

Wednesday, February 26, 2025

Steven Henderson
Windrose Land Services
11111 Richmond Ave., Suite 150
Houston, TX 77082
Email: steven.henderson@indroseservices.com

Re: Magnolia Bend Estates Section 2 Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2016
Adico, LLC Project No. 16007-2-279

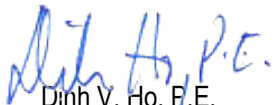
Dear Mr. Henderson:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fifth submittal of Magnolia Bend Estates Section 2 final plat package, received on or about February 26, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on February 26, 2025. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 26, 2025, for consideration at the March 4, 2025, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-279

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 22.833 MAGNOLIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PAUL GROHMAN, BEING AN OFFICER OF 22.833 MAGNOLIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, HERENAFTER REFERRED TO AS THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MAGNOLIA BEND ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, 22.833 MAGNOLIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL GROHMAN, AUTHORIZED SIGNATORY, THEREUNTO AUTHORIZED

THIS THE _____ DAY OF _____, 20____

22.833 MAGNOUIA BEND, LLC, A
TEXAS LIMITED LIABILITY COMPANY

BY: _____
PAUL GROHMAN

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL GROHMAN, OF 22.833 MAGNOUIA BEND, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT I, MATTHEW CARPENTER, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6942, HAVE PLATED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



Matthew Carpenter
Registered Professional Land Surveyor
Texas Registration No. 6942

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THIS _____ DAY OF _____, 20____

CITY ENGINEER
DINH V. HO, P.E.

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THIS _____ DAY OF _____, 20____

MAYOR
WL KENNEDY

COUNCIL MEMBER
TIM VARLACK

COUNCIL MEMBER
MCLEAN BARNETT

COUNCIL MEMBER
KAREEM BOYCE

COUNCIL MEMBER
ARNETTA MURRAY

COUNCIL MEMBER
SYDNEY HARGRODER

COUNCIL MEMBER
MARQUETTE GREENE-SCOTT

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THE _____ DAY OF _____, 20____

DAVID HURST, CHAIRMAN

MEMBER
BRIAN JOHNSON

MEMBER
ROBERT WALL

MEMBER
TERRY HAYES

MEMBER
LES HOSEY

MEMBER
WARREN DAVIS

MEMBER
BRENDA DILLON

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

LEE WALDEN, P.E.
PRESIDENT

KERRY OSBURN
VICE PRESIDENT

BRANDON MIDDLETON
SECRETARY/TREASURER

DISTRICT ENGINEER

BCDD #5 Reference No.: B220070

Note: Project field startup will start within 365 calendar days from date here shown.
Continuous and reasonable field work is expected.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 22.833 ACRES OR 994,585 SQUARE FEET OF LAND SITUATED IN THE CHARLES M. HAYS SURVEY, ABSTRACT NO. 537, BRAZORIA COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 76.813 ACRE TRACT OF LAND AND A CALLED 78.809 ACRE TRACT OF LAND CONVEYED TO IC-GROWMAX, LP AS RECORDED UNDER BRAZORIA COUNTY CLERKS FILE (B.C.C.F.) NO. 2007013283, WITH SAID 22.833 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND ON THE SOUTHERLY LINE OF RESERVE "A", BLOCK 1 OF THE AMENDING PLAT OF MAGNOLIA BEND SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER B.C.C.F. NO. 2009031150 MARKING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 2 OF SAID AMENDING PLAT OF MAGNOLIA BEND SECTION ONE, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 09 DEG. 19 MIN. 26 SEC. EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 317.63 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON WESTERLY CORNER OF SAID LOT 1 AND MAGNOLIA BEND DRIVE (807 WIDTH, B.C.C.F. NO. 2009031150), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 23 DEG. 12 MIN. EAST - 1.47 FEET;

THENCE, SOUTH 11 DEG. 33 MIN. 28 SEC. EAST ALONG THE WESTERLY LINE OF SAID MAGNOLIA BEND DRIVE, A DISTANCE OF 80.37 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3 OF SAID AMENDING PLAT OF MAGNOLIA BEND SECTION ONE;

