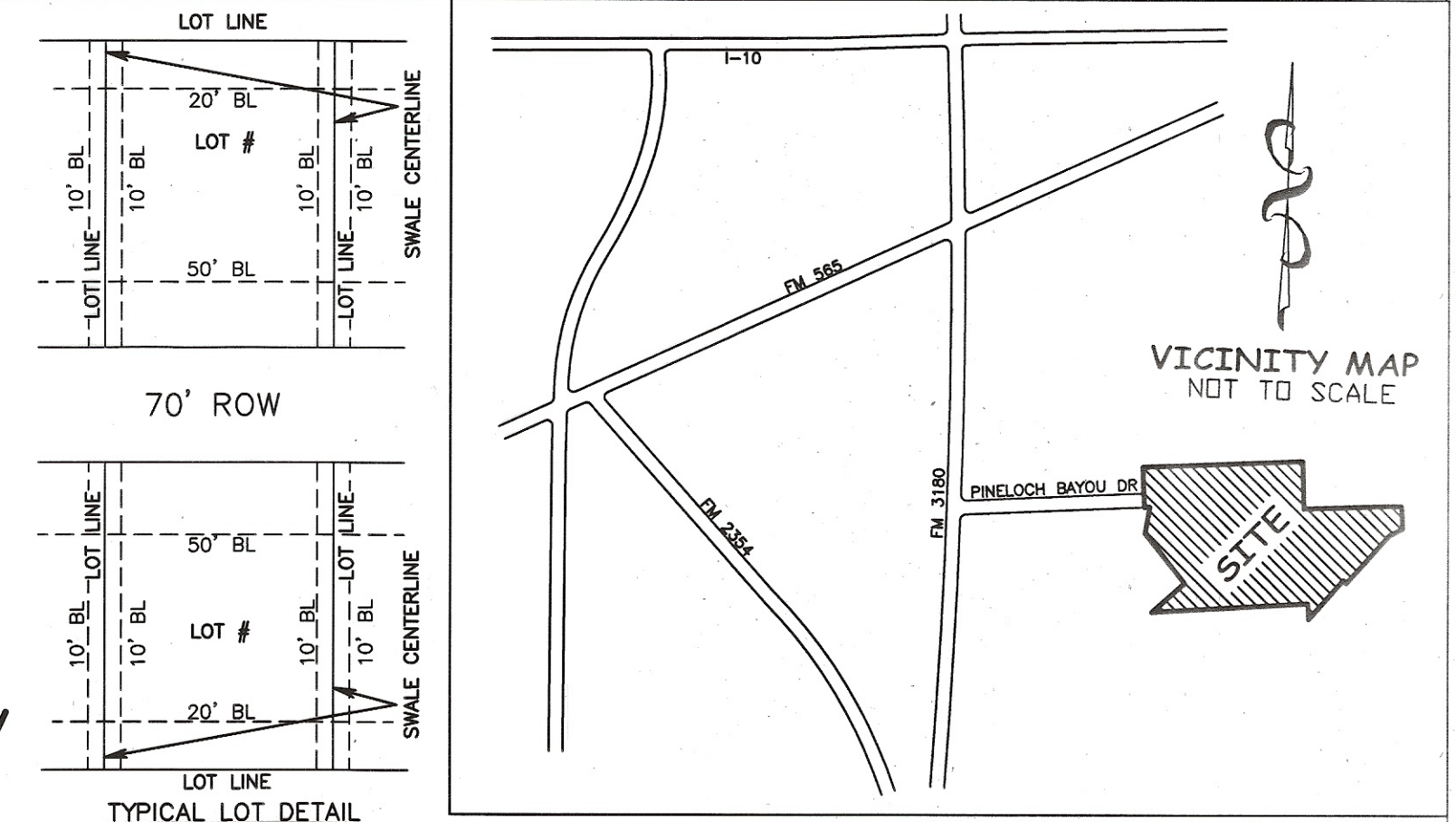
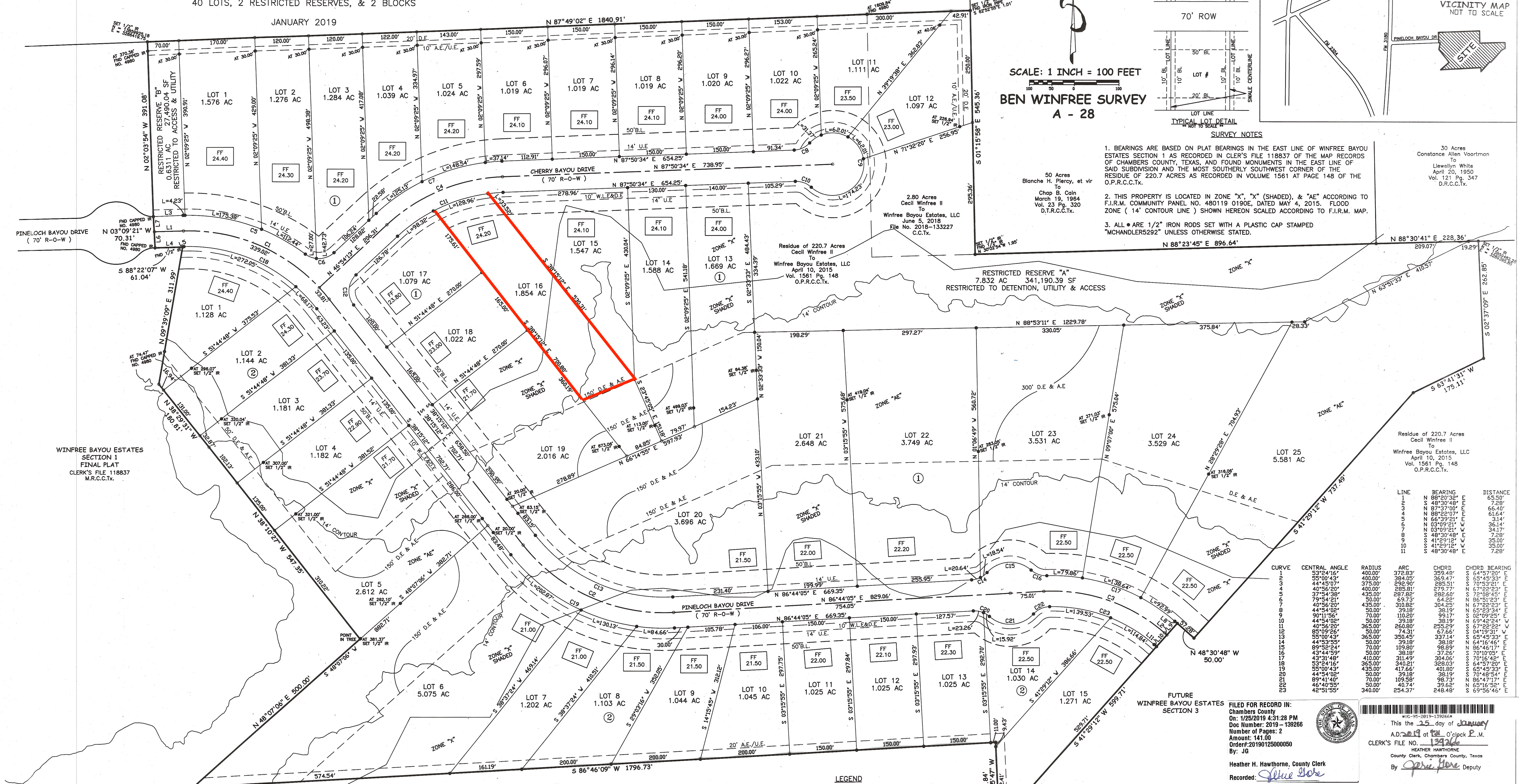


