

S 69°04'21" E 275.36'

FND. 1/2" CAPPED IRON ROD

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1" = 40'

LEGEND

- CP = CONTROL POINT
- B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
- R.O.W. = RIGHT-OF-WAY

CURVE CHART:

- C1: RADIUS= 60.00' L= 104.01'
CB= S 87°41'35" W- 91.47'
- C2: RADIUS= 25.00' L= 17.07'
CB= S 57°35'53" W- 16.74'

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.

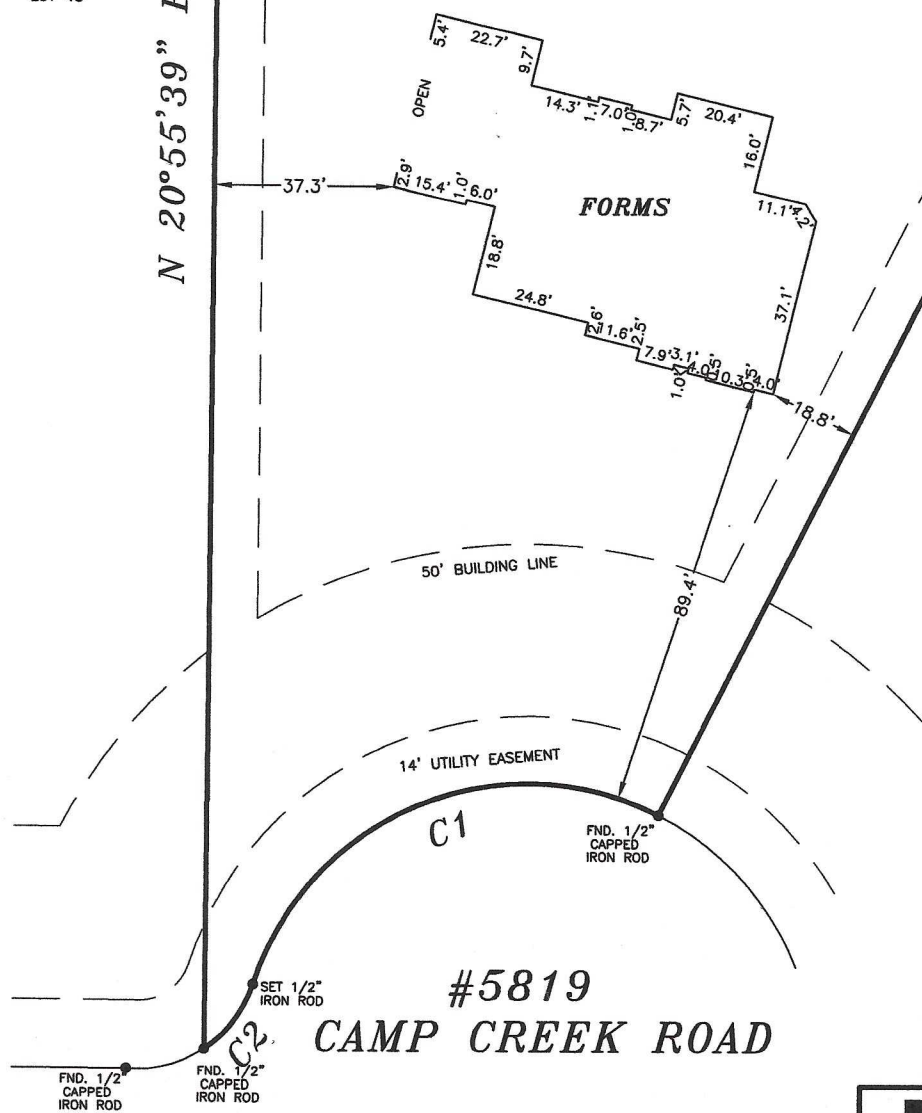
N 20°55'39" E 414.34'

LOT 48

LOT 49

LOT 50

S 47°21'14" W 407.40'



#5819
CAMP CREEK ROAD

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. RUBAIY, 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. 223060	
LOT: 49	BLOCK: 1	SECTION: 4	SUBDIVISION: WINFREE OAKS		
RECORDATION: C.C.C.F. NO. 155424, P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY ABSTRACT 28		
LENDER:	TITLE CO.: N/A		GF NO.: N/A		
PURCHASER: EAGLE POINT HOMES					
ADDRESS: 5819 CAMP CREEK ROAD, BAYTOWN, TEXAS 77523					
FLOOD ZONE INFORMATION: This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in <u>ZONE "X"</u> according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>48019 0190E</u> dated <u>05-04-2015</u> .					
<small>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.</small>					
FIELD WORK	NO.	DESCRIPTION		DATE	
03/01/24-SH					
DRAFTED BY					
03/04/24-HH					
CHECKED BY					
03/04/24-MR					
KEP MAP NO.					
C.C.					