THENCE, SOUTH 05 DEG. 47 MIN. 00 SEC. EAST ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 361.21 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND ON THE COMMON LINE OF SAID 78.809 ACRE TRACT AND A CALLED 32 ACRE TRACT OF LAND CONVEYED TO OSCAR F. GREAK, III AND DIANNA L. GREAK AS RECORDED UNDER B.C.C.F. NO. 2003065400, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 17 MIN. 53 SEC. WEST ALONG THE COMMON LINE OF SAID 78.809 ACRE TRACT, SAID 32 ACRE TRACT, SAID 76.813 ACRE TRACT AND A CALLED 80.2622 ACRE TRACT OF LAND CONVEYED TO COUNTY ROAD 65 L.L.C. AS RECORDED UNDER B.C.C.F. NO. 2015050809, A DISTANCE OF 1,480.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CORNER OF A CALLED 47.4682 ACRE TRACT OF LAND CONVEYED TO THE CITY OF IOWA COLONY, TEXAS AS RECORDED UNDER B.C.C.F. NO. 2020046518, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 42 MIN. 07 SEC. WEST ALONG THE EASTERLY LINE OF SAID 47.4682 ACRE TRACT, A DISTANCE OF 480.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID BLOCK 1, FOR A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 17 MIN. 53 SEC. EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 42.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE;

THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,266.00 FEET, A CENTRAL ANGLE OF 04 DEG. 45 MIN. 21 SEC., AN ARC LENGTH OF 188.09 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 40 MIN. 33 SEC. EAST - 188.04 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS NORTH 57 DEG. 36 MIN. WEST - 0.32 FEET;

THENCE, NORTH 02 DEG. 42 MIN. 07 SEC. WEST ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 313.03 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWESTERLY CORNER OF SAID RESERVE "A", FOR A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1 BEARS NORTH 02 DEG. 42 MIN. 07 SEC. WEST - 55.77 FEET;

THENCE, ALONG THE SOUTHERLY LINE OF SAID RESERVE "A", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 84 DEG. 05 MIN. 15 SEC. EAST, A DISTANCE OF 389.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS SOUTH 19 DEG. 49 MIN. EAST - 0.88 FEET;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,324.33 FEET, A CENTRAL ANGLE OF 13 DEG. 30 MIN. 09 SEC., AN ARC LENGTH OF 547.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEG. 58 MIN. 27 SEC. EAST, 546.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND FOR REFERENCE BEARS SOUTH 31 DEG. 02 MIN. EAST - 0.69 FEET;

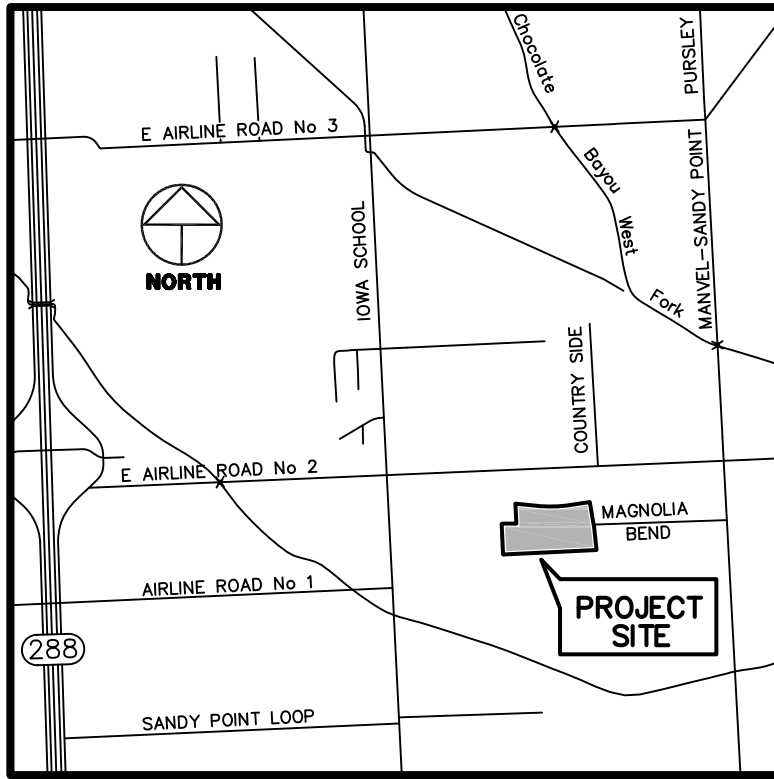
NORTH 80 DEG. 54 MIN. 52 SEC. EAST, A DISTANCE OF 231.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.833 ACRES OR 994,585 SQUARE FEET OF LAND.

