

**8702 Burkhart Road**

TRACT 1:

Lot Eight (8), Block Two (2), of SPRING VALLEY ADDITION, Section Two (2), a Subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 57, Page 34 of the Map Records of Harris County, Texas.

TRACT 2:

Being a portion of Lot 5 of the C.H. Bingle Subdivision in the A.H. Osborne Survey, Abstract No. 610 in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 998, Page 223 of the Deed Records of Harris County, Texas, same being that tract of land conveyed to White Development, Inc., a Texas Corporation by deed recorded in RP-2023-144267, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Ray N. Anderson, Jr., and wife, Betty Joyce Anderson, by deed recorded in Volume 6953, Page 577, Deed Records of Harris County, Texas, and lying along the North line of an ingress and egress easement, as described in Document No. R235379, Official Public Records of Harris County, Texas;

THENCE South 87 degrees 57 minutes 34 seconds West, along said North line of said ingress and egress easement, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 8, in Block 2, of Spring Valley Addition, Section 2, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 57, Page 34 of the Map Records of Harris County, Texas;

THENCE North 02 degrees 05 minutes 49 seconds West, along the East line of said Lot 8 of Spring Valley Addition, Section 2, a distance of 173.00 feet to a post found for corner, said corner lying along the East line of Lot 9, Block 2, of Spring Valley Addition, Section 3, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 61, Page 31 of the Map Records of Harris County, Texas, and being the Southwest corner of Lot 4, Block 1 of London Village, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 261, Page 142 of the Plat Records of Harris County, Texas;

THENCE North 88 degrees 27 minutes 58 seconds East, along the South line of said Lot 4 of London Village, a distance of 100.00 feet to a point for corner, said corner lying along the South line of Lot 3 of said London Village, and being the Northwest corner of aforementioned Anderson tract, from which a fence post found bears South 85 degrees 42 minutes 51 seconds West, a distance of 2.54 feet for witness;

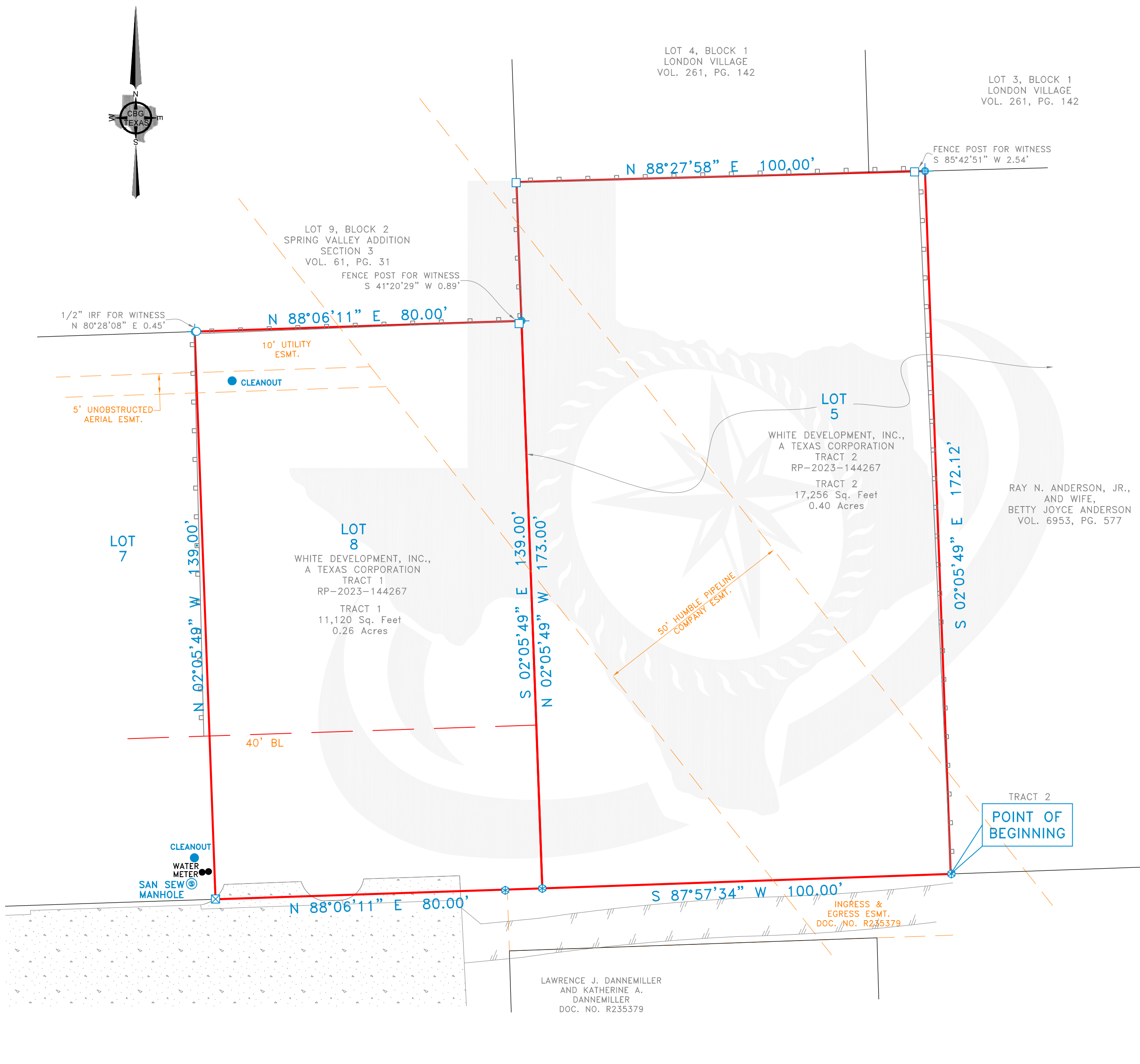
THENCE South 02 degrees 05 minutes 49 seconds East, along the West line of said Anderson tract, a distance of 172.12 feet to the POINT OF BEGINNING and containing 17,256 square feet or 0.40 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to the client, in connection with the transaction described in G.F. 2999923-00126 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 25th day of October, 2023

*[Signature]*  
 Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48201C0645L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 57, PG. 34, VOL. 3621, PG. 177

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

BEARINGS SHOWN ARE BASED ON NAD 83 SOUTH CENTRAL ZONE.

G.F. NO. LISTED WAS PROVIDED TO SURVEYOR FROM PREVIOUS SURVEY WITH AN EFFECTIVE DATE OF 02/20/2023

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
⊗ 1/2" IRON ROD SET	■ COLUMN
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING
□ FENCE POST CORNER	⊕ FIRE HYDRANT
⊗ "x" FOUND / SET	— OES - OES
⊗ 5/8" ROD FOUND	— OHP - OHP
▲ UNDERGROUND ELECTRIC	— OVERHEAD ELECTRIC SERVICE
△ OVERHEAD ELECTRIC	— OVERHEAD POWER LINE
● POWER POLE	◆ POINT FOR CORNER
⊗ GRAVEL/ROCK ROAD OR DRIVE	▭ CONCRETE PAVING
	□ DOUBLE SIDED WOOD FENCE

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**CBG**  
 SURVEYING TEXAS LLC  
 PROFESSIONAL LAND SURVEYORS

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	10/25/23	2302259-03	SEE CERT.	ANR

**AS-BUILT SURVEY**

LOT 8, BLOCK 2, SPRING VALLEY ADDITION, SEC. 2 & A PORTION OF LOT 5, C.H. BINGLE SUBDIVISION

CITY OF HOUSTON, HARRIS COUNTY, TEXAS

8702 BURKHART ROAD