FINAL PLAT OF WINFREE BAYOU ESTATES SECTION 2

A SUBDIVISION OF 84.20 ACRES SITUATED IN THE BEN WINFREE SURVEY, A - 28, BEING OUT OF THE RESIDUE OF 220.7 ACRES CONVEYED TO WINFREE BAYOU ESTATES LLC IN VOL. 1561 PG. 148 OF THE O.P.R.C.C.TX. AND ALL OF 2.80 ACRES CONVEYED TO WINFREE BAYOU ESTATES LLC IN FILE NO. 2018-133227 C.C.TX.
40 LOTS, 2 RESTRICTED RESERVES, & 2 BLOCKS

115.2 Acres
Edgar Montgomery, et ux
To
Robert Montgomery
February 3, 1922
Vol. 15 Pg. 311
D.R.C.C.TX.

JANUARY 2019



SCALE: 1 INCH = 100 FEET

BEN WINFREE SURVEY A - 28

- SURVEY NOTES**
- 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.
 - THIS PROPERTY IS LOCATED IN ZONE "X", "X" (SHADED), & "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 4801119 0190E, DATED MAY 4, 2015. FLOOD ZONE (14' CONTOUR LINE) SHOWN HEREON SCALED ACCORDING TO F.I.R.M. MAP.
 - ALL ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED "MCHANDLERS292" UNLESS OTHERWISE STATED.

