

Survey of two tracts or parcels of land out of the "Ricke 10 Acre Tract" in the W.H. Jack League, which was conveyed by Jules Perthuis to Martin Rickie (Ricke) by Deed dated the 12th Day of April 1890, and recorded in Volume 79, Pgs 511-512 of the Deed Records of Galveston County, Texas, said two tracts 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*  
 Brene Addison  
 Registered Professional  
 Land Surveyor No. 6598



Tract 7  
 Trudy J. Burrus  
 GCCFN 2006074279  
 DPRGCTX

P.O.B. Tract A  
**Tract A**  
 1.000 Acres  
 (43,575 Sq. Ft.)

P.O.B. Tract B  
**Tract B**  
 1.003 Acres  
 (43,680 Sq. Ft.)

**RICKE LANE DRIVE**  
 (Vol. 1179, Pg. 686, G.C.D.R.)

Lot H  
 Gary L. Cash Jr.  
 GCCFN 2017039239  
 DPRGCTX

Lot G  
 Martin & Eva Valdivia  
 GCCFN 2012038479  
 DPRGCTX

Tract 8  
 Edgar B. Zertuche  
 GCCFN 2002054072  
 DPRGCTX

W.H. JACK LEAGUE  
 ABSTRACT NO. 13

Lot F  
 Castillo Pedro Juarez  
 GCCFN 2017056585  
 DPRGCTX

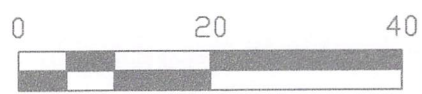
SW Corner  
 Ricke 10 Ac. Tract  
 Fnd. 1/2" Rod (On line)  
 S 17° W 1.0'

Metal  
 Shade  
 Structure



**HACKER ROAD**  
 (R.O.W. Width Varies)

SCALE: 1" = 20'



**NOTES:**  
 1) This property is subject to the building and zoning ordinances of the City of Hitchcock.  
 2) This property lies within Zone AE (EL 10) as established by the FEMA Flood Insurance Rate Map No. 48167C0385G, Dated August 15, 2019.  
 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 based on the monumentation of the West line the Ricke 10 Acre Tract.

**Legend:**  
 · · · · · 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

Drafting: LP

Parcel ID: 157006

Surveyed for: Samantha Osterloh

Stewart Title File No. 1079245  
 Insured: Brian Osterloh and Samantha Osterloh

Exhibit "A"

Tract A

Being that certain tract or parcel of land out of the "Ricke 10 Acre Tract" in the W.H. Jack League, which was conveyed by Jules Perthuis to Martin Rickie (Ricke) by Deed dated the 12th Day of April 1890, and recorded in Volume 79, Pges 511-512 of the Deed Records of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said "Ricke 10 Acre Tract", which is 1092.0 feet from the Northwest corner of said Tract, and which point bears South 68° 00' East a distance of 300.0 feet and South 17° 00' West a distance of 2,561.0 feet from the Northwest corner of the Hitchcock Independent School District Tract, same being the Northwest corner of the herein described tract;

THENCE continuing South 17° 00' West along the West line of said "Ricke 10 Acre Tract" a distance of 364.0 feet to the North line of Hacker Road (R.O.W. Width Varies), being the Southwest corner of said "Ricke 10 Acre Tract" and the Southwest corner of the herein described tract, a found 1/2 inch rod on line S 17 W a distance of 1.0 feet;

THENCE South 72° 33' East along the South line of said "Ricke 10 Acre Tract" a distance of 120.0 feet to the Southeast corner of the herein described tract, a found 1/2 inch rod;

THENCE North 17° 00' East parallel to the West line of said "Ricke 10 Acre Tract" a distance of 363.6 feet to the Northeast corner of the herein described tract;

THENCE North 73° 00' West parallel to the North line of said "Ricke 10 Acre Tract" a distance of 120.0 feet to the PLACE OF BEGINNING, and containing 1.000 acre (43,575 square feet) of land, more or less, and being that same tract or parcel of land called "Tract A" as described in partition deed recorded in Volume 1179, Page 686 in the Deed Records in the Office of the County Clerk of Galveston County, Texas.

Tract B

Being that certain tract or parcel of land out of the "Ricke 10 Acre Tract" in the W.H. Jack League, which was conveyed by Jules Perthuis to Martin Rickie (Ricke) by Deed dated the 12th Day of April 1890, and recorded in Volume 79, Pges 511-512 of the Deed Records of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said "Ricke 10 Acre Tract", which is 728.0 feet from the Northwest corner of said Tract, and which point bears South 68° 00' East a distance of 300.0 feet and South 17° 00' West a distance of 2,197.0 feet from the Northwest corner of the Hitchcock Independent School District Tract, same being the Northwest corner of the herein described tract, a found 1 inch pipe bearing N 48° E a distance of 0.6 feet;

THENCE continuing South 17° 00' West along the West line of said "Ricke 10 Acre Tract" a distance of 364.0 feet to the Southwest corner of the herein described tract;

THENCE South 73° 00' East parallel to the North line of said "Ricke 10 Acre Tract" a distance of 120.0 feet to the Southeast corner of the herein described tract;

THENCE North 17° 00' East parallel to the West line of said "Ricke 10 Acre Tract" a distance of 363.94 feet (Called 364.0 feet) to the Northeast corner of the herein described tract;

THENCE North 73° 00' West parallel to the North line of said "Ricke 10 Acre Tract" a distance of 120.0 feet to the PLACE OF BEGINNING, and containing 1.003 acres (43,680 square feet) of land, more or less, and being that same tract or parcel of land called "Tract B" as described in partition deed recorded in Volume 1179, Page 686 in the Deed Records in the Office of the County Clerk of Galveston County, Texas.