

PROJECT SITE



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

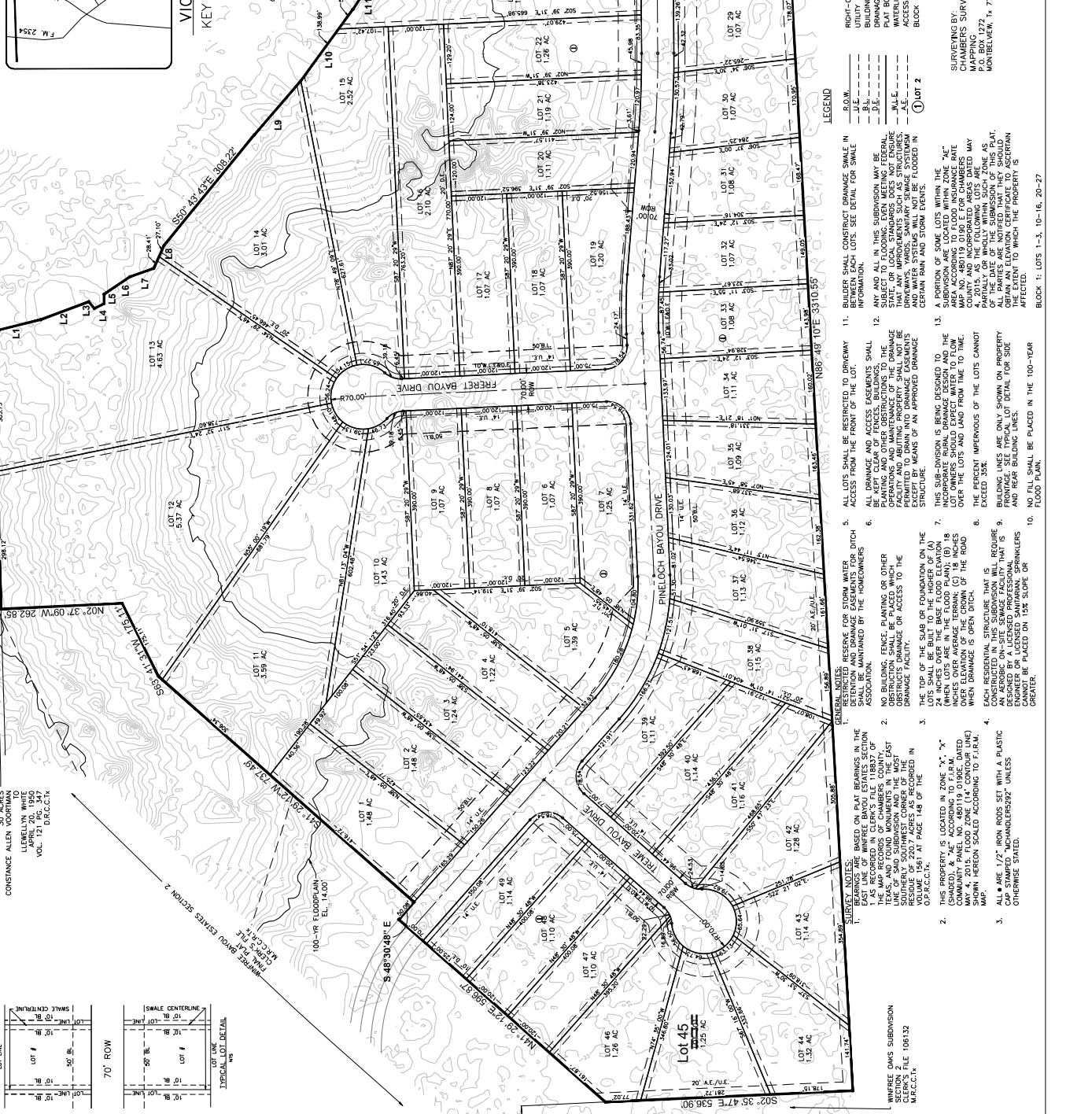


BEARINGS

1	S 89°12'32" E
2	S 89°12'32" W
3	S 89°12'32" E
4	S 89°12'32" W
5	S 89°12'32" E
6	S 89°12'32" W
7	S 89°12'32" E
8	S 89°12'32" W
9	S 89°12'32" E
10	S 89°12'32" W
11	S 89°12'32" E
12	S 89°12'32" W
13	S 89°12'32" E
14	S 89°12'32" W
15	S 89°12'32" E
16	S 89°12'32" W
17	S 89°12'32" E
18	S 89°12'32" W
19	S 89°12'32" E
20	S 89°12'32" W

DISTANCES

1	118.67'
2	118.67'
3	118.67'
4	118.67'
5	118.67'
6	118.67'
7	118.67'
8	118.67'
9	118.67'
10	118.67'
11	118.67'
12	118.67'
13	118.67'
14	118.67'
15	118.67'
16	118.67'
17	118.67'
18	118.67'
19	118.67'
20	118.67'



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

MAPPING:
CHAMBERS SURVEYING & MAPPING, P.C.
MONTBELLEVILLE, TX 77580

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

LEGEND

1. BEUILDER SHALL CONSTRUCT DRAINAGE SWALE IN RESERVATION AREAS AS SHOWN ON THIS MAP. ANY AND ALL IN THIS SUBDIVISION MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL REQUIREMENTS, AND ANY IMPROVEMENTS SUCH AS STRUCTURES, CERTAIN RAIN AND STORM EVENTS.

2. A PORTION OF SOME LOTS WITHIN THE SUBDIVISION ARE LOCATED WITHIN ZONE "X" (SHARED), & "AE" ACCORDING TO F.I.P.M. COMMUNITY PANEL NO. 480119.0198 E FOR CHAMBERS COUNTY, TEXAS, DATED 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.

3. 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 UNLESS OTHERWISE SPECIFIED.
- 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 MAINTAINED BY THE HOMEOWNERS.
- 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 MAINTAINED BY THE HOMEOWNERS.
- 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 MAINTAINED BY THE HOMEOWNERS.
- 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 MAINTAINED BY THE HOMEOWNERS.
- 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 MAINTAINED BY THE HOMEOWNERS.
- 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 MAINTAINED BY THE HOMEOWNERS.
- 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 MAINTAINED BY THE HOMEOWNERS.

SURVEY NOTES:

- THIS PROPERTY IS LOCATED IN ZONE "X" (SHARED), & "AE" ACCORDING TO F.I.P.M. COMMUNITY PANEL NO. 480119.0198, DATED 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.
- ALL ARE 1/2" IRON RODS SET WITH A PLASTIC CAP AND IDENTIFIED BY THE SURVEYOR'S OFFICE UNLESS OTHERWISE STATED.

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

LOT LINE

70' ROW

TYPICAL LOT DETAIL

CONSTANCE ALLEN COFFMAN
REGISTERED SURVEYOR
APRIL 20, 1950
VOL. 12, P. 67, C. 17
O.C.C.T.A.

96 ACRES
REGISTERED SURVEYOR
APRIL 20, 1950
VOL. 12, P. 67, C. 17
O.C.C.T.A.