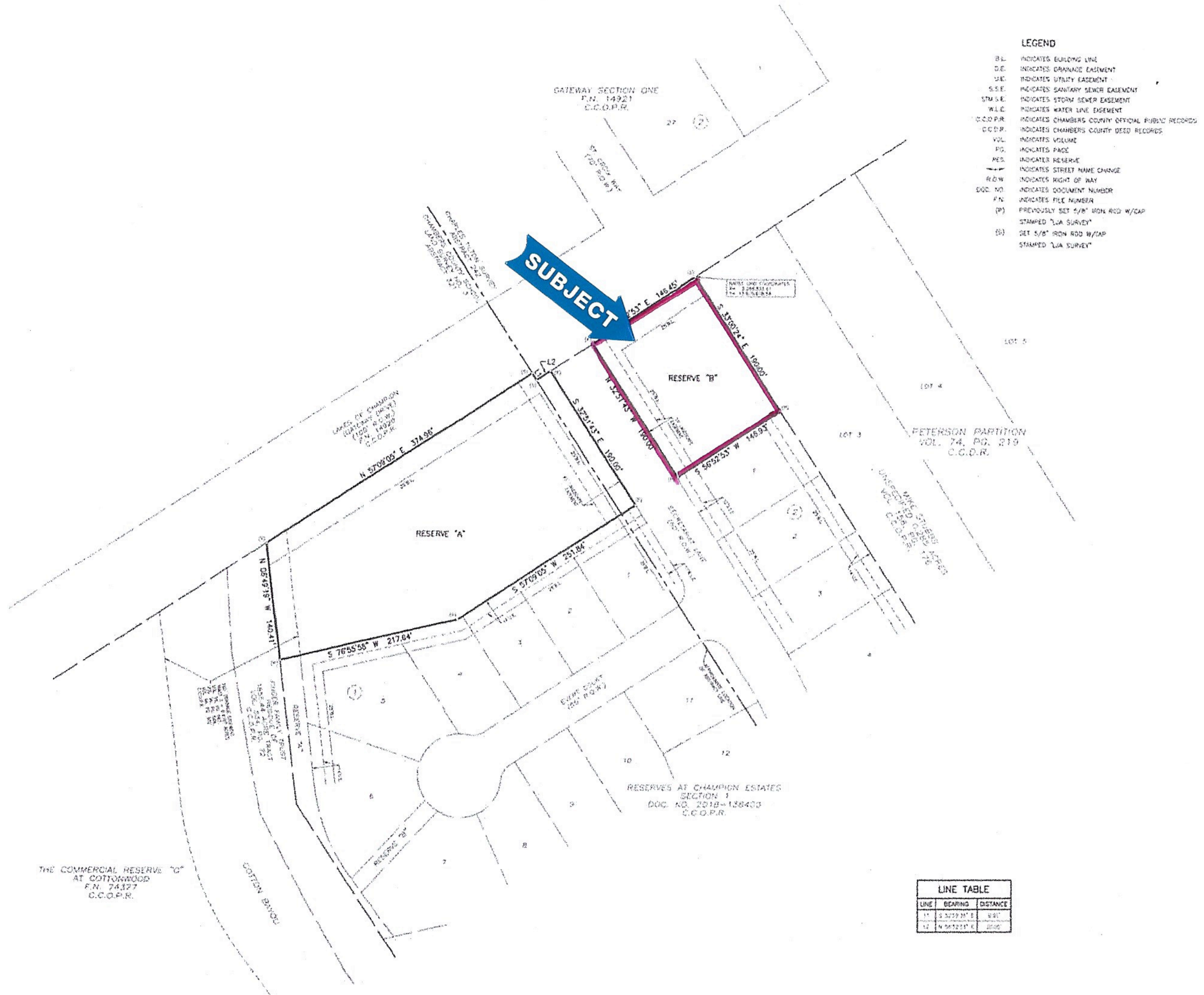
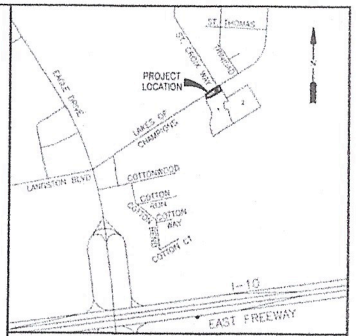


LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
C.C.O.P.R.	INDICATES CHAMBERS COUNTY OFFICIAL PUBLIC RECORDS
C.C.D.R.	INDICATES CHAMBERS COUNTY DEED RECORDS
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
RES.	INDICATES RESERVE
	INDICATES STREET NAME CHANGE
R.O.W.	INDICATES RIGHT OF WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
F.N.	INDICATES FILE NUMBER
(P)	PREVIOUSLY SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
(S)	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"

N

SCALE: 1"=60'



VICINITY MAP
SCALE: 1" = 2,000'

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83 2001ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99990034720.
2. 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 OWNERS SHALL BE SOLELY RESPONSIBLE FOR THESE SERVICES WITH THE FOLLOWING RESTRICTIONS.
   - 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 THE DESIGN AREA.
   - THE OWNER, PURCHASER AND SUCCESSOR 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.
3. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 420938, DATED MAY 24, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
4. NO BUILDING SHALL BE COMMENCED AND NO BUILDING PERMIT ISSUED UNTIL A LOT IN A SUBDIVISION SHALL BE GRADED OR CONFIGURED TO BE ONE FOOT ABOVE THE HIGHEST POINT OF THE CROWN OR PEAK OF THE ROAD ABUTTING SUCH PROPERTY OR THE EXISTING LOT ELEVATION, IF THE SAME IS GREATER THAN THE ONE-FOOT REQUIREMENT AS HEREIN SET OUT.
5. IT SHALL BE THE DUTY AND RESPONSIBILITY OF ANY PERMIT HOLDER, CONTRACTOR OR OTHER PERSON COMMENCING CONSTRUCTION TO HAVE ENGINEERING DOCUMENTS ESTABLISHING COMPLIANCE WITH SUBSECTION (I)(1) OF THIS SECTION AND NO OCCUPANCY PERMIT MAY BE ISSUED UNTIL THE ELEVATION OF THE LOT SHALL HAVE BEEN DETERMINED AND APPROPRIATELY MEASURED TO ENSURE COMPLIANCE WITH THE TERMS AND PROVISIONS OF SUBSECTION (I)(1) OF THIS SECTION.
6. DETENTION FOR THE TRACTS IS PROVIDED FOR IN THE REGIONAL DETENTION FACILITY LOCATED EAST OF COTTON BAYOU, ON THE SOUTHWEST SIDE OF RESERVE OF CHAMPIONS ESTATES, WEST OF THE WISMER DEVELOPMENT, NORTH OF I-10. REFERENCE AGREEMENT FILE NO. ________

LINE TABLE

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	20.00'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.828	79,516	RESTRICTED TO COMMERCIAL
B	0.640	27,971	RESTRICTED TO COMMERCIAL
TOTAL	2.468	107,487	

COTTONTREE
SECTION I

A SUBDIVISION OF 2.468 ACRES OF LAND SITUATED IN THE CHARLES TILTON SURVEY, ABSTRACT 242 AND THE CHAMBERS COUNTY SCHOOL LAND SURVEY NO. 3, ABSTRACT 321, CHAMBERS COUNTY, TEXAS.

0 LOTS 2 RESERVES (2.468 ACRES) 0 BLOCKS

MAY 8, 2019 JOB NO. 2435-1015C.310

OWNERS:

COTTONTREE, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: GREENBRIAR REAL ESTATE SERVICES, INC.
LOUIS R. BRADEN, PRESIDENT
7670 WOODWAY, SUITE 300, HOUSTON, TEXAS 77063
PH. (713) 650-7000

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386