



EST. 1955

SPRING VALLEY

V I L L A G E

**Planning & Zoning
Commission Meeting
March 12, 2024
7:00 p.m.**



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Special Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, March 12, 2024, at 7:00 P.M.

The meeting agenda and agenda packet are posted online at www.springvalleytx.com.

The video link to this meeting is <https://us02web.zoom.us/j/82442670574>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 824 4267 0574 and #.

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

An audio recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

- 1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**
- 2. APPROVAL OF MEETING MINUTES:** Special Meeting on November 15, 2023
- 3. CONDUCT A PUBLIC HEARING CONCERNING:** A Replat of (Tract 1) Lot 8, in Bloc 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, and (Tract 2) Being a portion of Lot 5 in 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; more commonly known as 8702 Burkhardt Drive.
 - A. Presentation of Replat by Applicant
 - B. Those in Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing

4. CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Replat of (Tract 1) Lot 8, in Bloc 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, and (Tract 2) Being a portion of Lot 5 in 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; more commonly known as 8702 Burkhart Drive.

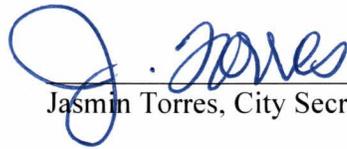
5. BRIEFING AND DISCUSSION CONCERNING: On the Code of Ordinances, Chapter 12, Planning and Zoning, Section 8, Non-conforming Building and Structures, Lots, and Uses, and Chapter 12, Planning and Zoning, Section 5, Building and Use Restrictions in Dwelling District "A", to include current interpretations and possible amendments.

6. ADJOURNMENT

Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.

Posted this the 8th day of March 2024 at 5:00 p.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:



Jasmin Torres, City Secretary



In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email jtorres@springvalleytx.com for further information.

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Wednesday, November 15, 2023

- 1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:00 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present at City Hall:

Trey Hoffman, Chair
Anne-Marie McMichael
Louise Richman
Patrick Johnson
Brad Jones
Jarrad Bourger

A quorum was present.

City Officials present:

Zach Meadows, Acting City Administer / Director of Community Development
Carie Anne Livengood, Assistant
Loren Smith, City Attorney

- 2. Approval of meeting minutes for special meeting on May 16, 2023**

Ms. McMichael made the motion to approve the minutes. Mr. Johnson seconded the motion. The motion carried 6 to 0.

- 3. Introduction of new regular members and alternate Planning & Zoning Commission members.**

Members introduced themselves.

- 4. Consideration and possible action concerning:** Application from Cameron & Susan Kreager for a variance from the City's Subdivision Regulations, specifically Section 9.104(A)(3), Standards for Residential Subdivisions, Minimum Lot Depth, of the Code of Ordinances for tract 14B, West ½ Lot 14 Holm Subdivision, Harris County, Texas, bearing the address of 1322 Fries Road

Mr. Meadows introduced this item. The variance requested is for Tract #2 which has a depth of approximately 78.80 feet, and this does not meet the depth requirements. The ordinance states that the minimum depths are 120 feet, 140 feet, or 100 feet depending upon the lot's location and type of lot. There is another requirement for a lot that has a drainage easement.

The Kreager's gave background on this piece of property and their desire to replat it into two lots.

Mr. Hoffman opened the meeting to comments from the audience. Mr. Hoffman set a time limit of four minutes per speaker. The comments from the surrounding neighbors are summarized below:

- Lot does not adhere to the ordinances.
- Two additional lots would cause congestion, property values would be negatively affected, and the lot symmetry would be gone.
- The new lot is 40% smaller.
- Green space area would be affected. Green space adds value and without it, property values would decline.
- Area residents are against the variance.
- People moved to the area because of the green space. Great place to raise children.
- Safety concerns would make the area dangerous.
- Not in keeping with character of Spring Valley Village.
- Not going by ordinances would be detrimental.
- Smaller homes are being replaced by larger homes and this tract is going backwards.
- Rules are the rules.
- Zoning is always important.
- Certain families maintain the green space.

Questions and comments from the Planning & Zoning Commission members:

- The property in question has been closed on.
- Kreiger's emphasized that the lot in question is 10,000 square feet and that they would live in one of the houses. It is too early to engage an architect. It is an economic issue.
- Mr. Hoffman noted that regardless of the vote, this item would go to City Council at its December 12, 2023, meeting.

Ms. McMichael made a motion and Mr. Johnson seconded the motion. The motion failed 0 to 6.

- 5. Conduct a public hearing concerning:** Ordinances No. 2023-XX: an Ordinance amending Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, Exhibit "A" being the City's Zoning Ordinance by amending Section 05:01.01, one family dwelling to add regulations regarding leasing: providing for severability; providing a savings clause and an effective date and providing a penalty in an amount not to exceed \$2,000.00 per day with each day of violation of any provision hereof.

- A. Presentation of zoning text amendment
- B. Those in favor
- C. Those opposed
- D. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:46 p.m. There were no speakers. Mr. Hoffman adjourned the public hearing at 7:51 p.m.

- 6. Consideration and possible action concerning:** Ordinances No. 2023-XX: an Ordinance amending Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, Exhibit "A" being the City's Zoning Ordinance by amending Section 05:01.01, one family dwelling to add regulations regarding leasing: providing for

severability; providing a savings clause and an effective date and providing a penalty in an amount not to exceed \$2,000.00 per day with each day of violation of any provision hereof.

Mr. Meadows gave history on this item about not wanting to have to regulate Airbnb. Mr. Smith said it has not been favorable for cities wanting to regulate this type of leasing and not sure it will work. This item will go to City Council after Planning & Zoning.

A comment from the audience was a resident who wants to use his property as he sees fit. An example is a person whose house caught on fire and that person needs a place for just several weeks.

Comments / questions from Planning & Zoning Commissioners:

- Could lower rent and write a lease for one month.
- How does the city receive complaints? How would this ordinance be regulated and enforced?
- What about sales tax?
- Transient nature of Airbnb's.
- Worried about Airbnb's being weekend party houses.

Ms. McMichael made the motion to approve the ordinance. Mr. Johnson seconded the motion. The motion carried 5 to 1 with Mr. Jones voting nay.

- 7. Conduct a public hearing concerning:** Ordinance No 2023-XX: an ordinance amending Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, Exhibit "A" being the City's Zoning Ordinance by deleting Appendix one, Board of Adjustments, and amending Section 01:03.02, Board of Adjustment, of Section One, Purpose and Administration, to incorporate the provisions from Appendix One and add new grounds to determine the granting of variances; providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof.

- A. Presentation of zoning text amendment
- B. Those in favor
- C. Those opposed
- D. Adjourn public hearing

Mr. Hoffman opened the public hearing at 8:02 p.m. and closed the hearing at 8:05 p.m.

- 8. Consideration and possible action concerning:** Ordinance No 2023-XX: an ordinance amending Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, Exhibit "A" being the City's Zoning Ordinance by deleting Appendix one, Board of Adjustments, and amending Section 01:03.02, Board of Adjustment, of Section One, Purpose and Administration, to incorporate the provisions from Appendix One and add new grounds to determine the granting of variances; providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof.

Mr. Meadows explained that this is a cleanup item. He does not know what can happen as this has not been tested.

Mr. Johnson asked what the PAD's authority is and the answer is that it depends on what you are trying to do. Mr. Hoffman noted that a PAD has built-in flexibility.

Mr. Jones made the motion to approve, and Mr. Bourger seconded the motion. The motion carried 6 to 0.

Prior to adjournment, Mr. Hoffman announced that Mr. Meadows was moving to the San Antonio area to take a new position and that this would be his last Planning & Zoning meeting. Mr. Hoffman, along with the Commissioners thanked Mr. Meadows for his service to Spring Valley Village.

9. **Adjournment:** Mr. Bourger made a motion to adjourn. Mr. Jones seconded the motion. The motion carried 6 to 0. The meeting was adjourned at 8:11 p.m.

