



Survey of that certain tract or parcel of land out of the W. H. Jack League, in Galveston County, Texas, and being that same tract as conveyed in Trust to The Harvey T. Futrell and Aaselill S. Futrell Trust as recorded in Deed of Realty Creating Trust in Galveston County Clerk's File No. 9715416 in the Official Public Records of Real Property of Galveston County, Texas, said tract being more particularly described by metes and bounds on attached Exhibit "A".



I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison *[Signature]*
Registered Professional Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Hitchcock.
 - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
 - 4) Bearings are grid, Texas Coordinate System of 1983, South Central Zone, based on the found monumentation of the West subdivision line of Kramer Subdivision.

- Legend:
- Chain Link Fence
 - x-x- Wire Fence
 - (N.T.S.) Not to Scale

TRICON LAND SURVEYING, LLC

Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

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Exhibit "A"

Being that certain tract or parcel of land out of the W. H. Jack League, in Galveston County, Texas, and being that same tract as conveyed in Trust to The Harvey T. Futrell and Aaselill S. Futrell Trust as recorded in Deed of Realty Creating Trust in Galveston County Clerk's File No. 9715416 in the Official Public Records of Real Property of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southeasterly corner of Lot 11 in Kramer Subdivision, in the W.J. Jack League, in Galveston County, Texas, according to the map of said Kramer Subdivision of record in Volume 254, Page 43, in the Office of the County Clerk of Galveston County, Texas, and being in the West line of Center Street (50' R.O.W.) and the Southeast corner of the herein described tract, a found 1/2 inch rod bearing S 52° E 0.9';

THENCE North 75° 19' 52" West, along the Southerly line of said Lots 11 through 20 of said Kramer Subdivision, a distance of 621.44 feet (Called 621.7 feet), to the Southwest corner of the herein described tract, a found 3/4 inch pipe;

THENCE North 14° 40' 08" East, along the West line of said Lot 20 at 283.30 feet passing the Northwest corner of said Lot 20, at 287.12 passing a found 2 1/2 inch pipe at the called Northwest corner of the Northeast 1/4 of Outlot 1 of the Dart Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 7, Map No. 2 in the Map Records in the Office of the County Clerk of Galveston County, Texas, continuing for a total distance of 310.80 feet to the Northwest corner of the herein described tract, a set 1/2 inch rod;

THENCE South 75° 19' 52" East, parallel with the North line of said Kramer Subdivision, a distance of 629.80 feet to the West line of said Center Street and Northeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South 16° 12' 33" West, along the West line of said Center Street, a distance of 310.91 feet to the PLACE OF BEGINNING and containing 4.464 acres (194,443 square feet) of land, more or less.