30 Acres
Constance Allen Voortman
To
Llewellyn White
April 20, 1950
Vol. 121 Pg. 347
D.R.C.C.TX.

50 Acres
Blanche H. Piercy, et vir
To
Chap B. Cain
March 19, 1964
Vol. 23 Pg. 320
D.T.R.C.C.TX.

2.80 Acres
Cecil Winfree II
To
Winfree Bayou Estates, LLC
June 5, 2018
File No. 2018-133227
C.C.TX.

RESTRICTED RESERVE "A"
7.832 AC 34-1,190.39 SF
RESTRICTED TO DETENTION, UTILITY & ACCESS

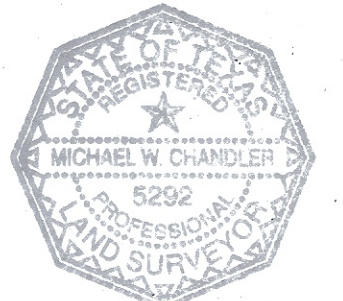
Residue of 220.7 Acres
Cecil Winfree II
To
Winfree Bayou Estates, LLC
April 10, 2015
Vol. 1561 Pg. 148
O.P.R.C.C.TX.

LINE	BEARING	DISTANCE
1	N 88°30'41" E	228.36'
2	S 02°37'09" E	262.85'
3	S 48°30'48" E	65.50'
4	N 87°37'00" E	66.40'
5	N 88°22'07" E	61.64'
6	N 66°39'21" E	3.14'
7	N 03°09'21" W	38.14'
8	N 03°09'21" W	34.17'
9	S 48°30'48" E	7.28'
10	N 41°29'12" W	35.00'
11	S 48°30'48" E	7.28'

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
1	53°00'43"	372.83'	372.83'	359.48'	S 54°15'20" E
2	40°00'43"	384.05'	384.05'	369.47'	S 65°43'33" E
3	44°53'00"	375.00'	375.00'	362.90'	S 70°53'23" E
4	40°58'20"	285.81'	285.81'	273.77'	N 65°23'23" E
5	37°54'38"	435.00'	435.00'	387.82'	S 72°08'45" E
6	79°54'21"	30.00'	63.73'	64.25'	N 85°51'23" E
7	44°52'20"	50.00'	310.82'	304.25'	N 62°52'33" E
8	44°54'02"	50.00'	39.18'	38.19'	N 65°23'34" E
9	85°09'26"	10.00'	110.20'	92.17'	S 02°00'25" E
10	44°54'02"	50.00'	39.18'	38.19'	N 69°42'24" W
11	40°56'20"	365.00'	260.80'	255.29'	S 67°22'22" E
12	85°09'26"	50.00'	74.31'	61.66'	S 04°19'21" W
13	55°00'43"	365.00'	350.45'	337.14'	S 65°43'33" E
14	44°53'55"	50.00'	39.18'	38.18'	N 64°16'46" E
15	85°09'26"	70.00'	109.80'	98.89'	S 85°46'17" E
16	43°44'59"	50.00'	38.18'	37.26'	S 70°10'05" E
17	43°31'48"	410.00'	311.49'	304.06'	S 70°15'42" E
18	53°24'16"	365.00'	340.21'	328.03'	S 64°57'50" E
19	55°00'43"	435.00'	417.66'	401.80'	S 65°43'33" E
20	44°54'02"	50.00'	39.18'	38.19'	S 69°42'24" W
21	89°41'40"	70.00'	109.58'	98.73'	N 86°47'17" E
22	46°40'55"	30.00'	40.74'	39.62'	N 66°16'52" E
23	46°51'55"	340.00'	254.37'	248.48'	S 69°56'46" E

