

On this the 16th day of January, 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 D. Sullivan, County Clerk

when the following proceedings, among others, were had, to-wit:

WHEREAS, the subdivision plat GKK Estates is presently on file with the County Clerk of Galveston County. It may be found in File No. 2024020063 of the Map Records of Galveston County, Texas; and

WHEREAS, by application attached hereto as Exhibit "A", Gary Key and Kimberlee Key, managing members of Southern Finds, LLC have filed their Petition and Application for permission to revise plat; and

WHEREAS, Local Government Code, Section 232.009 requires notice of this application be posted on the county website and notice sent to landowners within 200 feet of the subdivision plat to be revised; and

WHEREAS, by Order of the Commissioners Court on December 8, 2025, Michael Shannon, County Engineer, was directed to give notice of the application by mail and posting on the county's website; and

WHEREAS, pursuant to such Order, letters were sent to landowners within 200' of the subdivision to be revised and notice was posted on the Galveston County website; and

WHEREAS, the application of Gary Key and Kimberlee Key, managing members of Southern Finds, LLC has once again this day been presented to the Commissioners Court; and

WHEREAS, it appearing that all requirements of Local Government Code, Section 232.009 have been met; that no opposition to the application was heard, and that the proposed revision will not interfere with the established rights of any owner of a part of the subdivided land.

BE IT THEREFORE ORDERED, that the application for Replat of Lot 4 of GKK Estates Subdivision be approved and that Gary Key and Kimberlee Key, managing members of Southern Finds, LLC be hereby permitted to revise the subdivision plat by filing the revision for record with the County Clerk.

UPON MOTION DULY MADE AND SECONDED the above Order was passed this
16th day of January, 2026.

COUNTY OF GALVESTON, TEXAS

BY:

Mark Henry, County Judge

ATTEST:

Dwight Sullivan, County Clerk

By: _____, Deputy

On this the 8th day of December, 2025, 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; **-ABSENT**
Dwight Sullivan, County Clerk

when the following proceedings, among others, were had, to-wit:

WHEREAS, the subdivision plat of GKK Estates is presently on file with the County Clerk of Galveston County. It may be found in recorded in File No. 2024020063 in the Map Records of Galveston County, Texas; and

WHEREAS, by the application attached hereto as Exhibit "A", Gary Key and Kimberlee Key, managing members of Southern Finds, LLC, have filed their Petition and Application for permission to revise a portion of Lot 4; 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 January 16, 2026, at 3:30 p.m. in the following location:

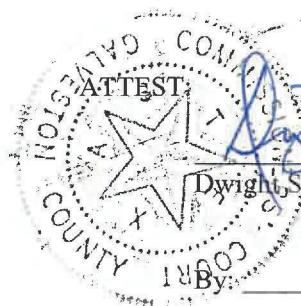
Galveston County North Annex
174 Calder, Room 100
League City, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 8th day of December, 2025.

COUNTY OF GALVESTON, TEXAS

BY:


Mark Henry, County Judge



Dwight Sullivan, County Clerk

, 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
Gary Key and Kimberlee Key, managing members
NOW COMES Southern Finds LLC, and files this Petition and
Application to revise plat of GKK ESTATES, subdivision plat recorded in
Clerk's File No. 2024020063 of the Map Records of Galveston
County, Texas to: Divide one Lot into 4 Lots

Petitioner requests permission to revise the aforementioned subdivision plat in accordance with and as provided for in Local Government Code Section 232.009, and in support thereof would respectively show unto the court the following, to wit:

1. That Petitioner owns land in the aforementioned 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:
Lot 4
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 the required property owners in Galveston County and that said notice be published 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.

Gary Key
Petitioner
Kimberlee Key
Petitioner

11-6-25
Date
11/6/25
Date

REPLAT OF LOT 4 OF GKK ESTATES SUBDIVISION

A replat of Lot 4 of GKK Estates, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File No. 202402063 in the Office of the County Clerk of Galveston County, Texas.