Signed: _____
W. K. (Trey) Hoffman, Chairman

Attest: _____
Louise Richman, Secretary

**Spring Valley Village
Planning & Zoning Commission
Agenda Item Data Sheet**

MEETING DATE March 12, 2024

TOPIC	<p>Conduct a Public Hearing on:</p> <p>A replat of:</p> <p>Tract 1: Lot 8, in Bloc 2 of Spring Valley Addition, Section 2, a subdivision in Harris County, Texas, according to the Map or Plat thereof, record in Volume 57, Page 34 of the Map Records of Harris County, Texas, and</p> <p>Tract 2: Being a portion of Lot 5 in 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.</p>
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BACKGROUND	<p>White Development has submitted a replat application to create one lot out of two existing tracts located in Dwelling District “A”, and generally known as 8702 Burkhart:</p> <p>Tract 1: Lot 8, in Bloc 2 of Spring Valley Addition, Section 2, a subdivision in Harris County, Texas, according to the Map or Plat thereof, record in Volume 57, Page 34 of the Map Records of Harris County, Texas, and</p> <p>Tract 2: Being a portion of Lot 5 in 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.</p> <p>This replat would create two lots:</p> <ul style="list-style-type: none">• Lot 1: 11,092.83 SF (0.2546 AC)• Lot 2: 16,955.77 SF (0.3892 AC) <p>The proposed lots meet or exceed the following Dwelling District “A” minimums:</p> <ul style="list-style-type: none">• Minimum lot area: 10,000 SF• Minimum lot width: 70 feet• Minimum lot depth: 120 feet <p>Notice Information: Property Owners within 200 Feet: 28 Letters mailed. Notification Letters mailed: February 26, 2024 Legal Notice Published: February 27, 2024 Notifications Signs Posted: February 27, 2024</p>
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**Spring Valley Village
Planning & Zoning Commission
Agenda Item Data Sheet**

RECOMMENDATION No action required during the public hearing.

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| ATTACHMENTS <ul style="list-style-type: none">• Replat• Plat submittal application including supporting documentation• Survey• Notice of Public Hearing information• Affidavit of Sign Posting |
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SUBMITTING STAFF MEMBER	CITY ADMINISTRATOR APPROVAL
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John McDonald City Administrator	
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THE STATE OF TEXAS
COUNTY OF HARRIS

WE, WHITE DEVELOPMENT, INC., ACTING BY AND THROUGH CHARLES WHITE, ITS OWNER, BEING OFFICERS OF WHITE DEVELOPMENT, INC., OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.6514-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WHITE DEVELOPMENT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, THE WHITE DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLES WHITE, ITS OWNER, THEREUNTO AUTHORIZED, THIS ____ DAY OF ____ 2024.

WHITE DEVELOPMENT, INC.

CHARLES WHITE, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES WHITE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, NATHAN ALAN PARE, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

NATHAN ALAN PARE
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6945

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF WHITE DEVELOPMENT AS SHOWN HEREON, IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF ____ 2024.

BY: _____
W.K. (TREV) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY PLANS AND SPECIFICATIONS FOR ALL STREETS, DRAINAGE STRUCTURES SANITARY SEWER LINES, WATER DISTRIBUTION LINES AND FIRE HYDRANTS IN THE SUBDIVISION HAVE BEEN PREPARED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND HAVE BEEN APPROVED BY ME, IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF ____ 2024.

BY: _____
ERIK TSCHANZ
PUBLIC WORKS DIRECTOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF WHITE DEVELOPMENT AS SHOWN HEREON, IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF ____ 2024.

BY: _____
TOM S. RAMSEY, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

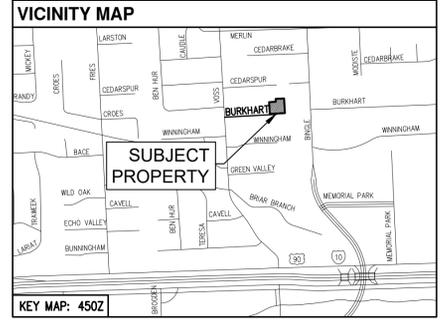
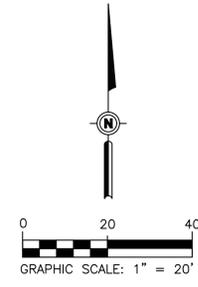
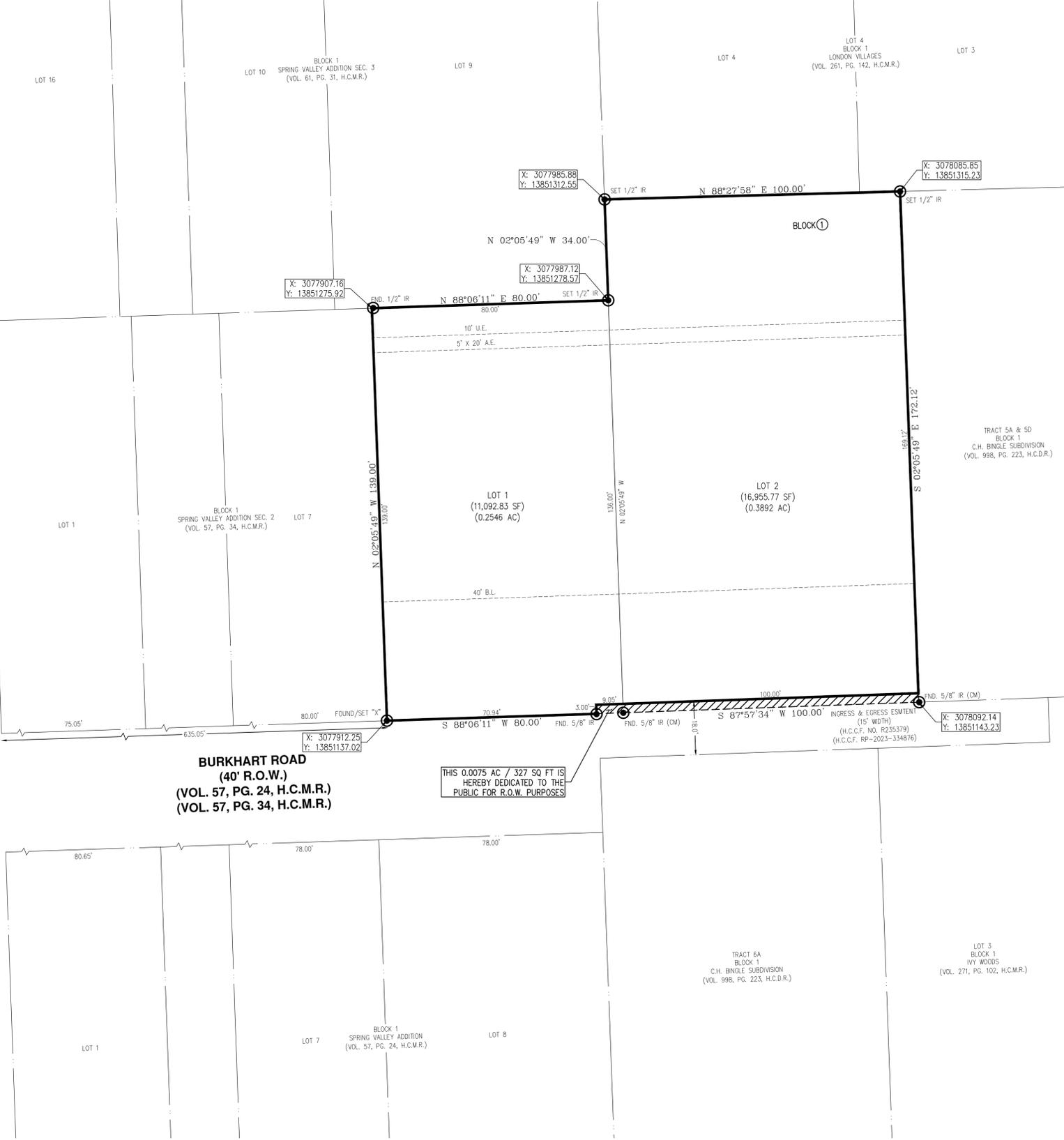
I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ 20__ AT ____ O'CLOCK ____ M., AND AT FILM CODE NUMBER ____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

**VOSS ROAD
(PLATTED AS BRACHER DRIVE)
(60' R.O.W.)
(VOL. 42, PG. 46, H.C.M.R.); (VOL. 45, PG. 35, H.C.M.R.);
(VOL. 46, PG. 46, H.C.M.R.); (VOL. 45, PG. 35, H.C.M.R.);
(VOL. 57, PG. 24, H.C.M.R.); (VOL. 57, PG. 34, H.C.M.R.);
(VOL. 57, PG. 24, H.C.M.R.); (VOL. 57, PG. 34, H.C.M.R.);**



GENERAL NOTES & LEGEND

- 1. B.L. DENOTES BUILDING LINE.
- 2. H.C.C.F. DENOTES HARRIS COUNTY CLERK'S FILE.
- 3. H.C.M.R. DENOTES HARRIS COUNTY MAP RECORDS.
- 4. H.C.D.R. DENOTES HARRIS COUNTY DEED RECORDS.
- 5. U.E. DENOTES UTILITY EASEMENT.
- 6. FND. IR/IP DENOTES FOUND IRON ROD/IRON PIPE.
- 7. VOL., PG. DENOTES VOLUME, PAGE.
- 8. A.E. DENOTES AERIAL EASEMENT.
- 9. SF DENOTES SQUARE FEET.
- 10. AC DENOTES ACRES.
- 11. CM DENOTES CONTROL MONUMENT.
- 12. SUBJECT TRACT DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOOD PLAN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 48201C 0645L, DATED 6/18/2007. (ZONE X) SHOWN BY GRAPHIC PLOTTING ONLY.
- 13. INFORMATION SHOWN ON THIS PLAT WAS BASED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, 07/910-23-4204 WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2023.
- 14. ALL BEARINGS ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE ON BURKHART ROAD.
- 15. THE OWNER FURTHER ACKNOWLEDGE AND AGREE THAT THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE ANY RESTRICTIVE COVENANTS AS FILED IN VOLUME 57, PAGE 34 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, VOLUME 998, PAGE 223 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- 16. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00000.