THIS IS TO CERTIFY THAT I, MICHAEL W. CHANDLER, A REGISTERED PROFESSIONAL LAND SURVEYOR #5292, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING AUGUST 2018 - JANUARY 2019; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 1/2 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED RPLS 5292.
JANUARY 15, 2019

MICHAEL W. CHANDLER, R.P.L.S.
TEXAS REGISTRATION NO. 5292



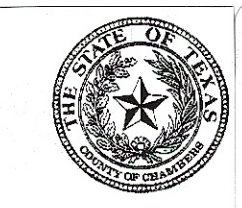
WINFREE OAKS SUBDIVISION
SECTION 2
CLERK'S FILE 108132
M.R.C.C.TX.

- LEGEND**
- FF FINISHED FLOOR
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - P.L. PLAT BOUNDARY
 - W.L.E. WATERLINE EASEMENT
 - A.E. ACCESS EASEMENT
 - ① LOT 2
 - BLOCK NO./LOT NO.

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

ENGINEER:
F. THOMPSON & ASSOCIATES
10922 OAKWOOD DRIVE
LAPORTE, TX 77571

FILED FOR RECORD IN:
Chambers County
On: 1/25/2019 4:31:28 PM
Doc Number: 2019-133266
Number of Pages: 2
Amount: 141.00
Order#: 20190125000060
By: JG
Heather H. Hawthorne, County Clerk
Recorded: *Blue Shore*



THIS DEVELOPMENT HAS BEEN DESIGNED TO NOT IMPEDE, IMPOUND OR BLOCK THE NATURAL FLOW OF DRAINAGE FROM OR ACROSS ADJACENT AND CONTIGUOUS PROPERTIES.

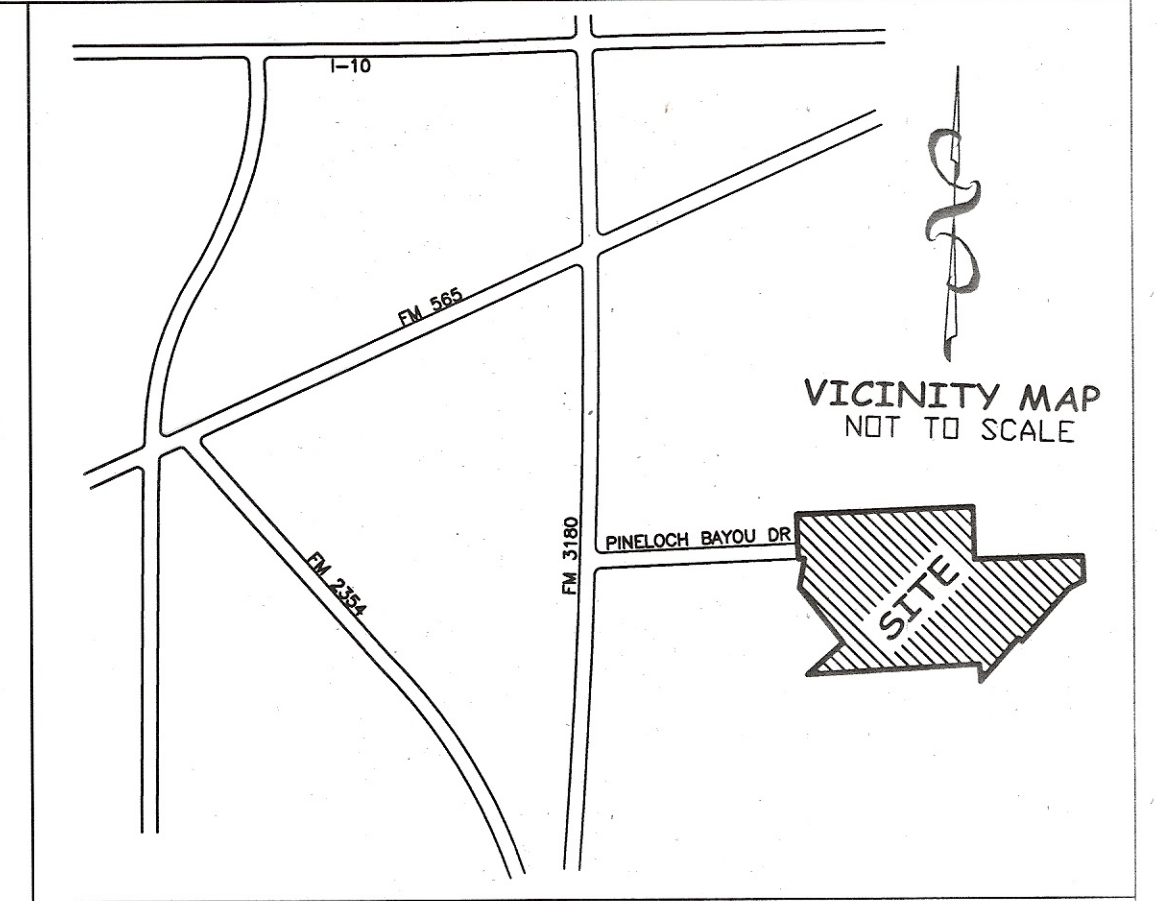
CHAMBERS SURVEYING & MAPPING
P. O. BOX 272 MONT BELVIEU, TEXAS 77580
PHONE 281-576-6788 FIRM NO. 100127-00

