

On this the 17th day of March, 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 Pelican Way Replat No. 1 is presently on file with the County Clerk of Galveston County. It may be found in recorded in instrument no. 2024005158 of the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Bunny Meyer and Lazy Pelican RV Park, LLC have filed their petition and application for permission to revise a portion of Lot 2; 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 property 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 April 28th at 9:30 a.m. in the following location:

Galveston County North Annex
174 N. Calder
League City, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 17th day of March, 2025.

COUNTY OF GALVESTON, TEXAS

BY: 

Mark Henry, County Judge




Dwight Sullivan, County Clerk

EXHIBIT "A"

APPLICATION FOR PERMISSION
TO REVISE SUBDIVISION PLAT

THE COMMISSIONERS COURT
OF GALVESTON COUNTY, TEXAS

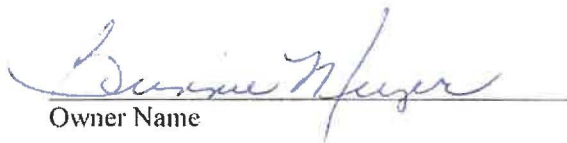
TO THE HONORABLE COMMISSIONERS' COURT OF GALVESTON COUNTY, TEXAS NOW COMES Bunnie Meyer, and file this Petition and Application to revise plat of Pelican Way Replat No. 1, subdivision plat recorded at Instrument Number 2024005158 of the Map Records of Galveston County, Texas to:

- a. Subdivide Lot 2 of Pelican Way Replat No. 1 into 10 Lots.

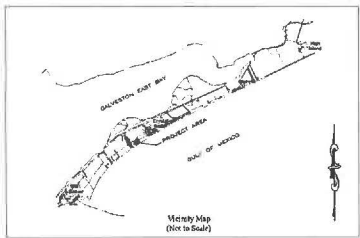
Bunnie Meyer requests permission to revise the Subdivision Plat in accordance with and as provided for in V.T.C.A., Local Government Code Section 232.009, and in support thereof would respectively show unto the court the following, to wit:

1. That Petitioner Bunnie Meyer owns land in Pelican Way Replat No. 1 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:
 - a. Subdivide Lot 2 of Pelican Way Replat No. 1 into 10 Lots.
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 all owners of the lands within the Subdivision Plat and that said notice be published in a newspaper general circulation in Galveston County 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.


Owner Name

12-19-24
Date



GENERAL NOTES:

- 1) According to the FEMA FIRM Community Number 48167C, Panel No. 0308 C, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 14', 15' & 16' (as measured to the lowest horizontal structural member).
- 2) All bearings shown herein are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PD 082251) (N: 13,703,575.9; E: 3,312,955.72).
- 3) Benchmark: TXGM REF MON 2 (PD 08 8251), the top of a 1/8-inch stainless steel rod driven into the ground and encased in a 6-inch PVC pipe that is 42 feet long filled with grout that is encased in a 3-inch PVC pipe with Logo and STAMPED TXGM-82, 2022 situated at the Bolivar Ferry Veterans Area on the Bolivar Peninsula. Elevation: 4.3 feet MVD 1988. (N: 13,703,575.90; E: 3,312,955.72).
- 4) This plot has been prepared with a City Planning Letter from South Land TRM, CP No. 1724104404, with an effective date of September 11, 2024.

1. Restrictions:

Plot No. 2021092875 of the Plot Records of Galveston County, Texas.

2. Easements:

- a. Easements, building setback lines, right-of-ways, and other terms, provisions, and situations contained in the map or plot of said subdivision.
- b. Easement as set forth and described in instrument recorded in Galveston County Clerk's File No. 2017028602. (Does not affect property).
- c. Utility easement as set forth and described in instrument recorded in Galveston County Clerk's File No. 2007047478. (Affects property, blanket in nature).
- d. Utility easements with Bolivar Peninsula Special Utility District as set forth in instrument recorded under Galveston County Clerk's File No. 2007047479. (Does not affect property. 200707288 does not affect property. 2007047479 affects property, blanket in nature).
- e. Drainage easement 30 feet in width on each side of the center lines of all bays, creeks, gulches, ravines, draws, sloughs or other natural drainage courses as shown by the recorded plat of said subdivision. (Does not affect property. Applies to slough to the south of property, shown in nature).
- f. Bolivar Peninsula Special Utility District easement as set forth in instrument recorded under Galveston County Clerk's File No. 2016009492. (Affects property, blanket in nature).
- g. Right-of-Way instrument granted to Entergy Texas, Inc., as set forth in instrument recorded under Galveston County Clerk's File No. 2022056218. (Does not affect property).