METES & BOUNDS DESCRIPTION

TRACT 1:
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.

TRACT 2:
BEING A PORTION OF LOT 5 IN 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 KENNETH L. JONES AND WIFE, ROSALIE JONES (TRACT 2) BY DEED RECORDED IN DOCUMENT NO. E355402, 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 SOUTHWEST 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 POINT 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, 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, FROM WHICH A FENCE POST FOUND BEARS SOUTH 84 DEGREES 27 MINUTES 12 SECONDS WEST, A DISTANCE OF 1.42 FEET FOR WITNESS;
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;
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, MORE OR LESS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2024.

BY: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER:
WHITE DEVELOPMENT, INC.
3307 WILLOW RIDGE DR
BRYAN, TEXAS 77807
PHONE: 827-844-8407

SURVEYOR:
CBG SURVEYING TEXAS, LLC
419 CENTURY PLAZA DRIVE #210
HOUSTON, TEXAS 77073
PHONE: 281-445-9288
FIRM # 10194280

APPLICANT:
PIONEER ENGINEERING
2301 COMMERCE STREET, # 250
HOUSTON, TEXAS 77002
PHONE: 832-307-0010
FIRM NO. 18084



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

- Fees:**
- Plat or Replat Application - \$500
 - Specific Use Permit Application - \$500
 - Planned Area Development District (PADD) Application - \$7,000
 - Amendment to Planned Area Development District (PADD) Application - \$1,000

Submittal Requirements Checklist:

Fifteen (15) packets, each one shall include all of the items listed below:

- Application
- Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- Letter from property owner
- Metes and bounds of the site and county slide number of plat (if recorded)
- Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: _____

Geographical Location: 8702 Burkheart St - Lot 8, Block 2, Spring Valley Addition Section 2
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: _____

- Submittal Type:**
- Preliminary Plat
 - Final Plat
 - Amending Plat
 - Preliminary Replat
 - Final Replat
 - Specific Use Permit
 - Specific Use Permit Amendment

Reason for Replat or Amending Plat:

Create two lots from one large lot, single-family residential

- Type of Plat:**
- Single Family Residential
 - Zero Lot Line Patio Homes
 - Planned Area Development District
 - Planned Area Development
 - Amendment to Planned Area Development

Plat/PADD Data:

Total Acreage: 0.6514

Typical Lot Size: ~28,000

Number Lots: 2

Number of Streets: 0

Numbers and Types of Reserves: 0

Total Acres in Reserve: 0

Zoning District: Spring Valley - A-0 Street A

Applicant: White Development Inc

Contact Name: Charlie White

Address: 3307 Willow Ridge Drive Bryan Tx 77807

Phone: 281-844-8407

Fax: _____

Email: Charlesfwhite@yahoo.com

Owner: _____

Contact Name: _____

Address: _____

Phone: _____

Fax: _____

Email: Sam

Engineer or Planner: Pioneer Engineering, LLC

Contact Name: Jessica Romero, Ali Tabboush, PE

Address: 2301 Commerce Street, STE 250, Houston, TX 77002

Phone: 832-307-0010

Fax: _____

Email: jromero@pioneerengineer.com

Authorization:

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT. Furthermore, I understand that, in accordance with Chapter 9, Article 9.303 of the Spring Valley Village Code of Ordinances, I am responsible for all engineering fees incurred by the City.


Applicant's Signature

1/30/24
Date

City of Spring Valley Village

Plat Application

Community Development

Based on the City Findings and Information provided by Zach Meadows , these two lots only show to have Metes and Bounds , Not 2 individual plated lots as the Survey indicates.

These two lots need to be plated.

They far exceed the lot minimum requirements of the City.

Thanks,

Charlie White

281-844-8407



7500 San Felipe, Suite 1020
Houston, TX 77063
713.589.9000 (OFFICE)
713.231.5028 (FAX)

CITY PLANNING LETTER

GF Number: 7910-23-4204

Date: September 22, 2023

To: City Planning Department/City of Houston
4th Floor City Hall Annex
Houston, Texas 77001

Title Houston Holdings (Title Company) certifies that a diligent search of the real property records of Title Houston Holdings title plant has been made, as to the herein described property, and as of 8:00 AM on the 13th day of September 2023, we find the following:

Property Description:

Tract 1:

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.

Tract 2:

Being a portion of Lot 5 in 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 Kenneth L. Jones and wife, Rosalie Jones (Tract 2) By deed recorded in Document No. E953402, 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 point 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, 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, from which a fence post found bears South 84 degrees 27 minutes 12 seconds West, a distance of 1.42 feet for witness;

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;

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, more or less.

Owner(s) of Record: WHITE DEVELOPMENT, INC., A TEXAS CORPORATION

By virtue of a Warranty Deed with Vendor's Lien dated April 20, 2023, recorded under County Clerk's File No. RP-2023-144267.

Deed Restrictions:

Restrictions dated December 29, 1958, recorded in Volume 3621, Page 177, Official Public Records of Harris County, Texas.

Restrictions per the Plat dated July 1, 1958, recorded in Volume 57, Page 34, Map Records of Harris County, Texas.

Easements and other encumbrances:

Agreement to Share the Easement dated August 29, 2023, recorded under County Clerk's File No. RP-2023-334876.

Easements per the Deed dated January 15, 1995, recorded under County Clerk's File No. R235379.

Spring Branch Utilities Company Agreement dated April 11, 1958, recorded in Volume 3941, Page 30, Official Public Records of Harris County, Texas.

Spring Branch Utilities Right-of-Way dated December 29, 1958, recorded in Volume 3621, Page 174, Official Public Records of Harris County, Texas.

40' Building Lines per the Plat dated July 1, 1958, recorded in Volume 57, Page 34, Map Records of Harris County, Texas.

10' Utility Easement per the Plat dated July 1, 1958, recorded in Volume 57, Page 34, Map Records of Harris County, Texas.

5' x 20' Unobstructed Aerial Utility Easement per the Plat dated July 1, 1958, recorded in Volume 57, Page 34, Map Records of Harris County, Texas.

County of Harris Right-of-Way dated August 20, 1952, recorded in Volume 2629, Page 266, Deed Records of Harris County, Texas.

Humble Pipe Line Company Right-of-Way Deed dated May 30, 1919, recorded in Volume 426, Page 48, Deed Records of Harris County, Texas.

Lien Holder(s) :

Deed of Trust dated April 21, 2023, executed by White Development, Inc., payable to First Financial Bank, N.A., in the amount of \$780,000.00, recorded under County Clerk's File No. RP-2023-144268.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is used for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Title Houston Holdings, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title Company does not intend to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Houston Holdings assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Title Houston Holdings of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Title Houston Holdings assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Title Houston Holdings only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which on the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Title Houston Holdings disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Title Houston Holdings liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Title Houston Holdings and will cover all actions arising by statutes, in contract, or in tort.

Title Houston Holdings



Brittany Conley
Title Examiner

RELEASE OF EASEMENT RIGHTS AND ASSUMPTION OF LIABILITY AGREEMENT

This Release of Easement Rights and Assumption of Liability Agreement (the "Agreement") by and between (i) Genesis Pipeline Texas, L.P., whose address is 811 Louisiana Street, Suite 1200, Houston, TX 77002 hereinafter called "GENESIS" on the one hand, and (ii) Charlie White ("Property Owner"), whose address is 8702 Burkhart Road, Houston, TX 77055, and 4 J's Services whose address is P.O. Box 646, Rosharon, TX 77583 ("Subcontractor" and together with Property Owner, hereinafter collectively called "Owner") on the other, shall be effective on the date of execution below.

