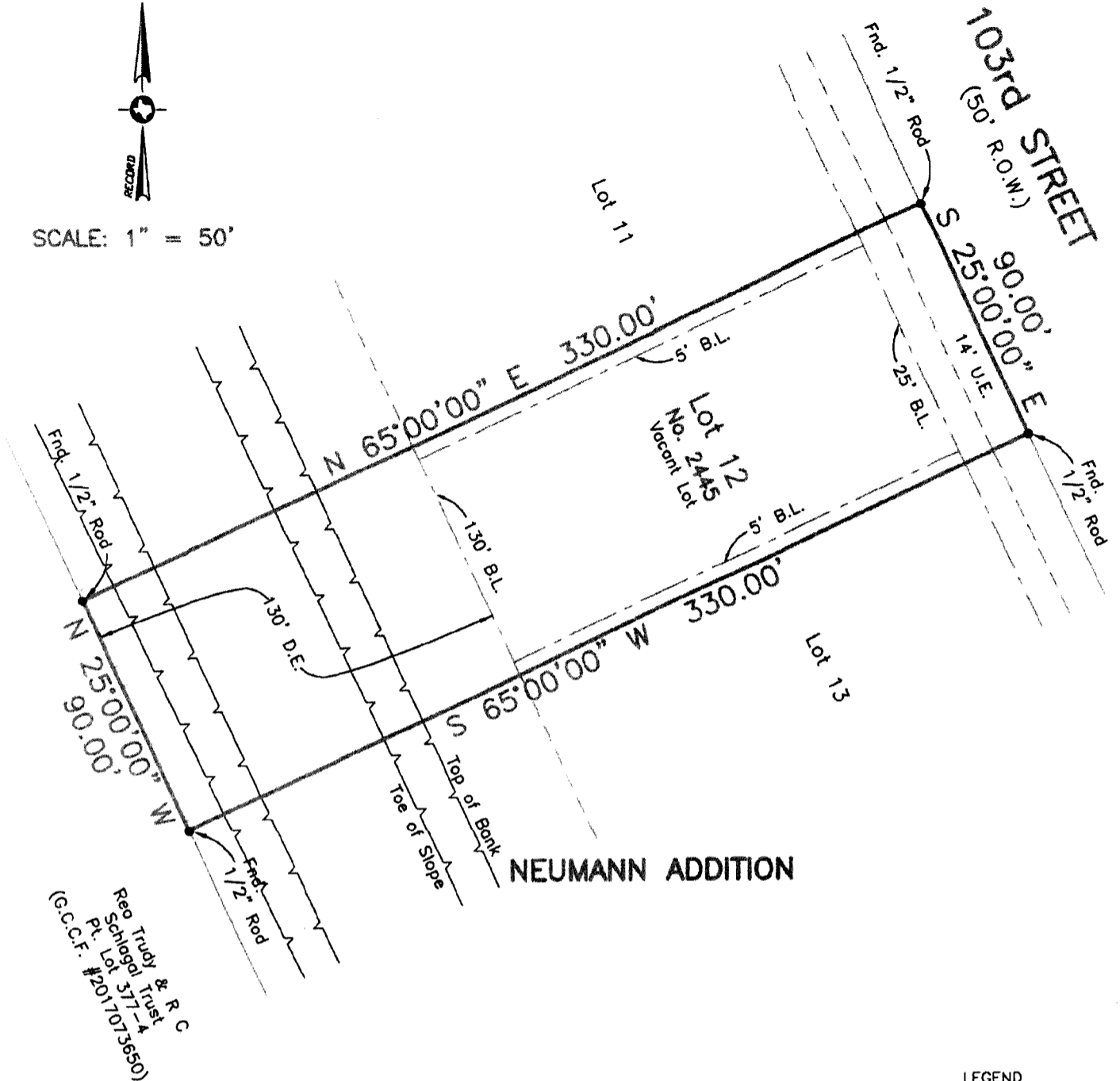




SCALE: 1" = 50'



NEUMANN ADDITION

LEGEND

B.L.	Building Setback Line
U.E.	Utility Easement
D.E.	Drainage Easement

Trimble & Lindsey  
Survey, Sec. 1

Survey of Lot Twelve (12), of NEUMANN ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Clerk's File Number 2019052338, in the Office of the County Clerk of Galveston County, Texas.

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.

*Brian S. House*  
 Brian S. House  
 Registered Professional  
 Land Surveyor No. 6520



GALVESTON OFFICE

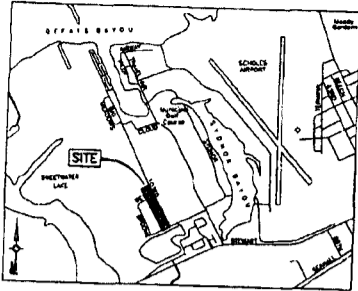
Registration Number: 10193855

(409) 740-1517 www.hightidelandsurveying.com  
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Bearings based on recorded plat.
- 4) Surveyed without benefit of a Title Report.

SURVEY DATE:	FEBRUARY 11, 2021
FILE No.:	5276-0000-0012-000
DRAFTING:	AM
JOB No.:	21-0132-12



Neumann Addition  
Not to Scale

# NEUMANN ADDITION

BEING A REPLAT OF  
ALL OF LOT THREE HUNDRED SIXTY-SIX (366), IN SECTION ONE (1) OF THE TRIMBLE  
AND LINDSEY SURVEY OF GALVESTON ISLAND, GALVESTON COUNTY, TEXAS

10.00 ACRES (435,600 SQ. FT.)  
AUGUST, 2019

STATE OF TEXAS     ||  
COUNTY OF GALVESTON     ||

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on September 23, 2019 at 11:01 o'clock, A.M., and duly recorded on September 23, 2019 at 11:01 o'clock, A.M., in Instrument Number 2019052338 Galveston County Records.

