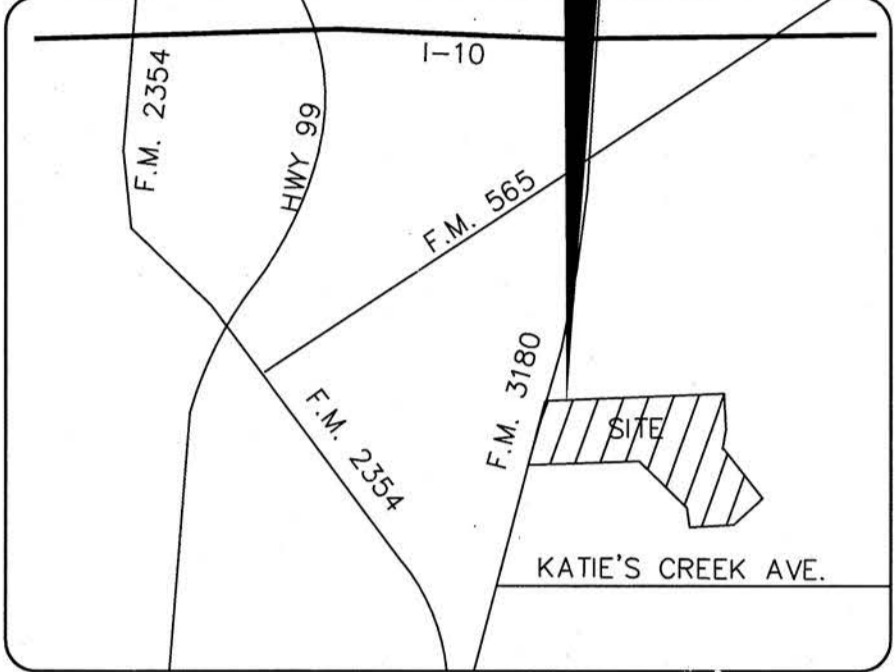


PROJECT SITE



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

TRACT 3
CALLED 91.55 ACRES
VOL. 1469 PG. 542
O.P.R.C.C.T.X.

100-YR FLOODPLAIN
EL. 14.00'

CALLLED 116.598 ACRES
DUTTON LAKE LLC
VOL. 1438 PG. 88
O.P.R.C.C.T.X.

**WINFREE BAYOU ESTATES SECTION 1
FINAL PLAT**

A SUBDIVISION OF A 65.714 ACRE TRACT LOCATED
IN THE BENJAMIN WINFREE SURVEY, ABSTRACT NO. 28,
CHAMBERS COUNTY, TEXAS.

38 LOTS 5 RESTRICTED RESERVES IN 3 BLOCKS
DECEMBER 2016

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

ENGINEER:
RUN ENGINEERING, INC.
9514 THERRELL DRIVE
HOUSTON, TEXAS 77064
CONTACT: FRED THOMPSON, P.E.
PH: (832)-232-3737
FAX: (832)-777-7551

SURVEYING BY:
BEAR LAND SURVEYING LLC
3201 N. HWY 146 UNIT A. BAYTOWN, TEXAS 77520
PH: (281) 427-6442
FIRM NO. 10160300



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

NOTES:

- BEARINGS SHOWN REFERENCED TO: STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) EPOCH 2010.00.
- ELEVATIONS SHOWN HEREON ARE NAVD 88. NO ADJUSTMENT.
- PROJECT BENCHMARK: PROJECT ELEVATIONS ARE NETWORK DERIVED DGPS NAVD 88. TO CONVERT PROJECT ELEVATION TO PUBLISHED ELEVATION (BENCH MARK H1205 DATA SHEET PROVIDED) SUBTRACT 0.50 FOOT. (NAVD 88, DGPS DERIVED, GEOID 99)
- TBM: 60D NAIL IN WESTERLY FACE OF UTILITY POLE ALONG EASTERLY LINE OF FM 3180, 110' SOUTHERLY FROM THE NORTHWEST CORNER OF THE PROJECT. ELEV=31.05' (NAVD 88, NO ADJUSTMENT)
- ACCORDING TO THE FEDERAL INSURANCE RATE MAP NO. 48071C0190E FOR CHAMBERS COUNTY, TEXAS, EFFECTIVE DATE MAY 4, 2015, THIS TRACT IS WITHIN ZONE "X", OUTSIDE OF THE 100-YEAR FLOODPLAIN, EXCEPT PARTS OF DRAINAGE EASEMENT IN LOTS 15, 16 BLOCK 2 AND LOTS 1, 3, 4, 5, 6 BLOCK 3 ARE IN FLOODPLAIN. FLOODPLAIN SHOWN IS FROM TNIRIS DATA SOURCE.
- RESTRICTED RESERVE FOR STORM WATER DETENTION AND DRAINAGE EASEMENTS FOR DITCH SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
- ALL ROADS ARE CONCRETE ROADWAY WITH ROADSIDE OPEN DITCH.
- THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT TO THE HIGHER OF (i) 18 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOTS ARE IN THE FLOOD PLAIN); (ii) 18 INCHES OVER AVERAGE TERRAIN; (iii) 12 INCHES OVER ELEVATION OF THE CROWN OF THE ROAD WHEN DRAINAGE IS OPEN DITCH; OR (iv) 12 INCHES OVER ELEVATION OF THE CURB WHEN DRAINAGE IS BY CURB AND GUTTER.
- 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO DRAINAGE EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- THIS SUB-DIVISION 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.
- THE PERCENT IMPERVIOUS OF THE LOTS CANNOT EXCEED 35%.
- DRAINAGE SWALES ARE TO BE DEVELOPED BETWEEN THE LOT LINES.
- DUE TO THE FACT, THE SOIL IS CLASS "4", IT IS RECOMMENDED TO USE ONSITE AEROBIC SANITARY SEWER PRETREATMENT SYSTEM FOR THIS DEVELOPMENT.
- ONE FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	39.18	50.00	S69° 12' 31"E	44.90
C2	39.18	50.00	N65° 53' 32"E	44.90
C3	109.71	70.00	S88° 20' 32"W	89.80
C4	39.18	50.00	N65° 53' 30"E	44.90
C5	109.71	70.00	N88° 20' 31"E	89.80
C6	39.18	50.00	S69° 12' 27"E	44.90
C7	78.54	50.00	S46° 39' 28"E	90.00
C8	78.54	50.00	N43° 20' 32"E	90.00
C9	362.20	470.00	S23° 44' 07"E	44.15
C10	335.23	435.00	S23° 44' 07"E	44.15
C11	308.26	400.00	N23° 44' 07"W	44.15
C12	39.18	50.00	N23° 21' 44"W	44.90
C13	329.62	70.00	N44° 11' 15"E	269.80
C14	39.18	50.00	S68° 15' 46"E	44.90
C15	37.37	50.00	S68° 18' 40"E	42.82
C16	39.18	50.00	N65° 53' 28"E	44.90
C17	109.54	70.00	N88° 16' 16"E	89.66
C18	37.80	50.00	N65° 06' 01"E	43.32
C19	109.71	70.00	N88° 20' 32"E	89.80
C20	39.18	50.00	S69° 12' 27"E	44.90
C21	1.38	50.00	N87° 33' 01"E	1.38

M:\Projects\01410 - Winfree Bayou Estates Sec 1\02 - Drawings - 01410_Plat Recordation - WBE 1\170109 - Plat Record - Winfree Bayou 01410.dwg, Jan 15, 2017, Miro

STATE OF TEXAS §
COUNTY OF CHAMBERS §

I, IGOR KHOWATA, 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 1 FINAL PLAT" 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.

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 17th DAY OF JANUARY 2017.