WHEREAS, Property Owner owns the land located at 8702 Burkhart Road, as depicted in Exhibit A and hereinafter referred to as the "Property";

[WHEREAS, on December 31, 2003, in the Release of Easement filed by GENESIS (the "2003 Release"), GENESIS released certain property rights it held under those certain easements crossing the Property pursuant to which it owned and operated four crude oil pipelines referred to as the Satsuma to Webster segment (the "Pipelines"), save and except its right to remove the Pipelines and the right of egress and ingress over, across, through and above the Property (the "Remaining Access Rights");

WHEREAS, Owner desires to make certain improvements to the Property requiring the cold cut, cap and removal of the Pipelines (the "Removal") and desires GENESIS to release its Remaining Access Rights upon the Removal of the Pipeline; and

WHEREAS, Owner has determined to perform or contract with Subcontractor to perform the Removal activities of Pipeline.

NOW, THEREFORE, BE IT AGREED AS FOLLOWS:

1. Removal.
 - a. Owner, at Owner's sole cost and expense, shall remove or cause to be removed the Pipelines from the Property by cold cut, cap and removal. Owner shall contract for the removal of the Pipelines from the Property with a contractor that has experience in applying and is knowledgeable of appropriate procedures for the removal of pipelines formerly used in the transportation of hazardous liquids. Further, Owner hereby covenants that the Removal of the Pipelines from the Property shall be in accordance with all federal, state, and local laws.
 - b. Owner shall provide GENESIS a minimum of 48 hours advance notice prior to commencing Removal at or near the Property. At GENESIS' sole option, a representative of GENESIS may be on site during any Removal work by Owner in the vicinity of the Property. The presence of such representative shall in no manner relieve Owner of any responsibilities it may have hereunder or at law. Any notices or contact with GENESIS pursuant to this section shall be as follows:
Name: Robert Findley, land management (713-860-2757), and
Name: Jermaine Conyers (409-553-9957), and
Name: Steve Addkison (832-603-9937)
 - c. Within 30 days following the completion of the Removal of the Pipelines, Owner shall provide GENESIS with a written Certificate of Completion executed by the Subcontractor stating the Pipelines have been removed from the Property.
2. Property Owner and Subcontractor shall each hold GENESIS harmless from any liability from whatever source arising from or relating to the Pipeline(s) or removal of the Pipeline(s) from the Property.
3. Except as otherwise provided herein, this Agreement may be amended or modified by, and only by, a written instrument executed by the parties.
4. Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The parties hereto hereby consent that venue of any action brought under this Agreement shall be in Harris County, Texas.
5. This Agreement supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof and constitutes the entire understanding of the parties with respect to the Property. The parties hereto agree that the terms of this Agreement are confidential and agree not to disclose any of such terms to any party other than their attorneys and accountants, or as otherwise required by law.

6. Upon Removal of the Pipelines and delivery of the Completion Certificate to GENESIS as provided herein, GENESIS' Remaining Access Rights shall terminate; provided, however, until such delivery of the Completion Certificate to GENESIS, this Agreement does not waive GENESIS' right to enter the Property for the purpose of removing its Pipelines located therein. Should Owner fail to remove by cold cut, cap and removal, the right to remove shall not be assignable to any other party absent their entering into a Release of Easement Rights and Assumption of Liability Agreement with GENESIS in substantially the same form as this Agreement. In addition, upon delivery of the Completion Certificate to GENESIS as provided herein, the Parties shall work in good faith to record a notation of release to supplement the 2003 Release.
7. Owner shall provide GENESIS with a copy of all environmental reports associated with the above described property.
8. LIMITED LIABILITY. GENESIS shall not be liable for any destruction of or damages to the Owner's property arising out of or in connection with the Removal of any facilities, pipeline or pipelines presently or hereafter located within the Property. Owner covenants and agrees to protect, indemnify and save GENESIS, its contractors and subcontractors, and its and their respective owners, partners, shareholders, officers, directors, employees, agents, representatives and servants (collectively, the "INDEMNIFIED PARTIES") harmless from and against any and all claims, demands, lawsuits, arbitrations, proceedings, judgments, awards, damages, losses, costs and expenses (including attorneys' fees and disbursements) for destruction of or damages to the Property or improvements on the Property howsoever caused, INCLUDING, WITHOUT LIMITATION, THAT CAUSED BY THE SOLE, CONCURRENT OR COMPARATIVE NEGLIGENCE OF ANY ONE OR MORE OF THE INDEMNIFIED PARTIES, but not their gross negligence.
9. INSURANCE. REQUESTING PARTY warrants that prior to it or any contractor or subcontractor(s) performing any construction over or in the vicinity of GENESIS' Easement, said contractor and/or subcontractor(s) shall furnish to GENESIS verification of comprehensive general liability insurance in an amount not less than (i) one million dollars (\$1,000,000) each occurrence, and (ii) one million dollars (\$1,000,000) aggregate combined single limit, and (iii) with excess liability in the amount of four million dollars (\$4,000,000). Said verification of liability is to be submitted on a GENESIS approved form.
10. INDEMNIFICATION. IN CONSIDERATION OF THE RELEASE AND RIGHTS GRANTED HEREIN, OWNER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD GENESIS AND EACH OF THE INDEMNIFIED PARTIES HARMLESS OF AND FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, DEMANDS, SUITS, JUDGMENTS AND DEFENSE COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES (COLLECTIVELY, "DAMAGES"), ATTRIBUTABLE TO DAMAGE OR INJURY TO PROPERTY (INCLUDING LOSS OF USE THEREOF), THIRD PARTY CLAIMS, OR BODILY INJURY, SICKNESS, DISEASE OR DEATH TO PERSONS, IN ANY WAY ARISING OUT OF OR RELATED TO THE REMOVAL OF THE PIPELINES, OR FUTURE DEVELOPMENT OF THE PROPERTY BY OWNER, ITS EMPLOYEES, SUBCONTRACTORS, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE ; PROVIDED, HOWEVER, OTHER THAN AS PROVIDED IN SECTION 8, OWNER SHALL NOT BE REQUIRED TO INDEMNIFY INDEMNIFIED PARTIES FOR DAMAGES TO THE EXTENT SUCH DAMAGES RESULT FROM THE SOLE NEGLIGENCE OR WILFUL MISCONDUCT OF ANY INDEMNIFIED PARTY. IN ANY AND ALL CLAIMS AGAINST INDEMNIFIED PARTIES BY ANY EMPLOYEE OF OWNER, OWNER'S INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT BE LIMITED BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR OWNER UNDER WORKERS COMPENSATION ACTS, DISABILITY ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, IN THE EVENT OF A DEFAULT BY GENESIS HEREUNDER, OR FOR ANY OTHER REASON, GENESIS SHALL NOT BE LIABLE TO OWNER FOR ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS.

11. If two or more individuals, corporations, partnerships or other business associations (or any combination of two or more thereof) shall sign this Agreement as Owner, the liability of each such individual, corporation, partnership or other business association to perform all obligations hereunder shall be deemed to be joint and several, and all notices, payments and agreements given or made by, with or to any one of such individuals, corporations,

partnerships or other business associations shall be deemed to have been given or made by, with or to all of them. In like manner, if Owner shall be a partnership, limited liability company or other business association, the members of which are, by virtue of statute or federal law, subject to personal liability, then the liability of each such member shall be joint and several.

12. Any notice required or permitted to be given under this Agreement shall be in writing, and shall be deemed to have been given when delivered by hand delivery, or when deposited in the United States Post Office, by registered or certified mail, postage prepaid, return receipt requested, if mailed. Notices shall be addressed as follows:

If to GENESIS:
Genesis Pipeline Texas, L.P.
811 Louisiana Street, Suite 1200
Houston, TX 77002
Attention: General Counsel

If to OWNER:
Charlie White
8702 Burkhardt Road
Houston, TX 77055

And

4 J's Services
P.O. Box 646
Rosharon, TX 77583

Any party may designate a different address by giving the other party ten (10) days written notice in the manner provided above.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures.

GENESIS PIPELINE TEXAS, L.P.
By: GENESIS ENERGY, LLC, its sole general partner

BY: K Pape

Date 10/16/2023

Property Owner: Charlie White

BY: Charlie White

Date 5/2/23

Contractor: 4 J's Services

BY: Juan Salcedo

Date 5/3/23

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 16 day of October, 2023, by Kaven Pape of GENESIS ENERGY, LLC, on behalf of said company as general partner of GENESIS PIPELINE TEXAS, L.P.

My Commission Expires: 07/22/2026

Sheila Pavlica
Notary Public in and for the State of Texas



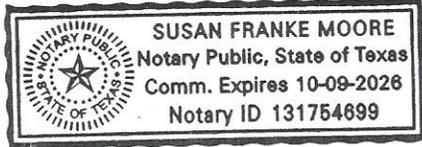
STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on the 2nd day of May, 2023, by Charlie White.

