



- 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 "MCHANDLER5292" 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

H & H		PROFESSIONAL LAND SERVICES		P.O. Box 1974 Mont Belvieu, Tx 77580 (Office) 281 385-2087 (Fax) 281 385-5792	
				Firm No. 10052400 JOB NO. 222119	
LOT: 20	BLOCK: 1	SECTION: 3	SUBDIVISION: FINAL PLAT OF WINFREE BAYOU ESTATES		
RECORDATION: C.C.C.F. NO. 2021-163251, P.R.C.C.		COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 28	
LENDER: COMMUNITYBANK OF TEXAS, N.A.		TITLE CO.: GREAT AMERICAN TITLE		GF NO.: 122342-GAT71	
PURCHASER: EAGLE POINT HOMES, LLC					
ADDRESS: 5219 PINELOCH BAYOU DRIVE, BAYTOWN, TEXAS 77523					
FLOOD ZONE INFORMATION: This lot <u>PARTIALLY</u> lie in the 100 year flood plain and is in <u>ZONE "AE" & "X"</u> according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>480119 0190E</u> dated <u>05-04-2015</u> .					
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 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
6/19/23-SH					
DRAFTED BY					
6/21/23-HH					
CHECKED BY					
6/21/23-MR					
KEP MAP NO.					
C.C.					
					SUBMITTALS