

On this the 22nd day of May, 2026, 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 Sullivan, County Clerk

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

WHEREAS, the subdivision plat of H. B. Baylan Subdivision is presently on file with the County Clerk of Galveston County. It may be found in recorded in Volume 105, Page 63 in the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Joe Walters with Suncoast Property Management has filed their Petition and Application for permission to revise a portion of Lot 3; 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 July 6, 2026, at 9:30 a.m. in the following location:

Galveston County Courthouse
722 Moody
Galveston, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 22nd day of May, 2026.

COUNTY OF GALVESTON, TEXAS

BY: _____
Mark Henry, County Judge

ATTEST:

Dwight Sullivan, County Clerk

By: _____, Deputy



Record No: PLAT-26-10

Subdivision Platting and Replatting

Status: Active

Submitted On: 5/6/2026

Primary Location


5330 PEARSON RD
SANTA FE, TX 77517

Owner


suncoast property management

Applicant

 CHRISTOPHER TRUSKY

 281-414-7252

 2010 MORNING TIDE LN
League City, TX 77573

Property Owner

Is the applicant the owner?*

No

Property Owner Name* 

SUNCOAST PROPERTY MANAGEMENT INC.

Company Contact 

Joe Walters

Owner Mailing Address*

PO BOX 1367

Owner City*

SANTA FE

Owner State*

TX

Owner ZIP Code*

77510

Owner Email*



Owner Phone*

2814344400

General Information

Type of Plat*

Replat

Name of Proposed Plat/Amended Plat*

WALTERS ADDITION NO. 3

Number of Original Lots*

1

Number of Proposed Lots*

2

Number of Proposed Reserves*

0

Total Number of Lots and Reserves

2



Total Acreage of Proposed Plat*

2.8

Legal Description of Proposed Location* ?

PART OF LOT 3, H B BAYLAN SUBD.

Purpose of Proposed Replat or Amending Plat*

TO DIVIDE THE TRACT INTO 2 LOTS

Is proposed Property located within Texas City or Santa Fe ETJ?*



Not Applicable

Drainage District* ?

Galveston County Drainage District No. 1

Is your proposed subdivision or replat within 1000 feet of Mean High Tide?*



No

Water Supply*

Private - Well

Sewage Disposal*

Private Septic

Are any roads proposed in the plat?*

No

Is there a lienholder on the property?*

How will lienholder approval be submitted

Yes

Lienholder will sign mylar

Additional Information or Comments

Are there any existing structures on the property?*

No

Acknowledgement and Signature

Applicant is aware that they must provide an adequate easement and drainage improvements to an adequate outfall without adversely affecting existing conditions (the applicant's engineer should fully review drainage design requirements in the subdivision regulations). In most cases the applicant must provide mitigation for increased run off, fill and other impacts (i.e. on site detention or other means.). Public roads can not be routed thru private detention areas.

Minimum lot sizes are required by the Galveston County Health District for subdivisions with septic and/or water wells.

All subdivisions require the filing of a plat and compliance with the County's Subdivision Regulations before work begins.

Applicant is fully aware of the County Subdivision regulations and the requirements for paving, drainage & testing, and inspection.

All road and drainage construction materials must be pre-approved and inspection and testing must be coordinated with the county inspector before the work begins.

Subdivision Regulations can be found by clicking [HERE](#).

Drainage Detention Guidelines can be found by clicking [HERE](#).