My Commission Expires:

Susan Franke Moore
Notary Public in and for the State of Texas



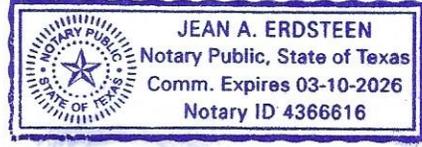
STATE OF TEXAS §

COUNTY OF Brazoria §

This instrument was acknowledged before me on the 3rd day of May, 2023, by Jack LeBatto of 4 J's Services.

My Commission Expires:

Jean A Erdsteen
Notary Public in and for the State of Texas



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AGREEMENT (this "Agreement") TO SHARE THE EASEMENT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

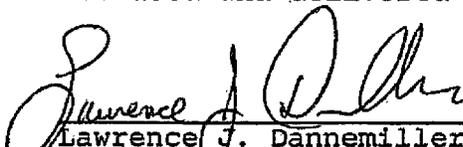
Lawrence J. Dannemiller and Katharine A. Dannemiller (the "Dannemillers") were granted, sold and conveyed a 0.3282 acre tract of land and an abutting easement for ingress and egress containing 2,223 sq. ft. or 0.0510 acres of land (the "Easement") by deed recorded on January 18, 1995 under Harris County Clerk's File No. R235379.

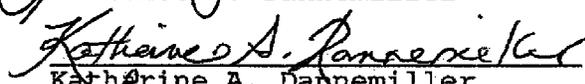
White Development, Inc. ("White"), a Texas corporation, was granted, sold and conveyed a 0.40 acre tract of land by deed recorded on April 24, 2023 under Harris County Clerk's File No. RP-2023-144267, which tract abuts the Easement along its most northern border.

The Dannemillers and White desire to share the use and maintenance of the Easement for their mutual benefit and for the benefit of their respective said abutting tracts of land.

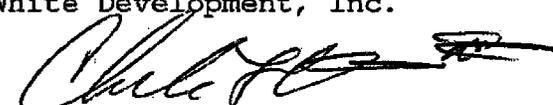
For \$37,500.00 in hand paid by White to the Dannemillers, the receipt and sufficiency of which are hereby acknowledged, the Dannemillers and White have and do hereby agree that the use and maintainance of the Easement shall henceforth be shared by them for their mutual benefit and for the benefit of their respective said abutting tracts of land. This Agreement shall be binding upon and inure to the benefit of the Dannemillers, White, their respective successors and assigns, and to any subsequent owners of their said tracts of land abutting the Easement.

Executed and delivered this 29th day of August, 2023.



Lawrence J. Dannemiller


Katharine A. Dannemiller

White Development, Inc.


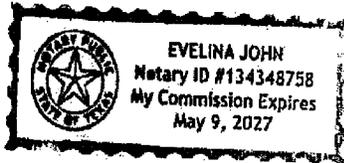
By: Charles F. White, III, its
President

RP-2023-334876

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th
day of August, A. D., 2023, by Lawrence J. Dannemiller.

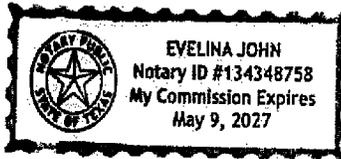


Evelina John
Notary Public - State of Texas

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th
day of August, A. D., 2023, by Katharine A. Dannemiller.

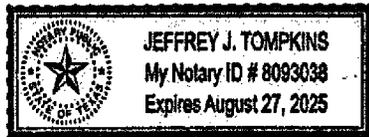


Evelina John
Notary Public - State of Texas

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th
day of August, A. D., 2023, by Charles F. White, III, in
his capacity as President of White Development, Inc., a Texas
corporation, on behalf of said corporation.



Jeffrey J. Tompkins
Notary Public - State of Texas

AFTER RECORDING PLEASE RETURN TO:

Jeffrey J. Tompkins
Attorney at Law
1714 Target Court
Houston, Texas 77043

IC:MYDOCUMENTS.WHITEDEVELOPMENTINC-AGREEMENTTOSHAREEASEMENT.9.2023

RP-2023-334876

RP-2023-334876
Pages 3
08/31/2023 11:41 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-334876

R235379

WARRANTY DEED WITH VENDOR'S LIEN

502-49-3640

*W.D.
etc*

THE STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENT:

01/18/95 00180527 R235379 § 14 25

THAT, PRUDENTIAL RELOCATION MANAGEMENT, a Division of PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by LAWRENCE J. DANNEMILLER, and, KATHERINE A. DANNEMILLER

of Harris County, Texas, whose address is 8609 Burkhardt Road, Houston, Texas 77055 (hereinafter referred to

as "Grantee", whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by the said Grantee of one certain Promissory Note in the principal sum of \$ 198,000.00, of even date herewith, payable to the order of CHASE MANHATTAN PERSONAL FINANCIAL SERVICES A DIVISION OF CHASE MANHATTAN MORTGAGE CORPORATION

*1341
38
2.c*

(hereinafter referred to as "Mortgagee"), bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to the Trustee named therein; and

*16-25
I*

WHEREAS, Mortgagee has at the special instance and request of Grantee, paid to Grantor \$ 198,000.00 of the purchase price of the property hereinafter described, as evidenced by the above-described Note, and said Vendor's Lien and Deed of Trust Lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to the said Mortgagee the said superior title to said property, subrogating the said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said lien;

NOW, THEREFORE, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

0.3282 acre
ALL THAT CERTAIN ~~14,240 square foot~~ tract of land out of LOT SIX (6), of the C. H. BINGLE SUBDIVISION, a Subdivision in Harris County, Texas according to the map and or plat thereof, recorded in Volume 998, Page 223 of the Deed Records of Harris County, Texas, said 14,240 square foot tract, together with two (2) easements for ingress and egress being more particularly described by metes and bounds as shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

502-49-3641

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto the said Grantee, his heirs and assigns, forever. And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, right-of-way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantee shall be deemed a proper reference even though Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships.

EXECUTED this 15 day of January, 1995.

PRUDENTIAL RELOCATION MANAGEMENT, a Division of PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP By PRUDENTIAL HOMES CORPORATION, its General Partner 302

By Joanna B. Donzella
Authorized Signatory

STATE OF New York, COUNTY OF Westchester, ss:

BEFORE ME, the undersigned authority, on this day personally appeared Joanna B. Donzella of PRUDENTIAL HOMES CORPORATION, known to me to be the person(s) whose name(s) she subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed as the act and deed of said Corporation and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of January, 1995.

CATHERINE DICKSON
Notary Public, State of New York
No. 4969127
Qualified in Westchester County
Comm. Expires July 9, 1996

Catherine Dickson
NOTARY PUBLIC IN AND FOR
THE STATE OF ~~TEXAS~~ New York

PLEASE RETURN TO:

Return to: Texas American Title Co.
1200 Post Oak Blvd. #120
Houston, TX 77056
Return to: Texas American Title Co.
1200 Post Oak Blvd. #120
Houston, TX 77056
475-94-4213

EXHIBIT A

502-49-3642

All that certain 14,298 square foot, 0.3282 acre tract of land out of Lot Six (6) of the C.H. BINGLE SUBDIVISION, a subdivision 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, said 14,298 square foot tract being more particularly described by metes and bounds as follows:

COMMENCING in the west right of way line of Bingle Road (60' R.O.W.), the Northeast corner of the above mentioned Lot 6;

THENCE South 89 degrees 56 minutes 24 seconds West, a distance of 189.75 feet.

THENCE South 00 degrees 15 minutes 36 seconds East, a distance of 15.00 feet.

THENCE South 89 degrees 56 minutes 24 seconds West, a distance of 58.20 feet to a 1/2" iron rod found for the PLACE OF BEGINNING;

THENCE South 00 degrees 08 minutes 11 seconds East, a distance of 158.88 feet to a 1/2" iron rod found in the south line of the above mentioned Lot 6;

THENCE South 89 degrees 55 minutes 00 seconds West, along the south line of the above mentioned Lot 6 a distance of 90.00 feet to a 1/2" iron rod found;

THENCE North 00 degrees 17 minutes 00 seconds West, passing a 5/8" iron rod found at a distance of 133.92 feet, a total distance of 158.92 feet to 5/8" iron rod found;

THENCE North 89 degrees 56 minutes 24 seconds East, a distance of 90.00 feet to the place of beginning and containing 14,298 square feet or 0.3282 acres of land.

