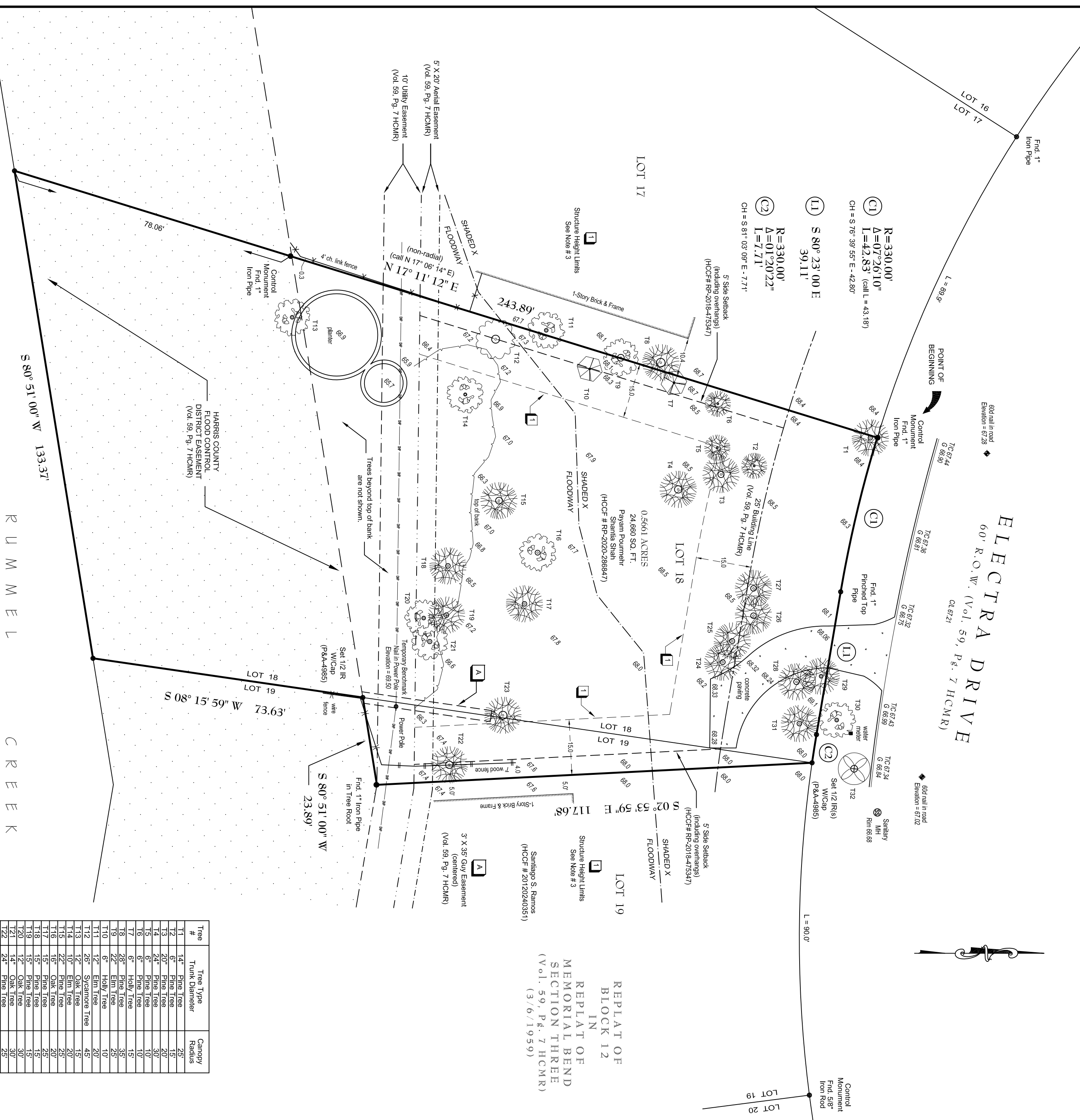


ELECTRA DRIVE  
60' R.O.W. (Vol. 59, Pgs. 7 HCMR)  
Cl. 67.21

REPLAT OF  
BLOCK 12  
IN  
REPLAT OF  
MEMORIAL BEND  
SECTION THREE  
(Vol. 59, Pgs. 7 HCMR)  
(3/6/1959)



