

On this the 20th day of July, 2026, 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;
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 is presently on file with the County Clerk of Galveston County. It may be found in recorded in Volume 113, Page 9 of the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", James and Laura Leteff have filed their Petition and Application for permission to revise a portion of Outlots 439 and 456; 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 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 31, 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 20th day of July, 2026.

COUNTY OF GALVESTON, TEXAS

BY:


Mark Henry, County Judge


Dwight Sullivan, County Clerk

By _____, Deputy





**Record No: PLAT-
26-18**

Subdivision Platting and
Replatting

Status: Active

Submitted On: 6/18/2026

Primary Location

29.326398, -95.064292

Owner

No owner information

Applicant



Zack Cayton



409-938-8700



[REDACTED]



2805 25th Avenue North

Texas City, Texas 77590

Property Owner

Is the applicant the owner?*

No

Property Owner Name* ?

James and Laura Leteff

Company Contact ?

Owner Mailing Address*

8602 FM 2004

Owner City*

Santa Fe

Owner State*

Texas

Owner ZIP Code*

77510

Owner Email*

[REDACTED]

Owner Phone*

713-875-2928

General Information

Type of Plat*

Replat

Name of Proposed Plat/Amended Plat*

Letteff Acres

Number of Original Lots*

2

Number of Proposed Lots*

1

Number of Proposed Reserves*

0

Total Number of Lots and Reserves

1



Total Acreage of Proposed Plat*

5

Legal Description of Proposed Location* ?

BEING A REPLAT OUT OF AND PART
OF OUTLOT 439, AND OUTLOT 456, OF
ALTA LOMA OUTLOTS VOLUME 113,
PAGE 9 GALVESTON COUNTY MAP
RECORDS GALVESTON COUNTY,
TEXAS

Purpose of Proposed Replat or Amending Plat*

To combine two tracts into one

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



Not Applicable

Drainage District* ?

Not Within A Drainage District

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

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.

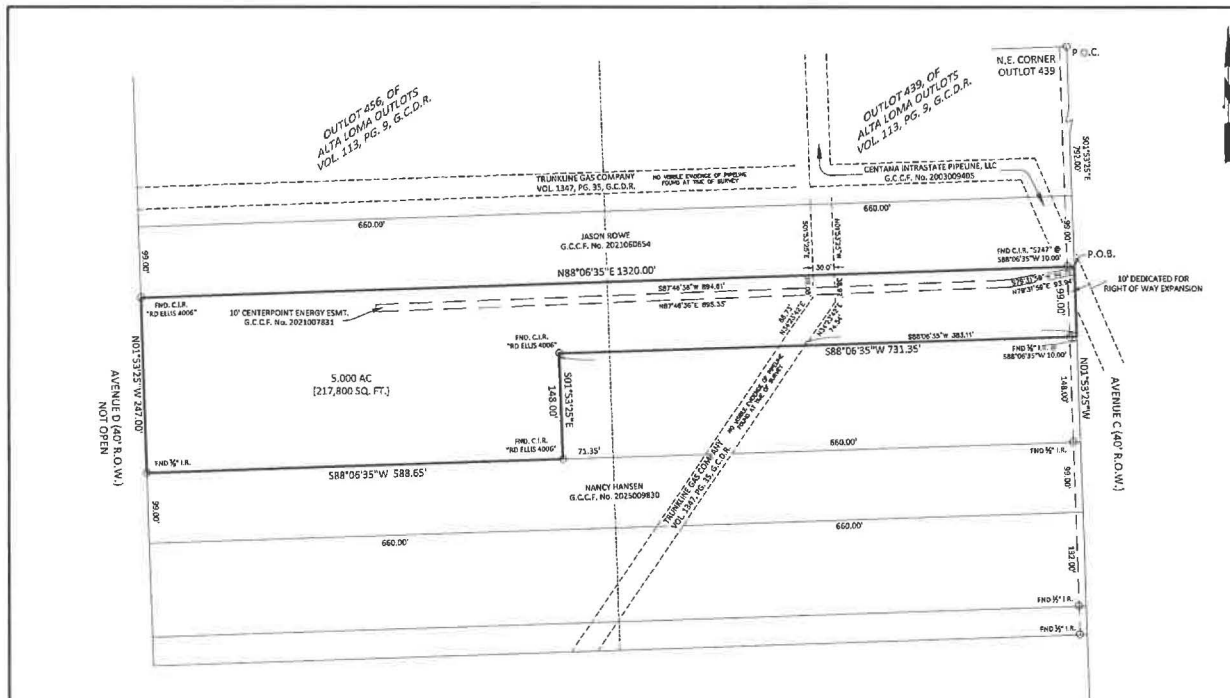
All road and drainage construction materials must be pre-approved and inspection and testing must be coordinated with the county inspector before the work begins.

Subdivision Regulations can be found by clicking [HERE](#).

Drainage Detention Guidelines can be found by clicking [HERE](#).