I have read and acknowledge the above*



CHRISTOPHER TRUSKY

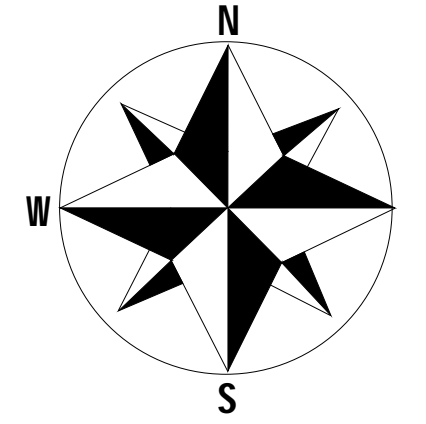
Apr 25, 2026

PREPARED BY:
 LAND SURVEY CO
 PO BOX 128
 KEMAH TX 77565
 FIRM REG. NO. 10045700
 281-338-4008

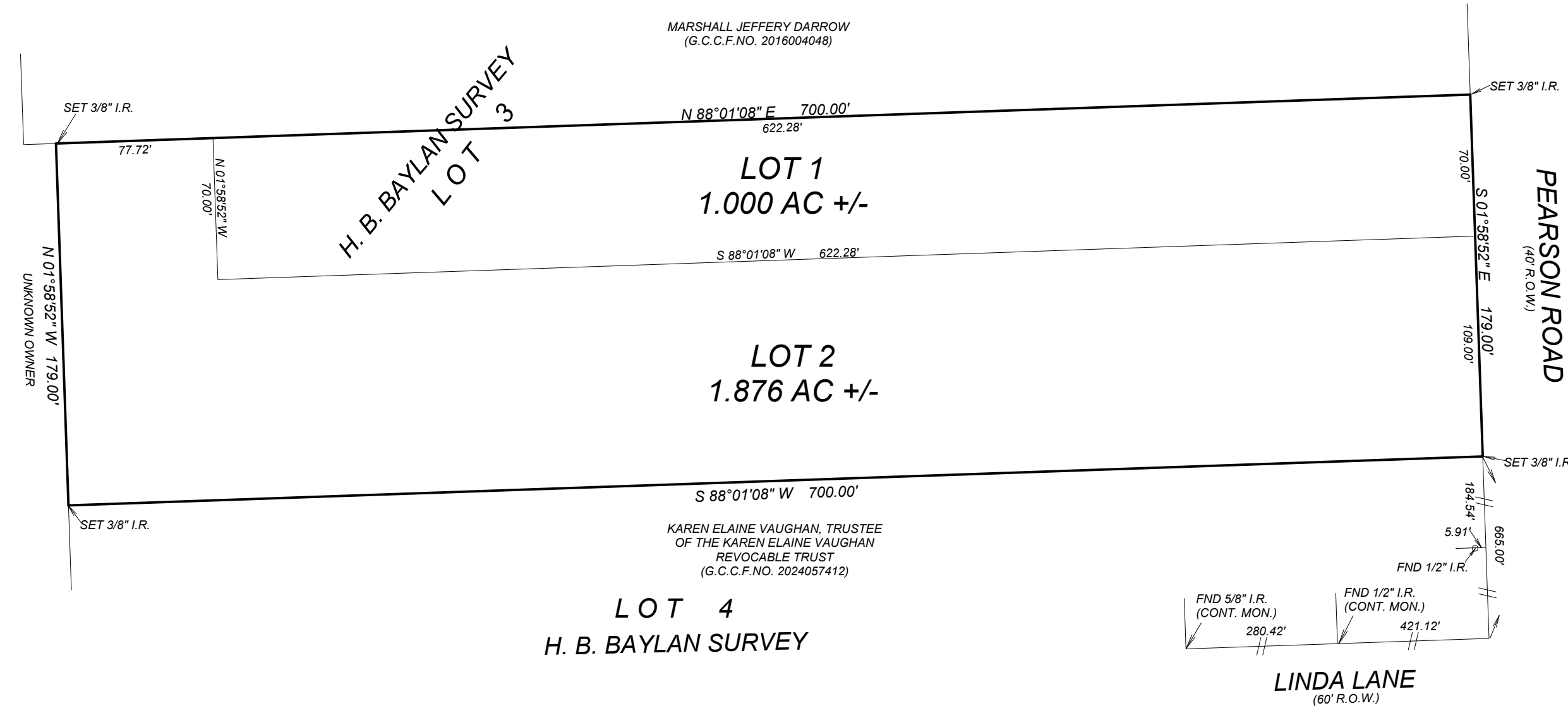
OWNER/DEVELOPER:
 SUNCOAST PROPERTY MANAGEMENT INC
 JOE WALTERS
 P.O. BOX 1367
 SANTA FE TX 77510

Notes:
 Basis of bearings is the Texas State Plane Coordinate System (NAD83 datum; South Central Zone 4204).

