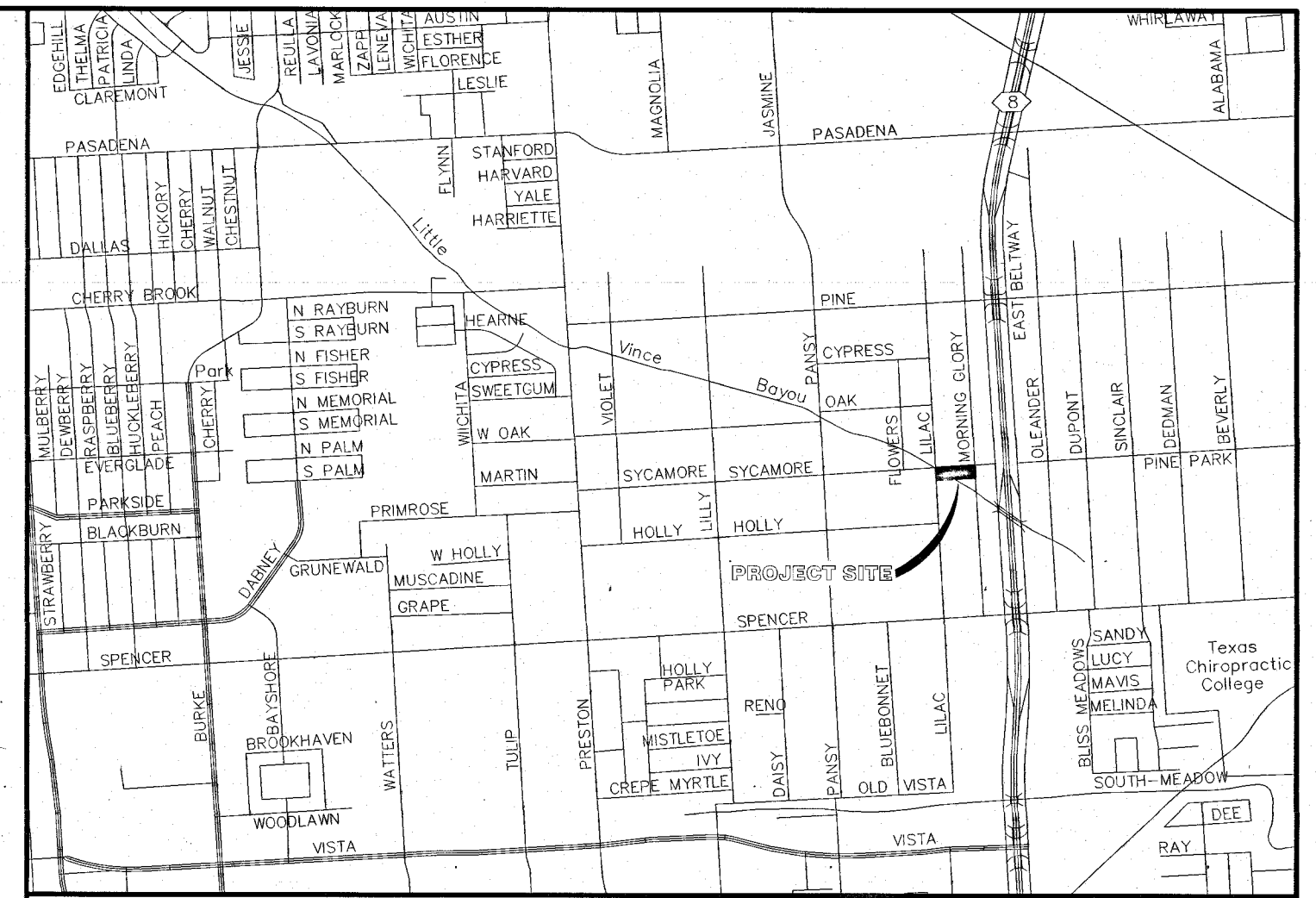
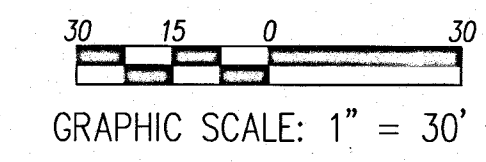