I have read and acknowledge the above*

 **Zack Cayton**
Jan 12, 2026



METES AND BOUNDS DESCRIPTION

BEING A 5,000 acre (217,800 Sq. Ft.) tract of land out of and a part of Outlots 439 and 458 of Alta Loma Outlots, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, of the Deed Records of Galveston County, Texas, said 5,000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Outlot 439, and being in the west right of way line of Avenue "C" (40' R.O.W.):

THENCE 501°53'25"E along and with the west right of way line of said Avenue "C", a distance of 792.00 feet to the POINT OF BEGINNING of the tract herein described, same being the southeast corner of a tract of land described in conveyance to Jason Rowe in Galveston County Clerk's File (G.C.C.F.) No. 2021060654, and from which a capped iron rod (C.I.R.) stamped "5247" was found for reference at 588°06'35"W 10.00'

THENCE continuing 501°53'25"E along and with the west right of way line of said Avenue "C", a distance of 99.00 feet to a point for the southeast corner of the tract herein described, same being the northeast corner of a tract of land conveyed to James Parks, as described in G.C.C.F. No. 20218015823;

THENCE 588°06'35"W, along and with the north line of said Parks tract passing at 10.00 feet a C.I.R. found for reference, and passing at 660.00 feet the east line of said Outlot 456, and continuing for a total distance of 731.35 feet to a C.I.R. stamped "RD Ellis 4006" found for an interior corner of the tract herein described;

THENCE 501°53'25"E, parallel to the east right of way line of Avenue D (40' R.O.W.), a distance of 148.00 feet to a C.I.R. stamped "RD Ellis 4006" found for the southeast corner of the tract herein described, and being in the north line of a tract of land described in conveyance to Nancy Hansen in G.C.C.F. No. 2025009830;

THENCE 588°06'35"W, along and with the north line of said Hansen tract, a distance of 588.65 feet to a 3/8 inch iron rod, found for the southwest corner of the tract herein described, and being in the east line of a said Avenue D (40' R.O.W.);

THENCE N01°53'25"W, along and with the east line of said Avenue D (40' R.O.W.), a distance of 247.00 feet to a C.I.R. stamped "RD Ellis 4006" found for the northwest corner of the tract herein described, and being in the south line of a said Rowe tract;

THENCE N88°06'35"E along and with the south line of said Rowe tract, passing at 660.00 feet the east line of said Outlot 456, and continuing for a total distance of a distance of 1320.00 feet to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North Texas State Coordinate System, NAD83, South Central Zone.

STATE OF TEXAS COUNTY OF GALVESTON

This is to certify that we, James Leteff and Laura Leteff are the legal owners of the land shown on this plat, being the tract of land as conveyed to us by deed dated and recorded in Galveston County Clerk's File No. 2019066309 and G.C.C.F. No. 2025054845, of the Deed Records of Galveston County, Texas, and designated herein as LETEFF ACRES, in Galveston County, Texas.

FURTHER, we, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, paths, watercourses, drains, easements, and public places shown on this plat for the purpose and consideration therein expressed.

FURTHER, we, the undersigned, do hereby certify that this plat does not attempt to amend or removed any covenants or restrictions.

James Leteff

Laura Leteff

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared James Leteff, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES, _____, 20____

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Laura Leteff, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES, _____, 20____

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 20____, 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, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

By _____ Deputy

The above subdivision titled LETEFF ACRES, as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated _____, 20____.

Dwight D. Sullivan
County Clerk
Of Galveston County, Texas

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

Honorable Joe Illusti
Commissioner, Precinct No. 2

Mark Henry
County Judge

ABBREVIATIONS

G.C.D.R. - GALVESTON CO. DEED RECORDS
G.C.C.F. NO. - CLERK'S FILE NUMBER
P.O.B. - POINT OF BEGINNING
P.O.S. - POINT OF BEGINNING

GENERAL NOTES:

- 1) All bearings referenced to the Texas State coordinate system, South Central Zone.
- 2) This plat was prepared to meet Galveston County requirements.
- 3) This property lies within Flood Zone "X" as shown on FIRM Map Number 48167CD3805, dated 08/15/2019.
- 4) Structures shall not be built on easements or rights of way.

I, Michael C. Shannon P.E., CFM, County Engineer of Galveston County, 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

KNOWN ALL MEN BY THESE PRESENTS:

That I, Robert D. Ellis, do hereby certify that I made an actual and accurate survey of the plat and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision.

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.

Robert D. Ellis, RPES
Tex. Reg. No. 4005



BEING A REPLAT OUT OF AND PART OF
OUTLOT 439, AND OUTLOT 456,
OF ALTA LOMA OUTLOTS
VOLUME 113, PAGE 9
GALVESTON COUNTY MAP RECORDS
GALVESTON COUNTY, TEXAS

DEC. 15, 2025

0 80 160
1" = 80'