

On this the 28<sup>th</sup> day of April, 2025, the Commissioners' Court of Galveston County, Texas convened in a special scheduled meeting with the following members thereof present:

Mark Henry, County Judge;  
Darrell A. Apffel, Commissioner, Precinct No. 1;  
Joe Giusti, Commissioner, Precinct No. 2;  
Hank Dugie, Commissioner, Precinct No. 3;  
Robin Armstrong MD, Commissioner, Precinct No. 4;  
Dwight Sullivan, County Clerk

when the following proceedings, among others, were had, to-wit:

WHEREAS, the subdivision plats of Brigham Lane Addition and Replat of Lot 2 of Brigham Lane Subdivision are presently on file with the County Clerk of Galveston County. They may be found recorded in Instrument No. 2021007164 and 2023003625 of the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Richard Branstetter and Lisa Walker have filed their Petition and Application for permission to revise a portion of Lot1 and Lot 1R; and

WHEREAS, the Commissioners Court has determined that the revision to the subdivision plat does not affect a public interest or public property of any type under Section 232.009(c) of the Local Government Code; and

WHEREAS, Local Government Code, Sec. 232.009 requires notice of this application be sent to owners of the lots that are within 200 feet of the subdivision plat to be revised and to be posted on the county website for at least 30 days preceding the date of the meeting to consider the application; and

BE IT THEREFORE ORDERED, that the time and place at which this Court will meet to consider the application and to hear public comments on the revision of the subdivision plat will be June 9, 2025, at 9:30 a.m. in the following location:

Galveston County Courthouse  
722 Moody, 1<sup>st</sup> Floor  
Galveston, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 28<sup>th</sup> day of April, 2025.

COUNTY OF GALVESTON, TEXAS

BY: \_\_\_\_\_  
Mark Henry, County Judge

ATTEST:

\_\_\_\_\_  
Dwight Sullivan, County Clerk

By: \_\_\_\_\_, Deputy

EXHIBIT "A"

APPLICATION FOR PERMISSION  
TO REVISE SUBDIVISION PLAT

THE COMMISSIONERS COURT  
OF GALVESTON COUNTY, TEXAS

TO THE HONORABLE COMMISSIONERS' COURT OF GALVESTON COUNTY, TEXAS  
NOW COMES Richard Branstetter and Lisa Walker, and files this Petition and  
Application to revise plat of Lots 1 & 2 Brigham Ln Subd., subdivision plat recorded in  
Clerk's File Nos. 2021007164 & 2023003625 of the Map Records of Galveston  
County, Texas to: WALKER - BRANSTETTER SUBDIVISION  
Divide 2 lots into 3

Petitioner requests permission to revise the aforementioned subdivision plat in accordance with  
and as provided for in Local Government Code Section 232.009, and in support thereof would  
respectively show unto the court the following, to wit:

1. That Petitioner owns land in the aforementioned subdivision that is subject to the  
subdivision controls of Galveston County.
2. A copy of the proposed re-plat is attached hereto as Exhibit "B"
3. The portion of the subdivision plat that will be revised is:  
Lots 1 & 2 of Brigham Lane Subdivision
4. The revision will not interfere with the established rights of any owner of a part of  
the subdivided land.
5. Petitioner is willing to pay the County any administrative costs that may be involved  
including the filing for record with the County Clerk a revised plat or part of a plat  
showing the changes made to the original plat.

WHEREFORE, Petitioner prays that notice of this petition and application be given to the  
required property owners in Galveston County and that said notice be published as required by  
law; that upon final hearing the Honorable Court adopt an order granting permission to the  
petitioner to revise the subdivision plat and that this Honorable Court enter such further orders  
and take further action as may be proper.

Richard L. Branstetter  
Petitioner

Lisa Walker  
Petitioner

3/28/25  
Date

3/28/25  
Date



# REPLAT WALKER - BRANSTETTER SUBDIVISION

A replat of Lot 1 of Brigham Lane Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File No. 2021007164 in the Office of the County Clerk of Galveston County, Texas, and Lot 1R of the Replat of Lot 2 of Brigham Lane Subdivision, a subdivision in Galveston County, Texas, according to the map or plat of said Replat recorded under Galveston County Clerk's File No. 2023003625 in the Office of the County Clerk of Galveston County, Texas.

PLAT CONTAINS:  
3.9903 ACRES - 1-BLOCK, 3 LOTS - LOCATED IN  
GALVESTON COUNTY, TEXAS  
PREPARATION DATE - JANUARY 2025

## LOT AREA

LOT 1	1.2109 ACRES
LOT 2	1.1723 ACRES
LOT 3	1.6071 ACRES

## OWNERS

Richard L. Branstetter  
12714 Brigham Lane  
Santa Fe, Texas 77517  
1-346-241-2702

Lisa Walker  
1270 Brigham Lane  
Santa Fe, Texas 77517  
832-561-9372

## SURVEYOR

Robert L. Derrick R.P.L.S.  
13016 Elizabeth Drive  
Santa Fe, Texas 77510  
1-409-256-7329

### Notes:

1 - According to the FEMA FIRM Community Number 485470 Panel No. 0380 G, effective date August 15, 2019, this property lies in Zone "X".

