

On this the 22<sup>nd</sup> day of July, 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 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 Volume 5, Page 51 of the Map Records of Galveston County, Texas; and

WHEREAS, by application attached hereto as Exhibit "A", Sanjay Shrestha, Vice President of NEP TEX #3, LLC has 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 May 11, 2026, 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 Sanjay Shrestha, Vice President of NEP TEX #3, LLC has once again this day been 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.

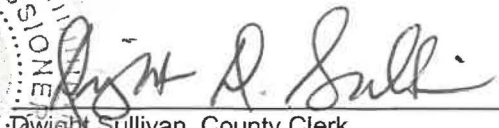
BE IT THEREFORE ORDERED, that the application for Partial Replat No. 2 of Lot 4 Block 48 San Leon Farm Home Tracts be approved and that Sanjay Shrestha, Vice President of NEP TEX #3, LLC be hereby permitted to revise the subdivision plat by filing the revision for record with the County Clerk.

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 22<sup>nd</sup> day of July, 2026.

COUNTY OF GALVESTON, TEXAS

BY:

  
Mark Henry, County Judge

  
Dwight Sullivan, County Clerk

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



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

  
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

**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

THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, **Senjo Shrestha**, Vice President of NEP TEXAS, LLC, referred to as the owners of the 1.867 acre tract described in the above and foregoing map of PARTIAL REPLAT NO. 2 OF LOT 4, BLOCK 48, SAN LEON FARM HOME TRACTS, do hereby make and establish said plat of said property according to all laws, regulations and orders of said county and hereby certify to the use of the public, for use of streets, alleys, paths, water courses, drains and easements and public places herein shown for the purposes and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns to maintain and forever defend the title to the land so dedicated.

**FURTHER**, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units (other than for the placement of mobile home subdivisions) and shall be restricted for some under the terms and conditions of such restrictions that hereinafter.

**FURTHER**, Owners do hereby covenant and agree that all of the property which the boundaries of this plat shall be restricted to prevent the drainage of any public works into any public or private street, road or alley or any 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 center line of any and all bridges, canals, pipes, rivers, drains, ditches or other natural drainage courses located on said plat, as easements for drainage purposes, giving the 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, pipe, canal, river, drain, ditch, ditches or other natural drainage courses shall be restricted to provide that drainage structures under private authority shall have a net drainage opening one of sufficient size to permit the free flow of water without backwater and it no inlets have a drainage capacity of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all inlets drainage or roadway crossing such drainage facilities.

**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 Commissioners' Court of Galveston County.

**FURTHER**, the Owners hereby certify that this plat 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.

**IN WITNESS WHEREOF**, the NEP TEXAS, LLC has caused these presents to be signed by Senjo Shrestha, its President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

NEP TEXAS, LLC  
By: \_\_\_\_\_  
President  
Senjo Shrestha

**BEFORE ME**, the undersigned authority, on this day personally appeared, Senjo Shrestha, President of NEP TEXAS, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for  
The State of Texas  
My Commission Expires \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

We, Property Bank, owners and holders of a fee used and granted, do hereby notify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the fees owned and held by us against said land.

Witness our hand in this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

J.R. Arroyo  
President  
Property Bank

**BEFORE ME**, the undersigned authority, on this day personally appeared, J.P. Arroyo, President of Property Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for  
The State of Texas  
My Commission Expires \_\_\_\_\_

I, Billy L. Shanks, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that 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 metal) pipes or rods having an outside diameter of not less than one half (1/2) inch and a length of not less than two (2) feet; and that the plat boundary corners have been laid to the nearest survey corner.

Billy L. Shanks  
Registered Professional  
Land Surveyor No. 1821

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

Michael Shannon  
County Engineer

I, DREW D. SULLIVAN, County Clerk of Galveston County, Texas, do hereby certify that this written instrument with its certificates and attachments was filed for record in my office on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Galveston County Instrument No. \_\_\_\_\_.

Drew D. Sullivan  
County Clerk  
Galveston County, Texas

**WITNESS MY HAND AND SEAL OF OFFICE** of Galveston, Texas, the day and date last above written.

Drew D. Sullivan  
County Clerk  
Galveston County, Texas

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.

Doree A. Apffel  
Commissioner Precinct No. 1

This above subdivision (the PARTIAL REPLAT NO. 2 OF LOT 4, BLOCK 48, SAN LEON FARM HOME TRACTS) as mapped, approved by the Commissioners' Court of Galveston County, Texas, order dated \_\_\_\_\_, 2026.

Drew D. Sullivan  
County Clerk  
Galveston County, Texas

**WITNESS MY HAND AND SEAL OF OFFICE** of Galveston, Texas, the day and date last above written.

Drew D. Sullivan  
County Clerk  
Galveston County, Texas

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.