PLAT CONTAINS:
10.744 ACRES - 1 BLOCK, 4 LOTS - LOCATED IN
GALVESTON COUNTY, TEXAS
PREPARATION DATE - AUGUST 2025

LOT AREA

LOT 1R 2.238 ACRES 97,000 SF
LOT 2R 2.238 ACRES 97,000 SF
LOT 3R 2.276 ACRES 99,125 SF
LOT 4R 3.992 ACRES 173,875 SF

OWNERS

Southern Finds LLC by managing members
Kimberlee Erin Key and Gary Key
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-256-7329

SURVEYOR

Robert L. Derrick R.P.L.S.
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-256-7329

Notes:

1 - According to the FEMA FIRM Community Number 485470 Panel No 0380 G, effective August 15, 2019, this property lies in Zone X.

LEGAL DESCRIPTION

A tract of land being all of Lot Four of GKK Estates, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File No. 202402063 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot Four (4), from which a 5/8" iron rod found bears South 01 deg. 56' min. East, 10 feet;

THENCE South 38 deg. 07 min. 31 sec. West, along the South line of said Lot 4 and the North line of 32nd Street (not open), a distance of 650.00 feet to a 5/8" iron rod with cap, found for corner on the East line of Avenue "T" (60' R.O.W.) at the Southwest corner of said Lot 4;

