



1" = 40'

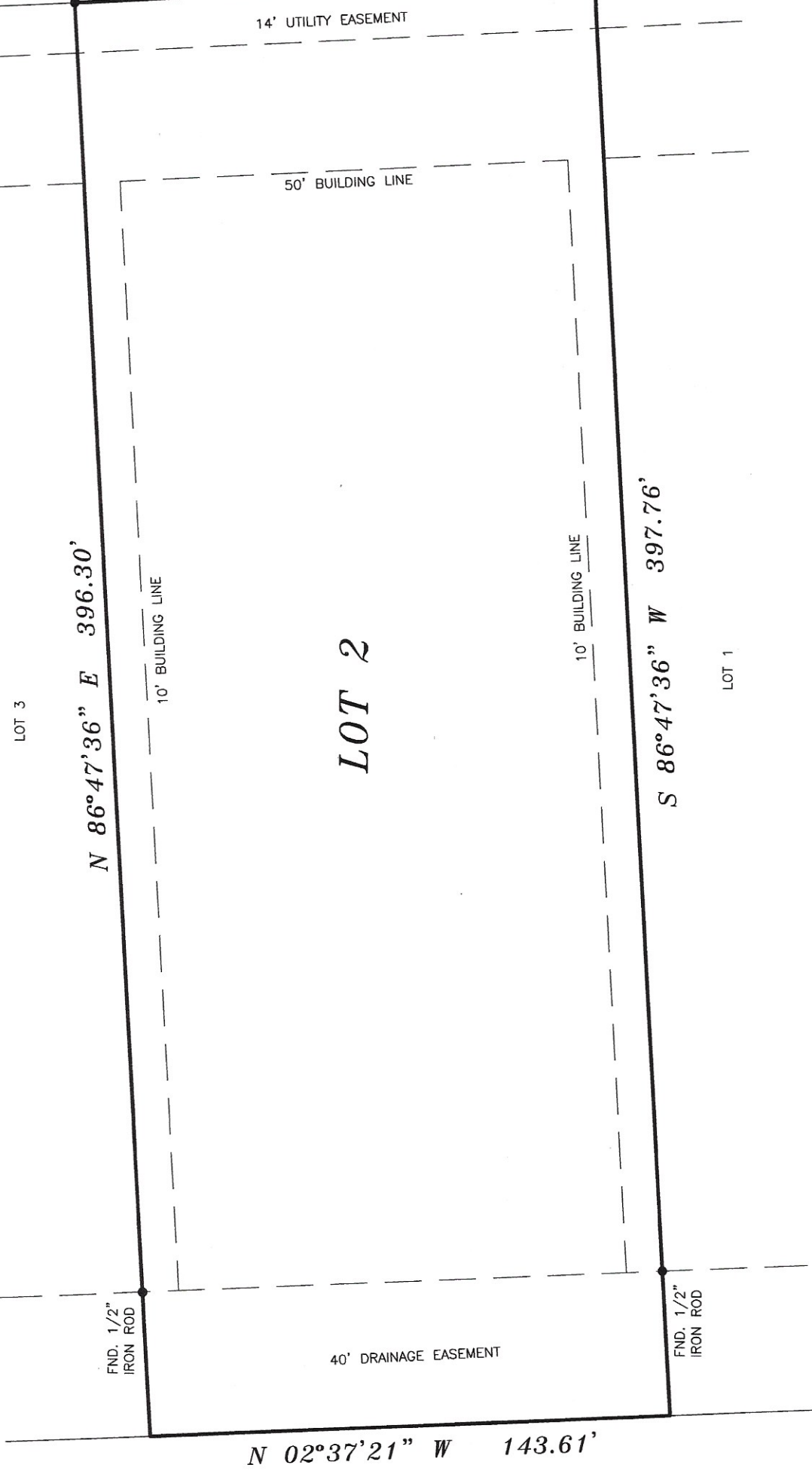
**LEGEND**

- 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

WINFREE OAKS S/D, SECTION 3  
C.C.C.F. NO.(S) 112508, P.M.R.C.C., TX.

**TOMAHAWK DRIVE**  
(60' R.O.W.)

S 03°12'24" E 143.81'



LOT 3

LOT 2

LOT 1



P.O. Box 1974  
Mont Belvieu, Tx 77580  
(Office) 281 385-2087 (Fax) 281 385-5792  
Firm No. 10052400

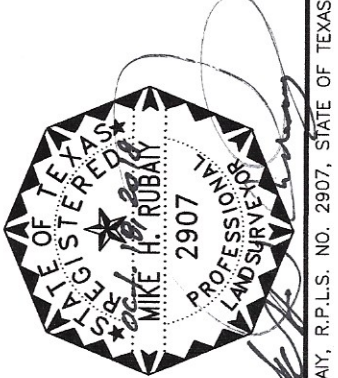
LOT: 2	BLOCK: 4	SECTION: 4	SUBDIVISION: FINAL WINFREE OAKS SUBDIVISION
RECORDATION: C.C.C.F. NO. 2018135424, P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY
LENDER: INDEPENDENCE BANK, N.A.	TITLE CO.: SOUTH LAND TITLE	OF NO.: 011863174	
PURCHASER: EAGLE POINT HOMES			
ADDRESS: 6411 TOMAHAWK 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. 481510090E 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 TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE
10/12/18-CW			
DRAFTED BY			
10/18/18-HH			
CHECKED BY			
10/18/18-MR			
KEEP MAP NO.			
C.C.			

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:
- ALL BEARINGS BASED ON RECORDED PLAT.
  - PIPELINE R.O.W. PER VOL. 167, PG. 5, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
  - PIPELINE R.O.W. AGREEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
  - 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.
  - ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.