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

DWIGHT D. SULLIVAN, County Clerk,  
Galveston County, Texas  
*Sarah Clark*, Deputy

STATE OF TEXAS     ||  
COUNTY OF GALVESTON     ||

This Report in the City of Galveston, Galveston County, Texas, as set forth on this plat has been approved by the Galveston Planning Commission on the 17 day of September, 2019.

*James J. ...*  
Galveston Planning Commission  
*Carol A. ...*  
Chairman  
Galveston Planning Commission

STATE OF TEXAS     ||  
COUNTY OF GALVESTON     ||

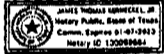
KNOW ALL MEN BY THESE PRESENTS  
That the NEUMANN INVESTMENTS, L.L.C., owners of that certain tract or portion of tract, being and being situated in Galveston County, Texas, and being more particularly described as follows, do hereby make record of said property according to the laws and the laws thereof, and designate same as the "NEUMANN ADDITION" in Galveston County, Texas.

*Michael Neumann*  
MICHAEL NEUMANN - CEO/Managing Partner  
NEUMANN INVESTMENTS, L.L.C.

STATE OF TEXAS     ||  
COUNTY OF GALVESTON     ||

Before me, on this day August 20, 2019, personally appeared MICHAEL NEUMANN, known to me to be the person whose name is subscribed to the foregoing instrument.

*James T. ...*  
Notary Public, State of Texas

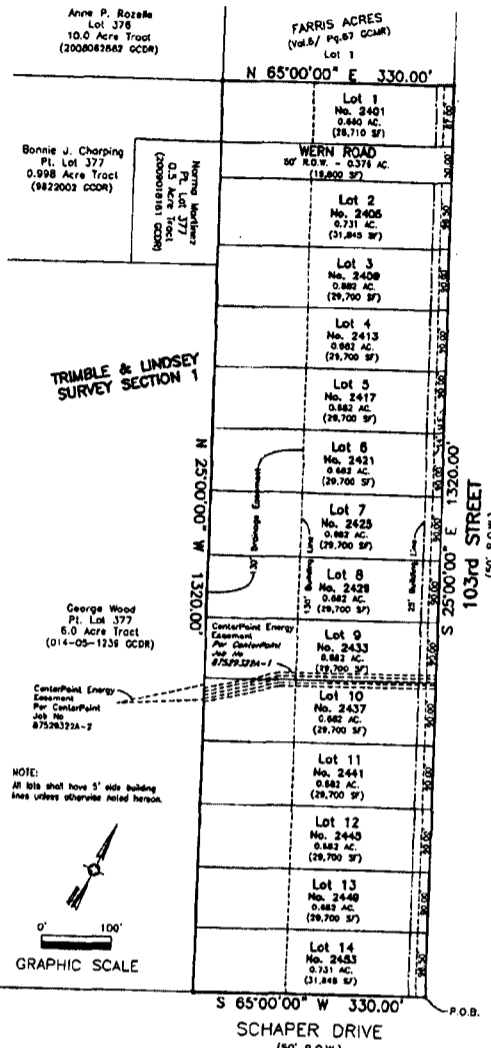


This is to certify that I, Brian S. House, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and under my direction.

*Brian S. House*  
Brian S. House  
Registered Professional  
Land Surveyor No. 5570

REVISION:	AUGUST 20 2019
BY:	Brian S. House
DATE:	08/20/19
SCALE:	AS SHOWN
JOB NO.:	17-1024 RP

High Tide  
Land Surveying LLC  
8017 HARBORSIDE DRIVE  
P.O. BOX 1447 (mailing)  
GALVESTON, TX 77552  
PH (409) 746-1817  
Registration Number: 10183888  
www.HighTideLandSurveying.com



2019052338

**METES AND BOUNDS DESCRIPTION**

Being a 10.00 acre tract of land being all of Lot Three Hundred Sixty-Six (366), in Section One (1) of the Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas, and being more particularly described as follows:

Beginning at a point being at the intersection of the West line of said Lot 366, being a 50 foot right-of-way, with the North line of Schaper Drive, being a 50 foot right-of-way;

Thence South 65°00'00" East along the North line of said Schaper Drive, a distance of 330.00 feet to the Southeast corner of said Lot 366, said point also being the Southeast corner of a 6.0 acre tract of land conveyed to George Wood in deed recorded under Film Code No. 014-05-1238 of the Galveston County Clerk's records;

Thence North 25°00'00" West along the East line of said 6.0 acre Wood tract, a distance of 1,320.00 feet to a point for corner, said point also being the Southeast corner of Lot 1, of FARRIS ESTATES, a subdivision in Galveston County, Texas according to the map & plat thereof recorded in Volume 6, Page 87 of the Galveston County Clerk's records;

Thence North 65°00'00" East along the South line of Lot 1, of said FARRIS ESTATES, a distance of 330.00 feet to a point for corner, said point also being the West line of said 103rd Street;

Thence South 65°00'00" East along the West line of said 103rd Street, a distance of 1,200.00 feet to the Point of Beginning of the herein described tract.