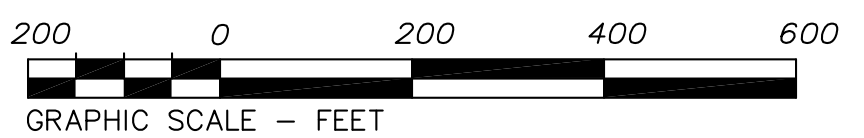


BASE BEARING: GPS-CAGNET-RTN (LOUISIANA SOUTH ZONE - NAD 83)  
FLOOD ZONE: "A13", "B" & "C" BASE FLOOD ELEVATION: 9.0' & N/A  
F.E.M.A. F.I.R.M. PANEL NO. 229205 0220 C DATE: 4/02/91

REFERENCE BENCHMARK:  
GPS-CAGNET-RTN (NAVD 88)

SITE BENCHMARK:  
PK NAIL SET IN THE PAVEMENT ON THE EAST SIDE OF HWY 21  
ON TOP OF CROSS DRAIN LOCATED 865' +/- SOUTHWEST OF  
THE CENTERLINE OF PINECREST DR.  
ELEVATION: 14.34 (NAVD 1988)

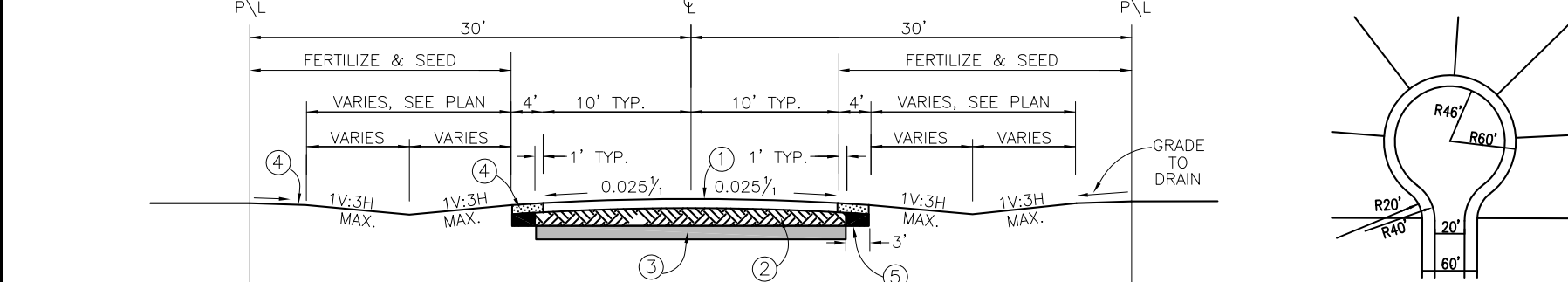
REFERENCE MAP:  
1. PLAT PREPARED FOR TCHEFUNCTA COUNTRY CLUB SHOWING  
A PARCEL OF LAND LOCATED IN SECTION 41, T-7-S, R-10-E &  
SECTION 52, T-7-S, R-11-E...  
BY JOHN C. CUMMINGS, P.L.S. DATED 4-25-2019.



DRAWN BY: KAS  
CREW CHIEF: BAS  
TECHNICIAN: PLV  
CHECKED BY:  
CHECKED BY:

RESTRICTIVE COVENANTS

- 1.) EACH NUMBERED LOT SHALL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
- 2.) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM, AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- 3.) MINIMUM BUILDING SETBACKS SHALL AS NOTED ON FINAL PLAT OR WITHIN THE RESTRICTIVE COVENANTS FOR TCHEFUNCTA ESTATES SUBDIVISION FILED WITH THE CLERK OF COURTS FOR ST. TAMMANY PARISH.  
LOTS 1-30, 34, 41-56  
40' FRONT  
57' 15"-76', 97'-117'  
(SEE TYP. PLAN 13)  
LOTS 31-33, 35-40, 56  
35' FRONT  
58'-64', 77'-96', 118'-133'  
25' REAR  
15' SIDE
- 4.) CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PRIVATE DRAINAGE EASEMENTS, OR STREET RIGHTS-OF-WAY.
- 5.) NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- 6.) THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE AT MINIMUM 1' ABOVE THE CROWN OF THE FRONT LOT OR 1' ABOVE THE EFFECTIVE BRE, WHICHEVER IS HIGHER.
- 7.) THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0220 C AND IS CLASSIFIED AS BEING IN FLOOD ZONE "A13", "B" & "C".
- 8.) NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- 9.) NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- 10.) THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE.
- 11.) THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- 12.) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINE OF THE FRONT LOT TO THE PROPERTY LINE OF THE ADJACENT STREET.
- 13.) IN ADDITION TO THE FOREGOING RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 2019-00111, ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THIS PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.
- 14.) BUILDING CONTRACTOR SHALL CONSTRUCT SHALLOW SWALES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN. SWALES SHALL BE CENTERED ALONG LOT LINES AND SHARED BY THE TWO ADJACENT PROPERTIES.
- 15.) EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE, AND SANITATION (GARBAGE AND REUSE DISPOSAL) SERVICES PROVIDED.