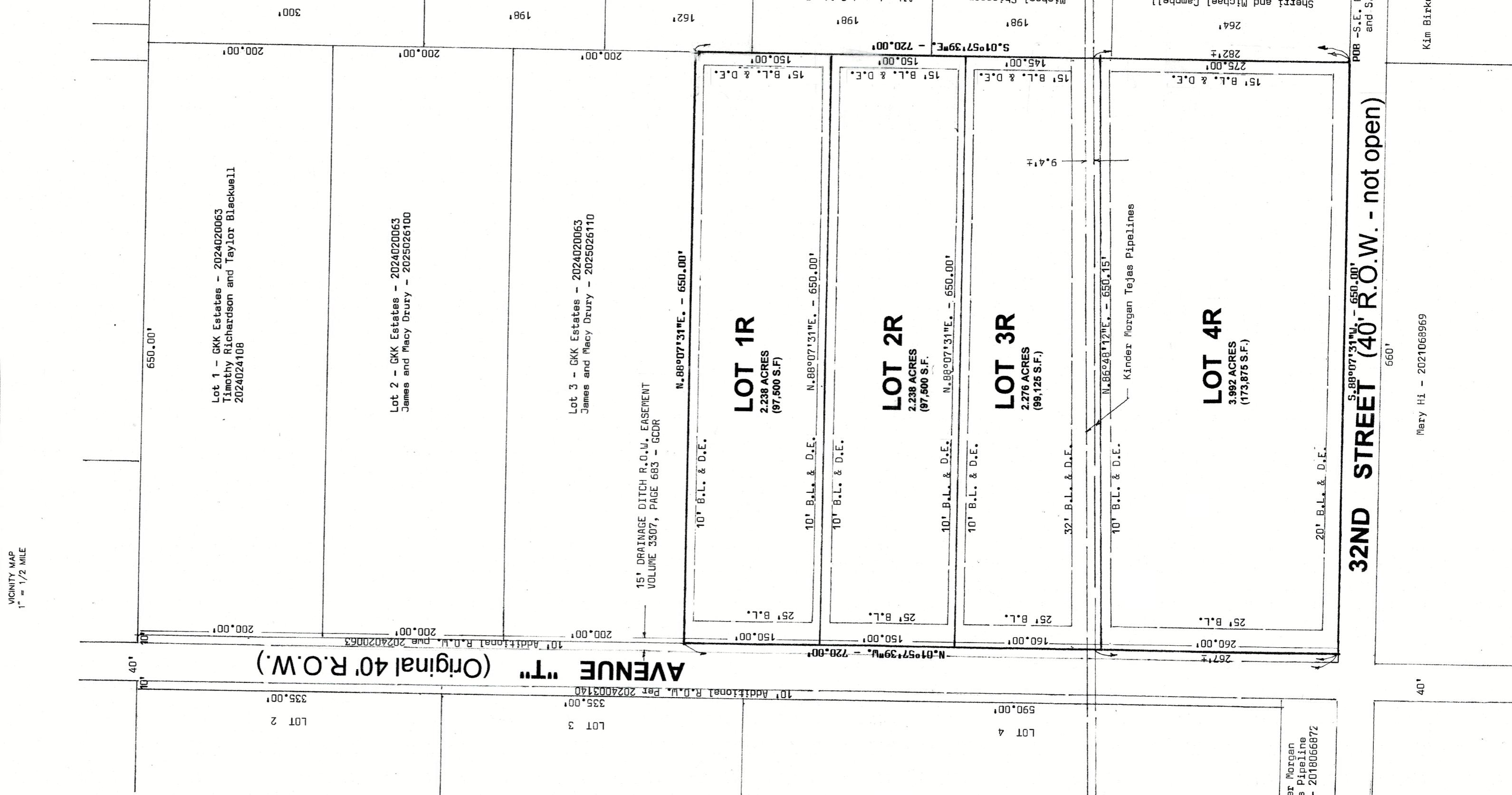
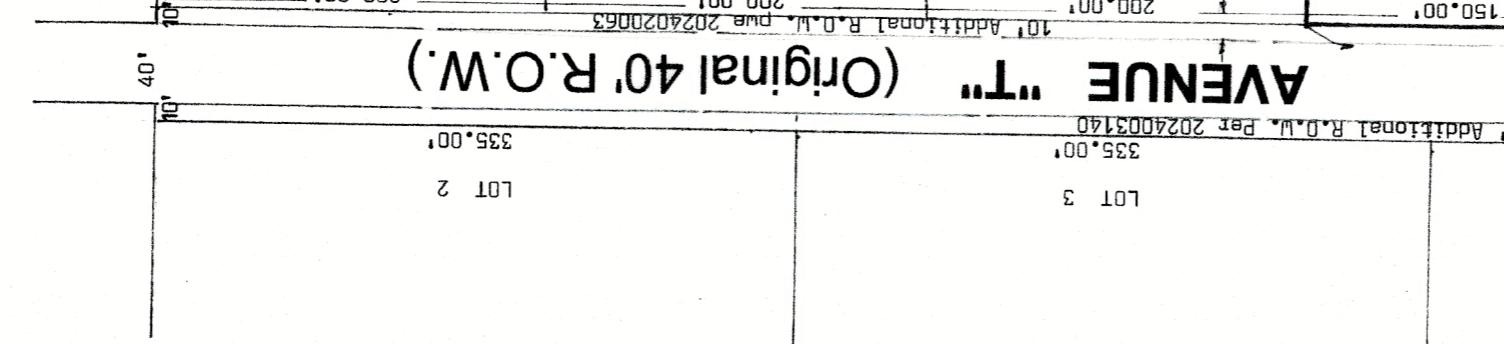
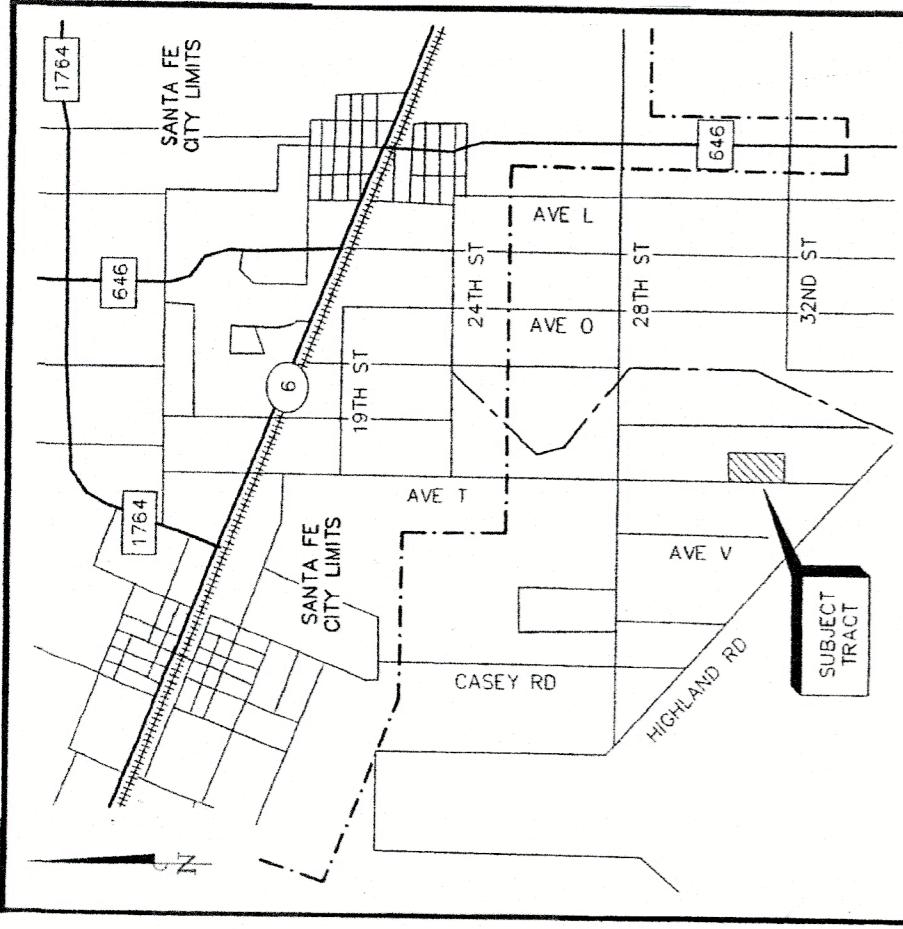
THENCE North 01 deg. 57 min. 39 sec. West, along the East line of said Avenue "T", a distance of 720.00 feet to a 5/8" iron rod with cap found at the Northwest corner of said Lot 4;

