

On this the 8<sup>th</sup> day of June, 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 Alta Loma Outlots subdivision is presently on file with the County Clerk of Galveston County. It may be found recorded in Book 10, Map 21 of the Map Records of Galveston County, Texas to:

WHEREAS, by the application attached hereto as Exhibit "A", Kevin and Kelli Roberts have filed their Petition and Application for permission to revise a portion of Outlot 355; 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 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 30<sup>th</sup> day and ends on the 7<sup>th</sup> 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 July 20, 2026 at 9:30 a.m. in the following location:

Galveston County North Annex  
174 Calder  
League City Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 8<sup>th</sup> day of June, 2026.

COUNTY OF GALVESTON, TEXAS

BY: \_\_\_\_\_  
Mark Henry, County Judge

ATTEST:

\_\_\_\_\_  
Dwight Sullivan, County Clerk

By: \_\_\_\_\_, Deputy

METES AND BOUNDS DESCRIPTION  
2,000 Acres (87,120 Square Feet)  
A.P. THOMPSON SURVEY, ABSTRACT NUMBER 192  
GALVESTON COUNTY, TEXAS

ALL that certain 2,000 acres (87,120 square feet) of land situated in the A.P. Thompson Survey, Abstract Number 192, Galveston County Texas, being out of and a part of Outlot Number Three Hundred and Fifty Five (355) of ALTA LOMA, a map or plot of which is of record in Volume 10, Page 21 of the Map Records of Galveston County, Texas, and further being all of that certain tract of land described to Kevin Roberts and Kelli Roberts in a General Warranty Deed with Vendor's Lien recorded at Clerk's File Number 2025013029 of the O.P.R.G.C.T., and being more particularly described by metes and bounds as follows: (All bearings based upon the Texas Coordinate System 1983, South Central Zone 4204, Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "ALTA LOMA RM 1" (PID AWO499) (N:13,703,547.15; E:3,213,742.81) All coordinates shown hereon are reported in grid. All area quantities are reported in surface.

BEGINNING at a nail set in the centerline of a 30 foot wide roadway easement granted by Gerald B. Gonsoulin et al. in a Deed recorded at Clerk's File Number 7717027 of the O.P.R.G.C.T., commonly referred to as Gonsoulin Road, and the northerly line of a certain tract of land described to Kory Freeman et ux. in a General Warranty Deed with Vendor's Lien at Clerk's File Number 2020035165 of the O.P.R.G.C.T., for the southeast corner of that certain tract described to John A. Bassett in a General Warranty Deed recorded at Clerk's File Number 2000019796 of the O.P.R.G.C.T. and the southwest corner of the herein described tract (N:13,699,387.71; E:3,208,849.48);

THENCE, with the easterly line of said Bassett Tract and the westerly line of the herein described tract, North 01 Degree 56 Minutes 47 Seconds West, at a distance of 15 feet pass a 1 inch iron pipe found in the northerly line of said 30 foot roadway easement, and continue, in all a distance of 315.00 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set in the northerly line of said Outlot 355, and the southerly line of Outlot 356 of said Alta Loma, and the southerly line of that certain tract described to Teresa McGowan in a Warranty Deed with Vendor's Lien recorded at Clerk's File Number 2000004814 of the O.P.R.G.C.T., for the northeast corner of said Bassett Tract and the northwest corner of the herein described tract (N:13,699,702.53; E:3,208,838.78), from which a 2 inch iron pipe found in the easterly R.O.W. line of Avenue "T" (Called 40 feet wide, Alta Loma) for the northwest corner of said Outlot 355 bears South 88 Degrees 03 Minutes 13 Seconds West, a distance of 414.86 feet;

THENCE, with the southerly line of said McGowan Tract and the northerly line of the herein described tract, North 88 Degrees 03 Minutes 13 Seconds East, at a distance of 245.14 feet pass the southwest corner of said Brillhart/Granata Subdivision, and continue in all a distance of 276.57 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set for the northwest corner that certain tract described to Kevin Roberts in a Warranty Deed with Vendor's Lien recorded at Clerk's File Number 2016023569 of the O.P.R.G.C.T., (N:13,699,711.93; E:3,209,115.19), from which a 1/2 inch iron rod (no cap) found in the westerly Right-of-Way (R.O.W.) line of Avenue "R" (40 feet wide, Alta Loma) for the southeast corner of Outlot 356 of said Alta Loma and Lot 2 of Brillhart/Granata Subdivision, a subdivision of record at Map Record 2007A, Map Number 44 of the Map Records of Galveston County, Texas, and the northeast corner of Outlot 355 bears North 88 Degrees 03 Minutes 13 Seconds East, a distance of 628.57 feet;

