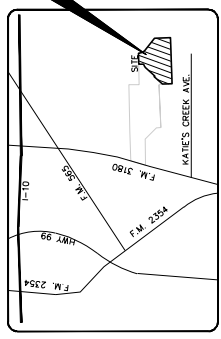


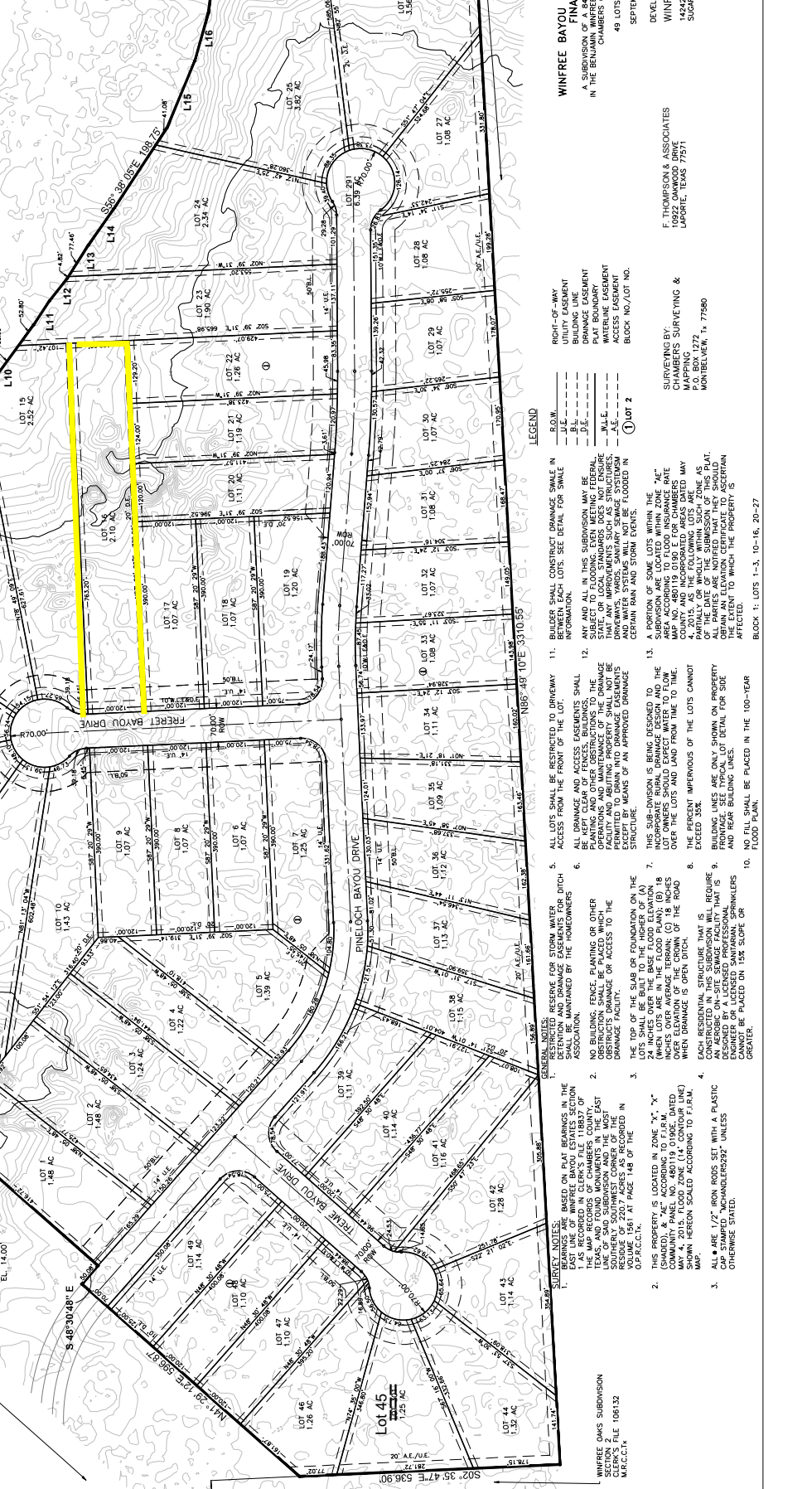
PROJECT SITE



LINE

1	8 551522 E
2	8 551522 W
3	8 551522 S
4	8 551522 N
5	8 551522 E
6	8 551522 W
7	8 551522 S
8	8 551522 N
9	8 551522 E
10	8 551522 W
11	8 551522 S
12	8 551522 N
13	8 551522 E
14	8 551522 W
15	8 551522 S
16	8 551522 N
17	8 551522 E
18	8 551522 W
19	8 551522 S
20	8 551522 N