CHD BY: JWM JOB NO: 18-4166 SUBDIVISION: WINFREE BAYOU ESTATES SECTION 2
CHD BY: CCG DATE: 1/8/19 SURVEY: BEN WINFREE SURVEY A - 28

FINAL PLAT OF WINFREE BAYOU ESTATES SECTION 2

A SUBDIVISION OF 84.20 ACRES SITUATED IN THE BEN WINFREE SURVEY, A - 28, BEING OUT OF THE RESIDUE OF 220.7 ACRES CONVEYED TO WINFREE BAYOU ESTATES LLC IN VOL. 1561 PG. 148 OF THE O.P.R.C.C.T.X. AND ALL OF 2.80 ACRES CONVEYED TO WINFREE BAYOU ESTATES LLC IN FILE NO. 2018-133227 C.C.T.X.
40 LOTS, 2 RESTRICTED RESERVES, & 2 BLOCKS

JANUARY 2019



STATE OF TEXAS §
COUNTY OF CHAMBERS §

I, IQBAL KHOWAJA, MANAGER WINFREE BAYOU ESTATES LLC, HEREIN KNOWN AS DEVELOPER, BEING THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREIN, AND DESIGNATE SAID SUBDIVISION AS "WINFREE BAYOU ESTATES SECTION 2" IN THE BENJAMIN WINFREE SURVEY, ABSTRACT NO 28, AN ADDITION IN CHAMBERS COUNTY, TEXAS; AND DO DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

I DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF ANY AND ALL GULLIES, RAVINES, DRAWS; SLOUGHS, RIVERS, OR OTHER NATURAL DRAINAGE CONVEYANCES LOCATED IN OR ADJACENT TO SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE COUNTY, OR ANY PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR ANY PUBLIC PURPOSE.

FURTHER, I HEREBY RELINQUISH ALL RIGHTS OF ACCESS TO MAJOR STREETS OR THOROUGHFARES SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

FURTHER, DEVELOPER RESERVES A 1 FOOT STRIP INSIDE AND ALONG THE BACKLINE OF ALL LOTS IN SAID SUBDIVISION FOR THE SOLE PURPOSE OF RESTRICTING AND PROHIBITING ANY RIGHT OF WAYS, EASEMENTS OR INGRESS AND EGRESS FROM EXTENDING OVER AND OR ACROSS THE BACKLINE OF ANY LOT TO THE ADJOINING PROPERTY LOCATED OUTSIDE OF THIS SUBDIVISION.

FURTHER, DEVELOPER RESERVES THE RIGHT THAT AT SOMETIME IN THE FUTURE A COMMUNITY WATER SYSTEM MAY BE INSTALLED IN THE EXISTING UTILITY EASEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF.

