

On this the 3rd day of March, 2025, 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;
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 Townsite is presently on file with the County Clerk of Galveston County. It may be found in recorded in Volume 254, Page 36 and transferred to Plat Record 8, Map Number 17 of the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Michael Ivic has filed their Petition and Application for permission to revise a portion of Lots 1-9 and 38-48, Block 191; 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 March 31, 2025, at 9:30 a.m. in the following location:

Galveston County North Annex
174 N. Calder
League City, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 3rd day of March, 2025.

COUNTY OF GALVESTON, TEXAS

BY: 
Mark Henry, County Judge



Dwight Sullivan, County Clerk

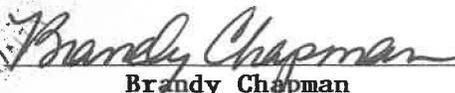
BY: 
Brandy Chapman, Deputy

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 Michael Ivic, and file this Petition and Application to revise plat of San Leon
Townsite Re-subdivision a subdivision plat recorded in Volume 254, Page 36 and transferred to
Plat Record 8, Page 17 of the Map Records of Galveston County, Texas to:

- a. Replat Lots 1-9 and 38-48 of Block 191 together with that 100 foot wide strip of land reserved for a railroad.

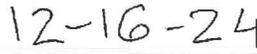
Michael Ivic requests permission to revise the Subdivision Plat in accordance with and as provided for in V.T.C.A., Local Government Code Section 232.009, and in support thereof would respectively show unto the court the following, to wit:

1. That Petitioner Michael Ivic, owns land in San Leon Townsite Re-subdivision 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 1-9 and 38-48 of Block 191 together with that 100 foot wide strip of land reserved for a railroad.
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.

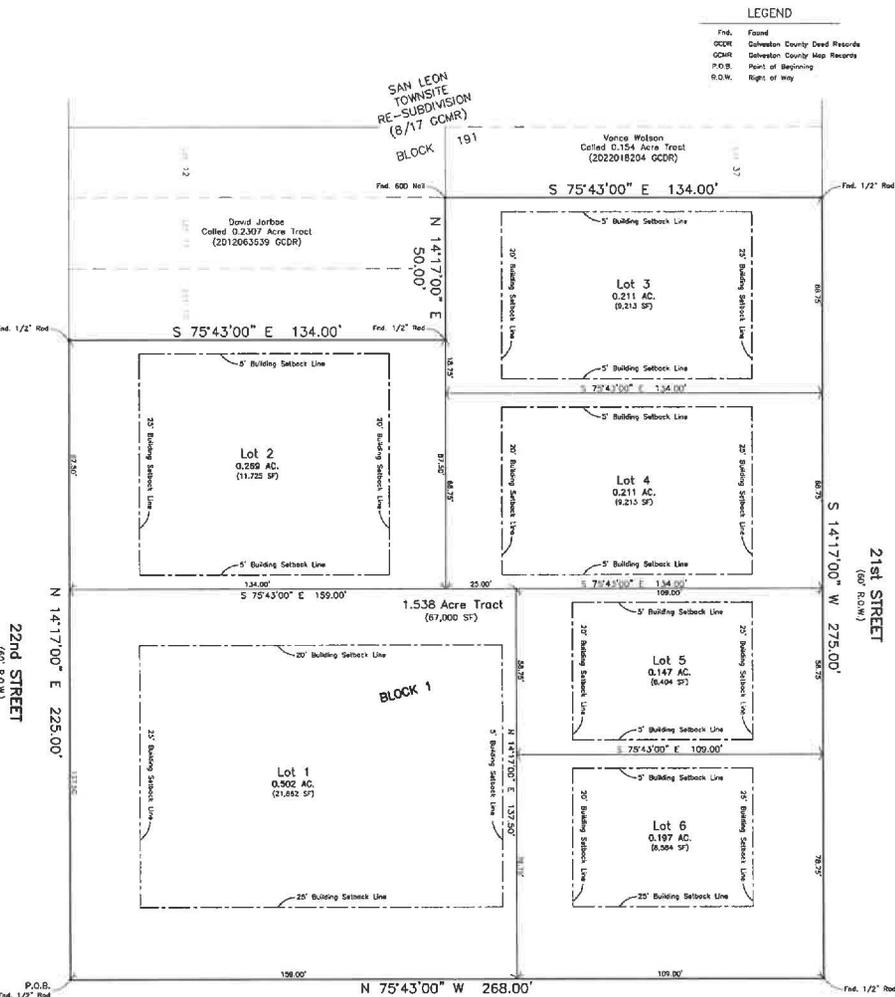
WHEREFORE, Petitioner prays that notice of this Petition and Application be given to all owners of the lands within the Subdivision Plat and that said notice be published in a newspaper general circulation in Galveston County as required by law; that upon final hearing the Honorable Court adopt an order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



