

LEGEND

- O.P.R.C.C. = OFFICIAL PUBLIC RECORDS
- CHAMBERS COUNTY
- C.C.C.F. NO.(S). = CHAMBERS COUNTY CLERK'S
- FILE NUMBER(S)
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY



1" = 40'

WINFREE OAKS SUBDIVISION, SEC. 3
C.C.C.F. NO. 112508 M.R.C.C.

LOT 2

N 86°47'36" E 397.76'

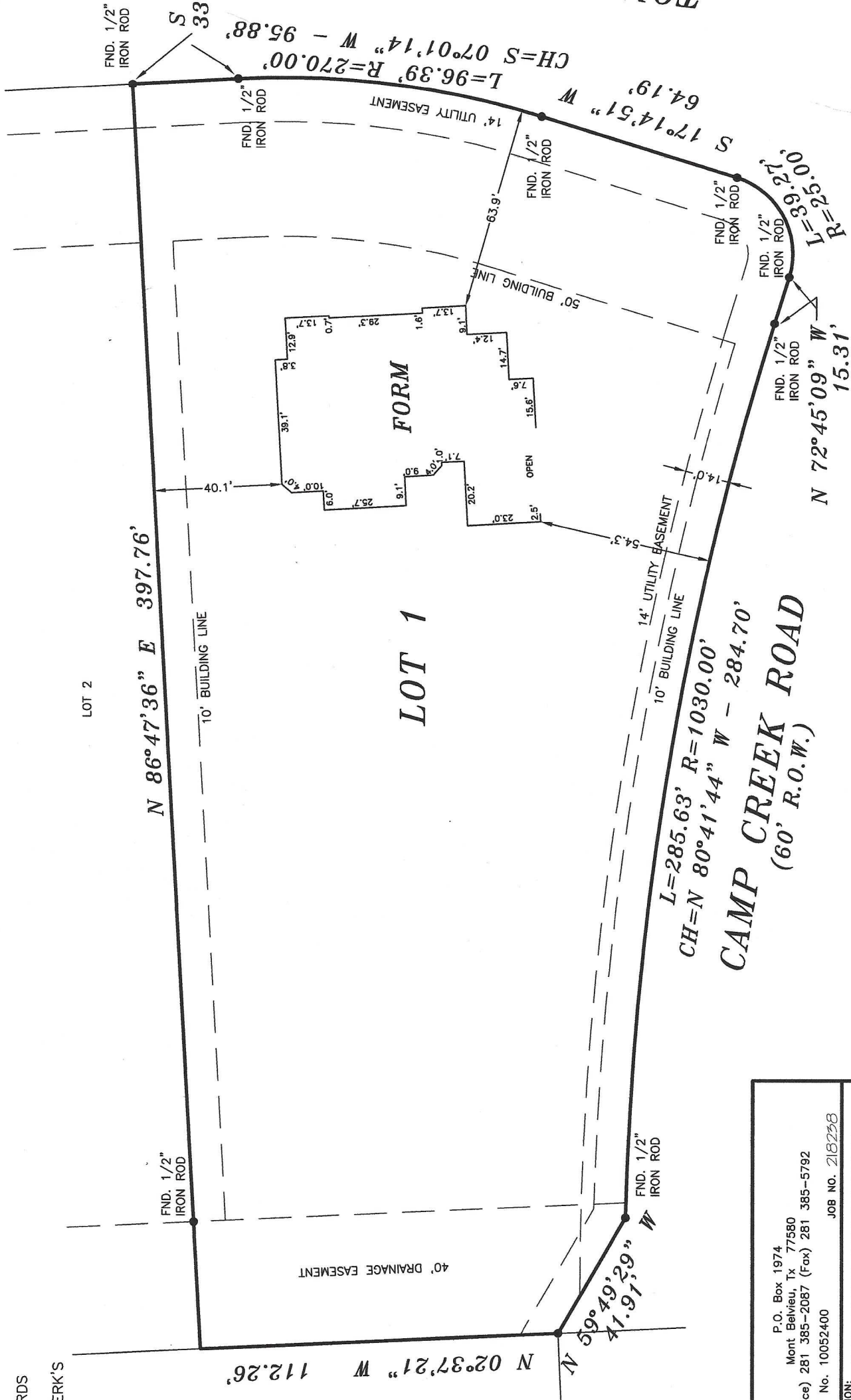
LOT 1

N 02°37'21" W 112.26'

L=285.63' R=1030.00'
CH=N 80°41'44" W - 284.70'
CAMP CREEK ROAD
(60' R.O.W.)

TOMAHAWK DRIVE
(60' R.O.W.)
L=96.39' R=270.00'
CH=S 07°01'14" W - 95.88'

S 03°12'24" E
33.15'



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

NOTES:

1. ALL BEARINGS BASED ON RECORDED PLAT.
2. PIPELINE R.O.W. PER VOL. 167, PG. 5, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
3. PIPELINE R.O.W. AGREEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
4. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER CLERK'S FILE NO.(S) 2018135424, P.R.C.C., TX AND VOL. 1516, PG. 292 (2014096791), VOL. 1530, PG. 324 (2014098324), VOL. 1597, PG. 228 (2015106273) AND VOL. 1663, PG. 732 (2016113953), O.P.R.C.C., TX.
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.



PROFESSIONAL LAND SERVICES
P.O. Box 1974
Mont Belvieu, TX 77580
(Office) 281-385-2087 (Fax) 281-385-5792
Firm No. 10052400 JOB NO. 218228

LOT: 1 BLOCK: 4 SECTION: 4 SUBDIVISION: FINAL WINFREE OAKS SUBDIVISION
RECORDATION: C.C.C.F. NO. 2018135424, P.R.C.C. COUNTY: CHAMBERS STATE: TEXAS SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 28
LENDER: INDEPENDENCE BANK, N.A. TITLE CO.: SOUTHLAND TITLE GF NO.: 01863174
PURCHASER: EAGLE POINT HOMES ADDRESS: 6403 TOMAHAWK 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. 48150 090E dated 05-04-2015

FIELD WORK	NO.	DESCRIPTION	DATE
DRAFTED BY			
CHECKED BY			
KEEP MAP NO.			