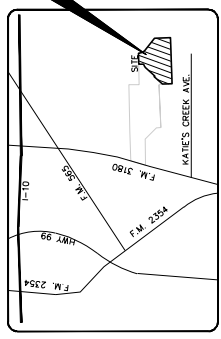


PROJECT SITE



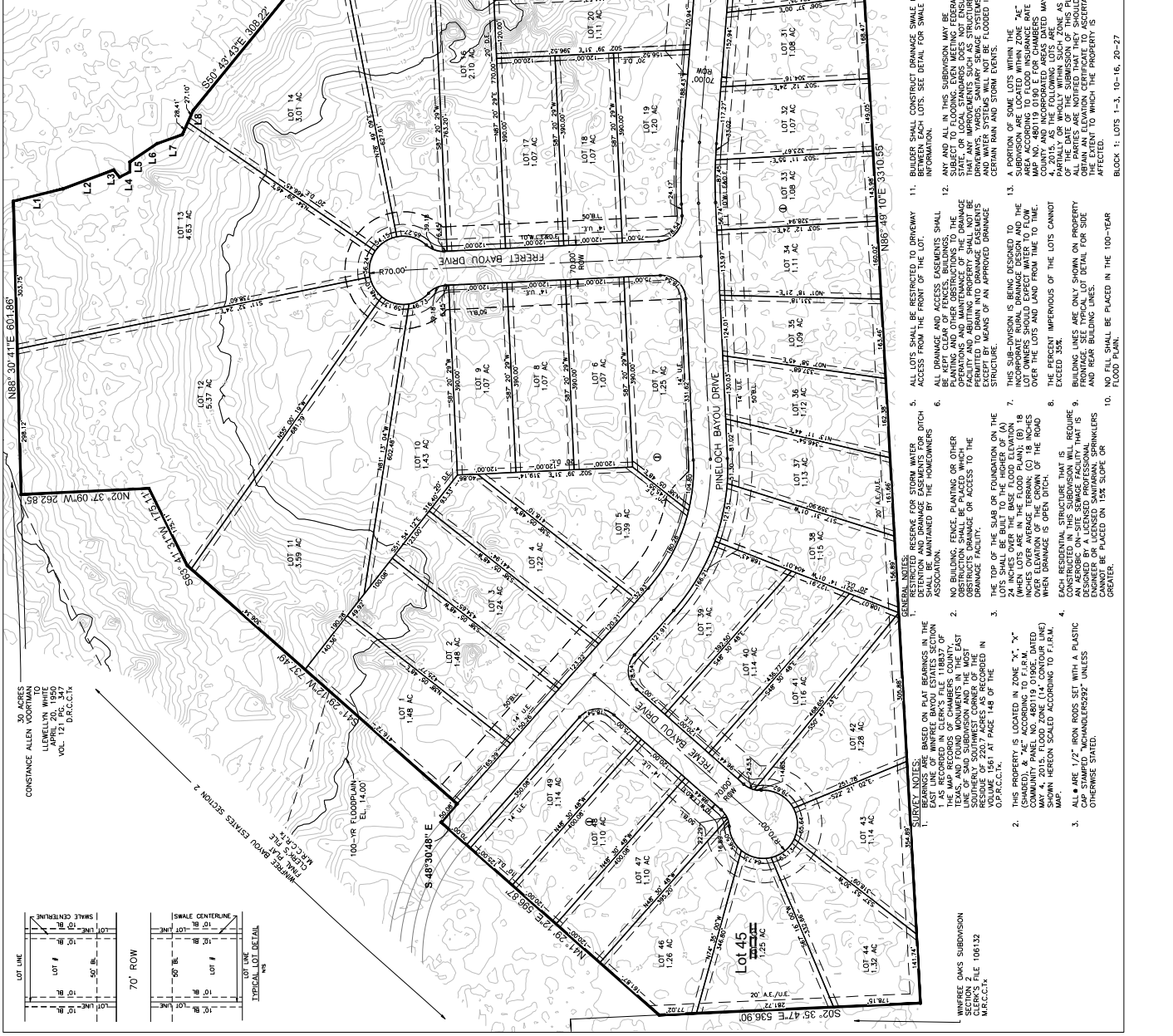
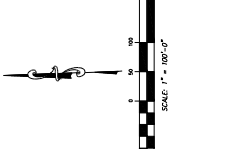
VICINITY MAP
KEY MAP: 462-T
N.T.S.