FURTHER, IT IS HEREBY ACKNOWLEDGED THAT NEITHER WASTE WATER TREATMENT FACILITIES OR POTABLE WATER WILL BE PROVIDED TO ANY LOTS IN THE SUBDIVISION PLATTED HEREON. LET IT BE KNOWN THAT EACH INDIVIDUAL PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THESE SERVICES WITH THE FOLLOWING RESTRICTIONS:

- A) TO MINIMIZE THE POSSIBILITY OF THE TRANSMISSION OF WATERBORNE DISEASES DUE TO THE POLLUTION OF THE WATER SUPPLIED FOR DOMESTIC USE, EACH LOT IN THE PLATTED SUBDIVISION SHALL HAVE A SITE-SPECIFIC DESIGN BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED SANITARIAN AND APPROVED BY THE LOCAL JURISDICTIONAL AUTHORITY. IN NO INSTANCE SHALL THE AREA AVAILABLE FOR SUCH SYSTEMS BE LESS THAN TWO TIMES THAT REQUIRED BY THE COUNTY'S DESIGN CRITERIA.
- B) THE OWNER, PURCHASER AND SUCCESSORS IN INTEREST TO THE LAND SHOWN ON THIS PLAT ARE SERVED BY ON-SITE SEWAGE FACILITIES. THE OWNERS AGREE AND COVENANT THAT THEY WILL CONNECT TO PUBLIC SEWERS AT SUCH AS SEWER SERVICE BECOMES AVAILABLE TO ANY BOUNDARY LINE OF THE LOTS SHOWN HEREON. THIS COVENANT SHALL BE ENFORCEABLE OF SAID LOTS BY CHAMBERS COUNTY AND SHALL RUN WITH THE LAND.
- C) NOTE: THE TOP OF WATER WELLS AND ALL MECHANICAL PARTS ASSOCIATED WITH THE ON-SITE SEWER FACILITIES SHALL BE A MINIMUM OF 12-INCHES ABOVE THE BASE FLOOD ELEVATION.
- D) I CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE APPLICABLE ORDINANCES, LAWS, AND STATUTES OF CHAMBERS COUNTY, THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA AS THEY MAY APPLY TO THIS PROPERTY.

WITNESS MY HAND IN CHAMBERS COUNTY, TEXAS, THIS 15th DAY OF January, 2019.

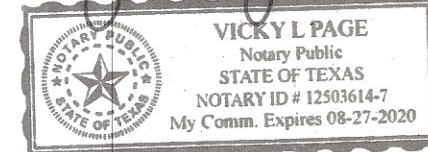
BY: IQBAL KHOWAJA, MANAGER

STATE OF TEXAS §
COUNTY OF CHAMBERS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IQBAL KHOWAJA, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF January, 2019.

Vicky L Page
NOTARY PUBLIC IN AND FOR CHAMBERS COUNTY, TEXAS



COUNTY ENGINEER'S CERTIFICATION
I, CORY W. TAYLOR P.E., DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE SUBDIVISION REGULATIONS OF CHAMBERS COUNTY, TEXAS AND DESIGN STANDARDS APPLICABLE THERETO, THIS 22nd DAY OF January, 2019.

Cory W Taylor
CORY W. TAYLOR, P.E., COUNTY ENGINEER

COUNTY JUDGE APPROVAL CERTIFICATION
I, JIMMY SYLVIA, CHAMBERS COUNTY JUDGE, UPON APPROVAL AND RECOMMENDATION BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE CHAMBERS COUNTY SUBDIVISION REGULATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE AFOREMENTIONED REGULATIONS AS SUCH AND ORDER SAID PLAT FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS THIS 22nd DAY OF January, 2019.

Jimmy Sylvia
JIMMY SYLVIA, COUNTY JUDGE

COMMISSIONER'S COURT APPROVAL CERTIFICATION
THIS IS TO CERTIFY THAT THE COMMISSIONER'S COURT OF CHAMBERS COUNTY TEXAS, ON MOTION MADE, SECONDED, AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF "WINFREE BAYOU ESTATES SECTION 2" AS SHOWN HEREON, AND ORDERED SAID PLAT FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS THIS 22nd DAY OF January, 2019.

Jimmy Sylvia
JIMMY SYLVIA, COUNTY JUDGE

ENVIRONMENTAL HEALTH CERTIFICATION
I, DARLA J. BRANCH, ENVIRONMENTAL HEALTH OFFICER FOR CHAMBERS COUNTY TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE ON SITE SEWAGE DISPOSAL REGULATIONS OF CHAMBERS COUNTY, TEXAS, AND DESIGN STANDARDS APPLICABLE THERETO, THIS 22nd DAY OF January, 2019.

