

On this the 8th 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; - **Absent**
Hank Dugie, Commissioner, Precinct No. 3;
Robin Armstrong MD, Commissioner, Precinct No. 4 - **Absent** and
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 30th day and ends on the 7th 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 8th day of June, 2026.

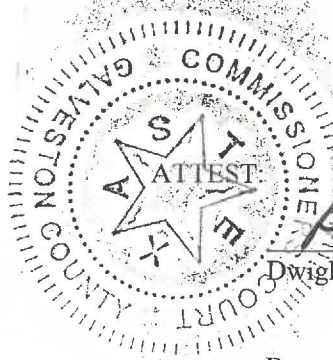
COUNTY OF GALVESTON, TEXAS

BY: _____

Mark Henry, County Judge

Dwight Sullivan, County Clerk

By: _____, Deputy



METS 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 plat 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 2020013029 of the O.P.R.G.C.T., and being more particularly described by metes and bounds (see bearings based upon the Texas Coordinate System 1983, South Central Zone 4204, Texas Coordinate System of 1983, South Central Zone 4204, and one tied to NGS Mark ALTA LOMA Bui 1" (PD) AWD499) (N:13,703,547.15; E:3,213,742.81) all coordinates shown herein 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. Gonoulin et al. in a Deed recorded at Clerk's File Number 7717027 of the O.P.R.G.C.T., commonly referred to as Gonoulin Road, and the northerly line of a certain tract of land described to Kory Freeman et al. in a General Warranty Deed with Vendor's Lien of Clerk's File Number 2020035185 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 2000019786 of the O.P.R.G.C.T., and the southeast corner of the herein described tract (N:13,699,387.71; E:3,208,849.48);

TENCE, with the easterly line of said Bassett tract and the westerly line of the herein described tract, North 01 Degree 58 Minutes 47 Seconds East, 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" iron rod with plastic cap stamped "SEACOST 5423" set in the northerly line of said Outlot 355, and the southerly line of Outlot 356 of said Alto 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 200004814 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" (Calced 40 feet wide, Alto Loma) for the northeast corner of said Outlot 355 bears South 88 Degrees 03 Minutes 13 Seconds East, a distance of 414.66 feet;

TENCE, with the southerly line of said McGowan tract and the northerly line of the herein described tract, North 88 Degree 03 Minutes 13 Seconds East, at a distance of 245.14 feet pass the southwest corner of said Brihart/Orenso Subdivision, and continue in all a distance of 278.57 feet to a 1/2" iron rod with plastic cap stamped "SEACOST 5423" set for the northwest corner of 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" iron rod (no cap) found in the westerly Right-of-Way (R.O.W.) line of Avenue "N" (40 feet wide, Alto Loma) for the southeast corner of Outlot 359 of said Alto Loma and Lot 2 of Brihart/Orenso 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 353 bears North 88 Degree 03 Minutes 13 Seconds East, a distance of 628.57 feet;

TENCE, with the westerly line of said Roberts tract (2016023569) and the easterly line of the herein described tract, South 01 Degree 58 Minutes 47 Seconds East, at a distance of 300.00 feet pass a 1/2" iron 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 Kory Freeman et al. in a Warranty Deed with Vendor's Lien recorded at Clerk's File Number 202103678 of the O.P.R.G.C.T., for the southeast corner of the herein described tract (N:13,699,397.11; E:3,200,125.89)

TENCE, with the centerline of said 30 foot roadway easement, and the northerly line of said Kevin Roberts tract, that certain tract of land described to Georgia Anne Platt in a General Warranty Deed of Clerk's File Number 201605526 of the O.P.R.G.C.T., and said Kory Freeman tract, a distance of 278.57 feet to the POINT OF BEGINNING and containing 2,000 acres (87,120 square feet) of land.

GENERAL NOTES:

- 1) According to the FEMA FIRN Community Number 465470, 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 herein are based upon the Texas Coordinate System of 1983, South Central Zone 4204 and are tied to NGS Mark ALTA LOMA RM 1 (AWD499) (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 plat provides such use is approved.
- 4) This plat was prepared with the benefit of a City Planning Letter South Land Title; Of No. 19251DB883, with an effective date of April 12, 2026.

-RESTRICTIONS:

None of Record

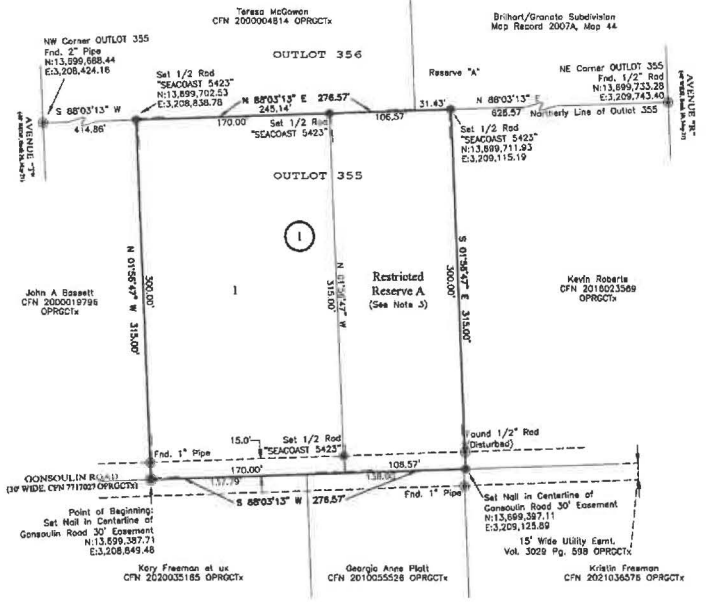
-EASEMENTS:

- 1) 30 foot wide roadway easement granted and dedicated by Gerald B. Gonoulin, 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 herein.)

-LIENS:

None Found.

**ALTA LOMA OUTLOTS
BOOK 10, MAP 21**



**A.P. THOMPSON SURVEY
ABSTRACT NO. 192**

ACRES	DECS	SQ. FEET
Lot 1	1.978	85,250
Res. A	0.771	33,250
TOTAL	2.749	118,500



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 merge and establish said plot and development plan of said property according to all laws, declarations, restrictions and covenants on said maps of plot 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 on each side 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 on this plat are originally intended for the construction of residential dwellings 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 surface waters into any public or private street, road, way or any drainage ditch, whether directly or indirectly.

FURTHER, Owners have dedicated and to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all boulevards, creeks, gullies, ravines, ditches, canals or other natural drainage courses located in said plot, as easements for drainage purposes and labeled as Wetland Buffering 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 shall be restricted to prevent the drainage of any surface waters into any public or private street, road, way or any drainage ditch, whether directly or indirectly.

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 surface waters into any public or private street, road, way or any drainage ditch, whether directly or indirectly.

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 fireman, 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 []
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 # _____ of _____, _____ 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 Guertl - Commissioner Precinct No. 2

The above subdivision titled ROBERTS RESERVE as mapped, approved by the Commissioner's 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 the 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 map. ALTA LOMA OUTLOT NUMBER 355, of record at Book 10, Map 21 of the Galveston County Map Records.



SEACOST SURVEYORS
409-684-6400

975 West Loop East - Crystal Beach, Texas 77590
Mailing: P.O. Box 2579 Crystal Beach, Texas 77630
Texas Title Registration No. 1019703
www.seacostsurveyors.com

Owner: Kevin Roberts
12216 Gonoulin Road, Suite 7A, 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

[Redacted]

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*

[Redacted]

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

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

Attachments
