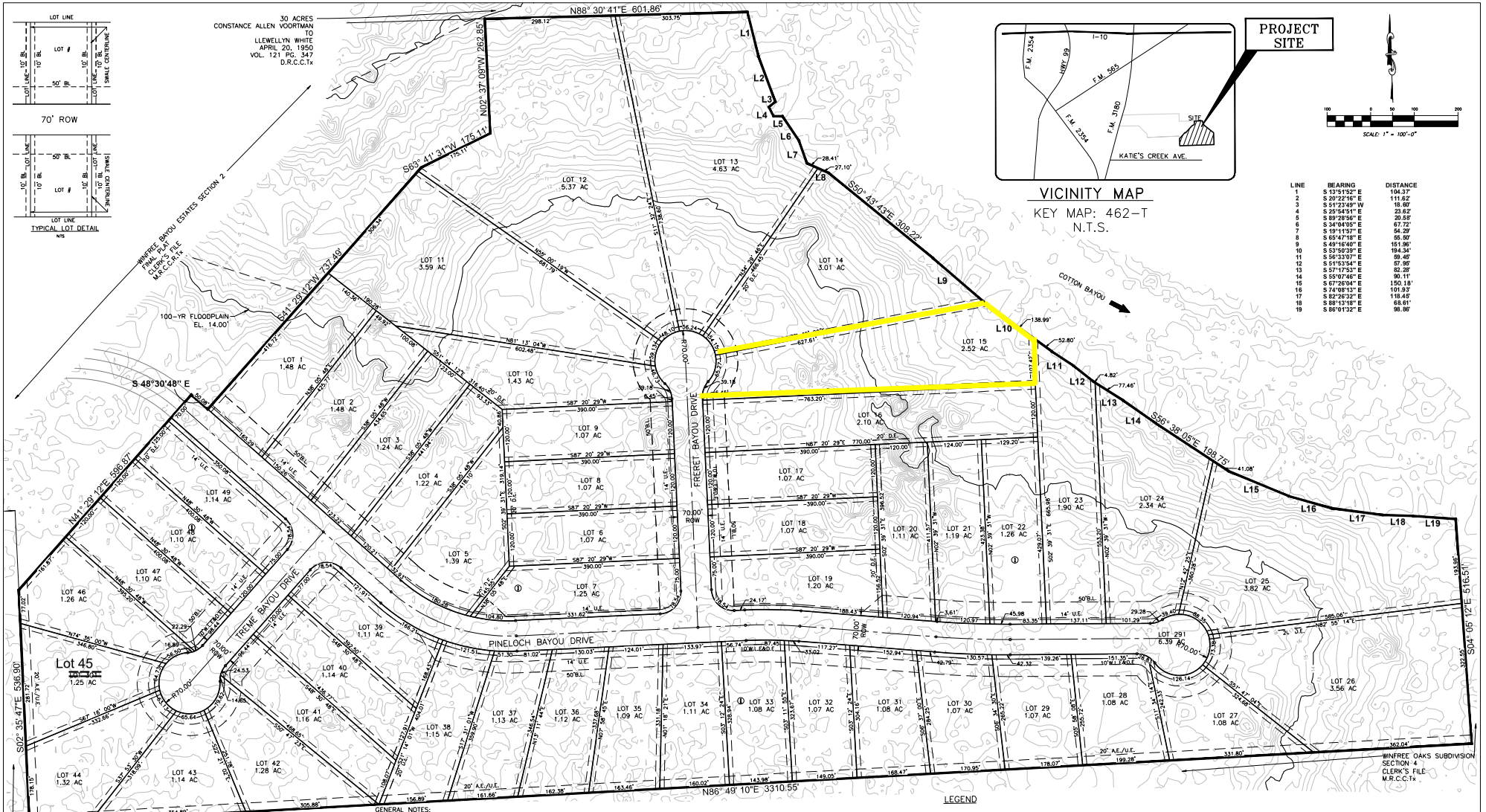

LINE	BEARING	DISTANCE
1	S 13°51'52" E	104.37'
2	S 20°22'16" E	111.62'
3	S 51°23'49" W	18.60'
4	S 25°54'51" E	23.62'
5	S 89°28'56" E	20.58'
6	S 34°04'05" E	67.72'
7	S 19°11'57" E	54.29'
8	S 65°47'18" E	56.60'
9	S 49°16'40" E	151.96'
10	S 53°50'39" E	194.34'
11	S 56°33'07" E	59.45'
12	S 51°53'54" E	57.95'
13	S 57°17'53" E	80.28'
14	S 55°07'46" E	90.11'
15	S 67°26'04" E	150.18'
16	S 74°08'13" E	101.93'
17	S 82°26'32" E	118.45'
18	S 88°13'18" E	68.61'
19	S 86°01'32" E	98.86'