RP-2019-383531
8/29/2019 hccprp1 60.00

FILED
8/29/2019 2:23 PM
Diane Trautman
COUNTY CLERK



- NOTES:
1. ALL FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH THE CITY OF PASADENA ORDINANCE 2007-113 AND ANY SUBSEQUENT AMENDMENTS THERETO
 2. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF PASADENA SPECIFICATIONS
 3. THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY THE FEMA FIRM NUMBER 48201C920M, DATED JANUARY 6, 2017
 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983. (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

STATE OF TEXAS
COUNTY OF HARRIS

WE, BMB VENTURES, LLC, ACTING BY AND THROUGH CHARLES BAKER, OWNER, OF THE PROPERTY, SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF GOLDEN ACRES, SECTION 2, PARTIAL REPLAT NO. 14. DO HEREBY MAKE A SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION GOLDEN ACRES, SECTION 2, PARTIAL REPLAT NO. 14, PASADENA, HARRIS COUNTY, TEXAS; AND DEDICATE TO THE PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREIN FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF THE GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS AND ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND MYSELF, MY SUCCESSORS, ADMINISTRATORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

WITNESS MY HAND IN HARRIS COUNTY, TEXAS THIS 29 DAY OF July, 2019

Charles Baker
CHARLES BAKER
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES BAKER, PRESIDENT, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29 DAY OF July, 2019

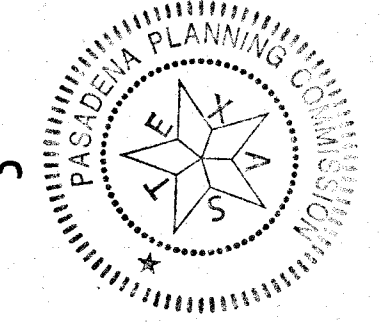
Samuel Monsivales
SAMUEL MONSIVALES
Notary Public, State of Texas
Comm. Expires 03-06-2023
Notary ID 131920475
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS (SEAL)

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION GOLDEN ACRES, SECTION 2, PARTIAL REPLAT NO. 14 AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS THIS 12th DAY OF August, 2019

Mary Ann Klusman
MARY ANN KLUSMAN
SECRETARY

Ed Wheeler
ED WHEELER by *Keith Nielsen*, Vice Chairman
CHAIRMAN



I, THE UNDERSIGNED, ROBIN S. GREEN, JR., DIRECTOR OF PUBLIC WORKS OF THE CITY OF PASADENA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY TO WHICH THIS APPROVAL IS REQUIRED.

Robin S. Green, Jr.
ROBIN S. GREEN, JR., P.E.
DIRECTOR OF PUBLIC WORKS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

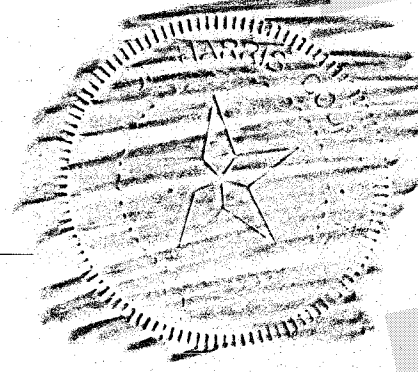
This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

I, DIANE TRAUTMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON August 29, 2019, AT 2:23 CLOCK P.M., AND DULY RECORDED ON September 3, 2019, AT 10:56 CLOCK A.M. AND AT FILM CODE NO. 689612 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, HARRIS COUNTY, THE DAY AND DATE LAST ABOVE WRITTEN

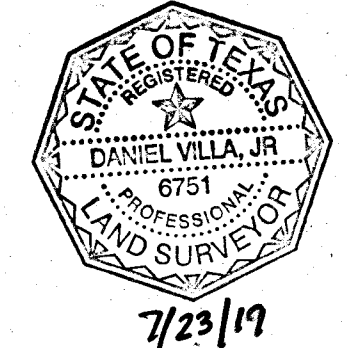
Diane Trautman
DIANE TRAUTMAN
HARRIS COUNTY CLERK

