

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; - Absent
- 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

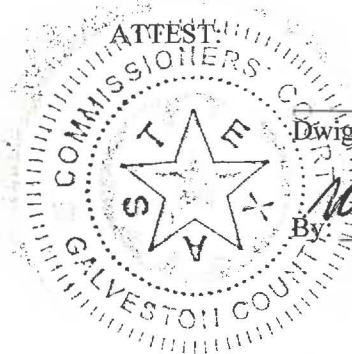
BE IT THEREFORE ORDERED, that the time and place at which this Court will meet to consider the application and to hear public comments on the revision of the subdivision plat will be July 6, 2026, at 9:30 a.m. in the following location:

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



Dwight Sullivan, County Clerk

By:  _____, Deputy
Melissa A. Childs



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

[REDACTED]

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*

[REDACTED]

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.

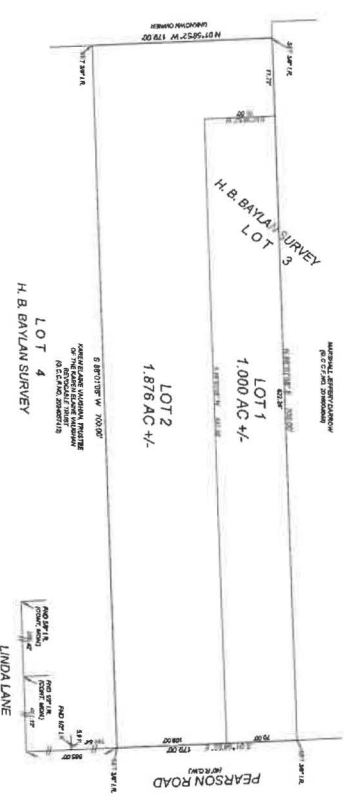
Subdivision Regulations can be found by clicking [HERE](#).

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

I have read and acknowledge the above*

CHRISTOPHER TRUSKY

Apr 25, 2026



PROPOSED BY:
 JAMES WALTERS
 JAMES WALTERS & ASSOCIATES
 2875-288000
 COMMERCE, TEXAS 75021
 JAMES WALTERS & ASSOCIATES
 2875-288000
 COMMERCE, TEXAS 75021

Map was made by the Texas State Public Geographic Information System (TPGIS) from the County Assessor's Office. The County Assessor's Office is located at 1000 West 10th Street, Austin, Texas 78703. The County Assessor's Office is responsible for the collection and maintenance of the public geographic information system (GIS) data for the State of Texas. The County Assessor's Office is also responsible for the collection and maintenance of the public geographic information system (GIS) data for the State of Texas.



STATE OF TEXAS

WALTERS & ASSOCIATES, INC., a limited liability company organized under the laws of the State of Texas, and James Walters, a resident of the State of Texas, do hereby certify that the within instrument is a true and correct copy of the original instrument as the same appears in the public records of the County Clerk of the County of Dallas, Texas, and that the same has been duly recorded in the public records of the County Clerk of the County of Dallas, Texas, and that the same is a true and correct copy of the original instrument as the same appears in the public records of the County Clerk of the County of Dallas, Texas.

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WALTERS ADDITION NO. 3
 BEING THE SOUTH 1/4 OF THE EAST 1/4 OF LOT 3 OF A
 SUBDIVISION OF THE WEST 600 ACRES OF THE H. B. BAYLUM SURVEY,
 ADJACENT TO THE WEST 600 ACRES OF THE H. B. BAYLUM SURVEY,
 COUNTY OF DALLAS, TEXAS.
 According to the map of said tract recorded in Volume 105, Page 63 in the
 Office of the County Clerk of Dallas County, Texas.
 2 LOTS 1 BLOCK 2876 AC
 APRIL 10, 2005