EASEMENT TRACT ONE (1):

All that certain 4,598 square feet of land, or 0.1055 acres of land in lot Five (5) of the C. H. BINGLE SUBDIVISION, a subdivision 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, said 4,598 square foot tract being more particularly described by metes and bounds as follows:

BEGINNING in the West right of way line of Bingle Road (60' R.O.W.), at the Southeast corner of the above mentioned Lot 5;

THENCE South 89 degrees 56 minutes 24 seconds West, along the South line of the above mentioned Lot 5 a distance of 229.90 feet;

502-49-3643

EXHIBIT A (continued)

THENCE North 00 degrees 17 minutes 00 seconds West, a distance of 20.00 feet;

THENCE North 89 degrees 56 minutes 24 seconds East, a distance of 229.90 feet to the West right of way line of Bingle Road;

THENCE South 00 degrees 26 minutes 04 seconds East, along the West right of way line of Bingle Road 20.00 feet to the PLACE OF BEGINNING, and containing 4,598 square feet, or 0.1055 acres of land.

EASEMENT TRACT TWO (2):

All that certain 2,223 square foot, 0.0510 acres of land out of Lot Six (6), of the C. H. BINGLE SUBDIVISION, a subdivision 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, said 2,223 square foot tract being more particularly described by metes and bounds as follows:

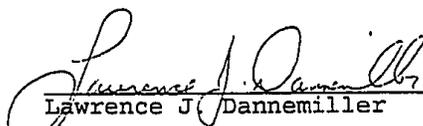
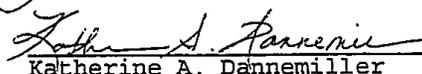
BEGINNING on the North line of the above mentioned Lot 6, South 89 degrees 56 minutes 24 seconds West from the Northwest corner of the above mentioned Lot 6 on the West right of way line of Bingle Road (60' R.O.W.);

THENCE South 00 degrees 15 minutes 36 seconds East, a distance of 15.00 feet;

THENCE South 89 degrees 56 minutes 24 seconds West, at 58.20 feet passing a 1/2" iron rod found for a total distance of 148.20 feet to a 5/8" iron rod found;

THENCE North 00 degrees 15 minutes 36 seconds West, a distance of 15.00 feet to the North line of the above mentioned Lot 6;

THENCE North 89 degrees 56 minutes 24 seconds East along the north line of the above mentioned Lot 6, 148.20 feet to the place of beginning and containing 2,223 square feet or 0.0510 acres of land.

	11/13/95
Lawrence J. Dannemiller	Date
	11/13/95
Katherine A. Dannemiller	Date

502-49-3643

502-49-3644

FILED
95 JAN 18 PM 1:24
Beverly B. Kaufman
HARRIS COUNTY CLERK

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.
THE STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas on

JAN 18 1995



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

2 5-4-2013

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;

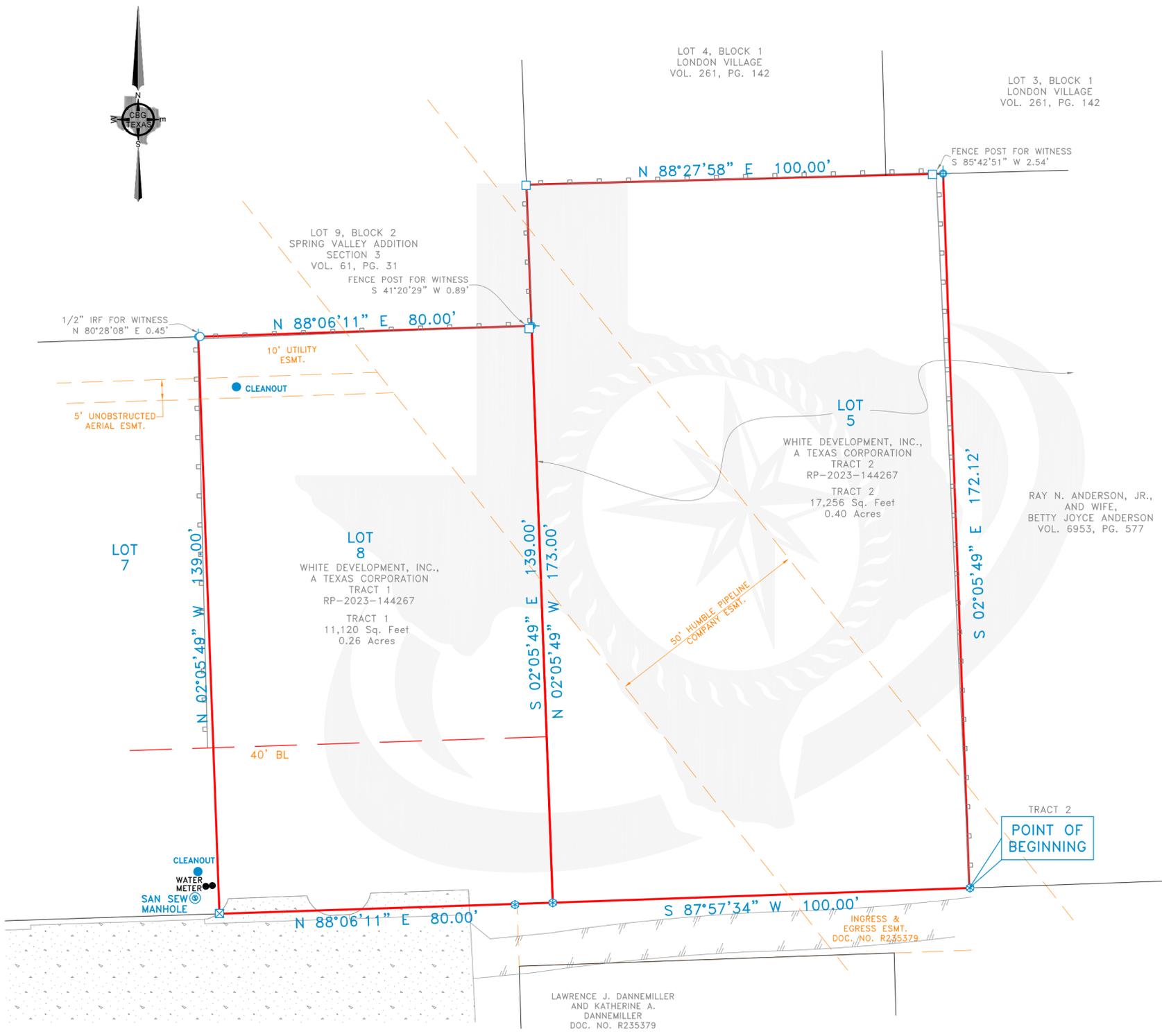
THENCE South 02 degrees 05 minutes 49 seconds East, along the West line of said Anderson tract, a distance of 172.12 feet to the POINT OF BEGINNING and containing 17,256 square feet or 0.40 acres of land.

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 of Surveyor
 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	▭ COVERED PORCH, DECK OR CARPORT
⊕ POINT FOR CORNER	▭ CONCRETE PAVING
▭ GRAVEL/ROCK ROAD OR DRIVE	▭ DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
 1419 Century Plaza Dr.
 Suite 210 75043
 Houston, TX 77073
 Phone: 281-499-9485
 Fax: 281-499-9485
 Email: info@cbgtxllc.com
 www.cbgtxllc.com

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

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Concerning The Following:

A Replat of (Tract 1) Lot 8, in Bloc 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, and (Tract 2) Being a portion of Lot 5 in 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; more commonly known as 8702 Burkhart Drive.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, March 12, 2024
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, March 26, 2024
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the City Administrator, John McDonald at (713) 465-8308.



EST. 1955

SPRING VALLEY
V I L L A G E

February 22, 2024

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following Proposed Variance:

A REPLAT OF (TRACT 1) LOT 8, IN BLOC 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, AND (TRACT 2) BEING A PORTION OF LOT 5 IN 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; MORE COMMONLY KNOWN AS 8702 BURKHART DRIVE.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

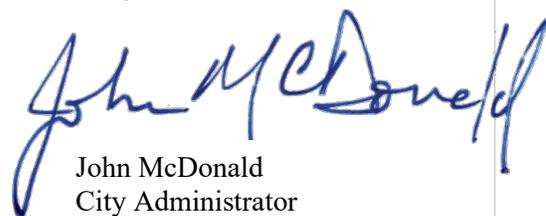
Date: Tuesday, March 12, 2024

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 1001 Campbell Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact me at (832) 910-8577 or jmcdonald@springvalleytx.com.

Sincerely,

A handwritten signature in blue ink that reads "John McDonald". The signature is written in a cursive style and is positioned above the printed name and title.

