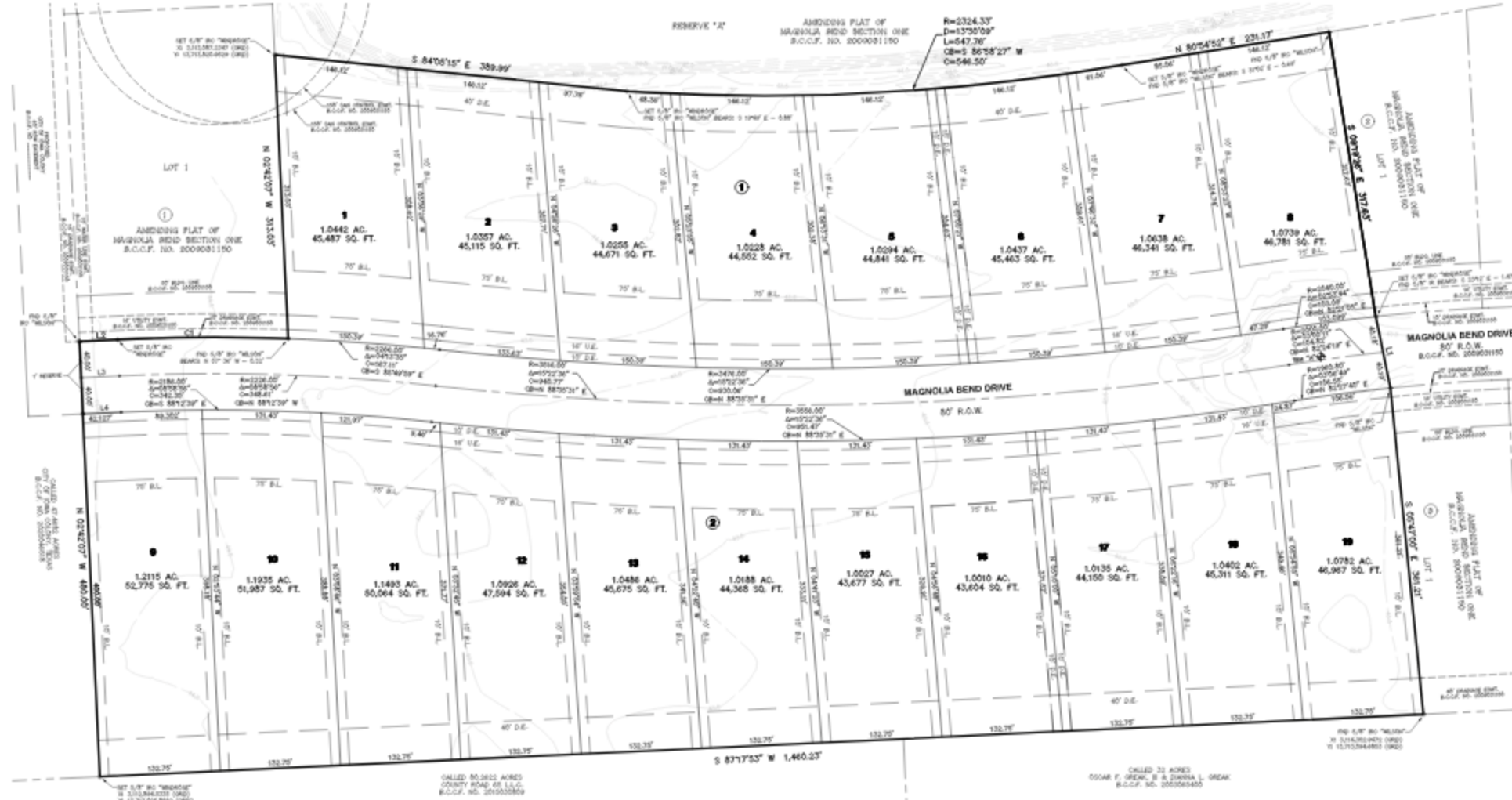


MAGNOLIA BEND  
ESTATES





**VICINITY MAP**  
SCALE: 1" = 300'

GRAPHIC SCALE: 1" = 60'

- ABBREVIATIONS**
- AE - AERIAL EASEMENT
  - BE - BURIED EASEMENT
  - ES - EASEMENT
  - PL - PLAT
  - BCA - BRAZORIA COUNTY CREDIT FILE
  - BCRA - BRAZORIA COUNTY DEED RECORD
  - BR - BRAZORIA COUNTY MAP RECORD
  - P - POLE
  - W - WIRE
  - W.M. - WATER MAIN
  - R.O.W. - RIGHT-OF-WAY
  - W.P. - WATER PIPE
  - W.S. - WATER SERVICE
  - W.L. - WATER LINE
  - W.L.E. - WATER LINE EASEMENT
  - T.E. - TRAILER EASEMENT
  - S.P. - SURFACE PILE
  - S.P. - SURFACE PILE
  - SET 5.0' W/ "WARRANT" - SET 5.0' W/ "WARRANT"



**LINE TABLE**

LINE	BEARING	DISTANCE
1	S 84°05'15" E	389.89'
2	S 87°17'53" W	1,460.23'

**CURVE DATA**

CHORD	PERCENT	DELTA	LENGTH	BEARING	TANGENT
1	3.38%	44°32'	188.30'	S 84°05'15" E	188.30'

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

Surveyor  
**WINDROSE**  
LAND SURVEYING & PLATTING  
11111 BIRMINGHAM AVE., SUITE 150 | HOUSTON, TX 77048-2281  
TELEPHONE NO. 281-688-1111 | WWW.WINDROSESURVEYING.COM



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3/27/25 MAGNOLIA BEND SEC 2 22.833 AC. 994,585 SQ. FT. 11/15/24 11:58:00 AM - 14/25/25