Michael Ivic
Property Owner



Date



LEGEND

- FP1 Flood
- GCNR Galveston County Deed Records
- GCNR Galveston County Map Records
- P.O.B. Point of Beginning
- R.O.W. Right of Way

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

THAT Michael Inc, herein referred to as Owner of the property subdivided in the above and foregoing plat ADDITION, being a 1.538 acre tract of land, consisting of all of Lots One through Nine (1-9) and Thirty-eight through Forty-eight (38-48), in Block One Hundred Ninety-one (191), of SAN LEON TOWNSITE RE-SUBDIVISION, a subdivision in Galveston County, Texas, EXCEPT WITH that One Hundred (100) foot wide strip of land reserved for a railroad through said Block 191, according to the map or plat thereof recorded in Volume 254, Page 36, and transferred to Plat Record 8, Map No. 17, both of the Public Records in the Office of the County Clerk of Galveston County, Texas, does hereby make an irrevocable and irrevocable plan of subdivision and development plan of said property according to its area, dimensions, location and relations of said map or plat and hereby dedicates to the use of the public for all streets, parks, water courses, drains, easements and public areas shown thereon for the purchase and consideration therein expressed, and does hereby bind, covenant, warrant, guarantee, and assigns to warrant 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 surface water into any public or private street, road way 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 houses, buildings, planting and other obstructions in the operation and maintenance of the drainage facility and that such property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner does hereby dedicate to the public a strip of land thirty (30') feet wide or more side of the easements of any and all berms, creeks, gullies, ruts, ditches, drains or other natural drainage courses located in said plat, as easements for drainage purposes and labeled as Railroad Building Line and Railroad Building Line on the attached plat, giving Galveston County or any other governmental agency, the right to enter upon said easement of 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 the drainage structures under permits drainage shall have a net drainage area of sufficient size to permit the free flow of water without obstruction or to no instance have a drainage capacity of less than one and three quarters (1-3/4) square feet (96" diameter) with openings and ledges to the premises for all private drainage or runways crossing such drainage facilities.

FURTHER, Owner does hereby covenant and agree that those streets located within the boundaries of this plat shall be restricted to prevent the general use of said streets and to the public for Drums, the Party's equipment, poles and other emergency vehicles of whatever nature at all times.

FURTHER, Owner certifies and consent that they have complied with or will comply with the existing Galveston County regulations pertaining to the plat 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 alter, amend or remove any covenants or restrictions, we further certify that no portion of the foregoing 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.

Michael Inc - Owner

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared Michael Inc, 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 consideration therein and in the county 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 _____

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

Honorable Derral A. Aglin
Commissioner District 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 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

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the above subdivision filed RE-ADDITON, as mapped, was approved by the Commissioner's Court of Galveston County, Texas, by order dated _____ 20____.

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

Dwight D. Sullivan
County Clerk
Galveston County, Texas

By _____ Deputy



VICINITY MAP

SCALE: 1" = 1/2 MI.