John McDonald
City Administrator

Kathryn Schuller Deyoung
6431 Stewart Rd Unit 334
Galveston, TX 77551-1880

Claire & W David De Roode
8713 Burkhart Rd
Houston, TX 77055-6611

Charles Justin White
8817 Merlin
Houston, TX 77055-6661

Travis Wiley & Maria Larriva
8709 Burkhart Rd
Houston, TX 77055-6611

Audrey & Steven Thorpe
8706 Burkhart Rd
Houston, TX 77055-6612

Nadereh Ahly
8705 Burkhart
Houston, TX 77055-6611

Sharan Terry
8701 Burkhart Rd
Houston, TX 77055-6611

Lawrence & Katherine Dannemiller
8609 Burkhart Rd
Houston, TX 77055-6674

Nicolas Wolk
8601 Burkhart Rd
Houston, TX 77055-6674

Jerry & Sondra Simonton
1203 Bingle Rd
Houston, TX 77055-6641

Estate of Betty Anderson
1201 Bingle Rd
Houston, TX 77055-6641

Current Owner
1155 Bingle Rd
Houston, TX 77055-6639

Current Owner
1151 Bingle Rd
Houston, TX 77055-6639

Scott Davis
8710 Winningham Ln
Houston, TX 77055-6634

Andrew & Amy Messieha
8706 Winningham Ln
Houston, TX 77055-6634

Lawrence & Mickel Lobb
8702 Winningham Ln
Houston, TX 77055-6634

Daniel Jae Kim & Esther Yang
%Ziltoid Living Trust
1131 Joshua Ln
Houston, TX 77055-6669

John Stiff & Michelle Wesley
1138 Joshua Ln
Houston, TX 77055-6670

Current Owner
8700 Cedarspur Dr
Houston, TX 77055-6624

James & Patricia Wuerth
8614 Cedarspur Dr
Houston, TX 77055-6645

Jimmy & Jane Ashley
8613 Cedarspur
Houston, TX 77055-6645

Denise Gandolfi
8609 Cedarspur Dr
Houston, TX 77055-6645

Songsheng Tan & Longzhu Zhang
8605 Cedarspur Dr
Houston, TX 77055-6645

Jorge L Garduno
8601 Cedarspur Dr
Houston, TX 77055-6645

George & Nancyn Carameros
8701 Cedarspur Dr
Houston, TX 77055-6624

Bora & Cristina Rockov
8705 Cedarspur Dr
Houston, TX 77055-6624

Richard Griffin & Bibbin Gill
8709 Cedarspur Dr
Houston, TX 77055-6624

Douglas & Sarah Busker
8713 Cedarspur
Houston, TX 77055-6624



EST. 1955

SPRING VALLEY

V I L L A G E

CITY OF SPRING VALLEY VILLAGE

ZONING SIGNAGE

CRITERIA

SUBMITTAL PACKET

(Planning & Zoning Commission)

SPRING VALLEY VILLAGE 1025 CAMPBELL ROAD HOUSTON, TEXAS 77055



RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

A zoning sign is a sign erected on property for which a zoning case has been filed with the City, including, but not limited to, zoning changes, Specific Use Permits, Variances, or Special Exceptions. The number of signs and the placement of signs shall be determined by the Building Official at the time of submittal. It is the responsibility of the owner/project representative to contact the Building Department to verify the number and location of signs needed.

Residential property owners/applicants need to contact the City Secretary to schedule pick up and drop off times for the signs.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (713) 465-8308.

ADHERE TO THE FOLLOWING INSTRUCTIONS:

PLACEMENT

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest public street with a notation indicating the location of the land subject to the application.
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.

- Signs shall be located so that the lettering is visible and may be clearly read from the street.

PROOF OF POSTING

- The applicant shall erect the sign(s) on the property that is the subject of the application a minimum of fourteen (14) calendar days immediately preceding the date of the public hearing before the Planning & Zoning Commission ("Commission").
- The applicant is responsible for maintaining the sign(s) on the property throughout the review process.
- A minimum of seven (7) calendar days prior to the public hearing, the applicant shall file an affidavit, on a form provided by the City, with the Building Official verifying that the sign(s) was posted as required.

REMOVAL OF SIGNS

- The applicant shall be responsible for removing the sign(s) from the property within seven (7) calendar days of the final action by the City of Spring Valley Village.

Preparer's Name: Jessica Romero Preparer's Signature: Jessica Romero

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the request for Zoning or Specific Use Permit. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.



AFFIDAVIT OF SIGN POSTING

(Re)Zoning Case No. P24-001

Date of Planning and Zoning Commission Meeting: MARCH 12, 2024

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I JESSICA ROMERO hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at

8702 BURKHART ROAD. SPRING VALLEY, TX 77055

Posting of said signs was accomplished on FEBRUARY 27TH, 2024 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along BURKHART ROAD

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: 02/29/24

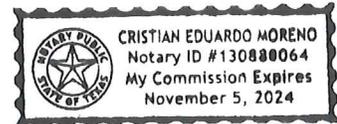
Printed Name of Applicant or Authorized Representative for Zoning Case No. JESSICA ROMERO

Signature of Applicant or Authorized Representative for Zoning Case No. JESSICA ROMERO

Sworn and subscribed before me on this date: 02/29/2024

Notary Public  Cristian Moreno

(Seal)



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) seven (7) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____



AFFIDAVIT OF SIGN MAINTENANCE

(Re)Zoning Case No. P 24-001

Date of Council Meeting: MARCH 12, 2024

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Jessica Romero hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at

8702 BURKHART ROAD, SPRING VALLEY, TX 77055

Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date FEBRUARY 29, 2024 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

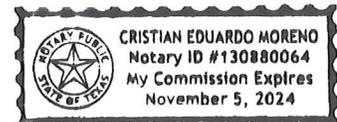
I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change, and return them to the City Secretary at the City Hall.

Executed this date: 02.29.24

Printed Name of Applicant or Authorized Representative for Zoning Case No. Jessica Romero

Signature of Applicant or Authorized Representative for Zoning Case No. Jessica Romero

Sworn and subscribed before me on this date: 02/29/2024



(Seal)

Notary Public Cristian Moreno

PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**Spring Valley Village
Planning & Zoning Commission
Agenda Item Data Sheet**

MEETING DATE March 12, 2024

TOPIC	Consideration and Possible Action on: A replat of: Tract 1: Lot 8, in Bloc 2 of Spring Valley Addition, Section 2, a subdivision in Harris County, Texas, according to the Map or Plat thereof, record in Volume 57, Page 34 of the Map Records of Harris County, Texas, and Tract 2: Being a portion of Lot 5 in 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.
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BACKGROUND	<p>A public hearing on this item was held earlier it the meeting.</p> <p><i>White Development has submitted a replat application to create one lot out of two existing tracts located in Dwelling District "A", and generally known as 8702 Burkhart:</i></p> <p><i>Tract 1: Lot 8, in Bloc 2 of Spring Valley Addition, Section 2, a subdivision in Harris County, Texas, according to the Map or Plat thereof, record in Volume 57, Page 34 of the Map Records of Harris County, Texas, and</i></p> <p><i>Tract 2: Being a portion of Lot 5 in 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.</i></p> <p><i>This replat would create two lots:</i></p> <ul style="list-style-type: none">• <i>Lot 1: 11,092.83 SF (0.2546 AC)</i>• <i>Lot 2: 16,955.77 SF (0.3892 AC)</i> <p><i>The proposed lots meet or exceed the following Dwelling District "A" minimums:</i></p> <ul style="list-style-type: none">• <i>Minimum lot area: 10,000 SF</i>• <i>Minimum lot width: 70 feet</i>• <i>Minimum lot depth: 120 feet</i> <p><i>Notice Information:</i> <i>Property Owners within 200 Feet: 28 Letters mailed.</i> <i>Notification Letters mailed: February 26, 2024</i> <i>Legal Notice Published: February 27, 2024</i> <i>Notifications Signs Posted: February 27, 2024</i></p>
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RECOMMENDATION	Staff recommends approval based on the determination that the replat meets requirements for approval.
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**Spring Valley Village
Planning & Zoning Commission
Agenda Item Data Sheet**

ATTACHMENTS • Replat

SUBMITTING STAFF MEMBER	CITY ADMINISTRATOR APPROVAL
John McDonald City Administrator	

THE STATE OF TEXAS
COUNTY OF HARRIS

WE, WHITE DEVELOPMENT, INC., ACTING BY AND THROUGH CHARLES WHITE, ITS OWNER, BEING OFFICERS OF WHITE DEVELOPMENT, INC., OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.6514-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WHITE DEVELOPMENT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, THE WHITE DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLES WHITE, ITS OWNER, THEREUNTO AUTHORIZED, THIS ____ DAY OF ____ 2024.

WHITE DEVELOPMENT, INC.

CHARLES WHITE, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES WHITE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, NATHAN ALAN PARE, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

NATHAN ALAN PARE
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6945

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF WHITE DEVELOPMENT AS SHOWN HEREON, IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF ____ 2024.

