

On this the 17th day of August, 2026 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 No. 51 of the Map Records of Galveston County, Texas; and

WHEREAS, by application attached hereto as Exhibit "A", Benjamin Gaete, President of Ave D San Leon, 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 July 6, 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 Benjamin Gaete, President of Ave D San Leon, 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 Replat of Lot 1 Block 18 San Leon Farm Home Tracts be approved and that Benjamin Gaete, President of Ave D San Leon, 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 17th day of August, 2026.

COUNTY OF GALVESTON, TEXAS

BY: _____
Mark Henry, County Judge

ATTEST:

Dwight Sullivan, County Clerk

By: _____, Deputy

On this the 6th day of July, 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", Benjamin Gaete, President of Ave D San Leon, LLC has filed their Petition and Application for permission to revise a portion of Lot 1, Block 18; 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 August 17, 2026, at 3:30 p.m. in the following location:

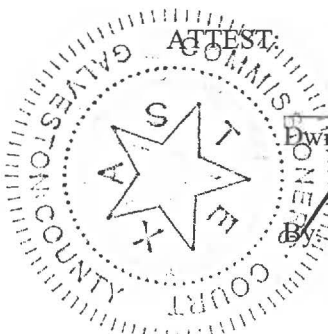
Galveston County North Annex
174 Calder, Room 100
League City, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 6th day of July, 2026.

COUNTY OF GALVESTON, TEXAS

BY:


Mark Henry, County Judge



Dwight Sullivan, County Clerk


Melissa Childs, Deputy

LOT 7 BLOCK 18
SAN LEON FARM HOME TRACTS
PL. 5, PAGE 51, G.C.M.R.

LOT	AREA (SF)
1	54,450
2	54,450
3	54,450
4	54,450

(IN FEET)
1 inch = 60 ft

FINAL PLAT OF
REPLAT OF LOT 1
BLOCK 18
SAN LEON FARM HOME
TRACTS

BEING 5.000 ACRES OUT OF LOT 1, BLOCK 18, SAN LEON FARM HOME TRACTS SUBMISSION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 51, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

4 LOTS, 1 BLOCK

REASON FOR REPLAT: TO CREATE 4 SINGLE FAMILY LOTS

JUNE 2025

PREPARED BY:
Shanks Engineering and
Surveying, Inc.
P.O. BOX 580372
Houston, TX 77258
FIRM REG. NO. 1019300

OWNER:
AVE D SAN LEON, LLC
12015 NORTH I. STREET
LA PORTE, TX 77571

JOB NO. 58444-REPLAT

SHEET 1 OF 1

Subdivision Platting and Replatting**PLAT-26-15**

Submitted On: Jun 15, 2026

Applicant Troy Shanks 832-605-6920@ **Primary Location**

Point Location: 29.4957, -94.9374

Property Owner**Is the applicant the owner?**

No

Company Contact

Benjamin Gaete

Owner City

La Porte

Owner ZIP Code

77571

Owner Phone

713-349-4032

Property Owner Name

Ave D San Leon, LLC

Owner Mailing Address

12015 North L Street

Owner State

Texas

Owner Email**General Information****Type of Plat**

Replat

Number of Original Lots

1

Number of Proposed Reserves

0

Total Acreage of Proposed Plat

5

Purpose of Proposed Replat or Amending Plat

To create 4 single family lots

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

Texas City

Name of Proposed Plat/Amended Plat

Replat of Lot 1 Block 18 San Leon Farm Home Tracts

Number of Proposed Lots

4

Total Number of Lots and Reserves

4

Legal Description of Proposed Location

Lot 1 Block 18 San Leon Farm Home Tracts

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

How will lienholder approval be submitted

Lienholder will sign mylar

Additional Information or Comments

--

Are there any existing structures on the property?

No

Is there a lienholder on the property?

Yes

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.

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.

Drainage Detention Guidelines can be found by clicking HERE (<https://www.galvestoncountytexas.gov/home/showpublisheddocument/4396/637371353908200000>).

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.

Subdivision Regulations can be found by clicking HERE (<https://www.galvestoncountytexas.gov/home/showpublisheddocument/4408/637371357492070000>).

I have read and acknowledge the above true