

On this the 12th day of November, 2024, 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 San Leon Townsite subdivision is presently on file with the County Clerk of Galveston County. It may be found in recorded in Volume 238, Page 27 and transferred to Plat Record 8, Page 32 of the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", **The Razz Halili Trust** have filed their Petition and Application for permission to revise a portion of Lots 32, 33 and 34, Block 104; 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 December 23, 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 12th day of November, 2024.

COUNTY OF GALVESTON, TEXAS

BY:


Mark Henry, County Judge

ATTEST:

Dwight Sullivan, County Clerk

By:

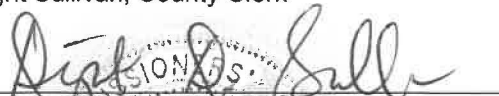




EXHIBIT "A"

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 The Razz Halili Trust, and file this Petition and Application to revise plat of San Leon Town Site subdivision plat recorded in Volume 238, Page 27 and transferred to Plat Record 8, Page 32 of the Map Records of Galveston County, Texas to:

- a. Subdivide Lots 32, 33, & 34, Block 104 into 2 lots

The Razz Halili Trust 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 The Razz Halili Trust, owns land in San Leon Townsite 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 32, 33, & 34, Block 104
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.

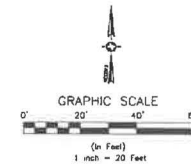


Lisa Halili
Owner/Managing Member

10/16/2024
Date

LEGEND

Find Found
 GCMR Galveston County Flood Records
 GCMR Galveston County Map Records
 P.O.D. Point of Beginning
 R.O.W. Right of Way



THE STATE OF TEXAS
 COUNTY OF GALVESTON

KNOW ALL MEN BY THESE PRESENTS
 THAT THE RAZZ HALL TRUST, being represented by Lisa Hall, a managing member, herein referred to as Owner of the property subdivided in the above and foregoing HALL COVE, being a 0.22 acre tract of land, consisting of all of Lots 32, 33, and 34, in Block 104, of SAN LEON TOWNSITE, a subdivision in Galveston County, Texas, according to the map of plat thereof recorded in Volume 238, Page 27, and transferred to Volume 8, Page 32, both of the Map Records in the Office of the County Clerk of Galveston County, Texas, and the plat thereof and all other maps and documents and development plan of said property according to all laws, regulations, restrictions and conditions of said map or plat and all other laws of the public interest of streets, parks, water courses, public easements and public places shown thereon for the purposes and considerations herein expressed, and does hereby this heretofore, or hereinafter, or assigns to and forever defend the title to the land so dedicated.

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 public lands into any public or private street, road alley or any drainage ditch, either directly or indirectly.

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 ways shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, obstructions and other obstructions to the operation and maintenance of the drainage facility and that such property existing shall not be permitted to encroach thereon except by means of an approved drainage structure.

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 layout, streets, ditches, roads, drains ditches or other natural drainage courses located in said plat, or easements for drainage purposes and labeled as Subroad Building Line and Meted Building Line on the attached plat, 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 shall be restricted to prevent that drainage structures under private drainage shall have a net drainage area of sufficient size to permit the free flow of water without backflow and to no reliance have a drainage easement of less than one and three quarters (1-3/4) square feet (81" diameter) with curbs and bridges as the provided for all private drainage or otherwise creating such drainage facilities.

FURTHER, Owner does hereby covenant and agree that three streets located within the boundaries of this plat are always available for the general use of said streets and for the public for fire, fire fighting equipment, police and other emergency vehicles of municipal nature at all times.

FURTHER, Owner certifies and covenants that they have complied with all laws and with the Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioner's Court of Galveston County.

FURTHER, Owner hereby certifies and that this plat does not attempt to add, amend or remove any easements or restrictions, or further certify that no portion of the proposed plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS my hand in the County of _____ Texas this _____ day of _____ 2024.

The Razz Hall Trust
 Lisa Hall - Managing Member

THE STATE OF TEXAS
 COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared Lisa Hall, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes expressed therein and in the capacity therein and therein set forth.

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

Notary Public for the State of Texas
 My Commission Expires _____

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

Honorable Darrell A. Aguilera
 Commissioner Precinct No. 1

Mark A. Henry
 County Judge

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

Michael C. Shannon
 County Engineer

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the above subdivision titled HALL COVE, as mapped, was approved by the Commissioner's Court of Galveston County, Texas.

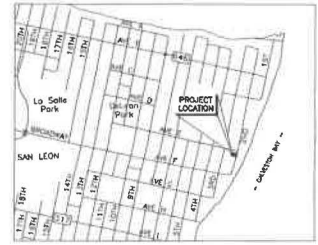
WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____ 2024.

Dwight Sullivan
 County Clerk
 Galveston County, Texas

By _____ Deputy



LEAGUE CITY OFFICE
 Registration Number: 1818282
 (281) 864-7730 www.hightidelandsurveying.com
 200 HUNTERS AVENUE, SUITE 811 LEAGUE CITY, TX 77558
 License # 1-208-0784 GALVESTON, TX 77558



VICINITY MAP
 SCALE N.T.S.

NOTES AND BOUNDARY DESCRIPTION

Description of a 0.22 acre tract of land, being all of Lots 32, 33, and 34, in Block 104, of SAN LEON TOWNSITE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 27 and transferred to Volume 8, Page 32, both of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEING all of the Southwesterly corner of the herein described tract some being the Northwesterly corner of Lot 34 and said SAN LEON TOWNSITE, with a 1/2 inch rail fence bounding South 75° 43' 00" East, a distance of 111.1 feet, and point lying in the westerly line of 2nd Street, being a 60 foot Right-of-Way.