DISTANCE
10.00 FT
11.00 FT
12.00 FT
13.00 FT
14.00 FT
15.00 FT
16.00 FT
17.00 FT
18.00 FT
19.00 FT
20.00 FT
21.00 FT
22.00 FT
23.00 FT
24.00 FT
25.00 FT
26.00 FT
27.00 FT
28.00 FT
29.00 FT
30.00 FT



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 T BLOCK
SEPTEMBER 2019

DEVELOPER:
WINFREE BAYOU ESTATES, LLC
SUGARLAND TX 77488

F. THOMPSON & ASSOCIATES
19922 DARWOOD DRIVE
LAPORTE, TEXAS 77571

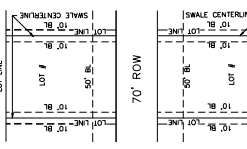
SURVEYED BY:
CHAMBERS SURVEYING & MAPPING, P.C.
MONTBELLEVUE, TX 77580

RIGHT-OF-WAY
UTILITY EASEMENT
DRAINAGE EASEMENT
PLAT BOUNDARY
WATERLINE EASEMENT
WELL EASEMENT
EASEMENT
BLOCK NO./LOT NO.

- LEGEND**
- 1. BEILEER SHALL CONSTRUCT DRAINAGE SWALE IN RESERVATION LOTS. SEE DETAIL FOR SINGLE INFORMATION.
 - 2. ANY AND ALL IN THIS SUBDIVISION MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL REQUIREMENTS. ANY IMPROVEMENTS SUCH AS STRUCTURES, FACILITY AND ABUTTING PROPERTY SHALL NOT BE EXCEPT BY MEANS OF AN APPROVED DRAINAGE CERTAIN RAIN AND STORM EVENTS.
 - 3. A PORTION OF SOME LOTS WITHIN THE SUBDIVISION ARE LOCATED WITHIN ZONE "X" MAP NO. 480119 0198 E FOR CHAMBERS COUNTY, TEXAS, AS OF 4/2015. 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.

- 4. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS AND SHALL BE KEPT CLEAR OF PLANTING AND OTHER OBSTRUCTIONS TO THE FACILITY AND ABUTTING PROPERTY SHALL NOT BE EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- 5. THIS SUB-DIVISION IS BEING DESIGNED TO THE 100-YEAR FLOOD ELEVATION. LOT OWNERS SHOULD EXPECT WATER TO FLOW OVER THE LOTS AND LAND FROM THE TIME TO TIME. THE PERCENT IMPERVIOUS OF THE LOTS CANNOT EXCEED 35%.
- 6. BUILDING LINES ARE ONLY SHOWN ON PROPERTY DESIGNED BY A LICENSED PROFESSIONAL ENGINEER AND REAR BUILDING LINES DETAIL FOR SIDE AND REAR BUILDING LINES.
- 7. NO FILL SHALL BE PLACED IN THE 100-YEAR FLOOD PLAIN.

- SURVEY NOTES:**
1. THIS PROPERTY IS LOCATED IN ZONE "X", "X" (SHARED), & "AE" ACCORDING TO F.I.P.M. COMMUNITY PANEL NO. 480119 0198, DATED APRIL 20, 2015. THE PROPERTY IS LOCATED WITHIN THE RESERVE OF 200.7 ACRES AS RECORDED IN O.D.R.C.C.14 VOL. 156 AT PAGE 148 OF THE MAP.
 2. ALL ARE 1/2" IRON RODS SET WITH A PLASTIC CAP AND IDENTIFIED UNLESS OTHERWISE STATED.



84 ACRES
CONSTANCE ALLEN COOKMAN
REGISTERED SURVEYOR
APRIL 20, 1950
VOL. 12, P. 67, C. 17
O.D.R.C.C.14