

On this the 22<sup>nd</sup> day of June, 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 San Leon Townsite is presently on file with the County Clerk of Galveston County. It may be found in recorded in Plat Record 8, Map 32 in the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Roy Mauro and Norma Jeanne, have filed their Petition and Application for permission to revise a portion of Lots 1-4, Block 206; 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 August 3, 2026, at 9:30 a.m. in the following location:

Galveston County Courthouse  
722 Moody  
Galveston, Texas

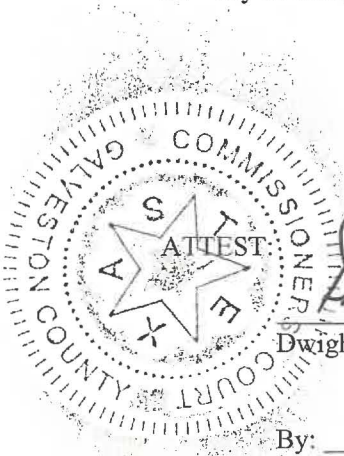
UPON MOTION DULY MADE AND SECONDED the above Order was passed this 22<sup>nd</sup> day of June, 2026.

COUNTY OF GALVESTON, TEXAS

BY:   
Mark Henry, County Judge

  
Dwight Sullivan, County Clerk

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



# EXHIBIT "A"



County of Galveston, TX

June 10, 2026

## Record No: PLAT-26-12

Subdivision Platting and  
Replatting

Status: Active

Submitted On: 5/19/2026

## Primary Location

1342 10TH ST  
SAN LEON, TX 77539

## Owner

Roy Mauro  
10th Street 1342 San Leon, TX 77539

## Applicant

Jordan Alcocer  
409-497-2772

@ [REDACTED]  
6341 Stewart Road #251  
Galveston, TX 77551

## Property Owner

Is the applicant the owner?\*

No

Property Owner Name\* ?

Roy Mauro

Company Contact ?

Owner Mailing Address\*

1342 10th Street

Owner City\*

San Leon

Owner State\*

TX

Owner ZIP Code\*

77539

Owner Email\*

[REDACTED]

Owner Phone\*

2816507831

## General Information

Type of Plat\*

Replat

Name of Proposed Plat/Amended Plat\*

San Leon Townsite, Block 206 Partial Replat

Number of Original Lots\*

4

Number of Proposed Lots\*

2

Number of Proposed Reserves\*

0

Total Number of Lots and Reserves

2



Total Acreage of Proposed Plat\*

0.308

Legal Description of Proposed Location\* ②

LOTS 1 THRU 4 BLK 206 SAN LEON TOWNSITE

Purpose of Proposed Replat or Amending Plat\*

Combine 4 lots into only 2, one house on each lot

Is proposed Property located within Texas City or Santa Fe ETJ?\* ②

Texas City

Drainage District\* ②

Not Within A Drainage District

Is your proposed subdivision or replat within 1000 feet of Mean High Tide?\* ②

No

Water Supply\*

Public

Provider\*

San Leon MUD

Sewage Disposal\*

Public Sewer

Provider\*

San Leon MUD

Are any roads proposed in the plat?\*

No

Is there a lienholder on the property?\*

Yes

How will lienholder approval be submitted

Lienholder will sign mylar

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\*

 Jordan Alcocer

May 12, 2026

NOTES:  
 1) This property lies within Zone AE (EL 14) as established by the FEMA Flood Insurance Rate Map No. 48167C0295G, Dated August 15, 2019.  
 2) All of the property subdivided in the foregoing plat is within the incorporated boundaries of Galveston County, Texas.  
 3) Bearings are as shown on plat San Leon Townsite, based on the monumentation of the East right-of-way line of 10th Street, being a found 1/2 inch rod at the Northwest corner of Lot 12 and a found 1/2 inch rod at the Northwest corner of Lot 22.  
 4) Planting, flower beds, and other landscaping or fill materials are not permitted in side lot drainage swales or drainage/drainage easements. Maintenance of side lot drainage swales or detention easements are the responsibility of the property owner.



