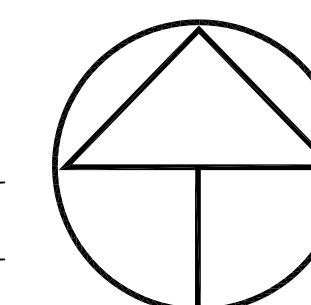


IOWA COLONY, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 3000'

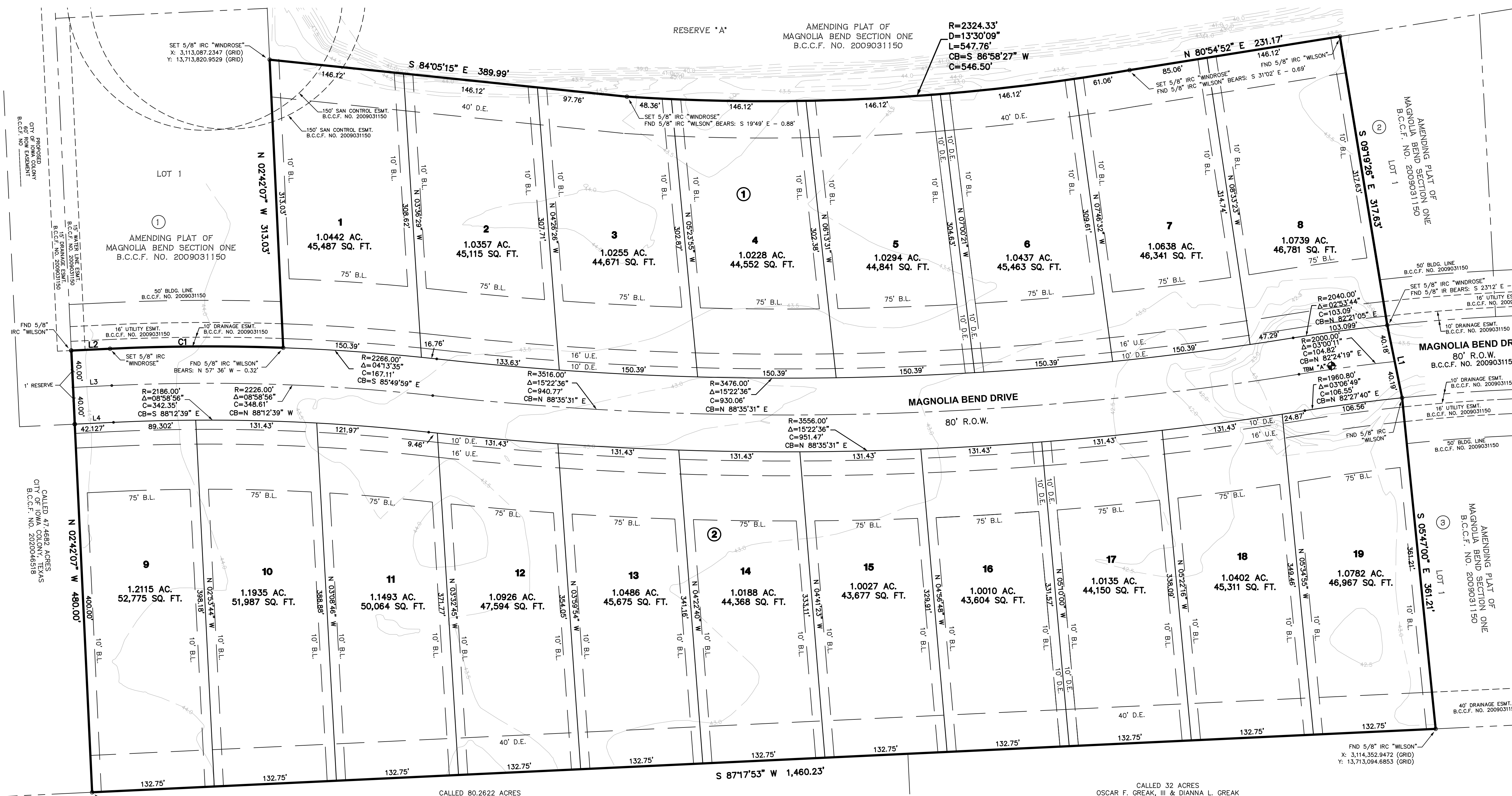


ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- IRC - IRON ROD
- SET 5/8" CAPPED IR "WINDROSE"



NORTH

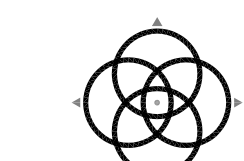


FINAL PLAT
MAGNOLIA BEND ESTATES SEC 2

A SUBDIVISION OF
22,833 AC./994,585 SQ. FT.
SITUATED IN THE
CHARLES M. HAYS SURVEY
ABSTRACT NO. 537
IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 19 LOTS
APRIL 2023
Owner
IC-GCROMAX, LP
a Texas limited partnership

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 11°33'28" E | 80.37' |
| L2 | N 87°17'53" E | 42.13' |

| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
|-------|-----------|----------|---------|---------------|---------|
| CT | 2,266.00' | 4°45'21" | 188.09' | N 89°40'33" E | 188.04' |

Z:\2768-MAGNOLIA BEND-IOWA COLONY\PLAT\20230405-PLAT-MAGNOLIA BEND ESTATES-57268-11036.DWG - SHREVESEN - 04/20/23