3. Liens:

- a. Vendor's Lien retained in Deed dated February 10, 2022, filed for record under Galveston County Clerk's File No(s). 2022008506, executed by Sidney Ben Bouse and wife, Joann Johnson Bouse to Lazy Pelican RV Park, LLC, a Texas limited liability company, securing one promissory note of nine dollars therewith in the principal amount of \$487,000.00 (Four Hundred Sixty Seven Thousand and 00/100), payable as herein provided to the Office of Moody National Bank, said note being conditionally secured by Deed of Trust of even date therewith in favor of Michael Worthen, Trustee(s), and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, by instrument(s) filed for record under Galveston County Clerk's File No(s). 2022009557.

METES AND BOUNDS DESCRIPTION
1.405 Acres (61,218 Square Feet)
JONES SHAW LEASE
ABSTRACT NUMBER 179
GALVESTON COUNTY, TEXAS
OCTOBER 2024

ALL that certain 1.405 acres (61,218 square feet) tract of land situated in the Jones Shaw Lease, Abstract Number 179, Galveston County, Texas, and being all of Lot 2 in Block 1 of Pelican Way Replat No. 1, a subdivision of record at Clerk's File Number (CFN) 2024005156 of the Map Records of Office of the County Clerk of Galveston County, Texas, and being more particularly described by the metes and bounds as follows (all bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS mark "TXGM REF MON 2" (PD 082251) (N:13,703,575.90;E:3,312,955.72))

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "SEACOST 5423" found in the southeasterly Right-of-Way (R.O.W.) line of Lazy Lane West (CFN 2017028602, 60' wide) and a northeasterly line of said Pelican Way Replat No. 1, for an exterior corner of that certain Lot 1 in Block 1 of said Pelican Way Replat No. 1, and the North corner of said Lot 2 in Block 1 of Pelican Way Replat No. 1 and the herein described tract (N:13,735,142.88; E:3,336,053.39), from which a 1/2 inch iron rod with plastic cap stamped "SEACOST 5423" found for the East corner of that certain Lot 1 in Block 1 of Bouse Addition 2, at record at CFN 2021092875 of the Official Public Records of Galveston County, Texas, bears North 37 Degrees 18 Minutes 41 Seconds West, a distance of 38.27 feet;

THENCE, with the southeasterly R.O.W. line of said Lazy Lane West, and the northeasterly line of said Lot 2 and the herein described tract, South 37 Degrees 18 Minutes 41 Seconds East, a distance of 500.99 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOST 5423" found for an exterior corner of said Lot 1, and the East corner of said Lot 2 and the herein described tract (N:13,744,744.71; E:3,350,357.08);

THENCE, with the lower northeasterly line of said Lot 1, and the southeasterly line of said Lot 2 and the herein described tract, South 52 Degrees 41 Minutes 47 Seconds West, a distance of 122.27 feet to an interior corner of said Lot 1, and the South corner of said Lot 2 and the herein described tract (N:13,734,670.30; E:3,350,259.02);

THENCE, with the middle northeasterly line of said Lot 1, and the southeasterly line of said Lot 2 and the herein described tract, North 37 Degrees 17 Minutes 47 Seconds West, a distance of 500.91 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOST 5423" found for an interior corner of said Lot 1, and the East corner of said Lot 2 and the herein described tract (N:13,735,688.76; E:3,348,656.40);

THENCE, with the upper southeasterly line of said Lot 1, and the northeasterly line of said Lot 2 and the herein described tract, North 32 Degrees 39 Minutes 02 Seconds East, a distance of 122.27 feet to the POINT OF BEGINNING and containing 1.405 acres (61,218 square feet) of land.

