AVENUE M NORTHEAST OUTLOT 11 37TH STREET 'NORTHWEST OUTLOT Lot B No. 3535 No. 82 Ac. (3,552 Sq. Ft.) AREA TABLE Sq. Feet Lot Acres Lot A 3,552 0.082 Lot B 3,552 0.082 Lot C 3,552 0.082

PROPERTY DESCRIPTION:

Being a proposed replat of that certain tract or parcel of land situated in the M.B. Menard Survey, Abstract 682, Galveston County, Texas, being out of the Northwest Quarter of Outlot 11, in the City and County of Galveston, Texas, being all of a tract of land conveyed unto Melba Alexander Estate, by deed recorded under Galveston County Clerk's File No. 6314475 in the Official Public Records of Real Property of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South right-of-way line of Avenue M (70' R.O.W.), said point being the Northeast corner of the Northwest Quarter of said Outlot 11, and the Northeast corner of the herein described tract, a found 2 inch pipe bearing N 73° W 0.8';

THENCE South 16° 43' 00" East, along the East line of said Northwest Quarter of Outlot 11 a distance of 137.50 feet to the Southeast corner of the herein described tract, a found 1 inch pipe bearing N 35° W 0.8';

THENCE South 73° 17' 00" West, parallel to the North line of said Northwest Quarter of Outlot 11 a distance of 77.50 feet to the Southwest corner of the herein described tract, a found power pole on corner;

THENCE N 16° 43' 00" West, parallel to the East line of the said Nowrthwest Quarter of Outlot 11 a distance of 137.50 feet to a point in the South line of said Avenue M, being the Northwest corner of the herein described tract, a found 1/2 inch pipe bearing N 09° E 0.7';

THENCE North 73° 17' 00" East, a distance of 77.50 feet to the PLACE OF BEGINNING, and containing 0.245 acres (10,656 square feet) of land, more or

THE PAINTED PLUM

CITY AND COUNTY OF GALVESTON, TEXAS

3 LOTS - 10,656 SQUARE FEET

August 24, 2020

Owner: VJM Holdings, LLC Christine Nugent, Owner

Surveyor: Brene Addison Registered Professional Land Surveyor No. 6598

THE STATE OF TEXAS \{\}

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON {}

That I, Christine Nugent owner of VJM Holdings, LLC, being the owner of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as the "BELLE MANOR", in the City and County of Galveston, Texas.

Christine Nugent Owner, VJM Holdings, LLC

THE STATE OF TEXAS \{\}

COUNTY OF GALVESTON {}

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Christine Nugent, Owner of VJM Holdings, LLC known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public for the State of Texas

Mv Commision Expires_____

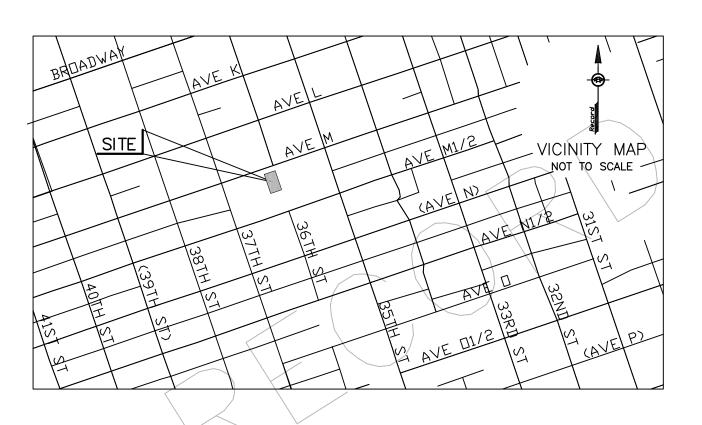
This is to certyify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

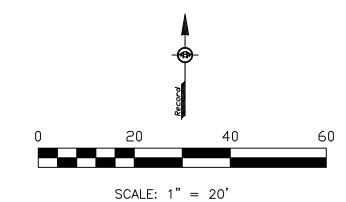
Brene Addison Registered Professional Land Surveyor No. 6598



TRICON LAND SURVEYING, LLC Mailing: 6341 Stewart Rd. #251

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
TLS 20-0481





NOTES

- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) This property lies within the incorporated boundaries of the City of Galveston.
 4) This property is subject to any restrictions of record.
- 5) All utiliites shall be relocated as needed to avoid crossing platted property lines.

This Subdivision plat in the City of Galveston, Galveston County, Texas, as set forth on this plat, has been approved by the Galveston Planning Commision on this _____ day of _______, 2020.

Secretary Galveston Planning Commission	Chairperson Galveston Planning Commission		
THE STATE OF TEXAS {}	WALCHALL MEN DV THECE DDECENTS		
COUNTY OF GALVESTON {}	KNOW ALL MEN BY THESE PRESE		

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do herby certify	that
the written instrument was filed for record in my office on	
O'clock,m, and duly re	ecorde
on O'clock,m, Instrume	ent
#, Galveston County records.	

Witness my hand and seal of office, at Galveston, Texas, the day and date las above written

Dwight D. Galveston		Clerk	
Ву	 		Deputy