LEGEND: FOR ASPHALT PAVING  
1" (MIN.) ASPHALT PAVEMENT  
8" (MIN.) CLASS II BASE COURSE  
12" (MIN.) A-4 OR BETTER SUB-BASE STRUCTURAL FILL  
NATIVE SOIL SHOULDER SURFACE  
6" MIN. SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD SPECIFICATION MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST REVISIONS THERETO.

BASE PREPARATION AND PAVING NOTES:  
1. ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH ORDINANCE #125 UNLESS OTHERWISE NOTED.  
2. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.  
3. PROOFROLL AND STABILIZE SUBGRADE.

CURVE TABLE

LOT	RADIUS	ARC LEN	CH. DIST.	CH. BRG	LOT	RADIUS	ARC LEN	CH. DIST.	CH. BRG
C1	395.00	455.79	414.52	S68°52'44"W	C51	330.00	79.92	79.73	N57°50'24"W
C2	395.00	58.58	58.49	N73°48'57"W	C52	330.00	20.36	20.36	N66°32'46"W
C3	395.00	262.60	263.51	S83°10'00"W	C53	330.00	229.39	218.01	N85°10'29"W
C4	395.00	134.37	133.29	S38°41'34"W	C54	365.00	92.90	92.65	S84°13'28"W
C5	190.00	261.12	261.07	N30°00'36"E	C55	365.00	128.50	127.83	N78°23'33"W
C6	30.00	25.33	24.97	S84°10'00"W	C56	365.00	247.92	247.92	S45°52'59"W
C7	60.00	289.42	80.00	N43°01'39"E	C57	365.00	246.90	242.22	N46°23'58"W
C8	60.00	61.72	59.03	N63°41'15"W	C58	365.00	6.00	6.00	S25°32'46"W
C9	60.00	68.69	63.00	N50°00'00"E	C59	130.00	116.50	112.78	N01°46'35"W
C10	60.00	68.69	63.00	N65°10'22"E	C60	270.00	67.44	67.27	S70°19'38"W
C11	60.00	68.69	63.00	S50°00'00"E	C61	230.00	146.34	144.34	N44°31'37"E
C12	60.00	21.63	21.50	S09°06'23"E	C62	270.00	82.00	81.74	N59°36'23"E
C13	30.00	25.33	24.49	N22°58'19"W	C63	170.00	143.62	139.99	N87°22'26"E
C14	190.00	84.12	83.17	N48°12'00"E	C64	170.00	124.40	121.55	S42°22'04"E
C15	210.00	52.46	52.32	S70°19'38"W	C65	230.00	40.63	40.58	N31°52'23"E
C16	230.00	194.31	188.58	N87°22'26"E	C66	170.00	111.18	109.21	S18°12'57"E
C17	230.00	89.40	89.80	N72°22'26"E	C67	230.00	93.91	93.30	N10°19'04"W
C18	230.00	104.34	103.45	S81°25'12"E	C68	170.00	132.24	128.93	S89°24'04"W
C19	170.00	143.62	139.99	S87°22'26"E	C69	230.00	194.73	188.98	S08°34'17"E
C20	170.00	262.60	263.51	N85°10'29"W	C70	230.00	48.88	48.79	S19°35'24"W
C21	170.00	58.93	58.53	S73°06'08"W	C71	230.00	98.62	97.87	S02°46'23"E
C22	230.00	262.60	267.88	S39°45'29"W	C72	230.00	47.25	47.17	S08°56'34"E
C23	60.00	288.57	80.11	S26°49'43"E	C73	390.00	68.90	68.81	N51°33'23"W
C24	60.00	93.96	84.65	N61°12'34"E	C74	390.00	114.24	113.63	N07°51'26"W
