

On this the 11<sup>th</sup> day of May, 2026, the Commissioners' Court of Galveston County, Texas convened in a regular 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 has filed their Petition and Application for permission to revise a portion of Lot 4, 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 June 22, 2026 at 9:30 a.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 11<sup>th</sup> day of June, 2026.

COUNTY OF GALVESTON, TEXAS

BY:   
Mark Henry, County Judge

 ATTEST:  
  
Dwight Sullivan, County Clerk

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



### Record No: PLAT-26-4

Subdivision Platting and Replatting

Status: Active

Submitted On: 3/16/2026

### Applicant



Troy Shanks

832-605-6920



shanksls@sbcglobal.net



P.O. Box 580372

Nassau Bay, TX 77258

## Property Owner

Is the applicant the owner?\*

No

Property Owner Name\* ?

Nep Tex #3 LLC - Sanjay Shrestha

Company Contact ?

Owner Mailing Address\*

14411 Mayport Lane

Owner City\*

Houston

Owner State\*

TX

Owner ZIP Code\*

77077

## General Information

Type of Plat\*

Replat

Name of Proposed Plat/Amended Plat\*

Partial Replat No. 2 of Lot 4, Block 48 San Leon Farm Home Tracts

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\*

1.667

Legal Description of Proposed Location\*

Part of Lot 4, Block 48, San Leon Farm Home Tracts

Purpose of Proposed Replat or Amending Plat\*

to create 2 single family lots

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



Texas City

Drainage District\*

Not Within A Drainage District

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



No

Water Supply\*

Public

Provider\*

San Leon Mud

Sewage Disposal\*

Public Sewer

Provider\*

San Leon Mud

Are any roads proposed in the plat?\*

No

Is there a lienholder on the property?\*

Yes

How will lienholder approval be submitted

Lienholder will sign mylar

Additional Information or Comments

Are there any existing structures on the property?\*

No

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## 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\***

**Troy Shanks**

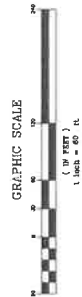
Mar 11, 2026



VICINITY MAP  
1/4 SECTION 51, G.C.M.R.

- ABBREVIATIONS**
- G.C.M.R. = Galveston County Ordinance
  - G.C.C.F. = Galveston County Check File
  - G.C.A.M. = Galveston County Map Records
  - R.O.W. = Right-of-Way
  - P.O.C. = Point of Commencing
  - P.O.B. = Point of Beginning
  - S.F. = Square Feet
  - B.L. = Building Foot
  - U.E. = Utility Easement
  - D.E. = Drainage Easement
  - TYP. = Typical

LOT	AREA (SQ)
1	55,300
2	55,300

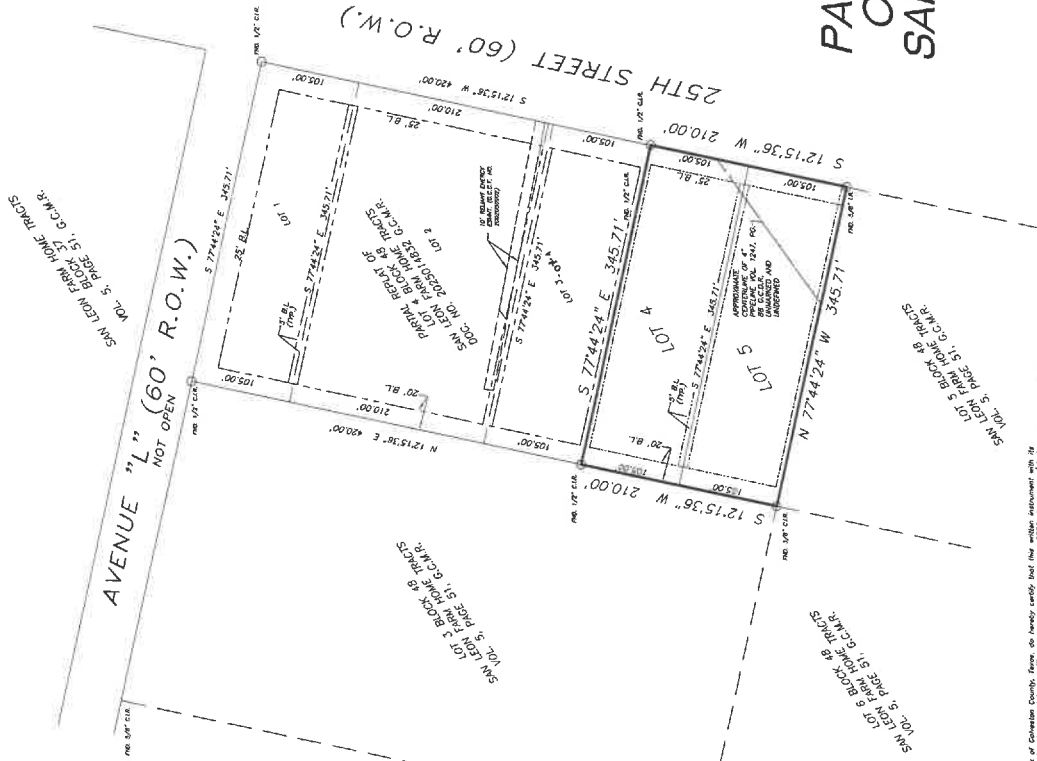


# FINAL PLAT OF PARTIAL REPLAT NO. 2 OF LOT 4 BLOCK 48 SAN LEON FARM HOME TRACTS

BEING 1.657 ACRES OUT OF LOT 1, BLOCK 48, SAN LEON FARM HOME TRACTS, GALVESTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN VOLUME 5, PAGE 51, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

2 LOTS, 1 BLOCK  
REASON FOR REPLAT: TO CREATE 2 SINGLE FAMILY LOTS  
FEBRUARY, 2026

**OWNER:**  
SUNBELT HOLDINGS AND  
DEVELOPMENT, L.L.C.  
MEMBER OF 71077  
PSM REC. NO. 1019300



THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, **STEPHEN L. SHIPLEY**, am the President of **REP TEXAS, L.L.C.**, a limited liability company organized under the laws of the State of Texas, and I am duly authorized to execute this instrument on behalf of the said company. I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the laws of the State of Texas.

WITNESSES my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

REP TEXAS, L.L.C.  
By: \_\_\_\_\_  
Secretary

STATE OF TEXAS  
COUNTY OF GALVESTON

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REP TEXAS, L.L.C.  
By: \_\_\_\_\_  
Secretary

**NOTES:**

- The plat shown is a partial replat of the entire block and is subject to all other recorded instruments affecting the same.
- The lot shown is a 100 Year Flood Plain According to FEMA Map No. 4816202555C.

WITNESSES my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

REP TEXAS, L.L.C.  
By: \_\_\_\_\_  
Secretary

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Secretary