



1" = 50'

LEGEND

- D.R.C.C. = DEED RECORDS
CHAMBERS COUNTY
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- A.E. = ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- D.E. = DRAINAGE EASEMENT

LINE CHART

LINE	DISTANCE	BEARING
L1	7.28'	S 48°30'48" E

CURVE CHART

CURVE	RADIUS	ARC	BEARING	CHORD
C1	340.00'	114.84'	S 58°11'22" E	114.30'

PINELOCH BAYOU DRIVE
(70' R.O.W.)

LOT 14

LOT 15

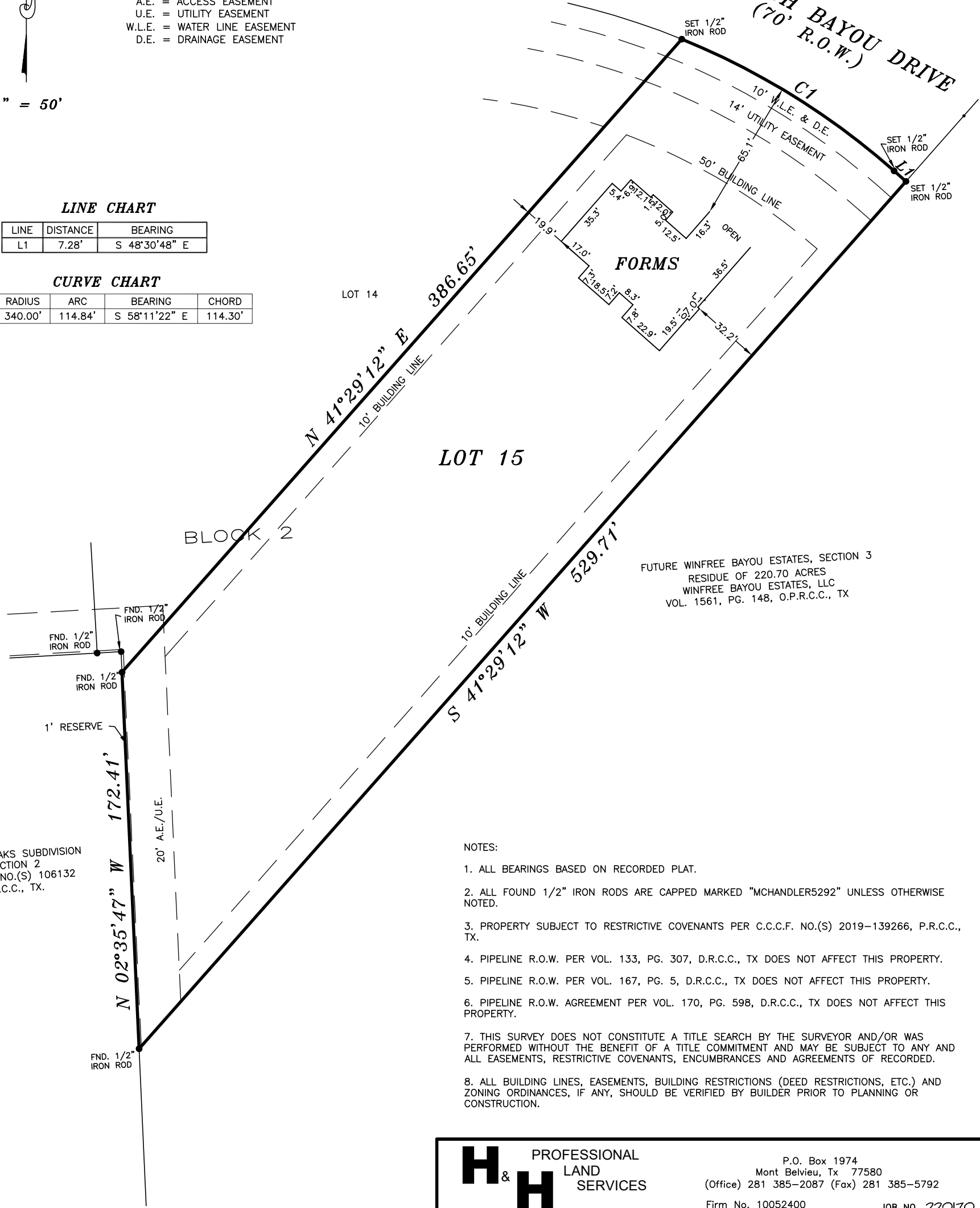
BLOCK 2

FUTURE WINFREE BAYOU ESTATES, SECTION 3
RESIDUE OF 220.70 ACRES
WINFREE BAYOU ESTATES, LLC
VOL. 1561, PG. 148, O.P.R.C.C., TX

WINFREE OAKS SUBDIVISION
SECTION 2
C.C.C.F. NO.(S) 106132
P.R.C.C., TX.

NOTES:

1. ALL BEARINGS BASED ON RECORDED PLAT.
2. ALL FOUND 1/2" IRON RODS ARE CAPPED MARKED "MCHANDLER5292" UNLESS OTHERWISE NOTED.
3. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER C.C.C.F. NO.(S) 2019-139266, P.R.C.C., TX.
4. PIPELINE R.O.W. PER VOL. 133, PG. 307, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
5. PIPELINE R.O.W. PER VOL. 167, PG. 5, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
6. PIPELINE R.O.W. AGREEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
7. 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 RECORDED.
8. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.



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. RUBAIY, 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. 220170

LOT: 15	BLOCK: 2	SECTION: 2	SUBDIVISION: FINAL PLAT OF WINFREE BAYOU ESTATES
RECORDATION: C.C.C.F. NO. 2019-139266, P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 28

LENDER: TITLE CO.: GF NO.: N/A

PURCHASER: EAGLE POINT HOMES, LLC
ADDRESS: 4934 PINELOCH BAYOU DRIVE, BAYTOWN, TEXAS 77523

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. 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 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	SUBMITTALS
6/16/23-SH				
DRAFTED BY				
6/21/23-HH				
CHECKED BY				
6/21/23-MR				
KEP MAP NO.				
C.C.				