THENCE North 75° 43' 00" West, along the Northwesterly line of said Lot 34, a distance of 128.00 feet to a 1 inch pipe found for the Southwesterly corner of the herein described tract, some being the Northwesterly corner of said Lot 34, and point lying in the Easement line of a 12 foot alleyway.

THENCE North 14° 17' 00" East, along the Easement line of said 12 foot alleyway, a distance of 75.00 feet to a 1 inch pipe found for the Northwesterly corner of the herein described tract, some being the Southwesterly corner of Lot 31, of said SAN LEON TOWNSITE.

THENCE South 75° 43' 00" East, along the Southerly line of said Lot 31, a distance of 128.00 feet to a 1/2 inch rail found for the Northwesterly corner of the herein described tract, some being the Southwesterly corner of said Lot 31, and point lying in the Westerly line of said 2nd Street.

THENCE South 14° 17' 00" West, along the Westerly line of said 2nd Street, a distance of 75.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.22 acre (9,600 Sq. Ft.) of land, more or less.

This is to certify that I, Stephen C. Blawie, a Registered Professional Land Surveyor for the State of Texas, Registration #4386, have prepared the above and foregoing subdivision from an actual survey made on the ground and under my direction; that the plat accurately represents the facts as found by that survey made by me, and that no errors have been, or will be, properly notwithstanding.

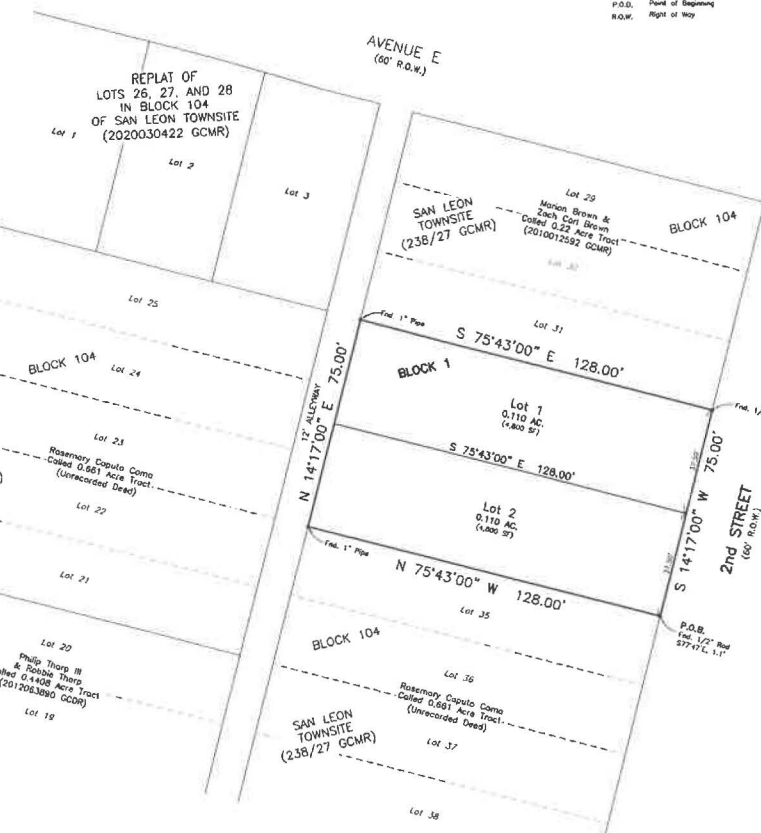
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Stephen C. Blawie
 Registered Professional Land Surveyor 3556

**REPLAT
 HALLI COVE**
 BEING A REPLAT OF A 0.22 ACRE TRACT OF LAND, CONSISTING OF ALL OF LOTS 32, 33, AND 34, IN BLOCK 104, OF SAN LEON TOWNSITE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 27, AND TRANSFERRED TO VOLUME 8, PAGE 32, BOTH OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
 CITY OF SAN LEON
 GALVESTON COUNTY, TEXAS
 2 LOTS, 1 BLOCK, 0.22 ACRE

OWNER
 The Razz Hall Trust
 P.O. Box 8414
 Bayport, Texas 77516
 281-413-3614

SURVEYOR
 High Tide Land Surveying, LLC
 200 HUNTERS AVENUE, SUITE 811
 LEAGUE CITY, TEXAS 77558
 (281) 864-7730



THE STATE OF TEXAS
 COUNTY OF GALVESTON

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on _____ 2024, at _____ o'clock _____ M., under Galveston County Clerk's File No. _____ Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, this _____ day and date last above written.

Dwight Sullivan
 County Clerk
 Galveston County, Texas

By _____ Deputy

NOTES:

1.) This property lies entirely within Zone "C" of the 100 Year Flood Plain (RFE 17) according to FEMA Panel No. 48487022356C, dated August 15, 2018, as established by the Federal Emergency Management Agency (FEMA).

2.) Owners shall comply with the current Galveston County current regulations and ordinances.

3.) Drawings based on monumentation of the Westerly R.O.W. line of 2nd Street.

4.) The Coordinates, Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.E.S. Monument N0053 37 (285494) all units are expressed in U.S. Survey Feet.

WITNESSED
 OCTOBER 28 2024
 Notary Public
 My Exp. 01/01/2026
 P.O. Box 4130-0130-000
 Dallas, Texas 75241
 214-638-1111