

PROPERTY DESCRIPTION  
 Being Lot Two (2) and part of Lot Three (3), in Block Nine (9), Lots Nine 1/2 (9-1/2), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15) in Block Eleven (11), and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block Twelve (12), of FIRST ADDITION TO ALGOA SUBURBS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 10 and transferred to Plat Record 3, Map Number 1, in the Office of the County Clerk of Galveston County, Texas, together with that certain 40 foot road having been abandoned by the County Commissioners of Galveston County, Texas, in that certain Order of Abandonment of the Commissioners of Galveston County, Texas, recorded in Volume 3111, Page 450 of the Official Public Records of Galveston County, Texas. SAVE AND EXCEPT those certain tracts or parcels of land being called Tract 1 and Tract 2 conveyed to Galveston County Drainage District No. 1, by instrument recorded under Galveston County Clerk's File No. 2001041676, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot One (1), same being the Southeast corner of said First Addition to Algoa Suburbs, a found 1 inch pipe;  
 THENCE South 88°09 feet03" West, along the South line of said First Addition to Algoa Suburbs, a distance of 1396.96 feet to the Southeast corner of said Galveston County Drainage District No. 1 (Tract 2) and the Southwest corner of the herein described tract, a set 1/2 inch rod;  
 THENCE along the East line of said Galveston County Drainage District No. 1 (Tract 2) the following courses:  
 North 08°30'40" West a distance of 234.94 feet;  
 THENCE North 23°45'16" East, a distance of 108.19 feet; THENCE North 53°05'09" East, a distance of 202.11 feet;  
 THENCE North 07°10'19" East, a distance of 283.18 feet; THENCE North 15°37'28" East, a distance of 196.71 feet;  
 THENCE North 06°33'42" East, a distance of 228.19 feet; THENCE North 12°45'00" East, a distance of 79.79 feet;  
 THENCE North 13°22'16" East, a distance of 209.41 feet; THENCE North 18°30'39" East, a distance of 163.72 feet;  
 THENCE North 11°20'50" West, a distance of 186.91 feet; THENCE North 33°35'07" East, a distance of 186.91 feet;  
 THENCE North 20°29'01" East, a distance of 54.82 feet; THENCE North 04°06'47" East, a distance of 67.64 feet;  
 THENCE North 12°03'58" West, a distance of 74.50 feet; THENCE North 04°12'34" West, a distance of 257.59 feet;  
 THENCE North 09°16'33" West, a distance of 195.65 feet; THENCE North 37°49'14" West, a distance of 69.88 feet;  
 THENCE North 27°14'40" West, a distance of 91.11 feet; THENCE North 18°18'22" West, a distance of 108.28 feet;  
 THENCE North 22°16'47" East, a distance of 130.26 feet;  
 THENCE North 41°36'24" East, a distance of 85.85 feet to the South line of a 40 foot Road;  
 THENCE North 04°46'39" East, crossing said 40 foot Road a distance of 40.24 feet to the Southeast corner of said Galveston County Drainage District No. 1 Tract 2;  
 THENCE along the East line of said Galveston County Drainage District No. 1 (Tract 2) the following courses;  
 North 12°12'12" East, a distance of 113.41 feet;  
 THENCE North 55°50'52" East, a distance of 152.45 feet; THENCE North 83°35'38" East, a distance of 86.59 feet;  
 THENCE North 54°41'32" East, a distance of 165.30 feet; THENCE North 12°50'11" East, a distance of 83.67 feet;  