## LEGAL DESCRIPTION

A tract of land being all of Lot One (1) of Brigham Lane Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File No. 2021007164 in the Office of the County Clerk of Galveston County, Texas, and all of Lot 1R of the Replat of Lot 2 of Brigham Lane Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File No. 2023003625 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the most Easterly corner of said Lot 1 of Brigham Lane Addition;

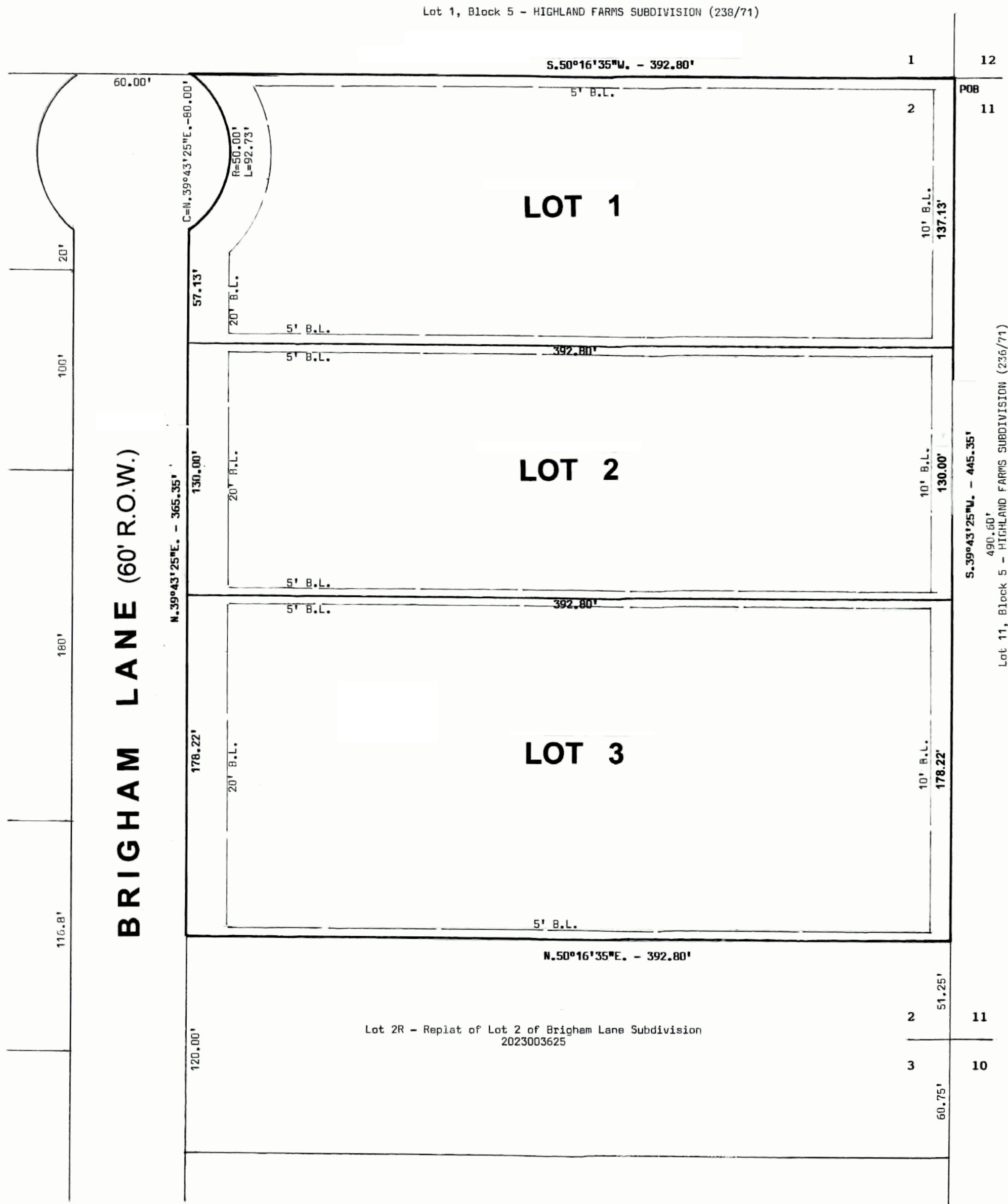
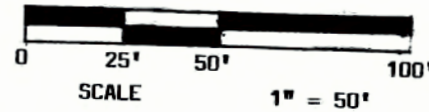
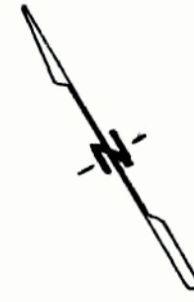
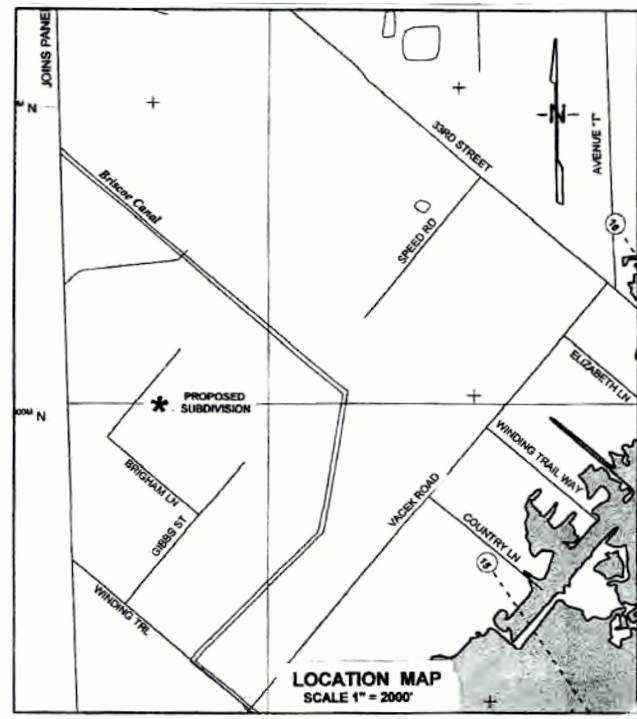
THENCE South 39 deg. 43 min. 25 sec. West, along the Southeast line of said Lots 1 and 1A, a distance of 445.35 feet to a 1/2" iron rod found at the most Southerly corner of said Lot 1A;

