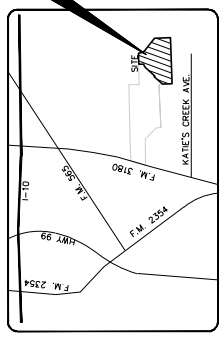


PROJECT SITE



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

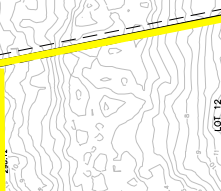
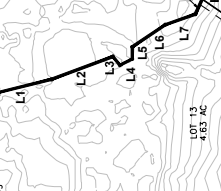
LINE

1	8 551522'E
2	8 551522'W
3	8 551522'W
4	8 551522'E
5	8 551522'E
6	8 551522'E
7	8 551522'E
8	8 551522'E
9	8 551522'E
10	8 551522'E
11	8 551522'E
12	8 551522'E
13	8 551522'E
14	8 551522'E
15	8 551522'E
16	8 551522'E
17	8 551522'E
18	8 551522'E
19	8 551522'E

DISTANCE

1	11.67'
2	23.34'
3	35.01'
4	46.68'
5	58.35'
6	70.02'
7	81.69'
8	93.36'
9	105.03'
10	116.70'
11	128.37'
12	140.04'
13	151.71'
14	163.38'
15	175.05'
16	186.72'
17	198.39'
18	210.06'
19	221.73'

86 ACRES
CONSTANCE ALLEN COFFMAN
LUBBEKIAN W.T.O.
APRIL 20, 1950
VOL. 12, P. 65, C.17
O.C.C.T.A.



WINFREE BAYOU ESTATES SECTION 3
CLERK'S FILE
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RIGHT-OF-WAY
UTILITY EASEMENT
DRAINAGE EASEMENT
PLAT BOUNDARY
WATERLINE EASEMENT
WATERLINE EASEMENT
WATERLINE EASEMENT
BLOCK NO./LOT NO.

LEGEND

1. BEILEER SHALL CONSTRUCT DRAINAGE SWALE IN ACCORDANCE WITH THE FOLLOWING INFORMATION:
2. ANY AND ALL IN THIS SUBDIVISION MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL REQUIREMENTS, AND ANY IMPROVEMENTS SUCH AS STRUCTURES, WATER SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN AND STORM EVENTS.
3. A PORTION OF SOME LOTS WITHIN THE SUBDIVISION ARE LOCATED WITHIN ZONE "X" MAP NO. 480119.0180 E FOR CHAMBERS COUNTY, TEXAS, AS OF 4/20/15. AS THE FOLLOWING LOTS ARE PARTIALLY OR WHOLLY WITHIN SUCH ZONE AS SHOWN ON THE MAP, ALL PARTIES ARE NOTICED THAT THEY SHOULD TAKE THE NECESSARY PRECAUTIONS TO ASCERTAIN THE EXTENT TO WHICH THE PROPERTY IS AFFECTED.
BLOCK 1: LOTS 1-3, 10-16, 20-27

GENERAL NOTES:

- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS AND SHALL BE RESTRICTED TO SINGLE RESIDENCE USE.
- NO BUILDING, FENCE, PLANTING OR OTHER OBSTRUCTIONS TO THE DRAINAGE SWALE OR ACCESS TO THE DRAINAGE FACILITY.
- THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE AT LEAST 24 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOTS ARE IN THE FLOOD PLAIN); (B) 18 INCHES OVER THE BASE FLOOD ELEVATION OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS OPEN DITCH.
- EACH RESIDENTIAL STRUCTURE THAT IS DESIGNED BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER SHALL BE DESIGNED TO WITHSTAND AN AEROSOL ON-SITE SEWAGE FACILITY THAT IS NOT BE PLACED ON 15% SLOPE OR GREATER.

SURVEY NOTES:

- THIS PROPERTY IS LOCATED IN ZONE "X" (SHARED), & "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480119.0180, DATED APRIL 20, 2015, AS SHOWN ON THE MAP. (SEE ATTACHED MAP FOR ZONING INFORMATION.)
- ALL ARE 1/2" IRON RODS SET WITH A PLASTIC CAP AND IDENTIFIED BY THE SURVEYOR'S OFFICE UNLESS OTHERWISE NOTED.

WINFREE OMS SUBDIVISION
SECTION 2, FILE 10532
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