THENCE, with the westerly line of said Roberts Tract (2016023569) and the easterly line of the herein described tract, South 01 Degree 56 Minutes 47 Seconds East, at a distance of 300.00 feet pass a 1/2 inch rod (disturbed) found in the northerly line of said 30 foot roadway easement, and continue, in all a distance of 315.00 feet to a nail set in the centerline of said 30 foot roadway easement and the northerly line of that certain tract described to Kristin Freeman in a Warranty Deed with Vendor's Lien recorded at Clerk's File Number 2021036576 of the O.P.R.G.C.T., for the southeast corner of the herein described tract (N:13,699,397.11; E:3,209,125.89)

THENCE, with the centerline of said 30 foot roadway easement, and the northerly lines of said Kristin Freeman Tract, that certain tract of land described to Georgia Anne Platt in a General Warranty Deed at Clerk's File Number 2010055526 of the O.P.R.G.C.T., and said Kory Freeman Tract, a distance of 276.57 feet to the POINT OF BEGINNING and containing 2,000 acres (87,120 square feet) of land.

GENERAL NOTES:

- 1) According to the FEMA FIRM Community Number 485470, Panel No. 0380 G, effective date August 15, 2019, this property lies within Unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- 2) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204 and are tied to NGS Mark ALTA LOMA RM 1 (AWO499) (N:13,703,547.15; E: 3,213,742.81).
- 3) Reserve A is restricted to its current use as pasture. No residential dwellings may be constructed upon Reserve A unless a subsequent replat permitting such use is approved.
- 4) This plat was prepared with the benefit of a City Planning Letter: South Land Title; GF No. TP25108983, with an effective date of April 12, 2026.

—RESTRICTIONS:  
None of Record

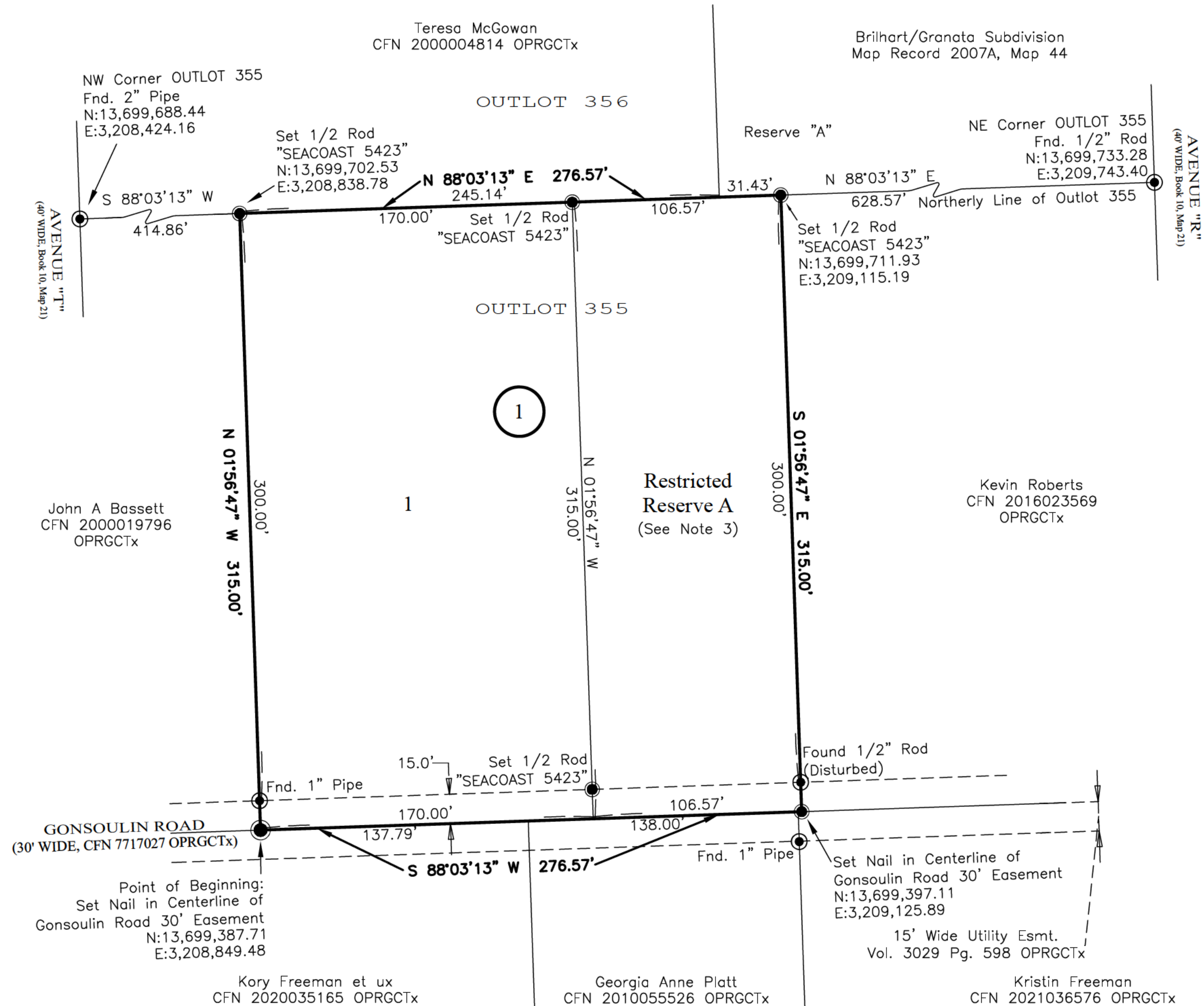
—EASEMENTS:

- 1) 30 foot wide roadway easement granted and dedicated by Gerald B. Gonsoulin, et al. for the use of the respective owners of abutting lots and tracts filed at Galveston County Clerk's File No. 7717027. (Surveyor notes this item was not included within the City Planning Letter, affects southerly 15 feet of subject tract, shown hereon.)

—LIENS:

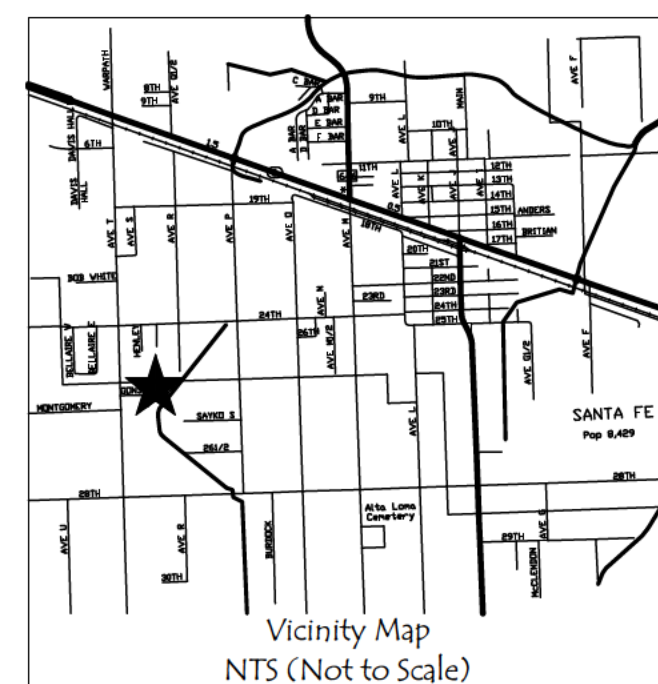
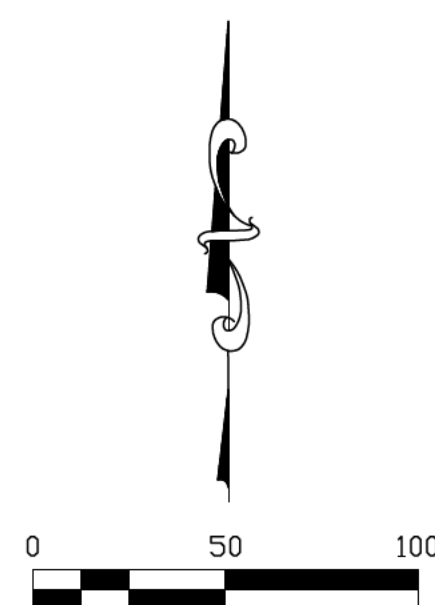
None Found.

ALTA LOMA OUTLOTS  
BOOK 10, MAP 21



A.P. THOMPSON SURVEY  
ABSTRACT NO. 192

Parcel	ACRES	SQ. FEET
Lot 1	1.229	53,550
Res. A	0.771	33,570
TOTAL	2.000	87,120



STATE OF TEXAS        { }  
COUNTY OF GALVESTON   { }

We, Kevin and Kelli Roberts, hereinafter referred to as Owners of the 2,000 Acres (87,120 Square Feet) described in the above and foregoing map of ROBERTS RESERVE, do hereby make and establish said plat and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, 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 defend the title to the land so dedicated.

