

On this the 12th Day of December, 2022, 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;
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 Bayview Acres is presently on file with the County Clerk of Galveston County. It may be found in Plat Record 3, Map Number 16; and

WHEREAS, by application attached hereto as Exhibit "A", Brint Land Development, LLC. have filed their Petition and Application for permission to revise plat; and

WHEREAS, V.T.C.A., Local Government Code, sec. 232.009 requires notice of this application be advertised; and

WHEREAS, by Order of the Commissioners' Court of October 31st, 2022 Michael Shannon, County Engineer was directed to give notice of the application by advertising the same in a newspaper of general circulation in Galveston County; and

WHEREAS, pursuant to such Order, notice of the application was published in The Galveston Daily News, a newspaper of general circulation in the county on the following dates, to wit: November 22, November 23, and November 24, 2022, and

WHEREAS, the application of Brint Land Development, LLC. has once again been this day presented to the Commissioners' Court: and


WHEREAS, it appearing that all requirements of V.T.C.A., Local Government Code, sec. 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 be approved and that Brint Land Development, LLC. has been 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 12th Day of December, 2022

COUNTY OF GALVESTON, TEXAS

BY:


Mark Henry, County Judge

ATTEST:


Dwight Sullivan, County Clerk



On this the 31st Day of October, 2022, 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. Appfel, 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 Bayview Acres is presently on file with the County Clerk of Galveston County. It may be found in recorded Plat Record 3, Map Number 16 of the Map Records of Galveston County, Texas to:

WHEREAS, by the application attached hereto as Exhibit "A", Brint Land Development, LLC has filed his Petition and Application for permission to revise a portion of Lot 37 and part of Lots 36 & 38 ; and

WHEREAS, V.T.C.A., 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 posted on the county website; and

BE IT THEREFORE ORDERED, that Michael Shannon, County Engineer be authorized and directed to give notice of this application in a newspaper of general circulation in Galveston County, the attached notice at least 3 times during the period that begins on the 30th day and ends on the 7th day before the date of the meeting which the Commissioners Court will consider the application.

BE IT THEREFORE ORDERED, that the time and place at which this Court will meet to consider the application and to hear protests to the revision of the subdivision plat will be December 13th, 2022 at 9:30 a.m. in the following location:

Galveston County Courthouse
722 Moody, 1st Floor
Galveston, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 31st Day of October, 2022.

COUNTY OF GALVESTON, TEXAS

BY: 
Mark Henry, County Judge




Dwight Sullivan, County Clerk

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 Brint Land Development, LLC, and file this Petition and Application to revise
plat of Bayview Acres subdivision plat recorded in Plat Record 3, Map Number 16 of the Map
Records of Galveston County, Texas to:

- a. Subdivide Lot 37 and part of Lots 36 & 38 into 11 Lots

Brint Land Development, LLC 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:

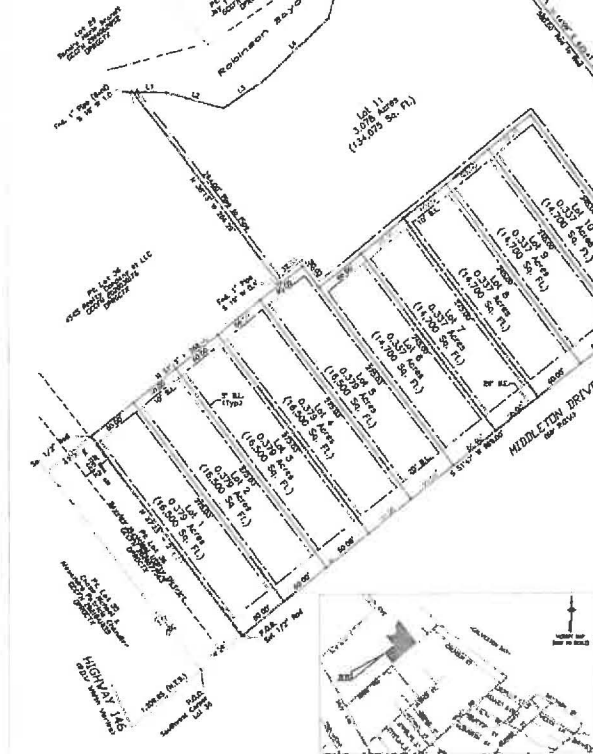
1. That Petitioner Brint Land Development, LLC, owns land in Bayview Acres that is
subject to the subdivision controls of Galveston County.
2. A copy of the proposed re-plat is attached hereto as Exhibit "B"
3. The portion of the Subdivision Plat that will be revised is:
 - a. Lot 37 and part of Lots 36 & 38
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.