BY: *Christian Orona*
DEPUTY
CHRISTIAN ORONA



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

Daniel Villa, Jr.
DANIEL VILLA, JR.
REGISTRATION NO. 6751



GOLDEN ACRES, SECTION 2
PARTIAL REPLAT NO. 14

A SUBDIVISION OF 0.874 ACRES
BEING A PARTIAL REPLAT OF LOT 1, 2, AND 3
BLOCK 2, OF GOLDEN ACRES, NO. 2
VOL. 11, PG. 60, HARRIS COUNTY MAP RECORDS
HARRIS COUNTY, TEXAS

1 BLOCK 2 RESERVES
JULY 2019

OWNER/DEVELOPER:
BMB VENTURES
6210 SANDS DR.
PASADENA, TX 77505
832.289.2176

SURVEYOR:
SURVILL
SURVEYING
6037 N. FRY ROAD, SUITE 126, #133
Katy, Texas 77449
832.518.9910/832.549.5978
T.C.P.S. #1018517

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 689612
GOLDEN ACRES, SECTION 2 PARTIAL REPLAT NO 14
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
BAKER CHARLES
6210 SANDS
PASADENA, TX 77505-3863

Legal Description
LTS 1 & 2 & TR 3A BLK 2
GOLDEN ACRES SEC 2

Parcel Address: 2815 LILAC ST
Legal Acres: 1.9910

Account Number: 061-206-062-0001

Certificate No: 12136501
Certificate Fee: \$10.00

Print Date: 07/08/2019 09:28:25 AM
Paid Date:
Issue Date: 07/08/2019
Operator ID: NCRUZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:

BAKER CHARLES
6210 SANDS
PASADENA, TX 77505-3863

Certified Tax Unit(s):

- 40 Harris County
- 41 Harris County Flood Control Dist
- 42 Port of Houston Authority
- 43 Harris County Hospital District
- 44 Harris County Dept. of Education
- 47 San Jacinto College District
- 74 City of Pasadena

2018 Value: 146,529
2018 Levy: \$2,095.28
2018 Levy Balance: \$0.00
Prior Year Levy Balance: \$0.00
Total Levy Due: \$0.00
P&I + Attorney Fee: \$0.00
Total Amount Due: \$0.00



Reference (GF) No. N/A
Issued By: *[Signature]*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 689613

GOLDEN ACRES, SECTION 2 PARTIAL REPLAT NO 14

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400

Pasadena ISD
Anita Henry
Tax Assessor/Collector
P.O. Box 1318
Pasadena, TX 77501-1318
Phone: (713) 740-0259 Fax: (713) 740-4044

Tax Certificate
Property Account Number:
0612060620001

Statement Date: 06/27/2019
Owner: BAKER CHARLES
Mailing Address: 6210 SANDS
PASADENA TX 775053863

Property Location: 0002815 LILAC ST
Legal: LTS 1 & 2 & TR 3A BLK 2
2|GOLDEN ACRES SEC 2

TAX CERTIFICATE FOR ACCOUNT : 0612060620001
AD NUMBER: 0612060620001
GF NUMBER:
CERTIFICATE NO : 1485203
COLLECTING AGENCY
Pasadena ISD
P.O. Box 1318
Pasadena TX 77501-1318

DATE : 6/27/2019
FEE : \$10.00
PROPERTY DESCRIPTION
LTS 1 & 2 & TR 3A BLK 2|GOLDEN
ACRES SEC 2

0002815 LILAC ST
1.991 ACRES

REQUESTED BY
BLAKE BAKER
6210 SANDS
PASADENA TX 775053863

PROPERTY OWNER
BAKER CHARLES
6210 SANDS
PASADENA TX 775053863

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.
THE ABOVE DESCRIBED PROPERTY TAX HAS/S RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

2018 Total Assessed 021 \$2,168.63
TOTAL ASSESSED LEVY : \$2,168.63

CURRENT VALUES

LAND MKT VALUE:	\$146,529.00	IMPROVEMENT:	\$0.00
AG LAND VALUE:	\$0.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$146,529.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Pasadena ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2019 : \$ 0.00
ISSUED TO: BLAKE BAKER
ACCOUNT NUMBER: 0612060620001

CERTIFIED BY: *Liliana Vargas*
Authorized agent of Pasadena ISD

2019 TAXES HAVE NOT BEEN CALCULATED