SURVEY NOTES:

1. BEARINGS ARE BASED ON PLAT BEARINGS IN THE EAST LINE OF WINFREE BAYOU ESTATES SECTION 1 AS RECORDED IN CLERK'S FILE 118837 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS, AND FOUND MONUMENTS IN THE EAST LINE OF SAID SUBDIVISION AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THE RESIDUE OF 220.7 ACRES AS RECORDED IN VOLUME 1561 AT PAGE 148 OF THE O.P.R.C.C.Tx.
2. THIS PROPERTY IS LOCATED IN ZONE "X", "X" (SHADED), & "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480119 0190E, DATED MAY 4, 2015. FLOOD ZONE (14' CONTOUR LINE) SHOWN HEREON SCALED ACCORDING TO F.I.R.M. MAP.
3. ALL ● ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED "MCHANDLER5292" UNLESS OTHERWISE STATED.

GENERAL NOTES:

1. RESTRICTED RESERVE FOR STORM WATER DETENTION AND DRAINAGE EASEMENTS FOR DITCH SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. NO BUILDING, FENCE, PLANTING OR OTHER OBSTRUCTION SHALL BE PLACED WHICH OBSTRUCTS DRAINAGE OR ACCESS TO THE DRAINAGE FACILITY.
3. THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT TO THE HIGHER OF (A) 24 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOTS ARE IN THE FLOOD PLAIN); (B) 18 INCHES OVER AVERAGE TERRAIN; (C) 18 INCHES OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS OPEN DITCH.
4. EACH RESIDENTIAL STRUCTURE THAT IS CONSTRUCTED IN THIS SUBDIVISION WILL REQUIRE AN AEROBIC ON-SITE SEWAGE FACILITY THAT IS DESIGNED BY A LICENSED PROFESSIONAL ENGINEER OR LICENSED SANITARIAN. SPRINKLERS CANNOT BE PLACED ON 15% SLOPE OR GREATER.
5. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
6. 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.
7. 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.
8. THE PERCENT IMPERVIOUS OF THE LOTS CANNOT EXCEED 35%.
9. BUILDING LINES ARE ONLY SHOWN ON PROPERTY FRONTAGE. SEE TYPICAL LOT DETAIL FOR SIDE AND REAR BUILDING LINES.
10. NO FILL SHALL BE PLACED IN THE 100-YEAR FLOOD PLAIN.
11. BUILDER SHALL CONSTRUCT DRAINAGE SWALE IN BETWEEN EACH LOTS. SEE DETAIL FOR SWALE INFORMATION.
12. ANY AND ALL IN THIS SUBDIVISION MAY BE SUBJECT TO FLOODING EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN AND STORM EVENTS.
13. A PORTION OF SOME LOTS WITHIN THE SUBDIVISION ARE LOCATED WITHIN ZONE "AE" AREA ACCORDING TO FLOOD INSURANCE RATE MAP NO. 480119 0190 E FOR CHAMBERS COUNTY AND INCORPORATED AREAS DATED MAY 4, 2015. AS THE FOLLOWING LOTS ARE PARTIALLY OR WHOLLY WITHIN SUCH ZONE AS OF THE DATE OF THE SUBMISSION OF THIS PLAT. ALL PARTIES ARE NOTIFIED THAT THEY SHOULD OBTAIN AN ELEVATION CERTIFICATE TO ASCERTAIN THE EXTENT TO WHICH THE PROPERTY IS AFFECTED.

BLOCK 1: LOTS 1-3, 10-16, 20-27

LEGEND

R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
	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
MONTBELVIEW, Tx 77580

F. THOMPSON & ASSOCIATES
10922 OAKWOOD DRIVE
LAPORTE, TEXAS 77571

WINFREE BAYOU ESTATES SECTION 3
FINAL PLAT

A SUBDIVISION OF A 84.99 ACRES TRACT LOCATED IN THE BENJAMIN WINFREE SURVEY, ABSTRACT NO. 28, CHAMBERS COUNTY, TEXAS.

49 LOTS IN 1 BLOCK

SEPTEMBER 2019

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

\\2021\R\PROJECTS\WINFREE BAYOU SEC 3\DRAWINGS\02-03-PLAT.DWG