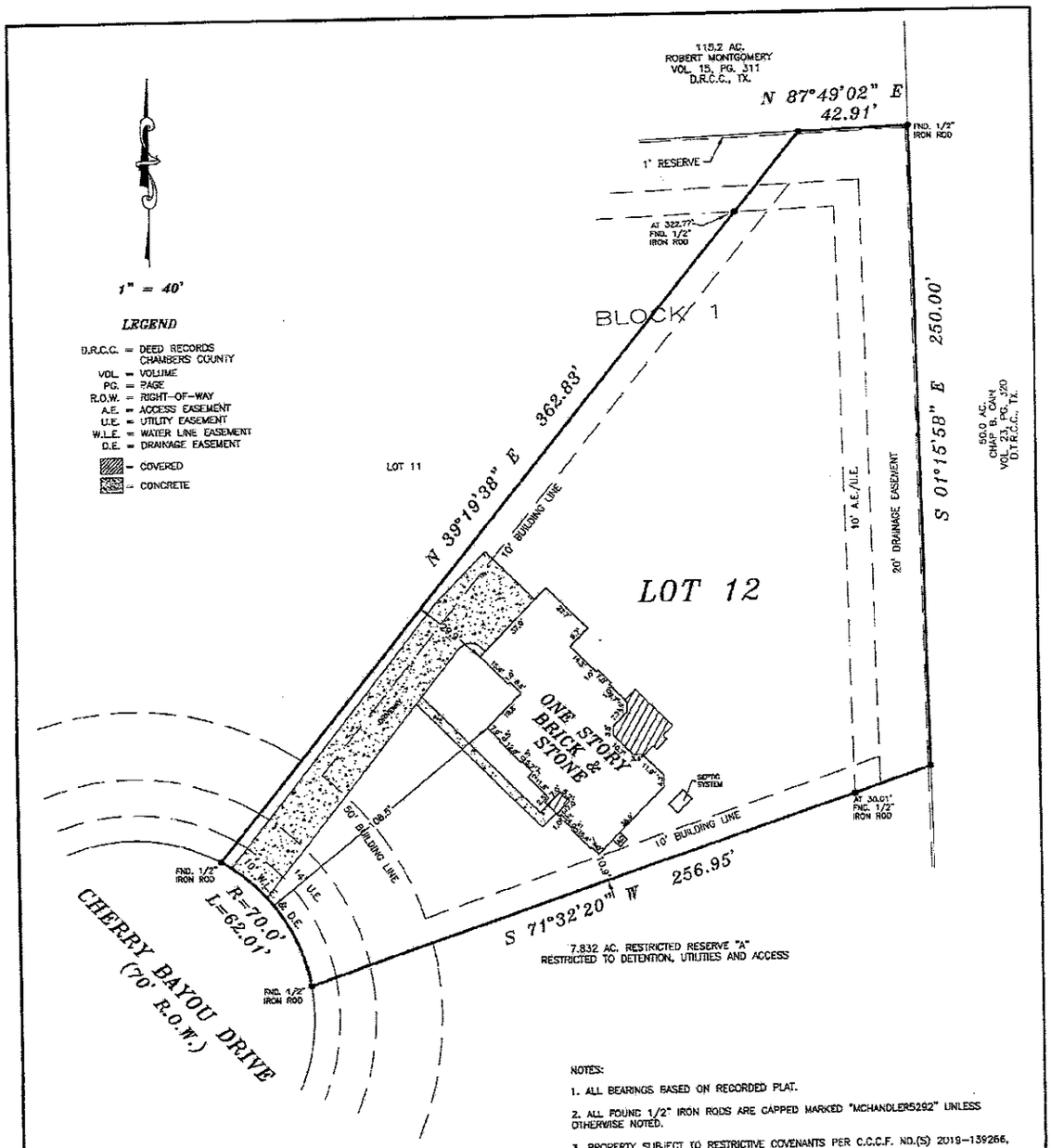

NOTES:

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.

4. PIPELINE R.O.W. AGREEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.

5. 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.

STATE OF TEXAS REGISTERED MIKE H. RUBAY 2907 PROFESSIONAL LAND SURVEYOR

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. 219047

LOT: 12	BLOCK: 1	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:
LENDER: TEXAS CITIZENS BANK, N.A.	TITLE CO.: GREAT AMERICAN TITLE		GF NO.: 70976-GAST
PURCHASER: EAGLE POINT HOMES			
ADDRESS: 6875 CHERRY 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. 480119 0060E dated 09-04-2015

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
8/27/19-SH			
DRAFTED BY			
8/29/19-HH			
CHECKED BY			
8/29/19-MR			
KEP MAP NO.			
CC.			

SUBMITTALS

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