

On this the 29<sup>th</sup> day of August, 2025, the Commissioners Court of Galveston County, Texas convened in a special 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 D. Sullivan, County Clerk

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

WHEREAS, the subdivision plat San Leon Farm Home Tracts is presently on file with the County Clerk of Galveston County. It may be found in Plat Record 5, Map No. 51 of the Map Records of Galveston County, Texas; and

WHEREAS, by application attached hereto as Exhibit "A", NEP TEX #3, LLC and Sanjay Shrestha, its president, have filed their Petition and Application for permission to revise plat; and

WHEREAS, Local Government Code, Section 232.009 requires notice of this application be posted on the county website and notice sent to landowners within 200 feet of the subdivision plat to be revised; and

WHEREAS, by Order of the Commissioners Court on July 21, 2025, Michael Shannon, County Engineer, was directed to give notice of the application by mail and posting on the county's website; and

WHEREAS, pursuant to such Order, letters were sent to landowners within 200' of the subdivision to be revised and notice was posted on the Galveston County website; and

WHEREAS, the application of NEP TEX #3, LLC and Sanjay Shrestha, its president, have once again been this day presented to the Commissioners' Court: and

WHEREAS, it appearing that all requirements of Local Government Code, Section 232.009 have been met; that no opposition to the application was heard, and that the proposed revision will not interfere with the established rights of any owner of a part of the subdivided land.

BE IT THEREFORE ORDERED, that the application for Replat of Lot 8 Block 48 San Leon Farm Home Tracts be approved and that NEP TEX #3, LLC and Sanjay Shrestha, its president, be hereby permitted to revise the subdivision plat by filing the revision for record with the County Clerk.

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 29<sup>th</sup> day of August, 2025.

COUNTY OF GALVESTON, TEXAS

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

ATTEST:

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

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

On this the 21<sup>st</sup> day of July, 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 plat of San Leon Farm Home Tracts is presently on file with the County Clerk of Galveston County. It may be found in recorded in Volume 5, Page 51 in the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", NEP TEX #3, LLC and Sanjay Shrestha, its president, have filed their Petition and Application for permission to revise a portion of Lot 8, Block 48; 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 August 29, 2025, at 3:30 p.m. in the following location:

Galveston County North Annex  
174 Calder, Room 100  
League City, Texas


UPON MOTION DULY MADE AND SECONDED the above Order was passed this 21<sup>st</sup> day of July, 2025.

COUNTY OF GALVESTON, TEXAS

BY:

  
Mark Henry, County Judge

  
Dwight Sullivan, County Clerk

  
Melissa A. Childs

, 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 NEP TEX #3 LLC, and files this Petition and  
Application to revise plat of San Leon Farm Home subdivision plat recorded in  
Vol. 1, Page 51 of the Map Records of Galveston  
County, Texas to:

Divide 1 lot into 10 lots

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:  
Lot 8 Block 48
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.

Sgt. Shultz  
Petitioner

06/14/2025  
Date

\_\_\_\_\_  
Petitioner

\_\_\_\_\_  
Date

BING 5.000 ACRES OUT OF LOT 8, BLOCK 48, SAN LEON FARM HOME  
TRACTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN  
VOLUME 5, PAGE 5-1, BY THE OFFICE OF THE COUNTY CLERK OF  
GALVESTON COUNTY, TEXAS

10 LOTS, 1 BLOCK

REASON FOR REPLAT: TO CREATE 10 SINGLE FAMILY LOTS

APRIL, 2025

PREPARED BY:  
Shurdt Engineering and  
Surveying, Inc.  
1440 Westport Cove  
Houston, TX 77058  
/ZEM REG. NO. 1018300

DRAWN  
H&P TEXAS, LLC

JOB NO. 58167-4

SHEET 1 OF 1