Darla J Branch
DARLA J. BRANCH, ENVIRONMENTAL OFFICER

BLOCK 1			
Lot #	STREET ADDRESS	Area (Sq. Ft)	Area (Ac)
1	4751 PINELOCH BAYOU DR.	68667.83	1.576
2	4759 PINELOCH BAYOU DR.	55613.80	1.276
3	6803 CHERRY BAYOU DR.	55965.50	1.284
4	6811 CHERRY BAYOU DR.	45299.67	1.039
5	6819 CHERRY BAYOU DR.	44603.84	1.024
6	6827 CHERRY BAYOU DR.	44425.10	1.019
7	6835 CHERRY BAYOU DR.	44415.56	1.019
8	6843 CHERRY BAYOU DR.	44425.60	1.019
9	6851 CHERRY BAYOU DR.	44435.63	1.020
10	6859 CHERRY BAYOU DR.	44535.91	1.022
11	6867 CHERRY BAYOU DR.	48394.28	1.111
12	6875 CHERRY BAYOU DR.	47811.13	1.097
13	6850 CHERRY BAYOU DR.	72711.88	1.669
14	6842 CHERRY BAYOU DR.	69174.38	1.588
15	6834 CHERRY BAYOU DR.	67401.15	1.547
16	6826 CHERRY BAYOU DR.	80767.74	1.854
17	4811 PINELOCH BAYOU DR.	47023.07	1.079
18	4819 PINELOCH BAYOU DR.	44550.00	1.022
19	4827 PINELOCH BAYOU DR.	87822.50	2.016
20	4835 PINELOCH BAYOU DR.	161032.57	3.696
21	4903 PINELOCH BAYOU DR.	115344.85	2.648
22	4911 PINELOCH BAYOU DR.	163340.15	3.749
23	4919 PINELOCH BAYOU DR.	153834.95	3.531
24	4927 PINELOCH BAYOU DR.	153744.72	3.529
25	4935 PINELOCH BAYOU DR.	243144.14	5.581

BLOCK 2			
Lot #	STREET ADDRESS	Area (Sq. Ft)	Area (Ac)
1	4742 PINELOCH BAYOU DR.	49174.01	1.128
2	4802 PINELOCH BAYOU DR.	49846.20	1.144
3	4810 PINELOCH BAYOU DR.	51470.05	1.181
4	4818 PINELOCH BAYOU DR.	51492.23	1.182
5	4826 PINELOCH BAYOU DR.	113795.29	2.612
6	4834 PINELOCH BAYOU DR.	221083.17	5.075
7	4842 PINELOCH BAYOU DR.	52385.74	1.202
8	4850 PINELOCH BAYOU DR.	48087.21	1.103
9	4858 PINELOCH BAYOU DR.	45503.53	1.044
10	4866 PINELOCH BAYOU DR.	45548.75	1.045
11	4902 PINELOCH BAYOU DR.	44668.60	1.025
12	4910 PINELOCH BAYOU DR.	44682.09	1.025
13	4918 PINELOCH BAYOU DR.	44656.73	1.025
14	4926 PINELOCH BAYOU DR.	44885.08	1.030
15	4934 PINELOCH BAYOU DR.	55396.30	1.271

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 LOTS.
- 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO DRAINAGE EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- 7) THIS SUBDIVISION 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 FLOODPLAIN.
- 11) BUILDER SHALL CONSTRUCT DRAINAGE SWALE IN BETWEEN EACH LOTS. SEE DETAIL FOR SWALE INFORMATION.
- 12) ANY AND ALL LOTS 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" AREAS 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 13-16, 19-25;
BLOCK 2: LOTS 1-6.

THIS DEVELOPMENT HAS BEEN DESIGNED TO NOT IMPEDE, IMPOUND OR BLOCK THE NATURAL FLOW OF DRAINAGE FROM OR ACROSS ADJACENT AND CONTIGUOUS PROPERTIES.

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

ENGINEER:
F. THOMPSON & ASSOCIATES
10922 OAKWOOD DRIVE
LAPORTE, TX 77571

CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
PHONE: 281-576-6788 FIRM NO. 100127-00

DRAWN BY: JWM	JOB NO: 18-4166	SUBDIVISION: WINFREE BAYOU ESTATES SECTION 2
CHKD BY: CCG	DATE: 1/8/19	SURVEY: BEN WINFREE SURVEY A - 28