Clint Byrom, Owner
Brint Land Development, LLC

10/15/2022
Date

AREA TABLE		LINE TABLE		
LOT NO.	SQ. FEET	ACRES	LINE BEARING	DISTANCE
Lot 1	18,500	0.379	L1 S 88°33'07" E	37.49'
Lot 2	18,500	0.379	L2 S 74°22'33" E	65.63'
Lot 3	18,500	0.379	L3 N 00°40'14" E	58.64'
Lot 4	18,500	0.379	L4 N 48°54'12" E	86.88'
Lot 5	18,500	0.379	L5 N 18°03'49" E	58.17'
Lot 6	14,700	0.337	L6 N 37°23'45" W	40.20'
Lot 7	14,700	0.337	L7 N 00°32'41" W	23.04'
Lot 8	14,700	0.337	L8 N 27°17'29" E	81.36'
Lot 9	14,700	0.337	L9 S 62°24'59" E	52.98'
Lot 10	14,700	0.337		
Lot 11	158,218	3.632		



NOTES:

- 1) This property lies within "other flood areas" Zone X and Zone AE (1.13) as established by the FEMA Flood Insurance Maps No. 48187C0040, Dated August 15, 2019.
- 2) This property lies within unincorporated Galveston County.
- 3) Drainage is based on the monumentation of the Northwest right-of-way line of Middletown Street.
- 4) Planting, flower beds, and other landscaping or all 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.
- 5) South Land Title Co. (CG29448): This property is subject to restrictive covenants recorded in Vol. 785, Pg. 199, Vol. 806, Pg. 452, Vol. 820, Pg. 404, Vol. 842, Pg. 131, Vol. 844, Pg. 133, Vol. 855, Pg. 253, Vol. 873, Vol. 895, Pg. 371, Vol. 924, Pg. 77 and under Galveston County Clerk's File No(s). 20033370, 20030321, 20059261, 20063045, 20060703a, 200403666, 200405891.3, 200405484, 200405748, 200301226, 2000051260, 200012702 and 2000933065 as in the Office of the County Clerk of Galveston County, Texas.

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

Donell A. Appfel
Commissioner, Precinct No. 1

Mark Harvey
County Engineer

The above subdivision title BRINT BAYVIEW as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated _____ 2022.

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

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 the office as created by the Galveston County Commissioners' Court.

Michael C. Shannon
County Engineer

THE STATE OF TEXAS
COUNTY OF GALVESTON

I, Clint Byron, owner hereinafter referred to as Owner of the tract described in the above and foregoing map of BRINT BAYVIEW, do hereby make and establish said subdivision and development plan of said property according to all laws, decisions, 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, paths, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed and do hereby lend, surrender, or assign to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated on this 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 eleven feet six (11' 6") inches for ten feet (10' 0") perimeter ground easements or five feet six (5' 6") inches 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, 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 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, Owner does hereby declare that all streets or paths 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, 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 bayous, creeks, gulches, ravines, drains, alleys, or other natural drainage courses located in said plat, as easements for drainage purposes, show 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, gulch, creek or natural drainage way shall hereby be restricted to keep such drainage ways an easements clear of fences, buildings, planting and other obstructions to the collection and maintenance of the drainage facility and that such abutting property 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 plat does not relate to, alter, amend, or remove any covenants or restrictions, which are attached to the parcel 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 _____ 2022.

Clint Byron, Owner
Brint Bay Development, LLC

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

COUNTY OF GALVESTON ||

BEFORE ME, the undersigned authority, on this day personally appeared Clint Byron, known to me to be the person whose name is subscribed to the above and 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 set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

Notary Public for the State of Texas
My Commission Expires _____

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

COUNTY OF GALVESTON ||

I, Dwight G. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____ 2022, at _____ o'clock _____ m. and duly recorded on _____ 2022, at _____ o'clock _____ m. instrument of Galveston County records.

