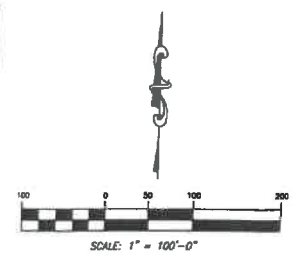
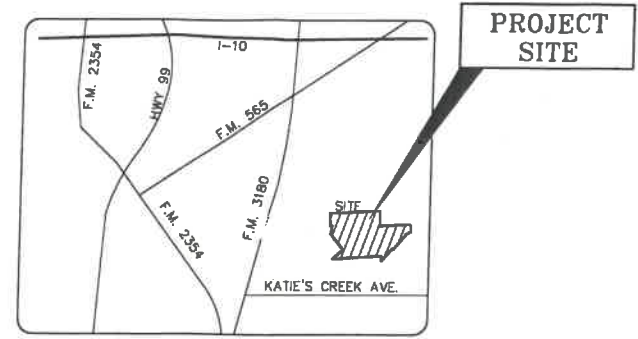
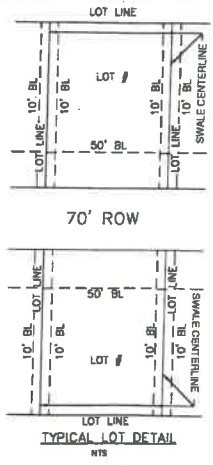
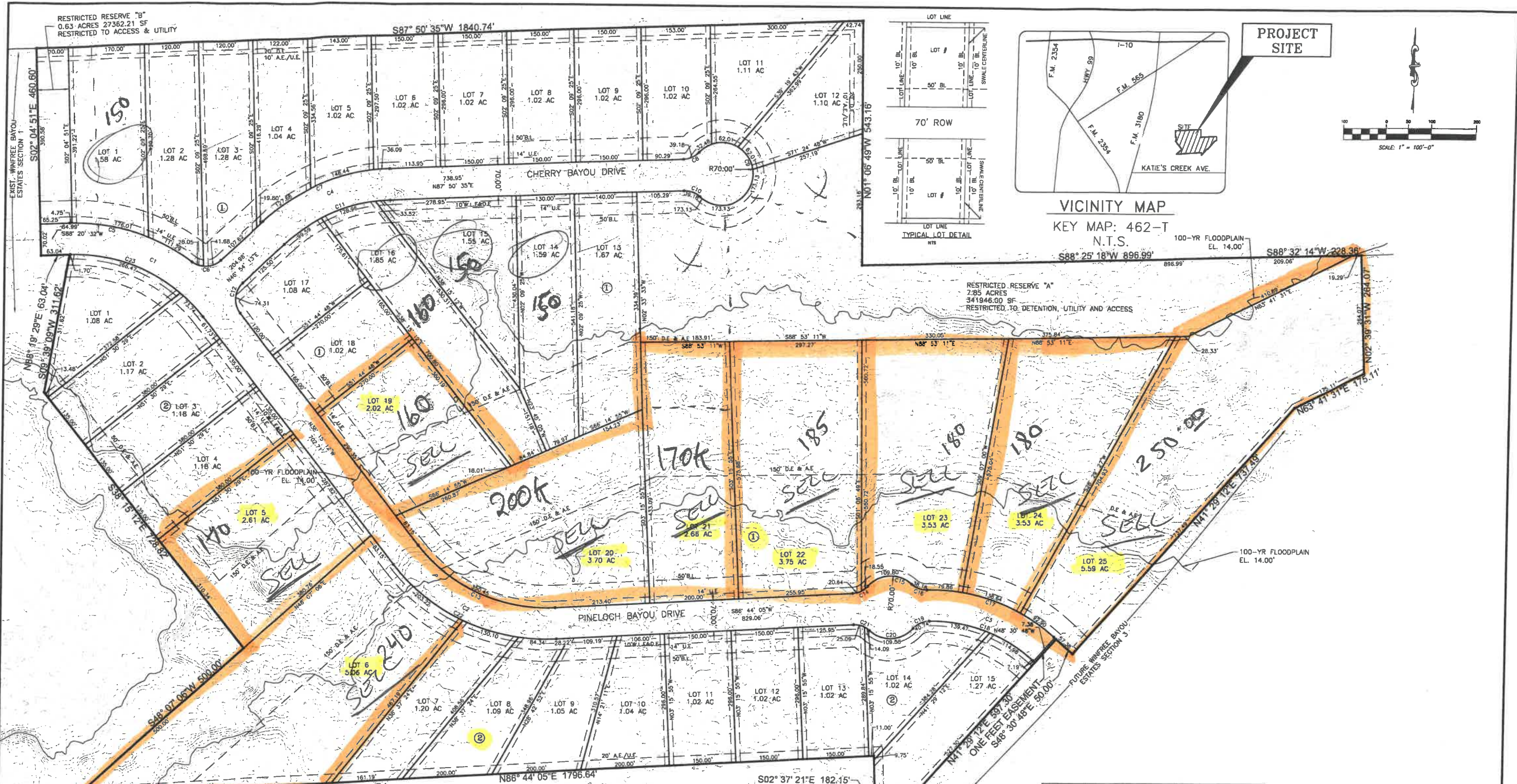


RESTRICTED RESERVE "B"
0.63 ACRES 27362.21 SF
RESTRICTED TO ACCESS & UTILITY



VICINITY MAP
KEY MAP: 462-T
N.T.S.

