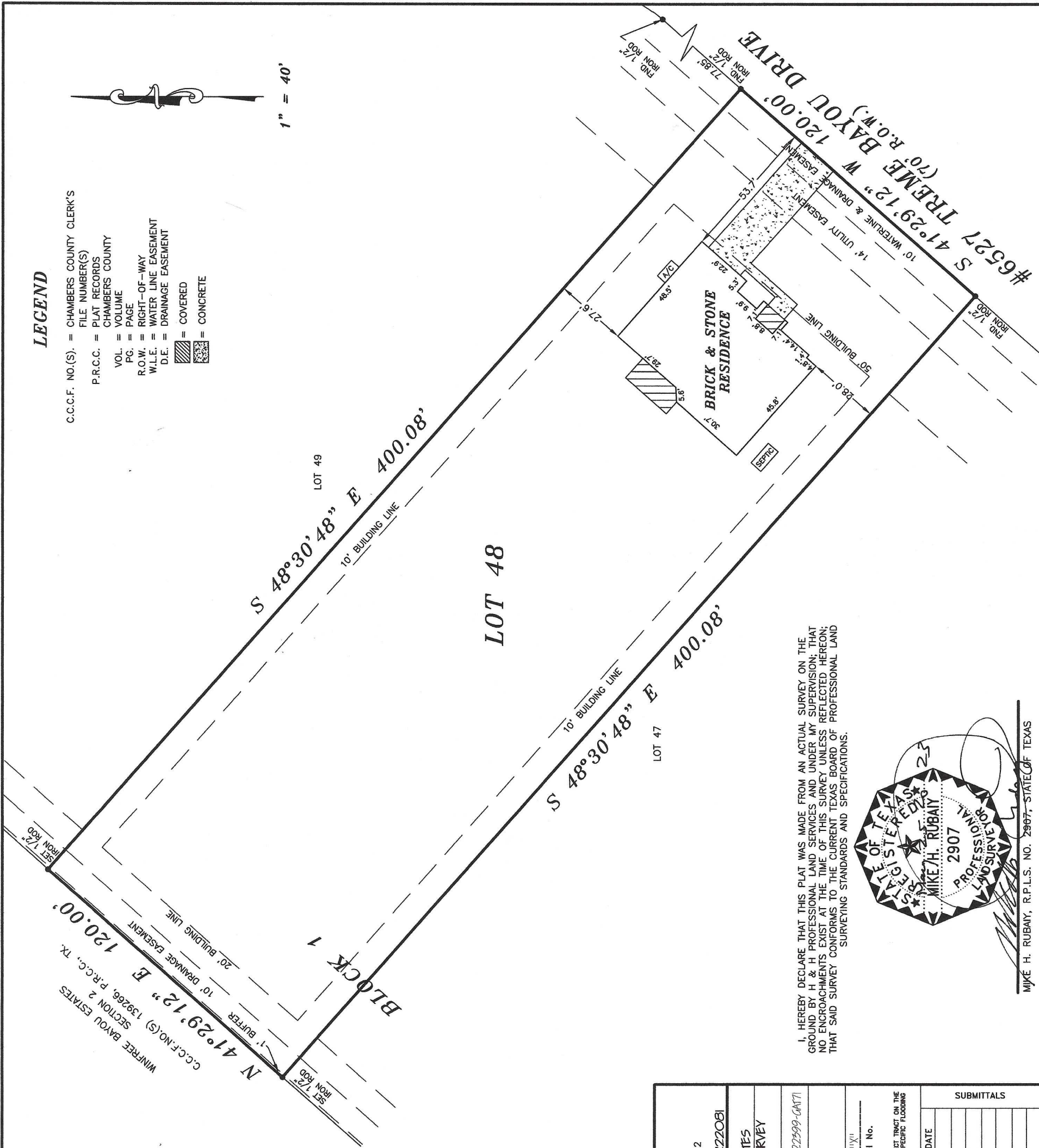


**LEGEND**

- C.C.C.F. NO.(S) = CHAMBERS COUNTY CLERK'S FILE NUMBER(S)
- P.R.C.C. = PLAT RECORDS CHAMBERS COUNTY
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- W.L.E. = WATER LINE EASEMENT
- D.E. = DRAINAGE EASEMENT
- [Symbol] = COVERED
- [Symbol] = CONCRETE

1" = 40'



- NOTES:
1. ALL BEARINGS BASED ON RECORDED PLAT.
  2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
  3. ALL FOUND 1/2" IRON RODS ARE CAPPED MARKED "MCHANDLERS292" UNLESS OTHERWISE NOTED.
  4. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER C.C.C.F. NO.(S) 2021-163251, P.R.C.C., TX AND VOL. 1756, PG. 58 (00124274), C.C.C.F. NO.(S) 2017-126754, 2020-151918, 2021-172206 AND 2021-164153, O.P.R.C.C., TX.
  5. SHORT FORM BLANKET EASEMENT PER C.C.C.F. NO.(S) 2020-157823, O.P.R.C.C., TX.
  6. EASEMENT PER VOL. 133, PG. 307, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
  7. EASEMENT PER VOL. 167, PG. 5, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
  8. EASEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.

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

<b>H &amp; H</b>		P.O. Box 1974 Mont Belvieu, TX 77580 (Office) 281 385-2087 (Fax) 281 385-5792 Firm No. 10052400 JOB NO. 222081	
LOT: 48	BLOCK: 1	SECTION: 5	SUBDIVISION: FINAL PLAT OF WINFREE BAYOU ESTATES
RECORDATION: C.C.C.F. NO. 2021-163251, P.R.C.C. CHAMBERS COUNTY, TEXAS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY	ABSTRACT 28
LENDER: TEXAS CITIZENS BANK, N.A.	TITLE CO.: GREAT AMERICAN TITLE	GF NO.: 122999-GAT71	
PURCHASER: EAGLE POINT HOMES			
ADDRESS: 6527 TREME BAYOU DRIVE, BAYTOWN, TEXAS 77525			
FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48019 0190E dated 05-04-2015			
FLOOD ZONE DETERMINED BY GRADING PLATTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON GRADING LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED 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.	DESCRIPTION	DATE
DRAFTED BY			
CHECKED BY			
REP MAP NO.			
C.C.			
SUBMITTALS			