



**8414 Schiro Road**

Being a 0.87 acre (37,969 square feet) tract of land, also being a part of the Northwest 1/4 of Outlot 2 of Dart 3 Subdivision of the Town of Hitchcock, according to the Map or Plat thereof recorded in Volume 91, Page 220 of Galveston County Deed Records, being the same tract of land described in deed conveyed to Elmer A. Holzworth in Volume 2123, Page 339 of Galveston County Deed Records, situated in the W.H. Jack League, Abstract No. A-13, in Galveston County, Texas and being more particularly described as follows;

BEGINNING at a 1 inch square iron pipe found in the North line of Schiro Road (60 foot Right-of-Way) being in the Southwest corner of a tract of land conveyed to Nolan B. Ramirez, by deed recorded in Instrument No. 009-14-0303, Deed Records, Galveston County, Texas, from which a 1/2 inch iron rod found for witness along the North line of said Schiro Road, and along the West line of McArthur Street (Public Right-of-Way), and at the South corner of said Ramirez Tract, bears South 73 degrees 33 minutes 42 seconds East, a distance of 119.44 feet;

THENCE North 73 degrees 33 minutes 42 seconds West, along and with the North line of said Schiro Road, a distance of 100.00 feet to a 1/2 inch iron rod found in the North line of said Schiro Road, same being the South corner of a tract of land conveyed to Anthony P. Urbaneck, by deed recorded in Instrument No. 2006026853, Deed Records, Galveston County, Texas;

THENCE North 16 degrees 35 minutes 02 seconds East, along the East line of said Urbaneck tract, a distance of 379.69 feet to 1 inch iron pipe found in the East line of said Urbaneck tract, same being the Southwest corner of a tract of land conveyed to Richard and Lindsey Bjerke, by deed recorded in Instrument No. 2002009273, Deed Records, Galveston County, Texas;

THENCE South 73 degrees 33 minutes 42 seconds East, along the South line of said Bjerke tract, a distance of 100.00 feet to a 1 inch iron pipe found at the Southeast corner of said Bjerke tract, same being in the Southwest corner of a tract of land conveyed to Gary F. Brychta and Rita J. Brychta, by deed recorded in Instrument No. 013-65-0036, Deed Records, Galveston County, Texas, also being in the Northwest corner of a tract of land conveyed to Alan Armstrong, by deed recorded in Instrument No. 007-95-1655, Deed Records, Galveston County, Texas;

THENCE South 16 degrees 35 minutes 02 seconds West, along the West line of said Armstrong Tract, also being in the West line of that tract of land conveyed to David R. Prather and Ruth G. Prather, by deed recorded in Document No. 2013062202, Deed Records, Galveston County, Texas, same being along the West line of said Ramirez Tract, a distance of 379.69 feet to the POINT OF BEGINNING and containing 37,969 square feet or 0.87 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to Ghrist Law, in connection with the transaction described in G.F. 8992-25-64869 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 6th day of January, 2025

*Nathan Alan Paire*  
Registered Professional Land Surveyor



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

NOTE: According to the F.I.R.M. in Map No. 48167C0385G, this property does lie in Zone AE and DOES lie within the 100 year flood zone.



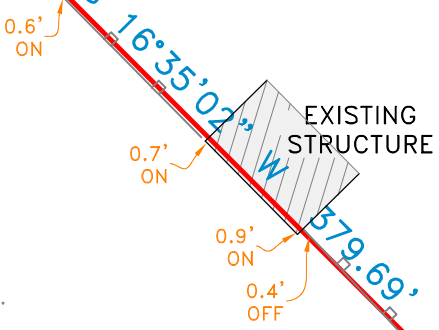
GARY F. BRYCHTA & RITA J. BRYCHTA INSTRUMENT NO. 013-65-0036  
RICHARD BJERKE LINDSAY BJERKE INSTRUMENT NO. 2002009273  
ALAN ARMSTRONG INSTRUMENT NO. 007-95-1655

DAVID R. PRATHER & RUTH G. PRATHER DOCUMENT NO. 2013062202

NOLAN B. RAMIREZ INSTRUMENT NO. 009-14-0303

ANTHONY P. URBANEK INSTRUMENT NO. 2006026853

37,969 SQ. FT. 0.87 AC.



APPROX. LOCATION ZONE AE 100YR 48167C0385G DATE 08/15/2019

APPROX. LOCATION ZONE X 500YR 48167C0385G DATE 08/15/2019

POINT OF BEGINNING

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
COUNTY CLERK'S FILE NO(S). 2025001923, 2025001924  
APPARENT ENCROACHMENT INTO/OVER PROPERTY LINE

NOTES: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

**LEGEND**

◯ 1/2" IRON ROD FOUND	■ POOL EQUIPMENT	— ASPHALT PAVING
◯ 1/2" IRON ROD SET	■ COLUMN	— CHAIN LINK FENCE
◯ 1" IRON PIPE FOUND	— AC - AIR CONDITIONING	— WOOD FENCE
□ FENCE POST CORNER	⊙ FIRE HYDRANT	— 0.5' WIDE TYPICAL BARBED WIRE
⊠ 1" SQUARE PIPE	— COVERED PORCH, DECK OR CARPORT	— IRON FENCE
⊡ 5/8" ROD FOUND	— OES - OVERHEAD ELECTRIC SERVICE	— PIPE FENCE
▲ UNDERGROUND ELECTRIC	— OHP - OVERHEAD POWER LINE	— CONCRETE PAVING
△ OVERHEAD ELECTRIC	◆ POINT FOR CORNER	— DOUBLE SIDED WOOD FENCE
● POWER POLE	— GRAVEL/ROCK ROAD OR DRIVE	

**CBG SURVEYING TEXAS LLC**  
419 Century Plaza Dr. Suite 210 Houston, TX 77073  
P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	01/06/2025	2500006	SEE CERT.	SRG/KAD

**METES & BOUNDS**  
WILLIAM JACK SURVEY, ABSTRACT NO. 13  
CITY OF HITCHCOCK, GALVESTON COUNTY, TEXAS  
8414 SCHIRO ROAD