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	11.87
2	23.74
3	35.61
4	47.48
5	59.35
6	71.22
7	83.09
8	94.96
9	106.83
10	118.70
11	130.57
12	142.44
13	154.31
14	166.18
15	178.05
16	189.92
17	201.79
18	213.66
19	225.53
20	237.40



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 DAWOOD DRIVE
LAPORTE, TEXAS 77571

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

LEGEND

- | | |
|---------|---------------------------------------------------------------------|
| --- | R.O.W. |
| - - - - | UTILITY EASEMENT |
| --- | DRAINAGE EASEMENT |
| --- | PLAT BOUNDARY |
| --- | WATERLINE EASEMENT |
| --- | ELECTRICITY EASEMENT |
| --- | WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN AND STORM EVENTS. |
| --- | SECTION 404 SUBDIVISION |
| --- | CLERK'S FILE |
| --- | M.F.C.C.T.A. |

- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
- NO BUILDING, FENCE, PLANTING OR OTHER OBSTRUCTIONS TO THE FREE AND UNHINDERED PASSAGE OF WATER SHALL BE PERMITTED ON ANY LOT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- THIS SUB-DIVISION IS BEING DESIGNED TO THE 100-YEAR FLOOD ELEVATION. THE FLOOD ELEVATION IS SHOWN ON THE ATTACHED FLOOD MAP. THE FLOOD ELEVATION IS BASED ON THE 1985 FLOOD MAP NO. 48019 0100 E FOR CHAMBERS COUNTY, TEXAS, AS THE FOLLOWING LOTS ARE PARTIALLY OR WHOLLY WITHIN SUCH ZONE AS SHOWN ON THE FLOOD MAP: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45. ALL PARTIES ARE NOTICED THAT THEY SHOULD BE AWARE OF THE EXTENT TO WHICH THE PROPERTY IS AFFECTED.
- NO FILL SHALL BE PLACED IN THE 100-YEAR FLOOD PLAIN.
- RESTRICTED RESERVE FOR STORM WATER DRAINAGE SHALL BE MAINTAINED BY THE HOMEOWNERS.
- NO BUILDING, FENCE, PLANTING OR OTHER OBSTRUCTIONS TO THE FREE AND UNHINDERED PASSAGE OF WATER SHALL BE PERMITTED ON ANY LOT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- 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 FLOOD ELEVATION (WHEN LOTS ARE NOT IN THE FLOOD PLAIN); (C) 12 INCHES OVER THE 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.
- ALL 1/2" IRON RODS SET WITH A PLASTIC CAP SHALL BE INSTALLED UNLESS OTHERWISE STATED.

SURVEY NOTES:

- THIS PROPERTY IS LOCATED IN ZONE "X", "A" (SHARED), & "AE" ACCORDING TO F.I.P.M. COMMUNITY PANEL NO. 48019 0100, DATED APRIL 20, 1950, AND FOUND MONUMENTS IN THE EAST CORNER OF LOT 45 AND THE MOST RECENT RESIDUE OF 2007 ACRES AS RECORDED IN O.D.R.C.C.T.A. AT PAGE 148 OF THE MAP.
- THIS PROPERTY IS LOCATED IN ZONE "X", "A" (SHARED), & "AE" ACCORDING TO F.I.P.M. COMMUNITY PANEL NO. 48019 0100, DATED APRIL 20, 1950, AND FOUND MONUMENTS IN THE EAST CORNER OF LOT 45 AND THE MOST RECENT RESIDUE OF 2007 ACRES AS RECORDED IN O.D.R.C.C.T.A. AT PAGE 148 OF THE MAP.
- ALL 1/2" IRON RODS SET WITH A PLASTIC CAP SHALL BE INSTALLED UNLESS OTHERWISE STATED.

WINFREE OMS SUBDIVISION
SECTION 2, FILE 10532
M.F.C.C.T.A.