

On this the 14th day of October, 2024, the Commissioners' Court of Galveston County, Texas convened in a regularly scheduled meeting with the following members thereof present:

Mark Henry, County Judge;
Darrell A. Apffel, Commissioner, Precinct No. 1;
Joe Giusti, Commissioner, Precinct No. 2;
Stephen Holmes, 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 Bayside Subdivision is presently on file with the County Clerk of Galveston County. It may be found recorded in Volume 11, Page 28 of the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Kara Newmann and David Newmann have filed their Petition and Application for permission to revise a portion of Block 4; 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 November 25, 2024 at 9:30 a.m. in the following location:

Galveston County North Annex
174 Calder Road, Room 100
League City, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 14th day of October, 2024.



Dwight Sullivan, County Clerk

COUNTY OF GALVESTON, TEXAS

BY: 
Mark Henry, County Judge

By:  Deputy
Brandy Chapman

EXHIBIT "A"

APPLICATION FOR PERMISSION
TO REVISE SUBDIVISION PLAT

THE COMMISSIONERS COURT
OF GALVESTON COUNTY, TEXAS

TO THE HONORABLE COMMISSIONERS' COURT OF GALVESTON COUNTY, TEXAS NOW
COMES Kara Newmann & David Newmann, and file this Petition and Application to
revise plat of BAYSIDE SUB, subdivision plat recorded in Plat Record
11, Map No 28 of the Map Records of Galveston County, Texas:

a. Replat of LOTS 3,4 & PT OF LOTS 10,11 & 12 BLK 4

Kara Newmann & David Newmann requests permission to revise the Subdivision Plat in
accordance with and as provided for in V.T.C.A., Local Government Code Section 232.009, and in support
thereof would respectively show unto the court the following, to wit:

1. That Petitioner Kara Newmann & David Newmann owns land
in LOTS 3,4 & PT OF LOTS 10,11 & 12 BLK 4 that is subject to the subdivision
controls of Galveston County.
2. A copy of the proposed re-plat is attached hereto as Exhibit "B"
3. The portion of the Subdivision Plat that will be revised is:
 - a. Lots LOTS 3,4 & PT OF LOTS 10,11 & 12 BLK 4
4. The revision will not interfere with the established rights of any owner of a part of
the subdivided land.
5. Petitioner is willing to pay the County any administrative costs that may be involved
including the filing for record with the County Clerk a revised Plat or part of a Plat showing
the changes made to the original plat.

WHEREFORE, Petitioner prays that notice of this Petition and Application be given to all owners of the
lands within the Subdivision Plat and that said notice be published in a newspaper general circulation in
Galveston County as required by law; that upon final hearing the Honorable Court adopt an order granting
permission to the Petitioner to revise the Subdivision Plat and that this Honorable Court enter such further
orders and take further action as may be proper.

