



IDEAL PROPERTIES, LLC
INST. NO RP-2018-78296

GOOSE CREEK STREAM

(DEED = N 50°56'00" E)
N 50°52'39" E 103.33'

(DEED = N 69°00'00" E)
N 68°56'39" E 69.28'

(DEED = SOUTH)
S 00°08'01" E 80.77'

(DEED = EAST)
N 89°56'39" E 10.00'

APPROX. LOCATION
ZONE AE 100YR
(FLOODWAY)
48201C0765M
DATE 01/06/2017

VACANT LOT
29,558 SQ. FT.
0.68 ACRES

APPROX. LOCATION
ZONE AE 100YR
48201C0765M
DATE 01/06/2017

EMILIANO CHAVEZ AND
WIFE, MARIA CHAVEZ
TRACT 2
C.C. FILE NO. X321110

POINT OF
BEGINNING
TRACT 2

1/2" IRF
ON-LINE
NORTHERLY 0.83'

1/2" IRF ON-LINE
NORTHERLY 0.28'

WEST 154.91'

EAST 74.91'

(DEED = SOUTH, 150.00')
S 00°03'58" W 150.16'

RIVER BEND DRIVE
30' R.O.W.

LOT 2

LOT 3

LOT 4

EMILIANO CHAVEZ AND
WIFE, MARIA CHAVEZ
TRACT 1
C.C. FILE NO. X321110

(DEED = 140.82')
N 00°01'55" E 160.00'

(DEED = 140.82')
N 00°01'55" E 160.00'

SOUTH 160.00'

WEST 75.00'
INWOOD DRIVE 50' R.O.W.

APPROX. LOCATION
ZONE X 500YR
48201C0765M
DATE 01/06/2017

WEST 75.00'



NOTE: According to the F.I.R.M. in Map No. 48201C0765M, this property does lie in Zone AE and DOES lie within the 100 year flood zone. EXCEPT AS SHOWN.

710 Inwood Drive

TRACT 1:

Lot Three (3), in Block Three (3), of Creekwood, Section 2, an Addition to the City of Baytown, Harris County, Texas, according to the Map or Plat thereof recorded in Volume 86, Page 28 of the Map and/ Plat Records of Harris County, Texas.

TRACT 2:

Being a tract of land situated in the Harvey Whiting Survey, Abstract No. 840, Harris County, Texas, same being that tract of land conveyed to Tarece Lorion Lensing, by deed recorded in County Clerk File No. RP-2020-3132, Official Public Records of Harris County, Texas (Tract 2), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying along the East line of that tract of land conveyed to Emiliano Chavez and wife, Maria Chavez, by deed recorded in County Clerk File No. X321110, Official Public Records of Harris County, Texas, and being the common Northeast corner of Lot 2 and the Northwest corner of Lot 3 of Creekwood, Section 2, an Addition to the City of Baytown, Harris County, Texas, according to the Map or Plat thereof recorded in Volume 86, Page 28 of the Map Records of Harris County, Texas, from which a 1/2 inch iron rod found on-line bears in a Northerly direction at a distance of 0.83 feet for reference;

THENCE North 00 degrees 01 minutes 55 seconds West, along the East line of said Chavez tract, a distance of 140.83 feet to a point for corner, said corner being along the South line of that tract of land conveyed to Ideal Properties LLC, by deed recorded in County Clerk File No. RP-2018-78296, Official Public Records of Harris County, Texas;

THENCE North 50 degrees 52 minutes 39 seconds East, along said Ideal Properties tract, a distance of 103.33 feet to a point for corner;

THENCE North 68 degrees 56 minutes 39 seconds East, along said Ideal Properties tract, a distance of 69.28 feet to a point for corner, said corner lying along the West line of a 20 foot drainage easement;

THENCE South 00 degrees 08 minutes 01 seconds East, along said West line of a 20 foot drainage easement, a distance of 80.77 feet to a 1/2 inch iron rod found for corner, said corner being Southern terminus of said drainage easement;

THENCE North 89 degrees 56 minutes 39 seconds East, along the South line of said drainage easement, a distance of 10.00 feet to a 1/2 inch iron rod found for corner, said corner being along the West line of River Bend Drive (50 foot right-of-way);

THENCE South 00 degrees 03 minutes 58 seconds East, along said West line of River Bend Drive, a distance of 150.16 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 4 of said Creekwood;

THENCE West, along the North line of said Lot 4, a distance of 154.91 feet to the POINT OF BEGINNING and containing 29,558 square feet or 0.68 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Baker & Baker Investment Properties, LLC and Superior Abstract & Title/KNDS Law Firm, in connection with the transaction described in G.F. No. KD-004713 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of October, 2020

Todd Fincher
Registered Professional Land Surveyor No. 5633



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 86, PAGE 28, VOLUME 4635, PAGE 400, COUNTY CLERK'S FILE NO(S). E265818, 20070220442, RP-2018-227438

| REVISIONS | | |
|-----------|----|-------|
| DATE | BY | NOTES |
| | | |
| | | |
| | | |

| LEGEND | |
|--------|--------------------------------|
| ○ | CONTROLLING MONUMENT |
| ⊙ | 1/2" IRON ROD FOUND |
| ⊚ | 1/2" IRON ROD SET |
| ○ | 1" IRON PIPE FOUND |
| ⊙ | FENCE POST CORNER |
| ⊗ | "X" FOUND / SET |
| ⊙ | 5/8" ROD FOUND |
| ⊙ | UNDERGROUND ELECTRIC |
| ⊙ | OVERHEAD ELECTRIC |
| ⊙ | POWER POLE |
| ⊙ | PE - POOL EQUIPMENT |
| ■ | COLUMN |
| AC | AIR CONDITIONING |
| ⊙ | FIRE HYDRANT |
| ⊙ | DES - DES |
| ⊙ | OHP - OHP |
| ⊙ | POINT FOR CORNER |
| ⊙ | GRAVEL/ROCK ROAD OR DRIVE |
| ▨ | ASPHALT PAVING |
| ▨ | CHAIN LINK FENCE |
| ▨ | WOOD FENCE |
| ▨ | 0.5" WIDE TYPICAL BARBED WIRE |
| ▨ | IRON FENCE |
| ▨ | PIPE FENCE |
| ▨ | COVERED PORCH, DECK OR CARPORT |
| ▨ | OVERHEAD ELECTRIC SERVICE |
| ▨ | OVERHEAD POWER LINE |
| ▨ | CONCRETE PAVING |
| ▨ | DOUBLE SIDED WOOD FENCE |

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Firm No. 10168800
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| SCALE | DATE | JOB NO. | G.F. NO. | DRAWN |
|----------|------------|---------|-----------|-------|
| 1" = 30' | 10/21/2020 | 2020453 | SEE ABOVE | MARIA |

METES AND BOUNDS
HARVEY WHITING SURVEY, ABSTRACT NO. 840
HARRIS COUNTY, TEXAS
710 INWOOD DRIVE