C25	60.00	62.83	60.00	S16°04'26"W	C75	390.00	23.45	23.44	N01°12'14"W
C26	60.00	62.83	60.00	S16°04'26"W	C76	390.00	90.99	90.99	N09°34'47"W
C27	60.00	66.94	63.52	S78°02'09"W	C77	390.00	320.23	320.45	S08°34'17"E
C28	230.00	286.60	27.80	N86°29'04"E	C78	390.00	83.26	80.91	S13°09'12"E
C29	230.00	186.75	181.66	S86°23'34"W	C79	390.00	167.14	165.86	S08°47'39"E
C30	230.00	93.97	92.73	S74°48'05"W	C80	390.00	80.03	79.89	S20°57'00"E
C31	230.00	93.97	92.73	N81°25'23"W	C81	390.00	147.25	147.41	S08°34'17"E
C32	230.00	168.31	164.58	S42°12'26"W	C82	170.00	110.98	108.16	N44°37'17"E
C33	230.00	125.71	124.15	S36°54'01"W	C83	100.00	6.48	6.36	N44°37'17"E
C34	230.00	40.61	40.50	S27°01'04"W	C84	110.00	17.84	17.66	N39°24'24"E
C35	170.00	30.03	29.99	N31°53'23"W	C85	115.00	39.99	38.90	N78°23'34"W
C36	230.00	152.42	147.75	S18°12'57"E	C86	125.00	78.98	76.99	S12°45'39"W
C37	230.00	21.87	21.86	S34°13'39"E	C87	115.00	54.67	54.16	S39°41'27"W
C38	230.00	105.08	104.17	S18°24'48"E	C88	440.00	246.64	243.43	N79°13'42"E
C39	230.00	23.46	23.45	S02°46'23"E	C89	420.00	20.44	20.44	N65°09'12"E
C40	170.00	69.44	68.96	N10°15'56"W	C90	440.00	216.20	214.33	N81°12'43"E
C41	60.00	260.10	99.26	N78°41'25"W	C91	420.00	120.98	120.17	S76°38'42"E
C42	60.00	40.61	40.50	S07°47'00"E	C92	250.00	93.31	92.12	S17°12'11"E
C43	60.00	62.83	60.00	S51°17'22"W	C93	250.00	231.18	223.83	N79°34'57"E
C44	60.00	66.91	63.50	N66°45'41"W	C94	250.00	261.80	250.00	S43°52'34"E
C45	60.00	84.10	77.38	N69°19'41"W	C95	250.00	250.00	250.00	S16°12'54"W
C46	35.00	41.77	39.34	S11°18'25"W	C96	250.00	183.62	179.52	S67°26'55"W
C47	230.00	178.92	174.51	S09°06'23"E	C97	250.00	14.71	14.71	S89°30'34"W
C48	230.00	81.92	81.49	S77°19'11"W	C98	420.00	346.16	336.44	S86°46'57"W
C49	230.00	96.99	96.28	N80°23'42"W	C99	420.00	170.91	169.34	S74°48'25"W
C50	330.00	100.29	99.90	S59°36'09"W	C100	420.00	175.65	174.37	N81°29'14"W

LINE TABLE

LINE LENGTH	BEARING
L1	91.85 S63°10'17"W
L2	79.17 N43°58'49"E
L3	37.78 N82°32'02"E
L4	122.38 S86°13'46"E
L5	62.45 S68°22'44"E
L6	115.34 S60°36'25"E
L7	148.63 S85°47'18"E
L8	128.06 N73°19'41"E
L9	161.47 N01°46'35"W
L10	72.08 S08°58'51"W
L11	109.44 N64°01'38"W
L12	93.23 N07°19'14"W
L13	101.24 N07°18'16"E
L14	79.32 N82°04'17"E
L15	51.11 S22°53'02"E
L16	104.12 N68°18'47"W
L17	72.23 N82°04'17"E
L18	18.40 S26°34'17"W
L19	61.21 S35°02'51"W