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

Dwight G. Sullivan, County Clerk
Galveston County, Texas

By _____ Deputy

PROPERTY DESCRIPTION

Being that certain tract or parcel of land being all of Lot Thirty-Seven and part of Lots Thirty-Six (36) and Thirty-Eight (38) of BAYVIEW ACRES, a subdivision out of the Rafael Bonassar Survey, Galveston County, Texas, according to the map or plat thereof as recorded in Volume 254-A, Page 29 and transferred to Plat Record 3, Map Number 16, both of the Map Records of Galveston County, Texas, and being those same tracts of land as conveyed to Airt William Robinson and Theresa Anne Hochmann, Co-Trustees of the Robinson Revocable Trust, by deed dated May 18, 2001, recorded under Galveston County Clerk's File No. 2001028497, and by deed dated December 17, 1993 and recorded under Galveston County Clerk's File No. 5349370, said tracts of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Lot 36, said point lying in the Northwest right-of-way line of Middletown Drive (60' R.O.W.);

THENCE North 31° 45' 00" East along the Southeast line of said Lot 36 and with the Northwest right-of-way line of said Middletown Drive, a distance of 58.00 feet to the PLACE OF BEGINNING, and being the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE North 37° 23' 00" West a distance of 275.03 feet to a point for corner lying in the North line of said Lot 36, a set 1/2 inch rod;

THENCE North 31° 45' 00" East parallel to the Northwest right-of-way line of said Middletown Drive, a distance of 1268.00 feet to a point for corner, a found 1 inch pipe bearing S 15° W a distance of 0.4 feet;

THENCE North 38° 13' 00" West parallel to the Southwest line of said Lot 36, at 264.00 feet passing a found 1 inch pipe, for a total distance of 773.00 feet to the shoreline of Robinson Bayou, same being the Northeast corner of the herein described tract;

THENCE along said shoreline the following courses:

South 08° 51' 07" East a distance of 37.49 feet;

THENCE S 74° 22' 33" East a distance of 65.63 feet;

THENCE North 53° 45' 14" East a distance of 38.64 feet;

THENCE North 45° 56' 12" East a distance of 85.69 feet;

THENCE North 15° 03' 45" East a distance of 38.17 feet;

THENCE North 37° 23' 33" West a distance of 48.20 feet;

THENCE North 00° 35' 41" West a distance of 23.04 feet;

THENCE North 25° 17' 29" East a distance of 81.36 feet;

THENCE North 28° 24' 59" East a distance of 52.98 feet to the Northeast corner of the herein described tract;

THENCE South 38° 14' 09" East at 44.91 feet passing a found 1/2 inch rod, for a total distance of 625.41 feet to the Northwest right-of-way line of said Middletown Drive, and being the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE South 51° 47' 00" West along the Northwest right-of-way line of said Middletown Drive, a distance of 889.00 feet to the PLACE OF BEGINNING, and containing 8.659 acres (390,080 square feet) of land, more or less.

This is to certify that I, Bruce 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.

Bruce Addison
Registered Professional Land Surveyor No. 8598

TRICON LAND SURVEYING, LLC
13044 Highway 153
Houston, TX 77060
281-499-2772
tricon@triconland.com
T.R.P.L.S. File No. 10194309
LIC #22-0088

LEGEND

N.T.S. Not To Scale

----- Building Line

----- Easement Line

----- Drainage Easement

SCALE: 1" = 60'

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

COUNTY OF GALVESTON ||

BEFORE ME, the undersigned authority, on this day personally appeared Clint Byron, known to me to be the person whose name is subscribed to the above and 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 set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

Notary Public for the State of Texas
My Commission Expires _____

BRINT BAYVIEW

A REPLAT OF LOT 37 & PART OF LOTS 36 & 38
BAYVIEW ACRES
PLAT RECORD 3, MAP NUMBER 16
GALVESTON COUNTY, TEXAS
09-20-2022

Owner:
Clint Byron, Owner
Brint Bay Development, LLC
P.O. Box 1550
Houston, TX 77081
(409) 777-4164

Surveyor:
Bruce Addison
Registered Professional Land Surveyor No. 8598