

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 Highland Farms is presently on file with the County Clerk of Galveston County. It may be found in recorded in Plat Record 3, Map No. 12 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 12 Block 6; 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

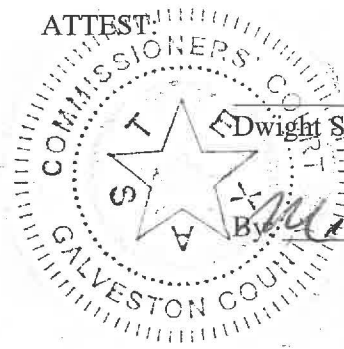
UPON MOTION DULY MADE AND SECONDED the above Order was passed this 22nd day of May, 2026.

COUNTY OF GALVESTON, TEXAS

BY:


Mark Henry, County Judge

ATTEST:



Dwight Sullivan, County Clerk

By: 
Melissa A. Childs, Deputy



Record No: PLAT-25-9

Subdivision Platting and Replatting

Status Active

Submitted On 2/24/2025

Primary Location

12730 Gibbs
Santa Fe, Tx 77510

Owner

Suncoast Property Management, Inc
2nd Street 12832 Dickinson,
TX 77539

Applicant

Joe Walters
 832 434 4400

PO Box 1367
Santa Fe, Tx 77510

Property Owner

Is the applicant the owner?*

Yes

General Information

Type of Plat*

Replat

Name of Proposed Plat/Amended Plat*

WALTERS ADDITION NO 2

Number of Original Lots*

—

Number of Proposed Lots*

3

Number of Proposed Reserves*

0

Total Number of Lots and Reserves

3



Total Acreage of Proposed Plat*

9.754

Legal Description of Proposed Location* ?

BEING ALL OF LOT 2 IN BLOCK 6 OF
HIGHLAND FARMS, A SUBDIVISION IN
GALVESTON COUNTY, TEXAS.
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN PLAT
RECORD 3, MAP NO. 12.1 IN THE MAP
RECORDS OF GALVESTON COUNTY,
TEXAS.

Purpose of Proposed Replat or Amending Plat*

3 LOTS 1 BLOCK 9.754 ACRES

**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?*

—

Additional Information or Comments

Are there any existing structures on the property?*

—

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.

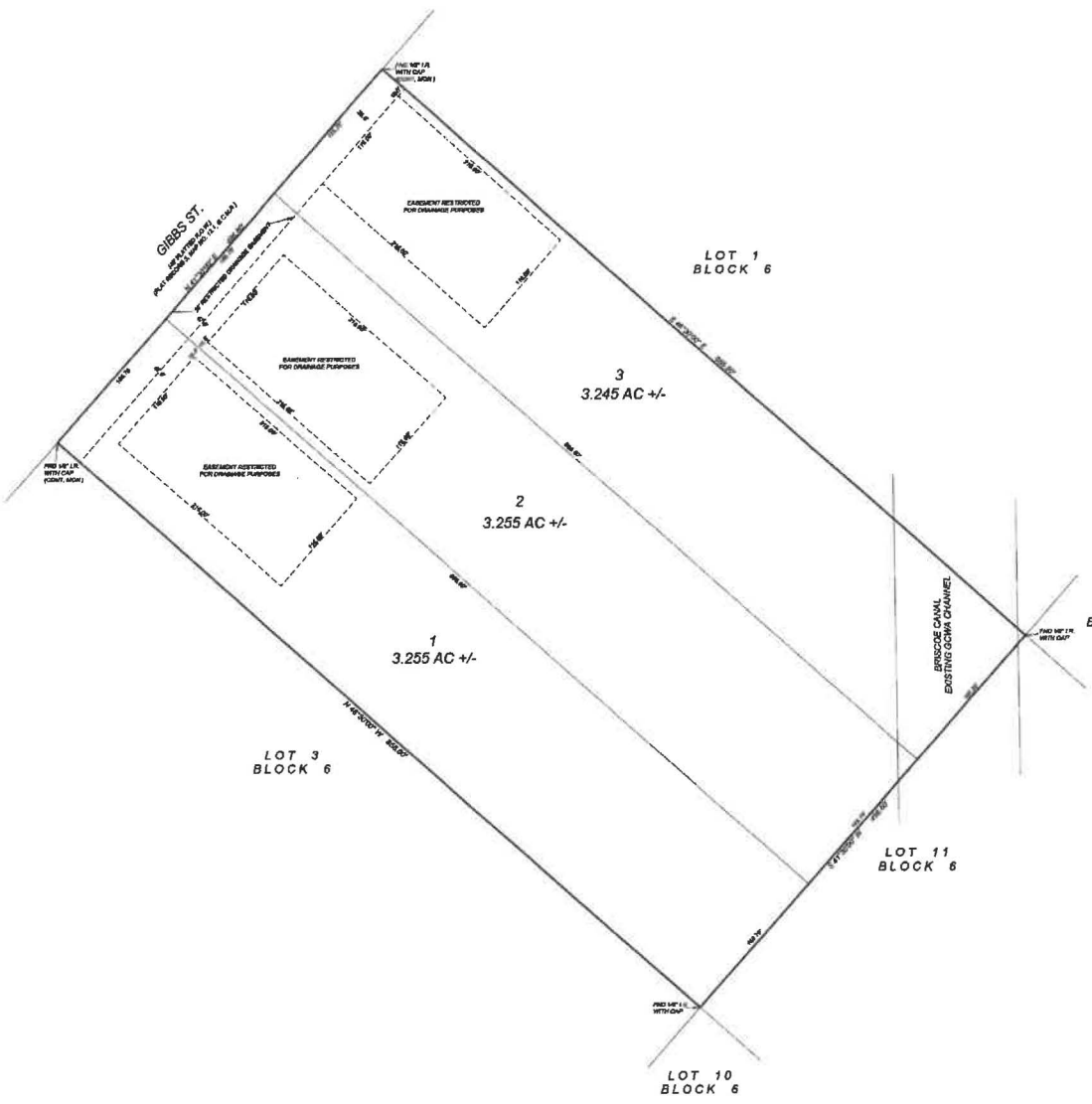
Subdivision Regulations can be found by clicking [HERE](#).