Tree #	Tree Type	Trunk Diameter	Canopy Radius
T1	14' Pine Tree	25'	25'
T2	6' Pine Tree	15'	15'
T3	20' Pine Tree	20'	20'
T4	6' Pine Tree	10'	10'
T5	6' Pine Tree	10'	10'
T6	6' Pine Tree	10'	10'
T7	6' Holly Tree	15'	15'
T8	28' Pine Tree	35'	35'
T9	22' Elm Tree	25'	25'
T10	6' Holly Tree	10'	10'
T11	15' Sycamore Tree	45'	45'
T12	26' Sycamore Tree	15'	15'
T13	12' Oak Tree	20'	20'
T14	10' Elm Tree	20'	20'
T15	22' Pine Tree	25'	25'
T16	16' Oak Tree	20'	20'
T17	15' Pine Tree	25'	25'
T18	15' Pine Tree	15'	15'
T19	15' Pine Tree	15'	15'
T20	12' Oak Tree	30'	30'
T21	14' Oak Tree	30'	30'
T22	24' Pine Tree	25'	25'
T23	16' Pine Tree	35'	35'
T24	16' Pine Tree	35'	35'
T25	16' Pine Tree	35'	35'
T26	18' Pine Tree	35'	35'
T27	18' Pine Tree	35'	35'
T28	16' Pine Tree	35'	35'
T29	12' Oak Tree	20'	20'
T30	12' Oak Tree	20'	20'
T31	15' Pine Tree	20'	20'
T32	22' Sweetgum Tree	30'	30'

**PLAT OF PROPERTY**  
FOR: PAYAM POURMEHR & SHANTIA SHAH  
AT: 311 ELECTRA DRIVE • HOUSTON, TX  
LGL: A TRACT OR PARCEL OF LAND CONTAINING 0.5661 ACRES, (24,680 SQ. FT.) BEING KNOWN AS LOT 18 & A WESTERLY PORTION OF LOT 19, IN BLOCK 12, OF THE REPLAT OF BLOCK 12 IN REPLAT OF MEMORIAL BEND, SECTION THREE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 59, PAGE 7 OF THE MAP RECORDS OF HARRIS COUNTY, (metes & bounds attached)  
SCALE: 1" = 20'  
DATE: 1/7/2021 REVISED DATE: \_\_\_\_\_  
**This Property Does Lie within the designated 100 year Floodplain.**  
PANEL NO: 48201C 0640 M FIS-A-B  
ZONE: SHADED X, FLOODWAY EFF. DATE: 11/15/2019  
BASE FLOOD ELEVATION: 66.0 (100 YR) | 69.5 (500 YR)  
LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.  
**THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: \_\_\_\_\_ NO TITLE COMMITMENT WAS PROVIDED**  
GFP#: \_\_\_\_\_ **ALL ESWTS/BUILDING LINES MAY NOT BE SHOWN.**

- NOTES:**
- Elevations shown based on Harris County Floodplain Reference Marker No. 210155 Elevation = 70.12 NAVD83 (2001 adjustment)
  - Fences do not follow boundary lines as shown above.
  - Memorial Bend is a deed restricted community and subject to restrictions and conditions as set forth under the Architectural Guidelines as adopted by Memorial Bend Civic Association, Inc., and recorded under Harris County Clerk's File No. RP-2018-475347. The building height at any point, cannot exceed 33 feet above the average height of the surrounding undisturbed soil within the buildable area. Building heights, porte cocheres, garage areas defined, Side Yard Setback: 0-5 feet construction not permitted to extend beyond setback including overhangs: 5-15 feet from property line. Average height shall not exceed 25 feet, excluding chimneys. Front Yard Setback: 0-25 feet from property line construction not permitted including overhangs. Up to 15 feet behind the front yard setback shall not exceed 25 feet in height subject to Committee approval. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural provisions such as eaves, overhangs, ledges, etc.. In relation to easements and/or building lines and should be verified prior to any planning or construction. It is the responsibility of the property owner to determine the deed restriction status of their property and to comply with all applicable requirements. Additional provisions apply and should be verified prior to any planning or construction. Written approval by the Architectural Control Committee may be required.
  - Location of flood zones by graphic plotting only from City of Houston Geographic Information Management System (GIMS) data.
  - Flood Control Easement shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the Drainage Facility. (Plat Note # 7)
  - Surveyor has not abstracted this property. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
  - All bearings are based on the monumented West line of the above shown tract. (N 17° 11' 12" E)

**EMAIL COPY  
NOT TO BE RECORDED FOR ANY PURPOSE**

JOB # 1528-033 DRAWN BY: lp

**PROBSTFIELD & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 • KATY, TEXAS 77450 • (281) 829-0394 • FAX (281) 829-0233