 THENCE North 12°50'11" East, a distance of 22.59 feet; THENCE North 37°15'06" East, a distance of 216.78 feet;  
 THENCE North 22°05'53" East, a distance of 173.85 feet;  
 THENCE North 09°42'23" East, a distance of 73.02 feet to the South shoreline of Dickinson Bayou;  
 THENCE along the South Shoreline of said Dickinson Bayou the following courses;  
 South 67°20'36" East, a distance of 54.03 feet;  
 THENCE South 87°29'22" East, a distance of 69.71 feet; THENCE North 86°03'48" East, a distance of 82.79 feet;  
 THENCE North 49°04'50" East, a distance of 93.24 feet; THENCE North 16°04'03" West, a distance of 69.02 feet;  
 THENCE North 31°35'05" East, a distance of 86.58 feet; THENCE North 48°56'08" East, a distance of 70.64 feet;  
 THENCE North 39°05'36" East, a distance of 89.29 feet; THENCE North 40°48'30" East, a distance of 60.60 feet;  
 THENCE North 43°49'58" East, a distance of 37.56 feet to the East line of said First Addition to Algoa Suburbs and the Northeast corner of the herein described tract, a set 1/2 inch rod;  
 THENCE South 01°55'59" East, along the East line of said First Addition to Algoa Suburbs, a distance of 4163.00 feet and containing 93.948 acres of land, more or less.  
 Park Reserve Description  
 Being the Park Reserve, of FIRST ADDITION TO ALGOA SUBURBS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 10 and transferred to Plat Record 3, Map Number 1, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:  
 BEGINNING at the intersection of the North line of said Park Reserve, with the West line of a 1.90 acre tract or parcel of land, called Tract 1, conveyed to Galveston County Drainage District No. 1 by instrument recorded under Galveston County Clerk's File No. 200141676, and being the Northeast corner of the herein described tract;  
 THENCE along the East line of said Park Reserve and with the West line of said Galveston County Drainage District No. 1 (Tract 1) the following courses:  
 South 41° 36' 24" West, a distance of 22.90 feet; THENCE South 22° 16' 47" West, a distance of 173.46 feet;  
 THENCE South 18° 18' 22" East, a distance of 144.83 feet; THENCE South 28° 14' 40" East, a distance of 104.77 feet;  
 THENCE South 37° 49' 14" East, a distance of 56.23 feet;  
 THENCE South 09° 16' 33" East, a distance of 24.71 feet to the intersection of the South right-of-way line of said Park Reserve with the West line of said Galveston County Drainage District No. 1 (Tract 1), and being the Southeast corner of the herein described tract;  
 THENCE South 88° 01' 41" West along the South line of said Park Reserve, a distance of 228.16 feet to the Southwest corner of said Park Reserve, a found 1/2 inch rod;  
 THENCE North 01° 58' 48" West along the West line of said Park Reserve and with the East right-of-way line of a 40 foot Road (Not Improved), a distance of 477.89 feet to the Northwest corner of said Park Reserve, a set 1/2 inch rod;  
 THENCE North 88° 04' 01" East along the North line of said Park Reserve and with the South right-of-way line of said 40 foot Road, a distance of 192.08 feet to the PLACE OF BEGINNING, and containing 1.691 acres (73,668 square feet) of land, more or less.  
 APPROVED FOR FILING, wherein Galveston County assumes no obligation for drainage, streets, roads or making any other improvements in said subdivision.