Kara Newmann David Newmann 9/14/24
Owner Name Date
Owner

LINE TABLE

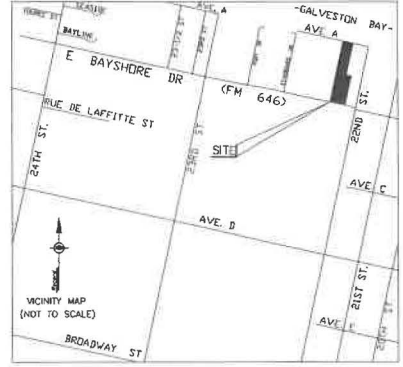
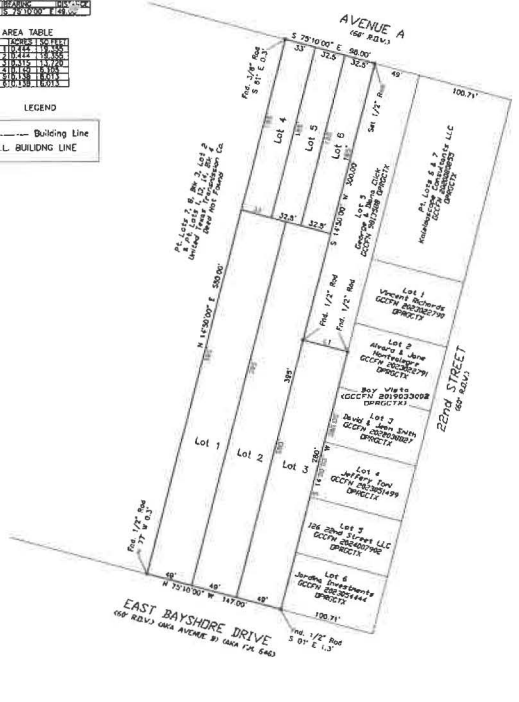
1.0	1.0000	1.0000
2.0	1.0000	1.0000
3.0	1.0000	1.0000
4.0	1.0000	1.0000
5.0	1.0000	1.0000
6.0	1.0000	1.0000
7.0	1.0000	1.0000
8.0	1.0000	1.0000
9.0	1.0000	1.0000
10.0	1.0000	1.0000
11.0	1.0000	1.0000
12.0	1.0000	1.0000
13.0	1.0000	1.0000
14.0	1.0000	1.0000
15.0	1.0000	1.0000
16.0	1.0000	1.0000
17.0	1.0000	1.0000
18.0	1.0000	1.0000
19.0	1.0000	1.0000
20.0	1.0000	1.0000
21.0	1.0000	1.0000
22.0	1.0000	1.0000
23.0	1.0000	1.0000
24.0	1.0000	1.0000
25.0	1.0000	1.0000
26.0	1.0000	1.0000
27.0	1.0000	1.0000
28.0	1.0000	1.0000
29.0	1.0000	1.0000
30.0	1.0000	1.0000
31.0	1.0000	1.0000
32.0	1.0000	1.0000
33.0	1.0000	1.0000
34.0	1.0000	1.0000
35.0	1.0000	1.0000
36.0	1.0000	1.0000
37.0	1.0000	1.0000
38.0	1.0000	1.0000
39.0	1.0000	1.0000
40.0	1.0000	1.0000
41.0	1.0000	1.0000
42.0	1.0000	1.0000
43.0	1.0000	1.0000
44.0	1.0000	1.0000
45.0	1.0000	1.0000
46.0	1.0000	1.0000
47.0	1.0000	1.0000
48.0	1.0000	1.0000
49.0	1.0000	1.0000
50.0	1.0000	1.0000
51.0	1.0000	1.0000
52.0	1.0000	1.0000
53.0	1.0000	1.0000
54.0	1.0000	1.0000
55.0	1.0000	1.0000
56.0	1.0000	1.0000
57.0	1.0000	1.0000
58.0	1.0000	1.0000
59.0	1.0000	1.0000
60.0	1.0000	1.0000
61.0	1.0000	1.0000
62.0	1.0000	1.0000
63.0	1.0000	1.0000
64.0	1.0000	1.0000
65.0	1.0000	1.0000
66.0	1.0000	1.0000
67.0	1.0000	1.0000
68.0	1.0000	1.0000
69.0	1.0000	1.0000
70.0	1.0000	1.0000
71.0	1.0000	1.0000
72.0	1.0000	1.0000
73.0	1.0000	1.0000
74.0	1.0000	1.0000
75.0	1.0000	1.0000
76.0	1.0000	1.0000
77.0	1.0000	1.0000
78.0	1.0000	1.0000
79.0	1.0000	1.0000
80.0	1.0000	1.0000
81.0	1.0000	1.0000
82.0	1.0000	1.0000
83.0	1.0000	1.0000
84.0	1.0000	1.0000
85.0	1.0000	1.0000
86.0	1.0000	1.0000
87.0	1.0000	1.0000
88.0	1.0000	1.0000
89.0	1.0000	1.0000
90.0	1.0000	1.0000
91.0	1.0000	1.0000
92.0	1.0000	1.0000
93.0	1.0000	1.0000
94.0	1.0000	1.0000
95.0	1.0000	1.0000
96.0	1.0000	1.0000
97.0	1.0000	1.0000
98.0	1.0000	1.0000
99.0	1.0000	1.0000
100.0	1.0000	1.0000

AREA TABLE

1.0	1.0000
2.0	1.0000
3.0	1.0000
4.0	1.0000
5.0	1.0000
6.0	1.0000
7.0	1.0000
8.0	1.0000
9.0	1.0000
10.0	1.0000
11.0	1.0000
12.0	1.0000
13.0	1.0000
14.0	1.0000
15.0	1.0000
16.0	1.0000
17.0	1.0000
18.0	1.0000
19.0	1.0000
20.0	1.0000
21.0	1.0000
22.0	1.0000
23.0	1.0000
24.0	1.0000
25.0	1.0000
26.0	1.0000
27.0	1.0000
28.0	1.0000
29.0	1.0000
30.0	1.0000
31.0	1.0000
32.0	1.0000
33.0	1.0000
34.0	1.0000
35.0	1.0000
36.0	1.0000
37.0	1.0000
38.0	1.0000
39.0	1.0000
40.0	1.0000
41.0	1.0000
42.0	1.0000
43.0	1.0000
44.0	1.0000
45.0	1.0000
46.0	1.0000
47.0	1.0000
48.0	1.0000
49.0	1.0000
50.0	1.0000
51.0	1.0000
52.0	1.0000
53.0	1.0000
54.0	1.0000
55.0	1.0000
56.0	1.0000
57.0	1.0000
58.0	1.0000
59.0	1.0000
60.0	1.0000
61.0	1.0000
62.0	1.0000
63.0	1.0000
64.0	1.0000
65.0	1.0000
66.0	1.0000
67.0	1.0000
68.0	1.0000
69.0	1.0000
70.0	1.0000
71.0	1.0000
72.0	1.0000
73.0	1.0000
74.0	1.0000
75.0	1.0000
76.0	1.0000
77.0	1.0000
78.0	1.0000
79.0	1.0000
80.0	1.0000
81.0	1.0000
82.0	1.0000
83.0	1.0000
84.0	1.0000
85.0	1.0000
86.0	1.0000
87.0	1.0000
88.0	1.0000
89.0	1.0000
90.0	1.0000
91.0	1.0000
92.0	1.0000
93.0	1.0000
94.0	1.0000
95.0	1.0000
96.0	1.0000
97.0	1.0000
98.0	1.0000
99.0	1.0000
100.0	1.0000