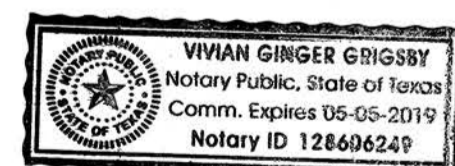
[Signature]
BY: WINFREE BAYOU ESTATES LLC, OWNER
IGOR KHOWATA, Manager

STATE OF TEXAS §
COUNTY OF CHAMBERS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IGOR KHOWATA, Manager, WINFREE BAYOU ESTATES LLC, 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 17th DAY OF JANUARY 2017.

[Signature]
NOTARY PUBLIC IN AND FOR CHAMBERS COUNTY, TEXAS



SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT I, JAMES R. McCLELLAN, A REGISTERED PROFESSIONAL LAND SURVEYOR #4980, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING 2016; 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 4980.

[Signature] DATE: 1-17-17
JAMES R. McCLELLAN, R.P.L.S.
TEXAS REGISTRATION NO. 4980



COUNTY ENGINEER'S CERTIFICATION
I, ROBERT L. HALL, JR., 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 23RD DAY OF JANUARY, 2017.

[Signature] DATE: 1/20/2017
ROBERT L. HALL, JR., 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 24TH DAY OF JANUARY, 2017.

[Signature]
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 1 FINAL PLAT" AS SHOWN HEREON, AND ORDERED SAID PLAT FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS THIS 24TH DAY OF JANUARY, 2017.

[Signature]
JIMMY SYLVIA, COUNTY JUDGE

ENVIRONMENTAL HEALTH CERTIFICATION
I, REX TUNZE 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 23RD DAY OF JANUARY, 2017.

[Signature]
REX TUNZE, ENVIRONMENTAL OFFICER

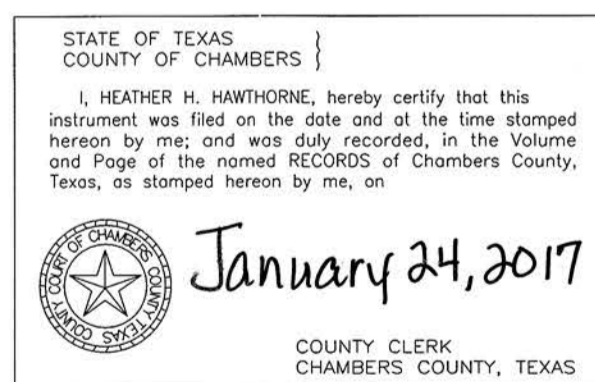
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF BAYTOWN, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WINFREE BAYOU ESTATES SECTION 1 FINAL PLAT CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAYTOWN AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS THE 18th DAY OF January 2017.

BY: [Signature]
SHAWN McDONALD, CHAIRMAN

BY: [Signature]
TIFFANY FOSTER, SECRETARY

CLERK'S FILE NO. 118837

FILED FOR RECORD
This the 24 day of January
A.D. 2017 at 3:39 o'clock P..M.
Clerk's File No. 118837 Vol. --- Pg. ---
HEATHER H. HAWTHORNE
County Clerk, Chambers County, Texas
By: [Signature] Deputy



BLOCK 1		
Parcel #	Area (Sq. Ft)	Area (Ac)
1	48998.61	1.125
2	48838.63	1.121
3	48837.71	1.121
4	49219.28	1.130
5	49663.40	1.140
6	48836.10	1.121
7	48835.23	1.121
8	49024.99	1.125
9	48834.13	1.121
10	48833.31	1.121
11	49024.62	1.125
12	49024.75	1.125
13	48831.63	1.121
14	48830.90	1.121
15	48781.94	1.120
16	50036.24	1.149