GENERAL NOTES

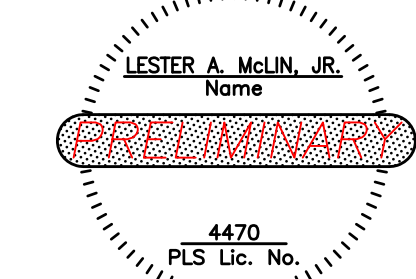
- 1.) AT&T AND OTHER UTILITY PROVIDERS MAY PLACE THEIR INFRASTRUCTURE WITHIN THE GREENSPACE.
- 2.) WETLAND INFORMATION PROVIDED BY BIOLOGICAL SURVEYS, INC.
- 3.) MAX. HEIGHT OF BLDG.: 40'
- 4.) ACTIVE AMENITIES: PLAY AREA, POCKET PARK, WOODEN BARN/OUTDOOR EVENT AREA
- 5.) FLOODPLAIN REQUIRES FILL MITIGATION CONSISTENT WITH NO NET FILL.
- 6.) SEWER AND WATER SERVICE WILL BE BROUGHT TO THE SITE FOR THE IN. WATER-AVAILABLE 600' OFFSITE. SEWER-AVAILABLE 850' OFFSITE.
- 7.) THE MINIMUM CULVERT SIZES TO BE USED FOR DRIVEWAYS ARE LABELED ON THE DRAINAGE PLAN.

NOTE:

THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT INTENDED TO REPRESENT AN ACTUAL SUBDIVISION OF LAND AS DEFINED BY LOUISIANA REVISED STATUTES 33:5051 ET. SEQ.. DIMENSIONS AS SHOWN ARE SCALED AND APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE. SERVITUDE LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE AS NECESSARY IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND DRAINAGE DESIGN.

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
**TCE PROPERTIES, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.



THIS DOCUMENT IS NOT TO BE USED FOR RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF:  
**TCHEFUNCTA CLUB ESTATES, PHASE 3 (A RESIDENTIAL DEVELOPMENT)**

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

THE DRAINAGE SERVITUDES ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

COMMON AREAS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

STREETS ARE NOT DEDICATED TO THE PUBLIC BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE TCHEFUNCTA CLUB ESTATES PROPERTY OWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THERETO.

STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

**TCE PROPERTIES, LLC**  
2 PINECREST DRIVE  
COVINGTON, LA 70433  
(985) 351-4814

BRADY ISLAND OWNERS ASSOC., INC. (NOW OR FORMERLY) USE: A-1 SUBURBAN

IVAN D. JONES, ET UX (NOW OR FORMERLY) USE: A-1 SUBURBAN

CHARLES W. CARR, JR. ET UX (NOW OR FORMERLY) USE: A-1 SUBURBAN

DAVID K. MCWILLIAMS (NOW OR FORMERLY) USE: A-1 SUBURBAN

JOHN F. HEATON, SR. BRADY ISLAND (NOW OR FORMERLY) USE: A-1 SUBURBAN

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

DIRECTOR OF ENGINEERING

DATE FILED

CLERK OF COURT

WETLANDS FROM PRELIM. J.D. OF 3/15/2019

FLOOD ZONE A13 (E 9)

NOTE: THE STREETS IN TCHEFUNCTA CLUB ESTATES, PHASE 3 WILL BE PRIVATELY MAINTAINED BY TCHEFUNCTA CLUB ESTATES, INC.

221.172 ACRES	133	CENTRAL	A-1 & A-2, WITH PUD OVERLAY
AREA	NO. OF LOTS	SEWER SYSTEM	PROPOSED ZONING
105' x 160', 160' x 180'	20'	CENTRAL	121.268 ACRES
160' x 200', 160' x 230'	STREET WIDTH	WATER SYSTEM	OPEN SPACE AREA
AVG. LOT SIZE	ASPHALT	STREET LENGTH	16.355 ACRES
64.46 ACRES	ROAD SURFACE	11767 ± LN FT (C/L)	STREET ROW
UNMITIGATED WETLANDS	LAKE PONTCHARTRAIN	1500'	TCHEFUNCTA CLUB ESTATES, INC.
	ULTIMATE SURFACE WATER DISPOSAL	MAX. BLOCK LENGTH	WATER AND SEWER CONNECTION

PRELIMINARY PLAT OF  
**TCHEFUNCTA CLUB ESTATES**  
Phase 3

LOCATED IN SECTION 41, T 7 S-R 10 E & SECTION 52, T 7 S-R 11 E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA  
FOR TCE PROPERTIES, LLC  
CONTACT: CHARLES BARNETT  
2 PINECREST DRIVE  
COVINGTON, LA 70433  
(985) 351-4814



28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444