

LEGEND

C.C.C.F. NO.(S) = CHAMBERS COUNTY CLERK'S
FILE NUMBER(S)
P.R.C.C. = PLAT RECORDS
CHAMBERS COUNTY
VOL. = VOLUME
PAGE = PAGE
W.L.E. = WATER LINE EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

CURVE CHART:

C1: RADIUS= 70.00' L= 63.13'

NOTES:

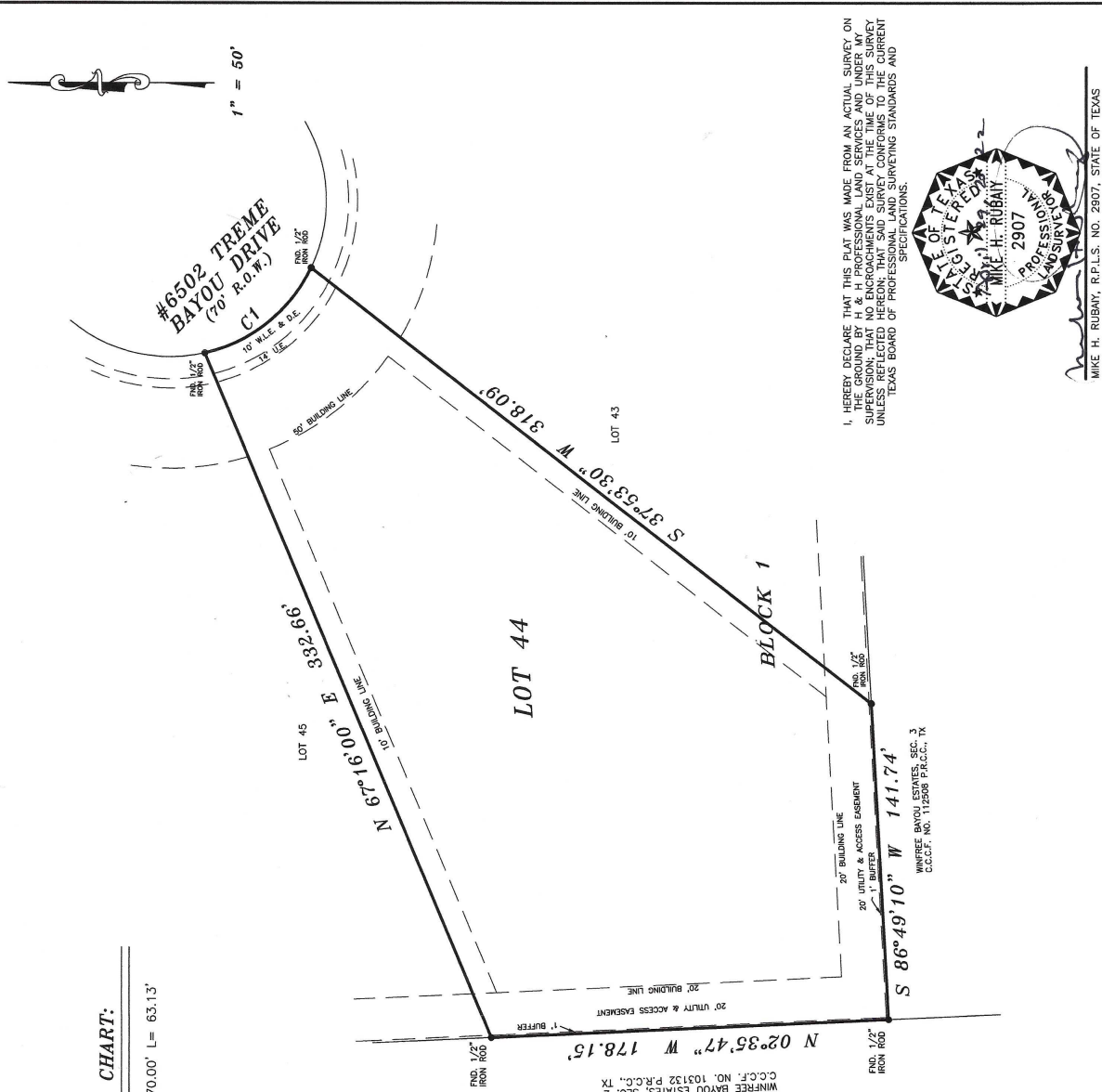
1. ALL BEARINGS BASED ON RECORDED PLAT.
2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
3. ALL FOUND 1/2" IRON RODS ARE CAPPED MARKED "MCANDLER232" UNLESS OTHERWISE NOTED.
4. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER C.C.C.F. NO.(S) 2021-163051, P.R.C.C., TX AND VOL. 1756, PG. 58 (00124274), C.C.C.F. NO.(S) 2017-126754, 2020-151916, 2021-172206 AND 2021-164153, O.P.A.C.C., TX.
5. SHORT FORM BLANKET EASEMENT PER C.C.C.F. NO.(S) 2020-157823, O.P.R.C.C., TX.
6. EASEMENT PER VOL. 133, PG. 307, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
7. EASEMENT PER VOL. 167, PG. 5, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.
8. EASEMENT PER VOL. 170, PG. 598, D.R.C.C., TX DOES NOT AFFECT THIS PROPERTY.

H & H LAND SERVICES

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

LOT: 44	BLOCK: 1	SECTION: 2	SUBDIVISION: WINFREE BAYOU ESTATES	JOB NO. 222151
RECORDATION: C.C.C.F. NO. 2021-162291 P.R.C.C.	COUNTY: CHAMBERS	STATE: TEXAS	SURVEY: BENJAMIN WINFREE SURVEY	
UNITS: 48019.0900	TITLE CO.: GREAT AMERICAN TITLE	GF NO.: 122342-0471		
PURCHASER: EAGLE POINT HOMES, LLC				
ADDRESS: 6502 TREME BAYOU DRIVE, BAYTOWN, TEXAS 771525				
FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE X(1) according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48019.0900 dated 03/04/2015				
FLOOD ZONE DETERMINED BY CHANGING FLOODING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCANNING THE LOCATION TO THE SUBJECT TRACT ON THE CLOUDS ONE-WAY TO THE WINDY WEATHER. IT IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING OR DRAINAGE PATTERNS FOR THE PROPERTY.				
FIELD WORK	NO.	DESCRIPTION	DATE	
4/21/22-RH				
DRAFTED BY				
4/27/22-5H				
CHECKED BY				
4/29/22-MR				
KEY MAP NO.				
C.C.				

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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 THIS SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.



MIKE H. RUBANY, R.P.L.S. NO. 2907, STATE OF TEXAS