Doree A. Apffel  
Commissioner Precinct No. 1

This above subdivision (the PARTIAL REPLAT NO. 2 OF LOT 4, BLOCK 48, SAN LEON FARM HOME TRACTS) as mapped, approved by the Commissioners' Court of Galveston County, Texas, order dated \_\_\_\_\_, 2026.

Drew D. Sullivan  
County Clerk  
Galveston County, Texas

**WITNESS MY HAND AND SEAL OF OFFICE** of Galveston, Texas, the day and date last above written.

Drew D. Sullivan  
County Clerk  
Galveston County, Texas

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.

Doree A. Apffel  
Commissioner Precinct No. 1

This above subdivision (the PARTIAL REPLAT NO. 2 OF LOT 4, BLOCK 48, SAN LEON FARM HOME TRACTS) as mapped, approved by the Commissioners' Court of Galveston County, Texas, order dated \_\_\_\_\_, 2026.

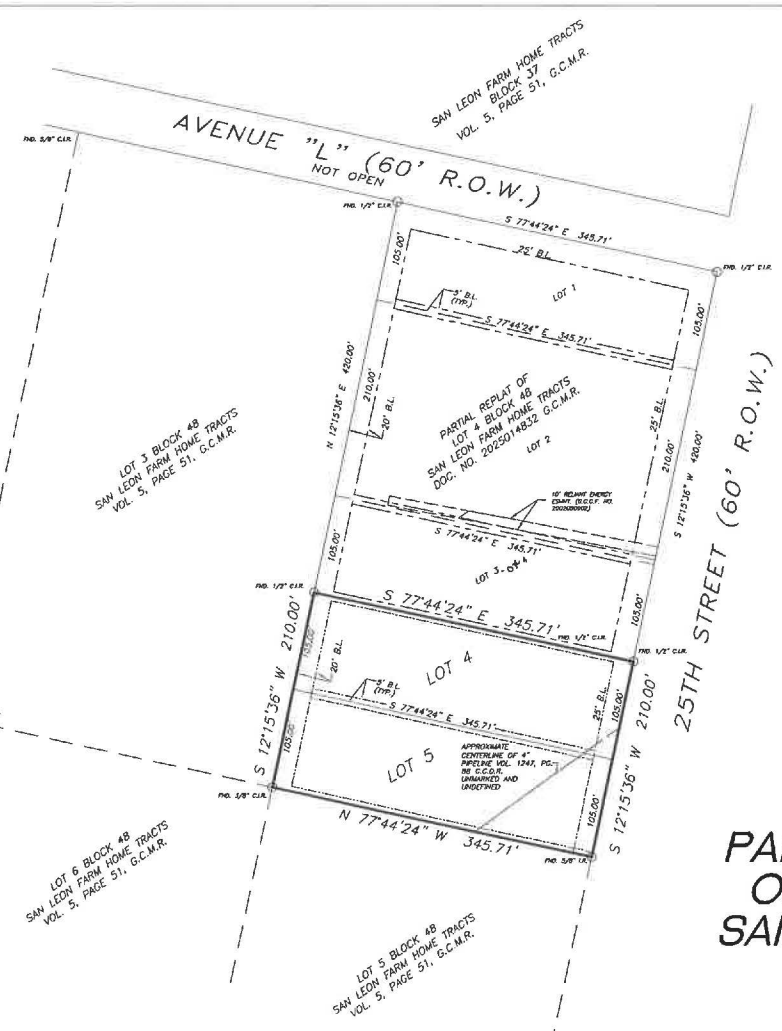
Drew D. Sullivan  
County Clerk  
Galveston County, Texas

**WITNESS MY HAND AND SEAL OF OFFICE** of Galveston, Texas, the day and date last above written.

Drew D. Sullivan  
County Clerk  
Galveston County, Texas

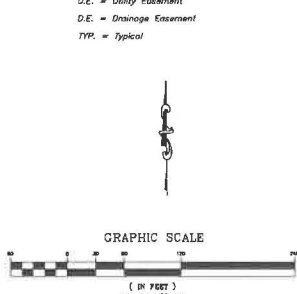
Approved for filing, wherein Galveston County assumes no obligation for grading, drainage structures or surfacing of the streets or roads or making any other improvements in said subdivision.

Doree A. Apffel  
Commissioner Precinct No. 1



ABBREVIATIONS

- G.C.D.R. = Galveston County Deed Records
- C.C.C.F. = Galveston County Clerk File
- G.C.M.R. = 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 Line
- U.E. = Utility Easement
- D.E. = Drainage Easement
- TYP. = Typical



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

BEING 1.867 ACRES OUT OF LOT 4, BLOCK 48, SAN LEON FARM HOME TRACTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED 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

PREPARED BY:  
Shanks Engineering and  
SURVEYING, INC.  
P.O. BOX 500177  
HOUSTON, TX 77258  
FORM REG. NO. 1019300

OWNER:  
NEP TEXAS, LLC  
18411 HAWKING LANE  
HOUSTON, TX 77057

JOB NO. SB167-6

SHEET 1 OF 1