THENCE North 88 deg. 07 min. 31 sec. East, along the North line of said Lot 4, a distance of 650.00 feet to a 5/8" iron rod with cap found at the Northeast corner of said Lot 4;

THENCE South 01 deg. 57 min. 39 sec. East, along the East line of said Lot 4, a distance of 720.00 feet to the POINT OF BEGINNING.

This is to certify that I, Robert L. Derrick, A Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision, from an actual survey on the ground and have 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.

Robert L. Derrick
Texas Registration No. 2753



STATE OF TEXAS COUNTY OF GALVESTON

We, Southern Finds LLC, acting by Kimberlee Erin Key and Gary Key, managing members, hereinafter referred to as the owner of the 10.744 acre tract described in the above and foregoing map of REPLAT OF LOT 4 OF GKK SUBDIVISION, do hereby make and establish said plat of said property according to all lines, dedications and notations on said maps and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes of drainage, for the use of the public and hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

ELDPERER. Owner to hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to the use of drainage tanks into any public or private street, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER. Owners to 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 plat, as easements for drainage purposes, 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 way shall be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility and such building property 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 opening 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 or bridges to be provided 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 fire, lighting 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 herein on file with the Galveston County Engineer and adopted by the Commissioners Court of Galveston County.

FURTHER. The Owners hereby certify 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 for not more than two (2) residential units per lot.

FURTHER. Owners hereby certify that the portion of this plat is not subject to any restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

FURTHER. Owners do hereby covenant and agree that the boundaries of this plat are always available for the general use of said owners and to the public for fire, lighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER. Owners do hereby covenant and agree that the boundaries of this plat shall have a net drainage opening 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 or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

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