THE STATE OF TEXAS  
 COUNTY OF GALVESTON

We, Roy Mauro and Norma Jeanne, owner hereinafter referred to as Owner(s) of the tract described in the above and foregoing map of SAN LEON TOWNSITE, BLOCK 206 PARTIAL REPLAT, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and covenants on said maps or plat and hereby dedicate to the use of the public forever all streets (except those streets designated as private streets), alleys, parks, water courses, drains, utility mains and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, or heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners has dedicated on 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 additional seven feet six (7' 6") inches for ten feet (10' 0") perimeter ground easements or five feet six (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 has 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 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 does hereby declare 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 some under the terms and conditions of such restrictions filed separately.  
 FURTHER, Owners 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 waters into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners does hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Galveston County, Texas, 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, Owners does hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gulch, creek or natural drainage way shall hereby be restricted to keep such drainage ways an easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such adjoining property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, the Owners hereby certifies that this plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use fewer than two (2) residential units per lot.

Witness my hand in County of Galveston, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Roy Mauro

Witness my hand in County of Galveston, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Norma Jeanne



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

Darrell Apffel  
 Commissioner, Precinct No. 1

Mark Henry  
 County Judge

The above subdivision file SAN LEON TOWNSITE, BLOCK 206 PARTIAL REPLAT as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated \_\_\_\_\_ 2026.

Dwight D. Sullivan  
 County Clerk of Galveston County, Texas.

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

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, PE  
 County Engineer

THE 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 \_\_\_\_\_ Galveston County records.

Witness my hand and seal of office, of Galveston, Texas, the day and date last above written  
 Dwight D. Sullivan, County Clerk  
 Galveston County, Texas  
 By \_\_\_\_\_ Deputy

This is to certify that Rocket Mortgage, LLC, are the owners and holders of the Home Equity Loan Deed of Trust on the property described herein, as "SAN LEON TOWNSITE, BLOCK 206 PARTIAL REPLAT" and that said Rocket Mortgage, LLC do hereby and in all things subordinate said lien to said SAN LEON TOWNSITE, BLOCK 206 PARTIAL REPLAT, and further confirms that said Rocket Mortgage, LLC, are the present owners of said lien and have not assigned the same nor any part thereof.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Rocket Mortgage, LLC

THE STATE OF \_\_\_\_\_ // KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF \_\_\_\_\_ //

BEFORE ME, the undersigned authority, on this day personally appeared Rocket Mortgage, LLC, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public for the State of \_\_\_\_\_ My Commission Expires \_\_\_\_\_

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

BEFORE ME, the undersigned authority, on this day personally appeared Roy Mauro, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public for the State of Texas My Commission Expires \_\_\_\_\_

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

BEFORE ME, the undersigned authority, on this day personally appeared Norma Jeanne, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public for the State of Texas My Commission Expires \_\_\_\_\_

PROPERTY DESCRIPTION

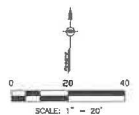
Being Lots One (1), Two (2), Three (3), and Four (4), in Block Two Hundred Six (206), of SAN LEON TOWNSITE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 27 and transferred to Plat Record 8, Map No. 32 of the Map Records of Galveston County, Texas.

This is to certify that I, Drene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Drene Addison  
 Registered Professional Land Surveyor No. 6558



TRICON LAND SURVEYING, LLC  
 Mailing: 6341 Stewart Rd. #251  
 P.O. Box 2201  
 Galveston, TX 77551  
 409-657-2772  
 TriconLandSurveying.com  
 T.R.P. No. 16194-005  
 T.L.S. #24-0028



SAN LEON TOWNSITE, BLOCK 206  
 PARTIAL REPLAT  
 A REPLAT OF LOTS 1, 2, 3, AND 4,  
 IN BLOCK 206,  
 SAN LEON TOWNSITE  
 PLAT RECORD 8, MAP NUMBER 32  
 GALVESTON COUNTY, TEXAS  
 05-28-2026

Owner(s):  
 Roy Mauro & Norma Jeanne  
 1342 10th Street, San Leon, TX. 77538

Surveyor:  
 Drene Addison  
 Registered Professional Land Surveyor No. 6558