STATE HIGHWAY NO. 87
(120' WIDE)
N 54°01'59" E

Lot 1 / Block 1
BOUSE ADDITION 2
Instrument No. 2021092875
GCMR

Coiled 3.394 Acres
JONES SHAW LEASE
ABSTRACT NUMBER 179
GALVESTON COUNTY, TEXAS
OCTOBER 2024

S 37°18'41" E 398.85'
Fnd. 1/2" Rod
"SEACOST 5423"
N:13,735,173.47
E:3,350,030.19

N 52°38'01" E 379.44'
Fnd. 1/2" Rod
"SEACOST 5423"
N:13,735,088.18
E:3,348,958.30

S 37°21'59" E 408.11'
Fnd. 1/2" Rod
"SEACOST 5423"

N 52°38'01" E 379.44'
Fnd. 1/2" Rod
"SEACOST 5423"
N:13,735,088.18
E:3,348,958.30

Lot 1 / Block 1
PELICAN WAY REPLAT NO. 1
Instrument No. 2024005156
GCMR

Lot 4
BOUSE ADDITION 1
Instrument No. 2017028602
GCMR

Lot 4
BOUSE ADDITION 1
Instrument No. 2017028602
GCMR

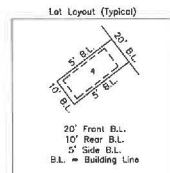
Lot 4
BOUSE ADDITION 1
Instrument No. 2017028602
GCMR

Lot 4
BOUSE ADDITION 1
Instrument No. 2017028602
GCMR

Lot 4
BOUSE ADDITION 1
Instrument No. 2017028602
GCMR



AREA TABLE			
LOT #	BLOCK #	SO. FT.	ACREAGE
1	1	6,123	0.1406
2	1	6,119	0.1405
3	1	6,119	0.1405
4	1	6,121	0.1405
5	1	6,121	0.1405
6	1	6,121	0.1405
7	1	6,122	0.1405
8	1	6,123	0.1405
9	1	6,123	0.1405
10	1	6,126	0.1405
TOTAL		61,218	4.4054



STATE OF TEXAS
COUNTY OF GALVESTON

I, LAZY PELICAN RV PARK, LLC and BUNNIE MEYER together with MOODY NATIONAL BANK and MICHAEL LERNER, hereinafter referred to as Owners of the 9.285 acres (404,448 square feet) tract described in the above and foregoing map of PELICAN WAY REPLAT NO. 1, do hereby make and establish said plat and development plan of said property according to all laws, regulations, restrictions and covenants on said maps or 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 purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet six inches (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, Owners have 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 and 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, 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 specific tanks into any public or private street, road, alley or city drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all bays, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes and labeled as Bulkhead Building Line and Watland Building Line on the attached plat, 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 ways 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 property abutting 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 are hereby restricted to provide that drainage structures under private driveways shall have a net drainage area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage spacing of less than one and three quarters (1-3/4) square feet (16' diameter) with culverts and bridges to be provide 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 hereby restricted for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature of 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 Commissioner's 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.

Lazy Pelican RV Park, LLC

By: Bunnie Meyer
Its: Manager

Moody National Bank

By: Michael Lerner
Its: Executive Vice-President, Chief Business Development Officer

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Bunnie Meyer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Michael Lerner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

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

recorded on _____ 2024, at _____ O'clock, _____ M., and duly

Record instrument # _____ 2024, at _____ O'clock, _____ M., in Plat

_____ 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

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 Glust - Commissioner Precinct No. 2

The above subdivision titled PELICAN WAY as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of _____ 2024.

By: _____ Deputy

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

Michael G. Shannon - County Engineer

This is to certify that I, Michael Hoover, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 properly marked with permanent monuments and that this plat correctly represents that survey.

Michael Hoover
Registered Professional Land Surveyor
Texas Registration No. 5423

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Michael Hoover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF GALVESTON

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STATE OF TEXAS
COUNTY OF GALVESTON

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STATE OF TEXAS
COUNTY OF GALVESTON

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