BY: _____
W.K. (TREV) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY PLANS AND SPECIFICATIONS FOR ALL STREETS, DRAINAGE STRUCTURES SANITARY SEWER LINES, WATER DISTRIBUTION LINES AND FIRE HYDRANTS IN THE SUBDIVISION HAVE BEEN PREPARED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND HAVE BEEN APPROVED BY ME, IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF ____ 2024.

BY: _____
ERIK TSCHANZ
PUBLIC WORKS DIRECTOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF WHITE DEVELOPMENT AS SHOWN HEREON, IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF ____ 2024.

BY: _____
TOM S. RAMSEY, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

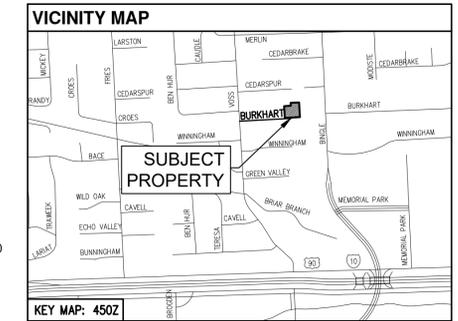
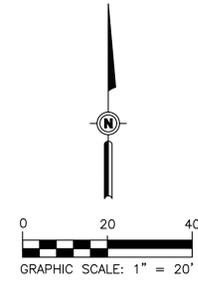
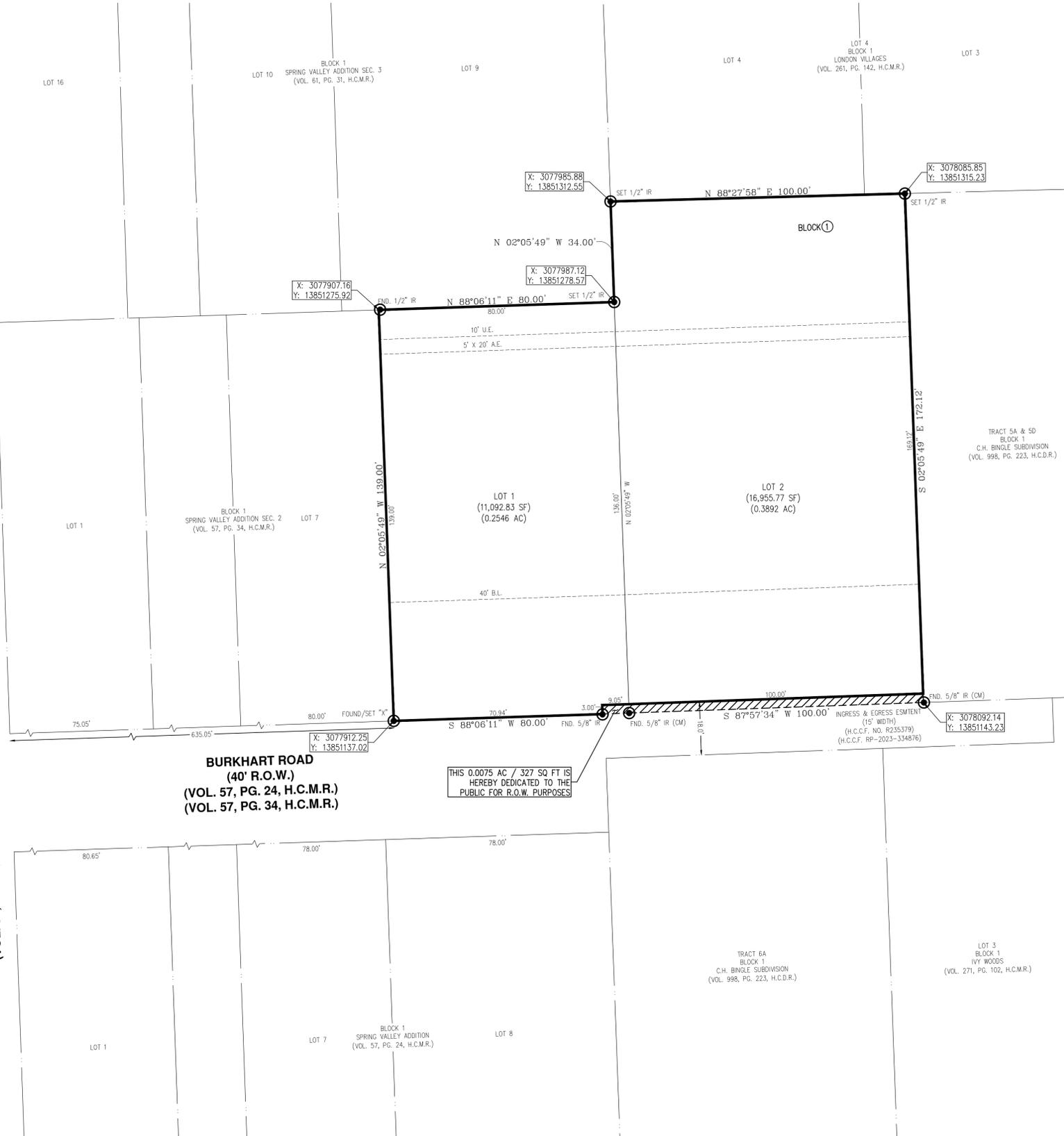
I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ 20__ AT ____ O'CLOCK ____ M., AND AT FILM CODE NUMBER ____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

**VOSS ROAD
(PLATTED AS BRACHER DRIVE)
(60' R.O.W.)
(VOL. 42, PG. 46, H.C.M.R.); (VOL. 45, PG. 35, H.C.M.R.);
(VOL. 46, PG. 46, H.C.M.R.); (VOL. 45, PG. 35, H.C.M.R.);
(VOL. 57, PG. 24, H.C.M.R.); (VOL. 57, PG. 34, H.C.M.R.);
(VOL. 57, PG. 24, H.C.M.R.); (VOL. 57, PG. 34, H.C.M.R.);**



- ### GENERAL NOTES & LEGEND
- B.L. DENOTES BUILDING LINE.
 - H.C.C.F. DENOTES HARRIS COUNTY CLERK'S FILE.
 - H.C.M.R. DENOTES HARRIS COUNTY MAP RECORDS.
 - H.C.D.R. DENOTES HARRIS COUNTY DEED RECORDS.
 - U.E. DENOTES UTILITY EASEMENT.
 - FND. IR/IP DENOTES FOUND IRON ROD/IRON PIPE.
 - VOL., PG. DENOTES VOLUME, PAGE.
 - A.E. DENOTES AERIAL EASEMENT.
 - SF DENOTES SQUARE FEET.
 - AC DENOTES ACRES.
 - CM DENOTES CONTROL MONUMENT.
 - SUBJECT TRACT DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOOD PLAN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 48201C 0645L, DATED 6/18/2007. (ZONE X) SHOWN BY GRAPHIC PLOTTING ONLY.
 - INFORMATION SHOWN ON THIS PLAT WAS BASED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, 07/910-23-4204 WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2023.
 - ALL BEARINGS ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE ON BURKHART ROAD.
 - THE OWNER FURTHER ACKNOWLEDGE AND AGREE THAT THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE ANY RESTRICTIVE COVENANTS AS FILED IN VOLUME 57, PAGE 34 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, VOLUME 998, PAGE 223 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00000.

METES & BOUNDS DESCRIPTION

TRACT 1:
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.

TRACT 2:
BEING A PORTION OF LOT 5 IN 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 KENNETH L. JONES AND WIFE, ROSALIE JONES (TRACT 2) BY DEED RECORDED IN DOCUMENT NO. E935402, 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 SOUTHWEST 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 POINT 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, 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, FROM WHICH A FENCE POST FOUND BEARS SOUTH 84 DEGREES 27 MINUTES 12 SECONDS WEST, A DISTANCE OF 1.42 FEET FOR WITNESS;
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;
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, MORE OR LESS.

WHITE DEVELOPMENT

A SUBDIVISION OF A 0.6514-ACRE TRACT OF LAND BEING A REPLAT 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, AND A PORTION OF LOT 5 IN 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.

REASON FOR REPLAT: TO CREATE TWO (2) SINGLE-FAMILY RESIDENTIAL LOT

DECEMBER 2023

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 2024.

BY: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER:
WHITE DEVELOPMENT, INC.
3307 WILLOW RIDGE DR
BRYAN, TEXAS 77807
PHONE: 827-844-8407

SURVEYOR:
CBG SURVEYING TEXAS, LLC
419 CENTURY PLAZA DRIVE #210
HOUSTON, TEXAS 77073
PHONE: 281-443-9288
FIRM # 10194280

APPLICANT:
PIONEER ENGINEERING
2301 COMMERCE STREET, # 250
HOUSTON, TEXAS 77002
PHONE: 832-307-0010
FIRM NO. 18084