

NOTES:

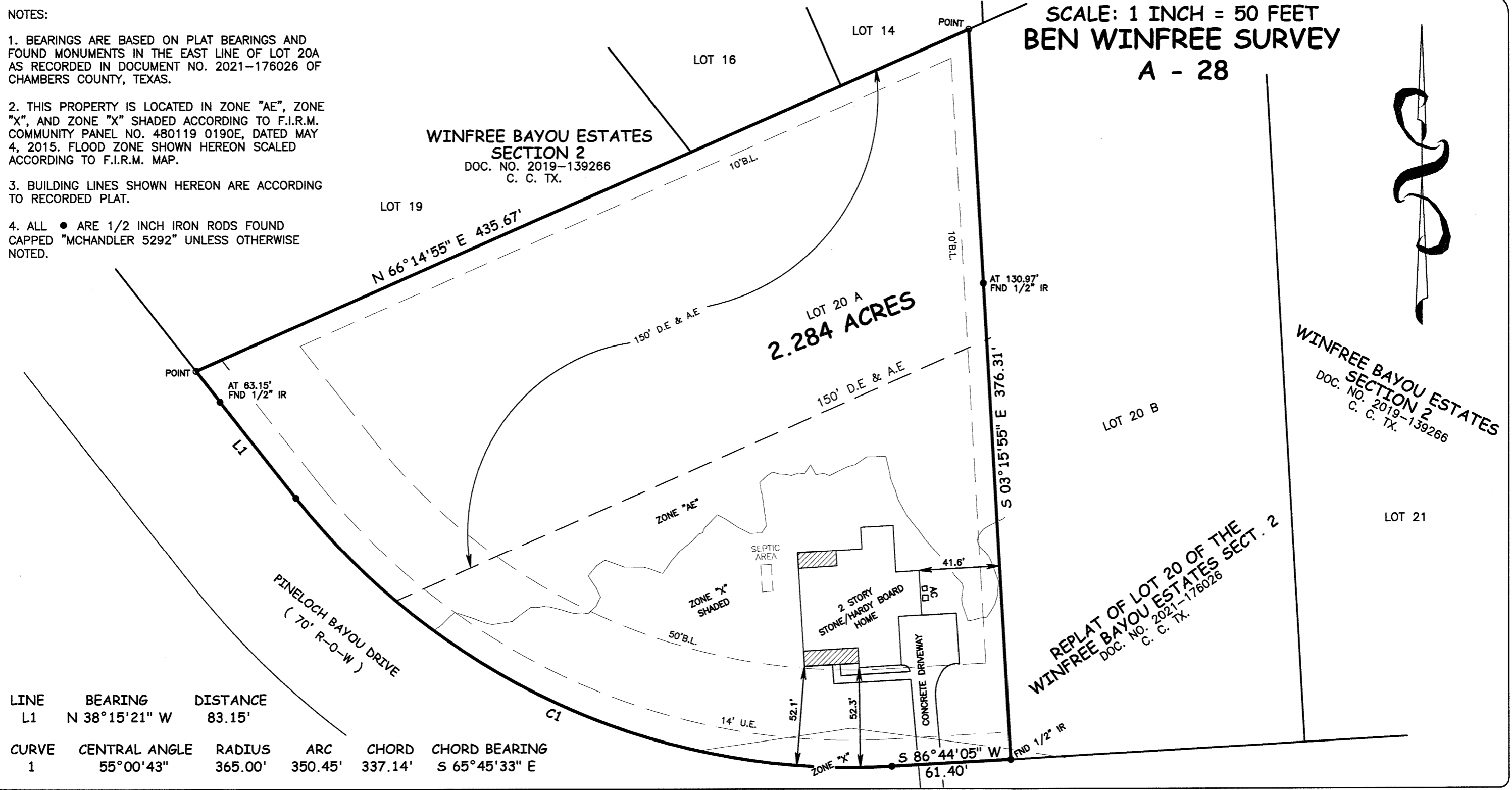
1. BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF LOT 20A AS RECORDED IN DOCUMENT NO. 2021-176026 OF CHAMBERS COUNTY, TEXAS.

2. THIS PROPERTY IS LOCATED IN ZONE "AE", ZONE "X", AND ZONE "X" SHADED 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. BUILDING LINES SHOWN HEREON ARE ACCORDING TO RECORDED PLAT.

4. ALL ● ARE 1/2 INCH IRON RODS FOUND CAPPED "MCHANDLER 5292" UNLESS OTHERWISE NOTED.

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

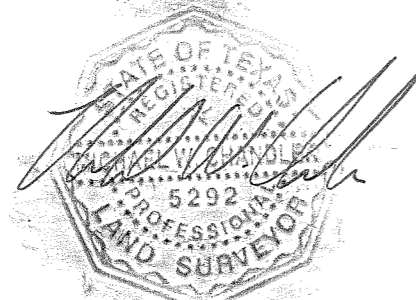


LINE	BEARING	DISTANCE
L1	N 38°15'21" W	83.15'

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
1	55°00'43"	365.00'	350.45'	337.14'	S 65°45'33" E

LEGEND

- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- = COVERED AREA



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 during August 4, 2023, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 10th day August A. D., 2023.

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
CKC	20A	N/A
CHKD BY:	BLOCK	COUNTY
JWM	N/A	CHAMBERS
DATE:	JOB No.: 23-5163	
08/08/2023	DWG No.: 5163 MAP C	

SUBDIVISION: REPLAT OF LOT 20 OF THE WINFREE BAYOU ESTATES SECTION 2
SURVEY: BEN WINFREE SURVEY, ABSTRACT NO. 28
ADDRESS: 4835 PINELOCH BAYOU DRIVE BAYTOWN, TX 77523
SURVEY FOR: SUN VILLA HOMES