On this the 8th day of June, 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; - Absent
Hank Dugie, Commissioner, Precinct No. 3;
Robin Armstrong MD, Commissioner, Precinct No. 4 - Absent and
Dwight Sullivan, County Clerk

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

WHEREAS, the subdivision plat of Moore's Addition to Town Of Dickinson is presently on file with the County Clerk of Galveston County. It may be found recorded in Volume 155, Page 10 in the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Ramjit Patel and Nita Patel have filed their Petition and Application for permission to revise a portion of Lots 9-10, Block 37; 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 20, 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 8th day of June, 2026.

COUNTY OF GALVESTON, TEXAS

BY: _____
Mark Henry, County Judge

ATTEST:

_____
Dwight Sullivan, County Clerk

By: _____, Deputy

AREA TABLE

Lot	Sq. Feet	Acres
Lot 1	3,250	0.075
Lot 2	3,250	0.075
Lot 3	3,250	0.075
Lot 4	3,250	0.075

NOTES:

1) This property lies within "other areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0220G, dated August 15, 2019.

2) All of the property subdivided in the foregoing plat is within the incorporated boundaries of Galveston County, Texas.

3) Bearings are record, as shown on plat of Moore's Addition to Town of Dickinson, based on the monumentatino of the Southeast right-of-way line of Avenue B, being a found 1/2 inch rod at the Northeast corner of Lot 11 and a found 1/2 inch rod at the Northeast corner of Lot 8.

4) Planting, flower beds, and other landscaping or fill materials are not permitted in side lot drainage swales or drainage/detention easements. Maintenance of side lot drainage swales or detention easements are the responsibility of the property owner.

THE STATE OF TEXAS
COUNTY OF GALVESTON

We, Ramjit Patel and Nita Patel, owners hereinafter referred to as Owner of the lots described in the above and foregoing map of 'BLOCK 37, MOORE'S ADDITION PARTIAL REPLAT', do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and herby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, or heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated an 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 eleven feet six (11' 6") inches for ten feet (10' 0") perimeter ground easements or five feet six (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 an additional ten feet (10' 0") for ten fee (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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby convenant 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, 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 bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in 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, 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 way shall hereby be restricted to keep such drainage ways an easements clear of fences, building, planting 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 easemnent except by means of an approved drainage structure.

FURTHER, the Owners hereby certify that this replat does not attemp 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.

Witness my hand in County of Galveston, Texas, this ________ day of ________________ 2026.

______________________ Ramjit Patel

______________________ Nita Patel

Being Lots Nine (9) and Ten (10), in Block Thirty-Seven (37), of MOORE'S ADDITION TO DICKINSON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 92, Page 280 and transferred to Plat Record 7, Map No. 1C, of the Map Records of Galveston County, Texas, being those same tracts or parcel of land as described in deed recorded under Galveston County Clerk's File No. 2025038787 of the Official Public Records of Real Property of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Intersection of the North right-of-way line of 25th Street (70' R.O.W.) and the West right-of-way line of Avenue B (70' R.O.W.), and being the Southeast corner of said Block 37;

THENCE North 50° 51' 00" West, along the West right-of-way line of said Avenue B and the East line of said Block B, a distance of 100.00 feet to the PLACE OF BEGINNING and being the Southeast corner of the herein described tract, a found 1/2 inch rod;

THENCE South 39° 09' 00" West, parallel to the North right-of-way line of said 25th Street and the South line of said Block 37, a distance of 130.00 feet to the Southwest corner of the herein described tract, a found 1/2 inch rod, bearing S 59° E a distance of 0.7 feet;

THENCE North 50° 51' 00" West, parallel to the West right-of-way line of said Avenue B and the East line of said Block 37, a distance of 100.00 feet to the Northwest corner of the herein described tract, a chain link fence post, bearing N 37° W a distance of 0.4 feet;

THENCE North 39° 09' 00" East, parallel to the North right-of-way line of said 25th Street and the South line of said Block 37, a distance of 130.00 feet to the West right-of-way line of said Avenue B and the East line of said Block 37, and being the Northeast corner of the herein described tract, a found 1/2 inch rod, bearing S 85 W a distance of 0.3 feet;

THENCE South 50° 51' 00" East, along the West right-of-way line of said Avenue B and the East line of said Block 37, a distance of 100.00 feet to the PLACE OF BEGINNING and containing acres (square feet) of land, more or less.