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999867422.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803902120K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.

DISTRICT NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION; PROVIDED, HOWEVER, THAT ANY GOVERNMENTAL ENTITY, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN FIFTY PERCENT (50%). THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
- IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS IS 47.50 FEET.



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

TEMPORARY BENCHMARK "A" ELEVATION - 43.89'

BEING A MAG NAIL LOCATED IN THE CENTER OF THE CUL-DE-SAC AT THE WEST END OF MAGNOLIA BEND DRIVE, APPROXIMATELY 2,170 FEET WEST FROM THE INTERSECTION OF MAGNOLIA BEND DRIVE AND COUNTY ROAD 67. (AS SHOWN HEREON)

ABBREVIATIONS

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
FND - FOUND
B.C.C.F. - BRAZORIA COUNTY CLERKS 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 - CAPPED IRON ROD
S - SET 5/8" CAPPED IR "WINDROSE"
P.O.B. - POINT OF BEGINNING

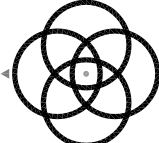
FINAL PLAT
**MAGNOLIA BEND
ESTATES SEC 2**
A SUBDIVISION OF
22.833 AC. / 994,585 SQ. FT.
SITUATED IN THE
CHARLES M. HAYS SURVEY, ABSTRACT NO. 537
IOWA COLONY, BRAZORIA COUNTY, TEXAS

2 BLOCKS 19 LOTS

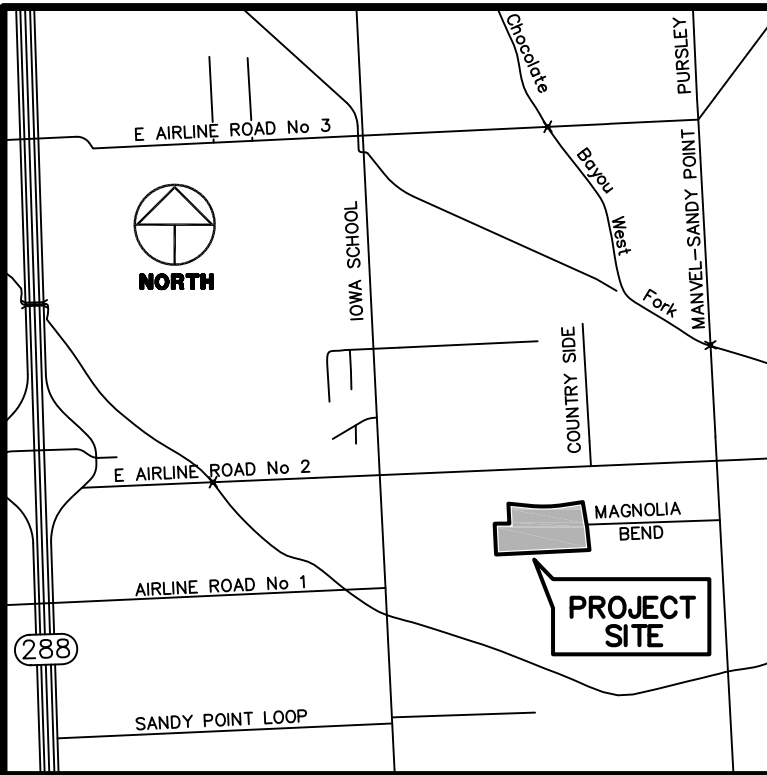
JANUARY 2025

Owner
22.833 MAGNOLIA BEND, LLC, a
Texas Limited Liability Company
1925 Pearland Pkwy #150
Pearland, TX 77581
(281) 412-9210

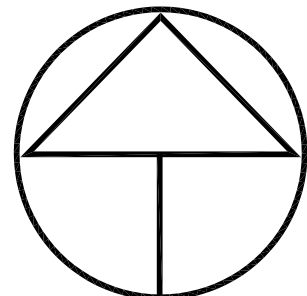
Surveyor



WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



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



NORTH

60 0 60 120 Feet
GRAPHIC SCALE: 1" = 60'

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
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- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- IRC - CAPPED IRON ROD
- SET 5/8" IRC "WINDROSE" - SET 5/8" CAPPED IRON ROD "WINDROSE"
- P.O.B. - POINT OF BEGINNING