NOTES AND BOUNDARY DESCRIPTION

Description of a 1.538 acre tract, consisting of all of Lots One through Nine (1-9) and Thirty-eight through Forty-eight (38-48), in Block One Hundred Ninety-one (191), of SAN LEON TOWNSITE RE-SUBDIVISION, a subdivision in Galveston County, Texas, EXCEPT WITH that One Hundred (100) foot wide strip of land reserved for a railroad through said Block 191, according to the map or plat thereof recorded in Volume 254, Page 36, and transferred to Plat Record 8, Map No. 17, both of the Public Records in the Office of the County Clerk of Galveston County, Texas, and have been introduced hereunder, as shown and hereinbefore defined.

REMARK: At a 1/2 inch red line at the intersection of the Northern line of Avenue K, being a 60 foot right-of-way, and the Eastern line of 21st Street, being a 30 foot right-of-way.

THENCE North 141°17'00" East, along the Eastern line of said 21st Street, a distance of 275.00 feet to a 1/2 inch red line at the Southwesterly corner of a certain 0.154 acre tract, conveyed to James Wilson, according to deed recorded in Clerk's File No. 201206303 of the Deed Records in the Office of the County Clerk of Galveston County, Texas;

THENCE South 72°42'00" East, along the Southwesterly line of said certain 0.2037 acre tract, a distance of 134.00 feet to a 1/2 inch red line at the Southwesterly corner of said certain 0.2037 acre tract;

THENCE North 141°17'00" East, along the Eastern line of said certain 0.2037 acre tract, a distance of 50.00 feet to a 600 foot found at the Southwesterly corner of a certain 0.154 acre tract, conveyed to James Wilson, according to deed recorded in Clerk's File No. 201206303 of the Deed Records in the Office of the County Clerk of Galveston County, Texas;

THENCE South 72°42'00" East, along the Southwesterly line of said certain 0.154 acre tract, a distance of 134.00 feet to a 1/2 inch red line at the intersection of the Eastern line of said Avenue K and the Western line of said 21st Street;

THENCE North 141°17'00" East, along the Eastern line of said Avenue K, a distance of 288.00 feet to the CORNER of RECORDED of the herein described tract, and containing 1.538 acre (82,000 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 #2626, have plotted 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 all corners have been or will be, properly monumented.

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 2626

**REPLAT
VIC ADDITION**

BEING A REPLAT OF A 1.538 ACRE TRACT, CONSISTING OF ALL OF LOTS ONE THROUGH NINE (1-9) AND THIRTY-EIGHT THROUGH FORTY-EIGHT (38-48), IN BLOCK ONE HUNDRED NINETY-ONE (191), OF SAN LEON TOWNSITE RE-SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, TOGETHER WITH THAT ONE HUNDRED (100) FOOT WIDE STRIP OF LAND RESERVED FOR A RAILROAD THROUGH SAID BLOCK 191, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254, PAGE 36, AND TRANSFERRED TO PLAT RECORD 8, MAP NO. 17, BOTH OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

CITY OF SAN LEON
GALVESTON COUNTY, TEXAS

6 LOTS, 1 BLOCK, 1.538 ACRE

DWIGHT
4800 S. Fleming
Galveston, Texas 77550
(409)-850-4178

SURVEYOR
High Tide Land Surveying, LLC
250 Houston Avenue, Suite B
Galveston, Texas 77550
(281) 954-7720



LEAGUE CITY OFFICE
4811 W. Highway 101, League City, TX 77583
281-954-7720
281-954-7720
www.high-tide.com

RECEIVED JANUARY 10 2024
COUNTY CLERK GALVESTON COUNTY TEXAS
OFFICE: 21-0153

THE STATE OF TEXAS :
COUNTY OF GALVESTON :
I, Dwight D. 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., and duly recorded 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 "AE" of the 100 Year Flood Plain (FP1) according to FEMA Flood Map No. 48187C02050, 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 stipulations.
3.) Elevation based on monumentation of the Western R.O.W. line of 21st 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 NAD83 monument 10550 57 (WMS499). All units are expressed in U.S. Survey Feet.
5.) Building Setback Lines shown per the Texas City ETJ Agreement with Galveston County as stated in Resolution No. 02-0135.