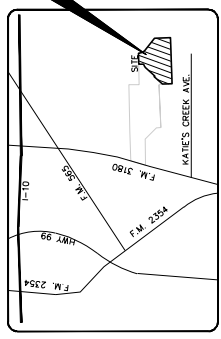


**PROJECT SITE**



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

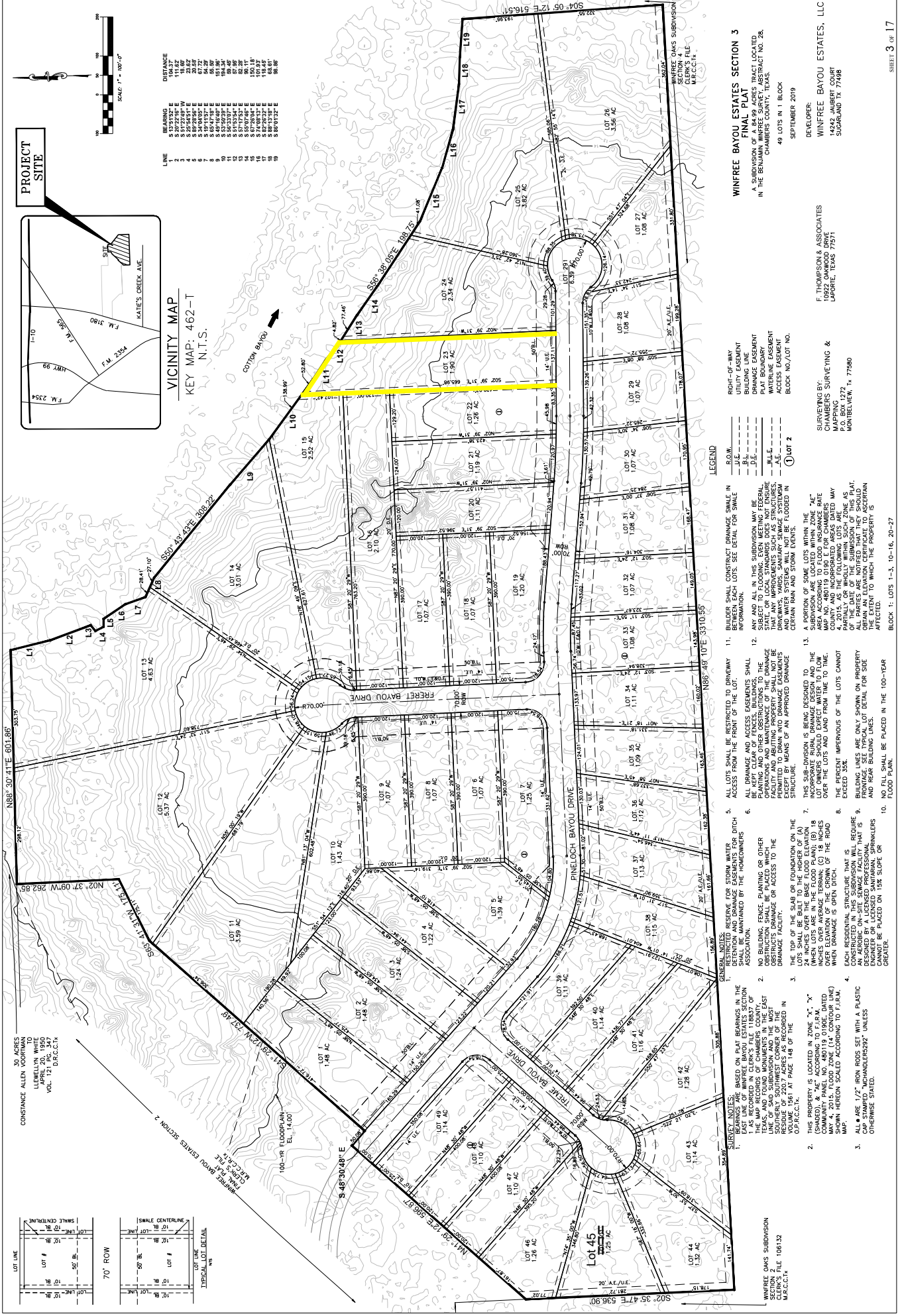
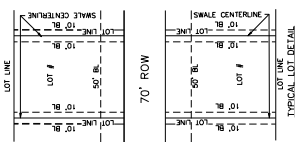
**LINE**