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

JANUARY 2025

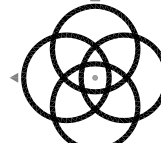
Owner
22.833 MAGNOLIA BEND, LLC, a
a Texas limited liability company

1925 Pearland Pkwy #150

Pearland, TX 77591

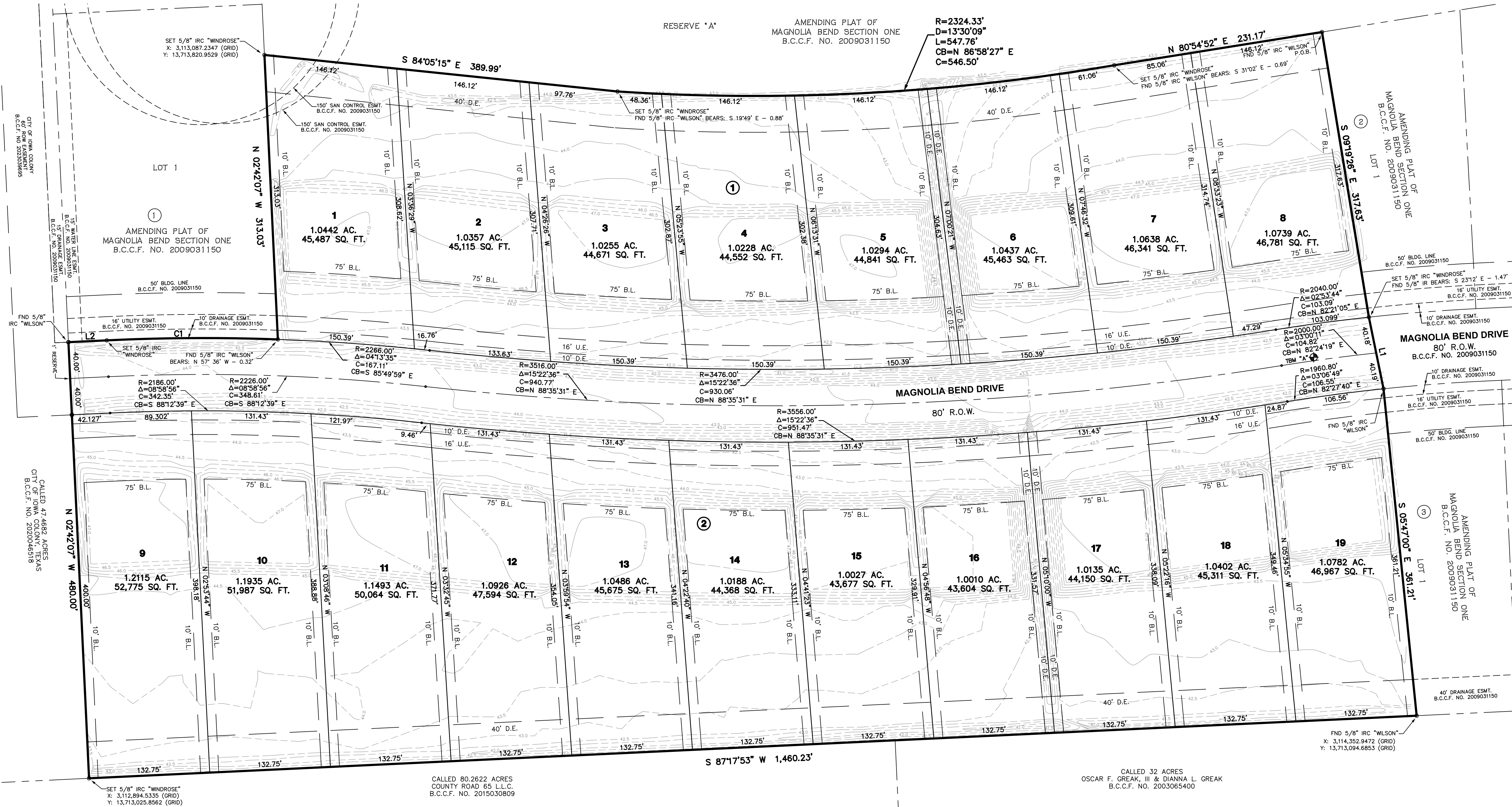
(281) 412-9210

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



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

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