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

I have read and acknowledge the above*

 **Joe E Walters Jr**

Feb 20, 2025



PREPARED BY:
LAND SURVEY CO
P.O. BOX 129
PESANA TX 77665
PRM PBA, AC. 16048700
381-238-6658

OWNER/DEVELOPER:
BUNCAST PROPERTY MANAGEMENT INC
JOE WALTERS
P.O. BOX 1887
SANTA FE TX 77810

NOTES:
BASIS OF BEARINGS IS THE RECORDED PLAT OF HIGHLAND FARMS.
ACCORDING TO PRM COMMUNITY PANEL NO. 48 HFC02965, DATED
8/15/2014, THIS PROPERTY LIES IN FLOOD ZONE X.
OTHER MATTERS OR ENCUMBRANCES AFFECTING THE SUBJECT
PROPERTY, IF ANY, ARE NOT SHOWN.



STATE OF TEXAS
COUNTY OF GALVESTON

We, BUNCAST PROPERTY MANAGEMENT INC, hereby after referred to as owners of the 9.756 Acre tract of land described by the above and foregoing map WALTERS ADDITION NO. 2, do hereby create and establish said plat of said property according to all laws, dedications, and resolutions on said tract and do hereby dedicate to the use of the public for use, all streets, alleys, tracks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed and do hereby bind ourselves, our 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 unobstructed aerial easements. The aerial easements shall extend horizontally and additional eleven feet, six inches (11'06") for ten feet (10'00") perimeter ground easements or five feet six inches (5'06") for sixteen feet (16'00") perimeter ground easements, from a plane sixteen feet (16'00") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (S. I. E. & A.C.) as indicated and depicted hereon, whereby the aerial easement shall twenty-one feet six inches (21'06") 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 an additional ten feet (10'00") for ten feet (10'00") back to back ground easements or seven feet (7'00") for sixteen feet (16'00") back to back ground easements, from a plane sixteen feet (16'00") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (S. I. E. & A.C.) as indicated and depicted hereon, whereby the aerial easement shall thirty feet (30'00") in width.

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, river, stream or body of water.

FURTHER, owner does hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all bayous, creeks, gulches, canals, ditches, drains, sloughs 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 order 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 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 and easements clear of fences, buildings, plantings, 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 the easement except by means of an approved drainage structure.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (14" diameter) with curbs or ledges to be provided for all private driveways or walkways crossing such drainage facility.

FURTHER, owner does hereby covenant and agree that those streets located within the boundaries of this plat shall always be available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER, owner does hereby 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 Commission's Court of Galveston County.

FURTHER, the owner hereby certifies that this right 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.

JOE WALTERS
BUNCAST PROPERTY MANAGEMENT
STATE OF TEXAS)
COUNTY OF GALVESTON)

BEFORE ME, the undersigned authority, on this day personally appeared JOE WALTERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

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

Michael C. Shannon
County Engineer

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

Matt A. Henry
County Judge

Joe Glass
Commissioner Precinct No. 2

The above subdivision titled WALTERS ADDITION NO. 2 as mapped, approved by the Commissioners Court of Galveston County, Texas, by order of _____, 2025.

Dwight O. Sullivan
Galveston County Clerk

I, Christopher Truitt, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify 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, single points, points of curvature and other points of reference have been marked with iron (or other suitable permanent material) pins or rods that have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the nearest survey corner.

Christopher Truitt
Registered Professional Surveyor No. 8247

I, DWIGHT O. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the within instrument with its certificate of submission was filed for registration in my office on _____, 2025 at _____ o'clock _____ M in Galveston County Clerk's File No. _____.

WITNESSED my hand and seal of office, at Galveston, Texas, the day and date above written.

Dwight O. Sullivan
County Clerk
Galveston County, Texas.

By _____
Deputy

WALTERS ADDITION NO. 2
BEING ALL OF LOT 2 IN BLOCK 6 OF HIGHLAND FARMS, A
SUBDIVISION IN GALVESTON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT
RECORD 3, MAP NO. 12.1 IN THE MAP RECORDS OF GALVESTON
COUNTY, TEXAS.

3 LOTS 1 BLOCK 9.755 AC
MARCH 10, 2025