BLOCK 2		
Parcel #	Area (Sq. Ft)	Area (Ac)
1	48850.61	1.121
2	48887.83	1.122
3	48922.25	1.123
4	49423.04	1.135
5	49625.20	1.139
6	48815.27	1.121
7	48848.43	1.121
8	64936.74	1.491
9	63688.72	1.462
10	55128.99	1.266
11	51845.84	1.190
12	49501.63	1.136
13	49862.94	1.145
14	49784.25	1.143
15	71243.04	1.636
16	145507.08	3.340

BLOCK 3		
Parcel #	Area (Sq. Ft)	Area (Ac)
1	69249.25	1.590
2	48439.49	1.112
3	60002.06	1.377
4	52843.67	1.213
5	59781.01	1.372
6	60419.25	1.387

SUMMARY			
LOTS	AREA (SQ. FT)	AREA (AC)	TOTAL AREA (ACRES)
BLOCK 1 - 16 LOTS	784451.34	18.009	
BLOCK 2 - 16 LOTS	944871.87	21.691	
BLOCK 3 - 6 LOTS	350734.72	8.052	
TOTAL LOT AREA			47.752
RIGHT OF WAY			
R.O.W FOR ROAD	265000.86	6.084	
TOTAL RIGHT OF WAY AREA			6.084
RESTRICTED RESERVES			
RESTRICTED RESERVE A	11645.19	0.267	
RESTRICTED RESERVE B	4291.79	0.099	
RESTRICTED RESERVE C	251213.81	5.767	
RESTRICTED RESERVE D	101029.37	2.319	
RESTRICTED RESERVE E	149276.67	3.427	
TOTAL RESTRICTED RESERVES AREA			11.879
TOTAL AREA			65.714

ADDRESS CHART	
BLOCK 1	
1	4519 PINELOCH BAYOU DRIVE
2	4527 PINELOCH BAYOU DRIVE
3	4535 PINELOCH BAYOU DRIVE
4	4543 PINELOCH BAYOU DRIVE
5	4603 PINELOCH BAYOU DRIVE
6	4611 PINELOCH BAYOU DRIVE
7	4619 PINELOCH BAYOU DRIVE
8	4627 PINELOCH BAYOU DRIVE
9	4635 PINELOCH BAYOU DRIVE
10	4643 PINELOCH BAYOU DRIVE
11	4651 PINELOCH BAYOU DRIVE
12	4703 PINELOCH BAYOU DRIVE
13	4711 PINELOCH BAYOU DRIVE
14	4719 PINELOCH BAYOU DRIVE
15	4727 PINELOCH BAYOU DRIVE
16	4735 PINELOCH BAYOU DRIVE

ADDRESS CHART	
BLOCK 2	
1	4518 PINELOCH BAYOU DRIVE
2	4526 PINELOCH BAYOU DRIVE
3	4534 PINELOCH BAYOU DRIVE
4	4542 PINELOCH BAYOU DRIVE
5	4602 PINELOCH BAYOU DRIVE
6	4610 PINELOCH BAYOU DRIVE
7	4618 PINELOCH BAYOU DRIVE
8	4626 MULBERRY BAYOU DRIVE
9	4634 MULBERRY BAYOU DRIVE
10	4642 MULBERRY BAYOU DRIVE
11	4650 MULBERRY BAYOU DRIVE
12	4702 MULBERRY BAYOU DRIVE
13	4710 MULBERRY BAYOU DRIVE
14	4718 MULBERRY BAYOU DRIVE
15	4726 MULBERRY BAYOU DRIVE
16	4734 MULBERRY BAYOU DRIVE

ADDRESS CHART	
BLOCK 3	
1	4734 PINELOCH BAYOU DRIVE
2	6766 MULBERRY BAYOU DRIVE
3	6750 MULBERRY BAYOU DRIVE
4	6734 MULBERRY BAYOU DRIVE
5	6726 MULBERRY BAYOU DRIVE
6	6718 MULBERRY BAYOU DRIVE

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DECEMBER 2016

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14242 JAUBERT COURT
SUGARLAND TX 77498



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