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS REGISTERED BRENE ADDISON 6598 PROFESSIONAL LAND SURVEYOR

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
26-0097

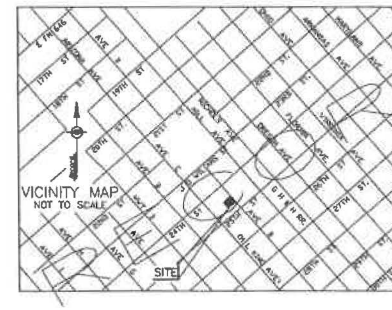
0 30 60
SCALE: 1" = 30'

THE STATE OF TEXAS ||
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF GALVESTON ||

BEFORE ME, the undersigned authority, on this day personally appeared Ramjit Patel and Nita Patel, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this __________ day of ________________________ 2026.

____
Notary Public for the
State of Texas
My Commission Expires____________________



APPROVED for filing, wherein Galveston County assumes no obligation for drainage, streets, roads or making any other improvements in said subdivision.

____
Hank Dugie
Commissioner, Precinct No. 3

____
Mark Henry
County Judge

The above subdivision titled 'BLOCK 37, MOORE'S ADDITION PARTIAL REPLAT' as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated ______________________ 2026.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By ______________________Deputy

I, Michael C. Shannon, County Engineer of Galveston County, Texas, 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 C. Shannon, PE
County Engineer

THE STATE OF TEXAS ||
KNOW ALL MEN BY THESE PRESENTS
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 ______________________ 2026, at ________ O'clock, ____m, and duly recorded on ______________________ 2026, at _____ O'clock, ____m, Instrument #______________________ 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

BLOCK 37, MOORE'S ADDITION PARTIAL REPLAT

A REPLAT OF LOTS 9 AND 10, MOORE'S ADDITION TO TOWN OF DICKINSON, VOLUME 155, PAGE 10 GALVESTON COUNTY, TEXAS 04-24-2026

Owner:
Ramjit Patel & Nita Patel
15515 Turtle Oak Court, Houston, TX. 77059

Surveyor:
Brene Addison
Registered Professional Land Surveyor No. 6598

County of Galveston, TX

May 22, 2026

Record No: PLAT-26-11

Subdivision Platting and Replatting

Status: Active

Submitted On: 5/13/2026

Primary Location

29.475354, -95.061508

Owner

No owner information

Applicant

Jordan Alcocer
409-497-2772
@ [redacted]
6341 Stewart Road #251
Galveston, TX 77551

Property Owner

Is the applicant the owner?*

No

Property Owner Name*

Ramjit Patel

Company Contact

Owner Mailing Address*

15515 Turtle Oak Court

Owner City*

Houston

Owner State*

TX

Owner ZIP Code*

77059

Owner Email*

[redacted]

Owner Phone*

346-208-6749

General Information

Type of Plat*

Replat

Name of Proposed Plat/Amended Plat*

Block 37, Moore's Addition Partial Replat

Number of Original Lots*

2

Number of Proposed Lots*

4

Number of Proposed Reserves*

0

Total Number of Lots and Reserves

4

Total Acreage of Proposed Plat*

0.298

Legal Description of Proposed Location*

Lots 9 & 10, Moore's Addition

Purpose of Proposed Replat or Amending Plat*

Divide 2 lots into 4 lots

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

Not Applicable

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*

Dickinson

Sewage Disposal*

Public Sewer

Provider*

Dickinson

Are any roads proposed in the plat?*

No

Is there a lienholder on the property?*

No

Additional Information or Comments

Are there any existing structures on the propery?*

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*

Jordan Alcocer
Apr 24, 2026