RESTRICTED RESERVE "A"
2.85 ACRES
341946.00 SF
RESTRICTED TO DETENTION, UTILITY AND ACCESS

100-YR FLOODPLAIN
EL. 14.00'

S88° 32' 14" W 228.38'

NOTES:

- THE WATERLINE FOR THE PROJECT SHALL BE SERVICED BY PRIVATE COMPANY AND SHALL CONNECT TO EXISTING STUB OUT AT EAST OF THE SUBDIVISION. ON-SITE SANITARY SEWER SYSTEM SHALL BE UTILIZED FOR THIS DEVELOPMENT.
- LOTS ARE SIZED TO BE OVER 1.0 ACRE WITH EXCESS OF 0.50 ACRE AREA EXCLUDING ANY EASEMENTS OR BUILDING LINES EXCEEDING THE REQUIREMENT PER TCEC CHAPTER 285.4.1.A.
- BEARINGS SHOWN REFERENCED TO: STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ELEVATIONS SHOWN HEREON ARE NAVD 88. NO ADJUSTMENT.
- PROJECT BENCHMARK: PROJECT ELEVATIONS ARE NETWORK DERIVED DGPS NAD 88. TO CONVERT PROJECT ELEVATION TO PUBLISHED ELEVATION (BENCH MARK H1205 DATA SHEET PROVIDED) SUBTRACT 0.50 FOOT. (NAVD 88, DGPS DERIVED, GEOID 99)

- ACCORDING TO THE FEDERAL INSURANCE RATE MAP NO. 4854560770J FOR CITY OF BAYTOWN, TEXAS, REVISED DATE NOVEMBER 6, 1996, THIS TRACT IS WITHIN ZONE "X", OUTSIDE OF THE 100-YEAR FLOOD PLAIN, EXCEPT THE PARTS OF LOTS 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25 OF BLOCK 1 & LOTS 1, 2, 3, 4, 5, 6 OF BLOCK 2 WHICH ARE IN FLOODPLAIN.
- RESTRICTED RESERVE FOR STORM WATER DETENTION AND DRAINAGE EASEMENTS FOR DITCH SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
- ALL ROADS ARE CONCRETE ROADWAY WITH ROADSIDE OPEN DITCH.
- THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT TO THE HIGHER OF (i) 24 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOTS ARE IN THE FLOOD PLAIN); (ii) 18 INCHES OVER AVERAGE TERRAIN; (iii) 18 INCHES OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS OPEN DITCH; OR (iv) 12 INCHES OVER ELEVATION OF THE CURB WHEN DRAINAGE IS BY CURB AND GUTTER.

- ALL DRAINAGE AND ACCESS EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO DRAINAGE EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- THIS SUB-DIVISION IS BEING DESIGNED TO INCORPORATE RURAL DRAINAGE DESIGN AND THE LOT OWNERS SHOULD EXPECT WATER TO FLOW OVER THE LOTS AND LAND FROM TIME TO TIME.
- THE PERCENT IMPERVIOUS OF THE LOTS CANNOT EXCEED 35%.
- BUILDING LINES ARE ONLY SHOWN ON PROPERTY FRONTAGE. SEE TYPICAL LOT DETAIL FOR BUILDING LINES ON SIDES AND REAR.
- BUILDER SHALL CONSTRUCT SWALE IN BETWEEN EACH LOT.

THIS DEVELOPMENT HAS BEEN DESIGNED TO NOT IMPEDE, IMPOUND OR BLOCK THE NATURAL FLOW OF DRAINAGE FROM OR ACROSS ADJACENT AND CONTIGUOUS PROPERTIES.

LEGEND

- R.O.W. ——— RIGHT-OF-WAY
- U.E. ——— UTILITY EASEMENT
- B.L. ——— BUILDING LINE
- D.E. ——— DRAINAGE EASEMENT
- PLAT BOUNDARY ——— PLAT BOUNDARY
- W.L.E. ——— WATERLINE EASEMENT
- A.E. ——— ACCESS EASEMENT
- ① LOT 2 ——— BLOCK NO./LOT NO.

SURVEYING BY:
CHAMBERS SURVEYING &
MAPPING
P.O. BOX 1272
MONTBELIEU, TX 77580

ENGINEER:
F. THOMPSON & ASSOCIATES
10822 OAKWOOD DRIVE
LAPORTE, TEXAS 77571

WINFREE BAYOU ESTATES SECTION 2
FINAL PLAT

A SUBDIVISION OF A 64.12 ACRES TRACT LOCATED IN THE BENJAMIN WINFREE SURVEY, ABSTRACT NO. 26, CHAMBERS COUNTY, TEXAS.

40 LOTS 2 RESTRICTED RESERVE IN 2 BLOCKS

DECEMBER 2018

DEVELOPER:
WINFREE BAYOU ESTATES, LLC
14242 JAUBERT COURT
SUGARLAND TX 77498