THENCE North 50 deg. 16 min. 35 sec. West, along the Southwest line of said Lot 1A, a distance of 392.80 feet to a 1/2" iron rod found at the most Westerly corner of said Lot 1A on the Southeast right of way line of Brigham Lane (60' right of way);

THENCE North 39 deg. 43 min. 25 sec. East, along the Southeast line of Brigham Lane, same being the Northwest line of said Lots 1A and 1, a distance of 365.35 feet to a 3/8" iron rod with cap found at the point of beginning of a curve to the left;

THENCE Northeasterly along said curve to the left having a radius is 50.00 feet, a central angle of 106 deg. 15 min. 37 sec. and a chord bearing and distance of 39 deg. 43 min. 25 sec. East, a distance of 80.00 feet to a 1/2" iron rod found for corner on the Northeast line of said Lot 1;

THENCE South 50 deg. 16 min. 35 sec. East, along the Northeast line of said Lot 1, a distance of 392.80 feet to the POINT OF BEGINNING.



This is to certify that I, Robert L. Derrick, A Registered Professional Land Surveyor of the State of Texas have plattd the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are or will be property marked with permanent monuments and that this plat correctly represents that survey.

Robert L. Derrick  
Texas Registration No. 2753

STATE OF TEXAS  
COUNTY OF GALVESTON

We, Lisa Walker and Richard L. Branstetter hereinafter referred to as the owner of the 3.9903 acre tract described in the above and foregoing map of WALKER - BRANSTETTER SUBDIVISION, do hereby make and establish said plat of said property according to all lines, dedications and notations on said maps and plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purpose and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do 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, Owners do dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline 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, Owners do 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 and easements clear of fences, buildings, 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat are always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER, Owners certify and covenant that they have complied with or will comply with the existing Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioners' Court of Galveston County.

FURTHER, the Owners 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 Santa Fe, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

LISA WALKER

RICHARD L. BRANSTETTER

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Lisa Walker and Richard L. Branstetter known to me to be the persons whose names are subscribed to the foregoing instruments and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

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

Michael C. Shannon - County Engineer

APPROVED for filing, wherein Galveston County assumes no obligation for grading, drainage structures or surfacing of the streets or roads or making any other improvements in said subdivision.

Mark A. Henry  
County Judge

Joe Giusti - Commissioner Precinct No. 2

The above subdivision titled WALKER - BRANSTETTER SUBDIVISION, as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Deputy

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

\_\_\_\_\_, 20\_\_, at \_\_\_\_\_ O'clock, \_\_\_\_\_ M, and duly recorded on

\_\_\_\_\_, 20\_\_, at \_\_\_\_\_ O'clock, \_\_\_\_\_ M, in Plat Record

Instrument # \_\_\_\_\_, 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

By: \_\_\_\_\_ Deputy