

ADDRESS : 2 MAGNOLIA BEND DR  
HOUSTON, TEXAS 77024

OWNER : TANIA RAJIDABOUL

TITLE CO : N/A

GF No. : N/A

LENDER : N/A

TOPOGRAPHIC SURVEY  
LOT TWO (2), OF BAYOU BEND ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 302, PAGE 87 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.45'	45.00'	052.7750	N84° 48' 38"E	40.00'

Line Table		
Line #	Direction	Length
L1	S23° 00' 34"E	213.28'
L2	S60° 41' 11"W	25.00'
L3	S80° 59' 56"W	84.91'
L4	N78° 29' 03"W	67.67'
L5	N48° 30' 05"W	30.44'
L6	N21° 11' 49"E	197.93'

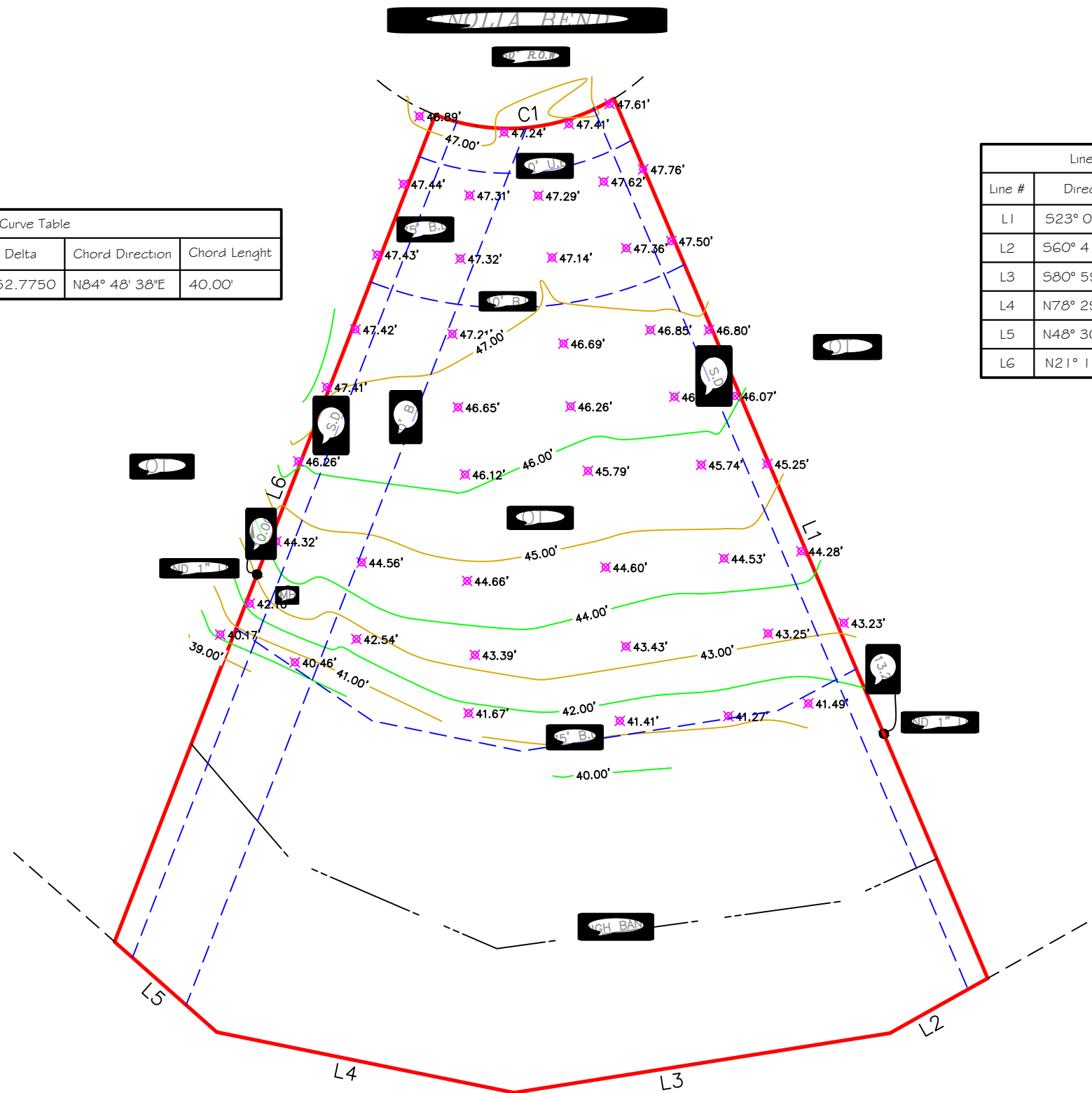
**FLOOD INFORMATION**  
THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "AE" AS LOCATED BY F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48201CO645 L DATED: 06-18-2007.

**LEGEND**  
(CM) - CONTROLLING MONUMENT  
R.O.W.- RIGHT OF WAY  
C.C.F. - COUNTY CLERK FILE

⊕ = 5/8" IRON ROD FOUND  
○ = IRON ROD SET  
⊛ = POWER POLE  
CA = COBERT AREA  
AC = AIR CONDITIONAL  
⊕ = ELEVATION POINT

JOB NO: 2024 9 30  
DATE: SEPTEMBER 30, 2024

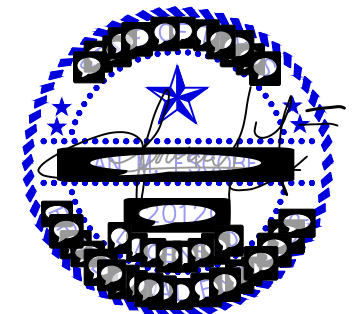
**NOTES:**  
1. BEARING BASED ON RECORDED PLAT OF SAID SUBDIVISION  
2. THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT.  
3. NOTHING IN THIS SURVEY INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE,  
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.  
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.



**BASIS OF ELEVATIONS**  
HARRIS COUNTY FLOODPLAIN REFERENCE MARKS

1. Vertical Datum: NAVD88 / 2001 ADJUSTMENT
2. Station Name: 210125
3. Northing: 13840614.36
4. Easting: 3078581.23
5. Elevation: 58.80'
6. Scale Factor: 0.99989071

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 30TH DAY OF SEPTEMBER, 2024 THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.



JUAN M. ESCOBEDO PE # 120120  
2903 INDWARRA ST KATY TX 77494  
Phone #: 346 218 9770