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**

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'
20	233.40'

50 ACRES  
CONSTANCE ALLEN COFFMAN  
REGISTERED SURVEYOR  
ALBUQUERQUE, N.M.  
APRIL 20, 1950  
VOL. 12, P. 65, C. 17  
O.C.C.C. 14



**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  
19922 DARWOOD DRIVE  
LAPORTE, TEXAS 77571

**SURVEYING BY:**  
F. THOMPSON & ASSOCIATES  
19922 DARWOOD DRIVE  
LAPORTE, TEXAS 77571

**CHAMBERS SURVEYING & MAPPING**  
19922 DARWOOD DRIVE  
MONTBELLEVUE, TX 77580

**CLERK'S FILE**  
M.F.C.C. 14

**SECTION 3**  
CLERK'S FILE  
M.F.C.C. 14

**SECTION 2**  
CLERK'S FILE  
M.F.C.C. 14

- RIGHT-OF-WAY**
- UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - PLAT BOUNDARY
  - WATERLINE EASEMENT
  - ELECTRICITY EASEMENT
  - WATER SYSTEMS
  - BLOCK NO./LOT NO.

- LEGEND**
- 1. BEUILDER 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, FACILITY AND ABUTTING PROPERTY SHALL NOT BE CONSIDERED AS AN APPROVED DRAINAGE 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 0198 E FOR CHAMBERS COUNTY, TEXAS, AS OF THE FOLLOWING DATE: 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 BE AWARE OF THE EXTENT TO WHICH THE PROPERTY IS AFFECTED.

- 4. NO FILL SHALL BE PLACED IN THE 100'-10' FLOOD PLAIN.
- 5. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS ONLY.
- 6. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS ONLY.
- 7. THE TOP OF THE SLAB OR FOUNDATION ON THE (WHEN LOTS ARE IN THE FLOOD PLAIN); (B) 18 INCHES ABOVE THE FINISHED GRADE OF THE OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS OPEN DITCH.
- 8. 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.
- 9. BUILDING LINES ARE ONLY SHOWN ON PROPERTY LOTS AND ARE NOT TO BE USED AS A DETAIL FOR SIDE AND REAR BUILDING LINES.
- 10. NO FILL SHALL BE PLACED IN THE 100'-10' FLOOD PLAIN.

- SURVEY NOTES:**
1. THIS PROPERTY IS LOCATED IN ZONE "X", "X" (SHARED), & "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480119 0198, DATED APRIL 20, 2015, AS SHOWN ON THE MAP. THE MAP SHOWS HEREON SEALED ACCORDING TO F.I.R.M. MAP.
  2. THIS PROPERTY IS LOCATED IN ZONE "X", "X" (SHARED), & "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480119 0198, DATED APRIL 20, 2015, AS SHOWN ON THE MAP. THE MAP SHOWS HEREON SEALED ACCORDING TO F.I.R.M. MAP.
  3. ALL ARE 1/2" IRON RODS SET WITH A PLASTIC CAP AND IDENTIFIED UNLESS OTHERWISE NOTED.

- GENERAL NOTES:**
1. RESTRICTED RESERVE FOR STORM WATER DRAINAGE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  2. NO BUILDING, FENCE, PLANTING OR OTHER OBSTRUCTION TO THE DRAINAGE FACILITY AND ACCESS TO THE DRAINAGE FACILITY.
  3. THE TOP OF THE SLAB OR FOUNDATION ON THE (WHEN LOTS ARE IN THE FLOOD PLAIN); (B) 18 INCHES ABOVE THE FINISHED GRADE OF THE OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS OPEN DITCH.
  4. 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.