



VICINITY MAP
SCALE: 1" = 800'

GRAPHIC SCALE: 1" = 80'

ABBREVIATIONS

- AE - AERIAL EASEMENT
- EE - EASEMENT EXERCISE
- EAC - EASEMENT
- FL - FLOOD
- BCA - BRAZORIA COUNTY CEMETERY FILE
- BCCA - BRAZORIA COUNTY DEED RECORD
- BR - BRAZORIA COUNTY MAP RECORD
- P - POLE
- PI - POLE IN PLACE
- PS - PAVED
- R.O.W. - RIGHT-OF-WAY
- RI - RIGHT-OF-WAY
- VS - VERTICAL CURVE
- VS.P. - VERTICAL POINT
- VS.C. - VERTICAL CURVE
- VS.L. - VERTICAL LINE
- VS.R. - VERTICAL RADIUS
- VS.T. - VERTICAL TANGENT
- VS.W. - VERTICAL WEDGE
- VS.X. - VERTICAL X
- VS.Y. - VERTICAL Y
- VS.Z. - VERTICAL Z
- VS.A. - VERTICAL A
- VS.B. - VERTICAL B
- VS.C. - VERTICAL C
- VS.D. - VERTICAL D
- VS.E. - VERTICAL E
- VS.F. - VERTICAL F
- VS.G. - VERTICAL G
- VS.H. - VERTICAL H
- VS.I. - VERTICAL I
- VS.J. - VERTICAL J
- VS.K. - VERTICAL K
- VS.L. - VERTICAL L
- VS.M. - VERTICAL M
- VS.N. - VERTICAL N
- VS.O. - VERTICAL O
- VS.P. - VERTICAL P
- VS.Q. - VERTICAL Q
- VS.R. - VERTICAL R
- VS.S. - VERTICAL S
- VS.T. - VERTICAL T
- VS.U. - VERTICAL U
- VS.V. - VERTICAL V
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LINE TABLE

LINE	BEARING	DISTANCE
1	N 87°17'53" E	1,460.23'
2	S 87°17'53" E	1,460.23'

CURVE DATA

STATION	PC	PT	PI	PT	PC	BEARING	DISTANCE
1	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	N 87°17'53" E	1,460.23'

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 2025
Owner
IC-GCROMAX, LP
a Texas limited partnership



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