FURTHER, Owners have 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 eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet six inches (5' 6") 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, Owners have 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 and 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 both sides 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, Owners do hereby declare and agree that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for the same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do 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, alley or any drainage ditch, either directly or indirectly.

FURTHER Owners do 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, gullies, ravines, draws, sloughs or other natural drainage courses located in said plot, as easements for drainage purposes and labeled as Wetland 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, Owners do 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, planting and other obstructions to the operation and maintenance of the drainage facility and that such property abutting shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do 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 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 (18" diameter) with culverts and bridges to be provide for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat are always 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, Owners 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 Commissioner's Court of Galveston County.

\_\_\_\_\_  
Kevin Roberts

STATE OF TEXAS        { }

COUNTY OF GALVESTON   { }

BEFORE ME, the undersigned authority, on this day personally appeared Kevin Roberts, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS        { }        KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF GALVESTON   { }

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

\_\_\_\_\_, 2026, at \_\_\_\_\_ O'clock, \_\_\_\_\_ M., and duly recorded on

\_\_\_\_\_, 2026, at \_\_\_\_\_ O'clock, \_\_\_\_\_ M., in Plat Record Instrument # \_\_\_\_\_,

Galveston County records.

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

\_\_\_\_\_  
DWIGHT D. SULLIVAN, County Clerk,  
Galveston County, Texas

By \_\_\_\_\_, Deputy

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

\_\_\_\_\_  
Mark A. Henry – County Judge

\_\_\_\_\_  
Joe Giusti – Commissioner Precinct No. 2

The above subdivision titled ROBERTS RESERVE as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of \_\_\_\_\_, 2026.

By \_\_\_\_\_, Deputy

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

\_\_\_\_\_  
Michael C. Shannon – County Engineer

This is to certify that I, Michael Hoover, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are or will be properly marked with permanent monuments and that this plat correctly represents that survey.

\_\_\_\_\_  
Michael Hoover  
Registered Professional Land Surveyor  
Texas Registration No. 5423

ROBERTS RESERVE

2,000 Acres (87,120 Square Feet) of land situated in the A.P. THOMPSON SURVEY, ABSTRACT NUMBER 192 situated in Galveston, County, Texas, and being a partial replat ALTA LOMA OUTLOT NUMBER 355, of record at Book 10, Map 21 of the Galveston County Map Records.  
1 Lot and 1 Reserve in 1 Block



SEACOAST  
SURVEYORS  
409-684-6400

975 West Lazy Lane / Crystal Beach, Texas 77650  
Mailing: PO Box 2579 Crystal Beach, Texas 77650  
Texas Firm Registration No. 10194703  
www.seacoastsurveyors.com

Owner: Kevin Roberts  
13216 Gonsoulin Road, Santa Fe, Texas 77510  
May 2026       Scale: 1" = 50'       25-0475



**Record No: PLAT-26-9**

Subdivision Platting and Replatting

Status: Active

Submitted On: 5/5/2026

**Primary Location**

13208 GONSOULIN RD  
SANTA FE, TX 77510

**Owner**

Kevin Roberts  
Gonsoulin St 13216 Santa Fe, TX  
77510

**Applicant**

Caleb Tomlinson  
 409-684-6400

975 Lazy Lane W  
Crystal Beach, TX 77650

**Property Owner**

**Is the applicant the owner?\***

No

**Property Owner Name\* ?**

Kevin Roberts

**Company Contact ?**

**Owner Mailing Address\***

13216 Gonsoulin St

**Owner City\***

Santa Fe

**Owner State\***

Texas

**Owner ZIP Code\***

77510

**Owner Email\***

**Owner Phone\***

8326402769

**General Information**

**Type of Plat\***

Replat

**Name of Proposed Plat/Amended Plat\***

Roberts Reserve

**Number of Original Lots\***

1

**Number of Proposed Lots\***

1

**Number of Proposed Reserves\***

1

**Total Number of Lots and Reserves**

2



**Total Acreage of Proposed Plat\***

2

**Legal Description of Proposed Location\* ?**

ABST 47 L CRAWFORD SUR PT OF OUTLOT 355 (355-12) ALTA LOMA OUTLOTS (The north 315 feet of the east 276.57 feet of the west 691.43 feet of Outlot 355, of ALTA LOMA OUTLOTS)

**Purpose of Proposed Replat or Amending Plat\***

Create a reserve on the west 106.57 feet of the property.

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

Santa Fe



**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?\***

No

**Additional Information or Comments**

**Are there any existing structures on the property?\***

Yes

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## 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\*

 Caleb Tomlinson

May 5, 2026

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## Attachments

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