THE STATE OF TEXAS  
 COUNTY OF GALVESTON  
 I, George H. Neumann, Jr., owner hereinafter referred to as Owner of the tracts described in the above and foregoing map of RYMAL RANCH ESTATES do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated on by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet six (11' 6") inches for ten feet (10' 0") perimeter ground easements or five feet six (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.  
 FURTHER, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owner does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.  
 FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Galveston County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch gully, creek or natural drainage way, shall hereby be restricted to keep such drainage ways an easements clear of fences, building, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, the Owner does hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

Witness my hand in County of Galveston, Texas, this 22 day of September, 2023.

*George H. Neumann, Jr.*  
 George H. Neumann, Jr.  
 Individually and as Independent Executor of the Estate of George Neumann, Sr., Deceased

THE STATE OF TEXAS }  
 COUNTY OF GALVESTON } KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared George H. Neumann, Jr. and Peggy Neumann Levin, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they 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 22 day of September, 2023.

*Jordan Alcocer*  
 Notary Public for the State of Texas  
 My Commission Expires March 8, 2027



THE STATE OF TEXAS }  
 COUNTY OF GALVESTON } KNOW ALL MEN BY THESE PRESENTS

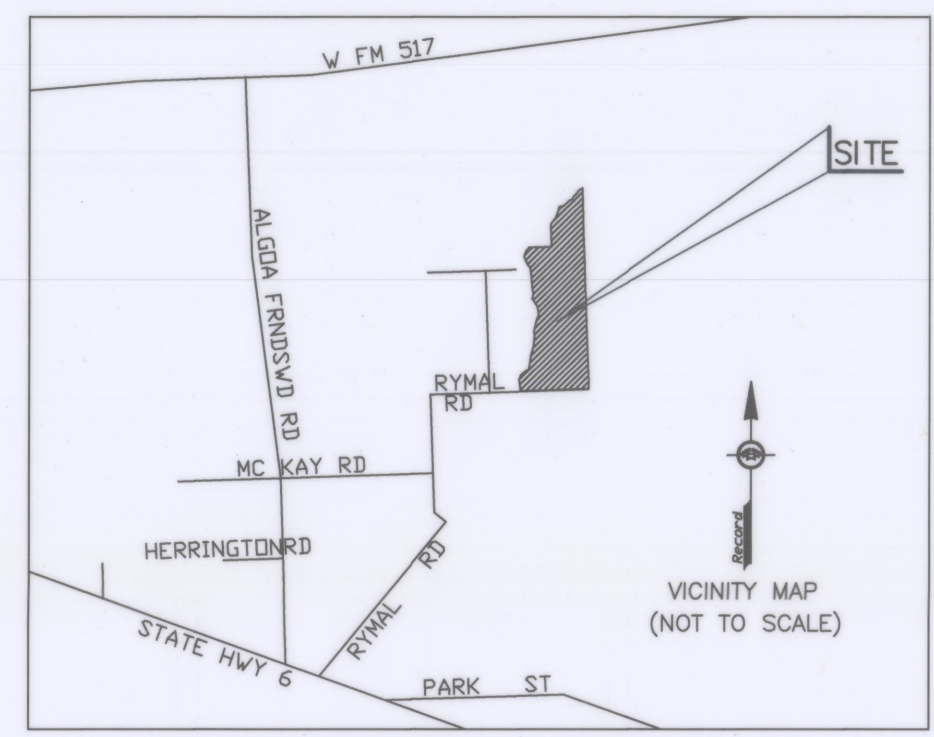
I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m, and duly recorded on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m, Instrument # \_\_\_\_\_, Galveston County records.

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

*Dwight D. Sullivan*  
 Dwight D. Sullivan, County Clerk  
 Galveston County, Texas  
 By \_\_\_\_\_ Deputy

I, Michael C. Shannon, County Engineer of Galveston County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adapted by the Galveston County Commissioners' Court.

*Michael C. Shannon*  
 Michael C. Shannon  
 County Engineer



*Robin Armstrong, MD*  
 Robin Armstrong, MD  
 Commissioner, Precinct No. 4  
 Mark Henry  
 County Judge

The above subdivision title RYMAL RANCH ESTATES as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated October 2, 2023.

*Brehe Addison*  
 Brehe Addison  
 Registered Professional Land Surveyor No. 6598



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  
 TLS #22-0157

- NOTES:
- 1) This property lies within "other areas" Zone X, 'other flood areas' Zone X, and Special Flood Hazard Area Zone AE as established by the FEMA Flood Insurance Rate Map 48167C0220G, Dated August 15, 2019.
  - 2) This property lies within unincorporated Galveston County.
  - 3) Bearings and coordinates shown hereon are grid, Texas Coordinate System of 1983, South Central Zone. Bearings based on the monumentation of the East line of First Addition to Algoa Suburbs subdivision.
  - 4) Planting, flower beds, and other landscaping or fill materials are not permitted in side lot drainage swales or drainage/detention easements. Maintenance of side lot drainage swales or detention easements are the responsibility of the property owner.
  - 5) There is a 20' front, 15' rear, and 10' side building setback requirement on all lots unless otherwise shown.
  - 6) 30' Right-of-way agreement - Coastal Transmission Corp. (Vol. 1301, Pg. 145 G.C.D.R.)

# RYMAL RANCH ESTATES

## A REPLAT OF PART OF BLOCKS 9 & 11 AND ALL OF BLOCK 12 AND PARK RESERVE AND ADJOINING ROADS FIRST ADDITION TO ALGOA SUBURBS PLAT RECORD 3, MAP NUMBER 1 GALVESTON COUNTY, TEXAS

9-20-2023

Owner:  
 George H. Neumann, Jr.  
 PO Box 700  
 Santa Fe, TX. 77510

Surveyor:  
 Brehe Addison  
 Registered Professional Land Surveyor No. 6598