



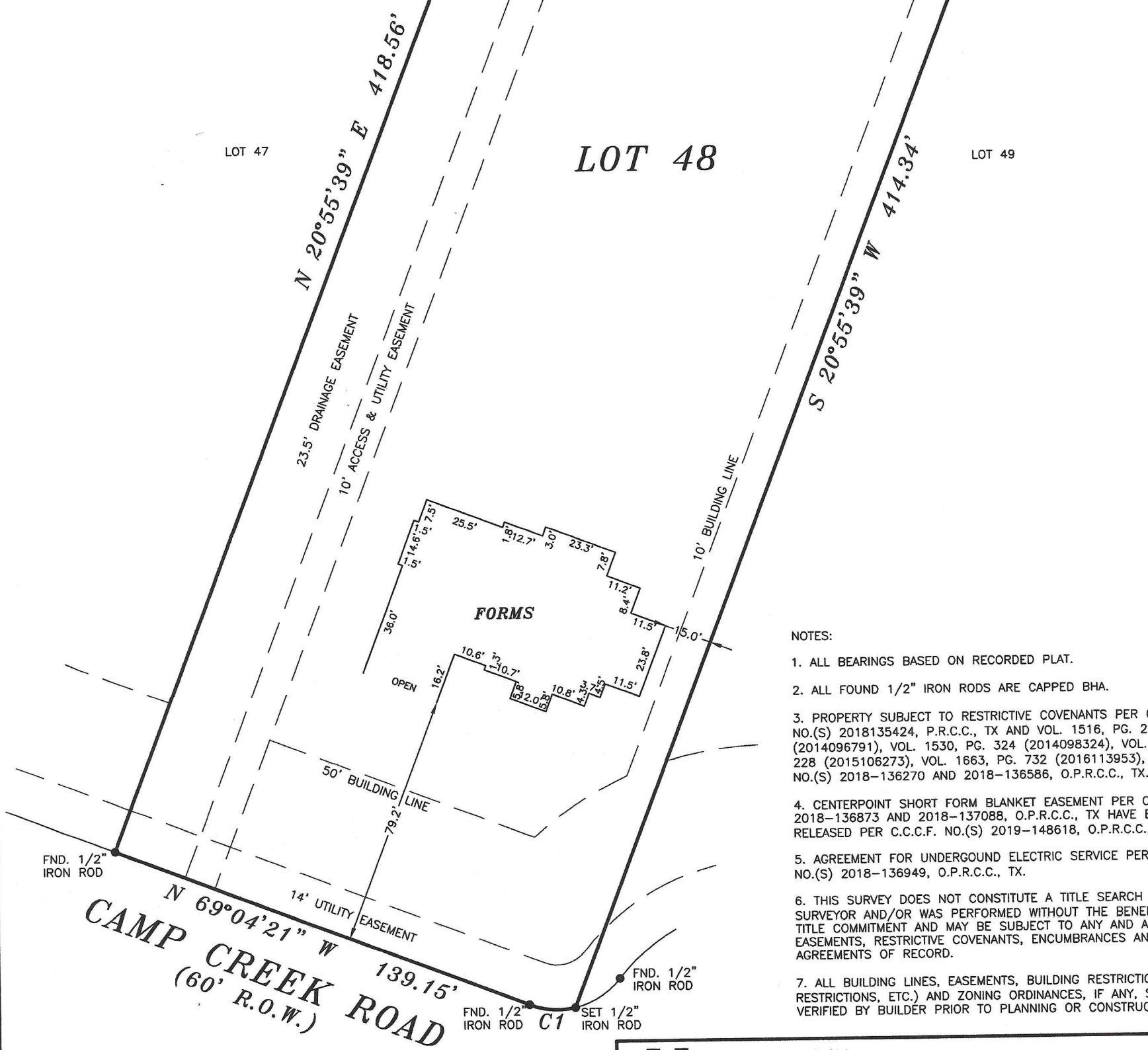
LEGEND

- 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'

CURVE CHART

CURVE	RADIUS	ARC	BEARING	CHORD
C1	25.00'	14.73'	N 85°57'15" W	14.52'



NOTES:

1. ALL BEARINGS BASED ON RECORDED PLAT.
2. ALL FOUND 1/2" IRON RODS ARE CAPPED BHA.
3. 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), VOL. 1663, PG. 732 (2016113953), C.C.C.F. NO.(S) 2018-136270 AND 2018-136586, O.P.R.C.C., TX.
4. CENTERPOINT SHORT FORM BLANKET EASEMENT PER C.C.C.F. NO.(S) 2018-136873 AND 2018-137088, O.P.R.C.C., TX HAVE BEEN RELEASED PER C.C.C.F. NO.(S) 2019-148618, O.P.R.C.C., TX.
5. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.C.C.F. NO.(S) 2018-136949, O.P.R.C.C., TX.
6. 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 RECORD.
7. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.

FND. 1/2" IRON ROD

N 69°04'21" W 139.15'
CAMP CREEK ROAD
 (60' R.O.W.)

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. 220133

LOT: 48	BLOCK: 1	SECTION: 4	SUBDIVISION: WINFREE OAKS
RECORDATION: C.C.C.F. NO. 135424, P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 28
LENDER:	TITLE CO.: N/A	GF NO.: N/A	

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

PURCHASER: EAGLE POINT HOMES
 ADDRESS: 5811 CAMP CREEK ROAD, 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. 48019 010E dated 05-04-2015.

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATE ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE	SUBMITTALS
02/27/24-CW				
DRAFTED BY				
02/29/24-HH				
CHECKED BY				
02/29/24-MR				
KEP MAP NO. C.C.				