LEGEND

----- Building Line
 RL. BUILDING LINE



THE STATE OF TEXAS
 COUNTY OF GALVESTON

We, Kara Newmann and David Newmann, owner hereinafter referred to as Owner of the tract described in the above and foregoing map of BAYSIDE SUBDIVISION PARTIAL REPLAT, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and notations on said maps or plat and hereby 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 hereon. Owner and do hereby bind ourselves, or 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") perimeter ground easements or five feet (5' 0") 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 total twenty one feet, six inches (21' 6") 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 on additional ten feet (10' 0") for ten feet (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 total thirty feet (30' 0") in width.

FURTHER, Owner does 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 herewith.

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 center line of any and all boulevards, creeks, gulches, canals, ditches, canals, 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 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 or easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such obstructions shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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.

Witness my hand in County of Galveston, Texas, this _____ day of _____, 2024.

Kara Newmann
 David Newmann

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

BEFORE ME, the undersigned authority, on this day personally appeared Kara Newmann and David Newmann known to me to be the person whose names is subscribed to the above and foregoing instrument and acknowledged to me that he 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 _____, 2024.

Notary Public for the State of Texas
 My Commission Expires _____

This is to certify that Ruth Etland, Market President, Coedence Bank, are the owners and holders of the Vendor's Lien on the property described herein, as "BAYSIDE SUBDIVISION PARTIAL REPLAT", and that said Coedence Bank do hereby and in all things subordinate said lien to said BAYSIDE SUBDIVISION PARTIAL REPLAT, and further confirms that said Coedence Bank, are the present owners of said lien and have not assigned the same nor any part thereof.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Ruth Etland, Market President
 Coedence Bank

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

BEFORE ME, the undersigned authority, on this day personally appeared Ruth Etland, Market President, 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 _____, 2024.

Notary Public for the State of Texas
 My Commission Expires _____

Notary Public for the State of Texas
 My Commission Expires _____

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
 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 _____, 2024, at _____ o'clock _____ m. and duly recorded on _____ Galveston County records.

Witness my hand and seal of office, of Galveston, Texas, the day and date last above written

Dwight D. Sullivan, County Clerk
 Galveston County, Texas

By _____ Deputy

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

Darrel A. Aftel
 Commissioner, Precinct No. 1

Mark Henry
 County Judge

The above subdivision file BAYSIDE SUBDIVISION PARTIAL REPLAT as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated _____, 2024.

Dwight D. Sullivan
 County Clerk of Galveston County, Texas.

- NOTES:
- 1) This property lies within Zone AE (EL 13') as established by the FEMA Flood Insurance Rate Map No. 48187C0256C, Dated August 15, 2019.
 - 2) All of the property subdivided in the foregoing plat is within the incorporated boundaries of Galveston County.
 - 3) Bearings are record, based on the found monumentation of the North right-of-way line of East Bayshore Drive.
 - 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.

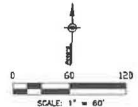
PROPERTY DESCRIPTION

Being Lots Three (3), Four (4), Ten (10), Eleven (11), and Twelve (12), in Block Four (4), of BAYSIDE SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 204, Page 68 and transferred to Volume 11, Page 28, in the Office of the County Clerk of Galveston County, Texas, SAWS AND EXCEPT those portions of said Lots 10, 11, and 12 conveyed to the State of Texas by deeds recorded in Volume 1185, Pages 204 and 205, both in the Office of the County Clerk of Galveston County, Texas.

This is to certify that I, Brana 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, property monumented.

Brana Addison
 Registered Professional
 Land Surveyor No. 6590

TRICON
 LAND
 SURVEYING, LLC
 1605 02nd Street, #204
 Galveston, TX 77551
 Physical: 2011 58th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 I.B.P.L.S. Firm No. 10784309
 T.S. #25-0308



BAYSIDE SUBDIVISION PARTIAL REPLAT

A REPLAT OF LOTS 3, 4, AND
 PART OF LOTS 10, 11, AND 12
 IN BLOCK 4
 BAYSIDE SUBDIVISION
 VOLUME 11, PAGE 28
 GALVESTON COUNTY, TEXAS
 05-22-2024

Owner:
 Kara Newmann & David Newmann
 2511 Marine Bay Drive, Ste. 130-807
 League City, TX 77573
 409-978-5214

Surveyor:
 Brana Addison
 Registered Professional Land Surveyor No. 6590
 409-978-5214