According to FIRM Community Panel No. 48167C0375G, dated 08/15/2019, this property lies in Flood Zone "X", which is considered to be outside the Special Flood Hazard Area. Surveyor makes no representation as to whether or not this property may flood.



SCALE: 1 INCH = 50 FEET



STATE OF TEXAS

COUNTY OF GALVESTON

We, SUNCOAST PROPERTY MANAGEMENT INC., herein after referred to as owners of the 2.876 Acre tract of land described by the above and foregoing map of WALTERS ADDITION NO. 3, do hereby make and establish said plat of said property according to all lines, dedications, and notations on said map 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 purposes 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, Owner has dedicated and by these presents do dedicate to the use of the public for public utility unobstructed aerial easements. The aerial easements shall extend horizontally and additional eleven feet, six inches (11'06") for ten feet (10'00") perimeter ground easements or five feet six inches (5'06") for sixteen feet (16'00") perimeter ground easements, from a plane sixteen feet (16'00") 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 (21'06") 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' 00") for ten feet (10' 00") back to back ground easements or seven feet (7' 00") for sixteen feet (16' 00") back to back ground easements, from a plane sixteen feet (16' 00") 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' 00") in width.

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 centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located on 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 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, plantings, 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, owner does 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 do hereby 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 owner hereby certifies 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.

 JOE WALTERS
 SUNCOAST PROPERTY MANAGEMENT

STATE OF TEXAS }
 COUNTY OF GALVESTON }

BEFORE ME, the undersigned authority, on this day personally appeared JOE WALTERS, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

 LIENHOLDERS CERTIFICATION

That We, First State Bank Clute, being the owner and holder of a lien upon and against the land described in the foregoing plat, do hereby consent to the subdivision of said property as shown on this plat, and do hereby consent to the dedication of the streets, alleys, easements, rights of way, and other areas shown hereon, and do hereby subordinate its lien to all such dedications.

Executed this _____ day of _____, 2026.

By: _____

STATE OF TEXAS }
 COUNTY OF GALVESTON }

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

MARSHALL JEFFERY DARROW
 (G.C.C.NO. 2016004048)

N 88°01'08" E 700.00'
 622.28'

LOT 1
 1.000 AC +/-

S 88°01'08" W 622.28'

LOT 2
 1.876 AC +/-

S 88°01'08" W 700.00'

KAREN ELAINE VAUGHAN, TRUSTEE
 OF THE KAREN ELAINE VAUGHAN
 REVOCABLE TRUST
 (G.C.C.F.NO. 2024057412)

LOT 4
 H. B. BAYLAN SURVEY

FND 5/8" I.R.
 (CONT. MON.) 280.42'

FND 1/2" I.R.
 (CONT. MON.) 421.12'

LINDA LANE
 (60' R.O.W.)

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 streets or roads or making any other improvements in said subdivision.

 Mark A. Henry
 County Judge

 Joe Glustl
 Commissioner Precinct No. 2

The above subdivision titled WALTERS ADDITION NO. 3 as mapped, approved by the Commissioners Court of Galveston County, Texas, by order of _____, 2026.

by: _____
 Dwight D. Sullivan
 Galveston County Clerk

I, Christopher Trusky am authorized under the laws of the State of Texas to practice the profession surveying and hereby certify the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent material) pipes or rods that have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

 Christopher Trusky
 Registered Professional Surveyor No. 5247

I, DWIGHT D SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2024 at ____ O'clock ____ M, and duly recorded on _____, 2024, at ____ O'clock ____ M in Galveston County Clerk's File No. _____.

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

 Dwight D. Sullivan
 County Clerk
 Galveston County, Texas.

by: _____
 Deputy

WALTERS ADDITION NO. 3
 BEING THE SOUTH 179 FEET OF THE EAST 700 FEET OF LOT 3 OF A
 SUBDIVISION OF THE WEST 600 ACRES OF THE H. B. BAYLAN SURVEY,
 ABSTRACT NO. 636, IN GALVESTON COUNTY, TEXAS.

According to the map or plat thereof recorded in Volume 105, Page 63 in the
 Office of the County Clerk of Galveston County, Texas.

2 LOTS 1 BLOCK 2.876 AC
 APRIL 10, 2026