

VICINITY MAP
SCALE: 1" = 2000'

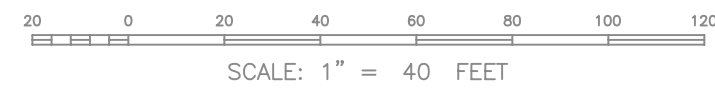


LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 78°26'29" W	1.26
L2	N 49°44'59" E	25.00
L3	S 49°44'59" E	25.00
L4	S 11°33'31" E	0.50
L5	N 78°30'26" E	29.50
L6	N 33°30'26" E	14.84

CURVE DATA TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	15.00	90°00'00"	23.56	15.00	S 33°26'29" W	21.21
C2	15.00	90°00'00"	23.56	15.00	N 56°33'31" E	21.21
C3	15.00	90°00'00"	23.56	15.00	N 33°26'29" E	21.21
C4	15.00	90°00'00"	23.56	15.00	S 56°33'31" E	21.21
C5	70.00	38°17'29"	46.66	24.23	S 59°20'45" W	45.80
C6	70.00	32°44'26"	40.00	20.56	S 23°52'48" W	39.46
C7	70.00	19°04'06"	23.30	11.76	S 02°01'28" E	23.19
C8	15.00	90°00'00"	23.56	15.00	N 33°26'29" E	21.21
C9	15.00	90°03'57"	23.58	15.02	S 33°28'27" W	21.23
C10	15.00	89°56'03"	23.54	14.98	N 56°31'33" W	21.20
C11	70.00	05°46'45"	7.06	3.53	S 14°26'54" E	7.06
C12	70.00	37°56'20"	46.35	24.06	S 36°18'26" E	45.51
C13	70.00	34°57'51"	42.72	22.05	S 72°45'32" E	42.06
C14	70.00	11°15'07"	13.75	6.90	N 84°07'59" E	13.72



MAGNOLIA ESTATES SUBDIVISION

7.671 ACRES

BEING A PORTION OF LOT 4, BLOCK 5, ADAMS AND PRESNALL FARM TRACTS, AS SHOWN ON MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF JIM WELLS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GALVESTON

I, ROGER FEDRO, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED & PLATTED INTO A SUBDIVISION FOR THE PURPOSE OF DESCRIPTION AND DEDICATION AND DO HEREBY DEDICATE ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN HEREON AND DO HEREBY DESIGNATE THIS SUBDIVISION AS "MAGNOLIA ESTATES SUBDIVISION".

ROGER FEDRO

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER FEDRO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF JIM WELLS

THIS PLAT OF "MAGNOLIA ESTATES SUBDIVISION" HAS BEEN SUBMITTED TO & CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ALICE, TEXAS, & IS APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 2006.

By: _____
CHAIRMAN

STATE OF TEXAS
COUNTY OF JIM WELLS

THIS PLAT APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 2006.

MAYOR

STATE OF TEXAS
COUNTY OF JIM WELLS

I, RUBEN SANDOVAL, CLERK OF THE COUNTY COURT IN AND FOR JIM WELLS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF "MAGNOLIA ESTATES SUBDIVISION" DATED THE _____ DAY OF _____, 2006 WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY DAY OF _____, 2006 AT _____ O'CLOCK _____ M. AND DULY RECORDED IN THE MAP RECORDS OF JIM WELLS COUNTY, TEXAS IN VOLUME _____, PAGE _____.

STATE OF TEXAS
COUNTY OF JIM WELLS

THE FOREGOING PLAT APPROVED ONLY TO ITS CONFORMITY ON ITS FACE WITH THE PLATTING ORDINANCE & SUBDIVISION REGULATIONS OF THE CITY OF ALICE AND IN NO OTHER RESPECT THIS _____ DAY OF _____, 2006.

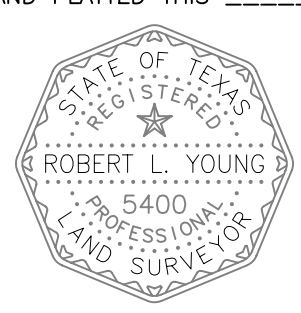
COUNTY CLERK, JIM WELLS COUNTY, TEXAS

BY DEPUTY:

STATE OF TEXAS
COUNTY OF JIM WELLS

I, ROBERT L. YOUNG, HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE HAZARD MAP PANEL NO. 480394 0005 C DATED MARCH 1, 1984 AND FOUND THAT THE PROPERTY DESCRIBED HEREIN AS "MAGNOLIA ESTATES SUBDIVISION" IS PARTIALLY LOCATED IN AN AREA DESIGNATED AS ZONE B AND AN AREA DESIGNATED AS ZONE AD WITH A DESIGNATED DEPTH OF 1 FOOT.

ROBERT L. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5400



STATE OF TEXAS
COUNTY OF JIM WELLS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT OF "MAGNOLIA ESTATES SUBDIVISION" IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE UPON THE GROUND. ALL PROPERTY CORNERS HAVE BEEN SET OR FOUND EXCEPT AS NOTED.

ROBERT L. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5400

- VARIANCES
- TOWNHOUSES: LOTS 27 THROUGH 46. REQUEST THE FOLLOWING:
 - 10' BL VS. 20' BL ON REAR LOT LINE.
 - 22' TO 22.5' BUILDING WIDTH VS. 25'.
 - LOT AREAS OF 1650 TO 1760 S.F. VS. 1800 S.F.
 - DENSITY IS 20 DWELLING UNITS PER GROSS ACRE VS. 10 DWELLING UNITS PER GROSS ACRE.
 - LOTS 1 THROUGH 46. REQUEST THE FOLLOWING:
 - FRONT BUILD BACK LINE TO BE 20' EXCEPT: LOTS 12 & 13 WILL HAVE A 25' FRONT BUILD BACK LINE

ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE

PLAT OF:
MAGNOLIA ESTATES SUBDIVISION
7.671 ACRES

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