

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.

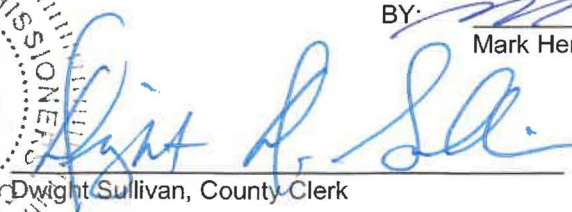
BE IT THEREFORE ORDERED, that the application for Replat of Lot 4 of GKK Estates Subdivision be approved and that Gary Key and Kimberlee Key, managing members of Southern Finds, LLC be hereby permitted to revise the subdivision plat by filing the revision for record with the County Clerk.

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

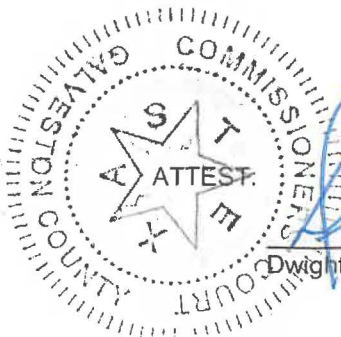
COUNTY OF GALVESTON, TEXAS

BY:


Mark Henry, County Judge


Dwight D. 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

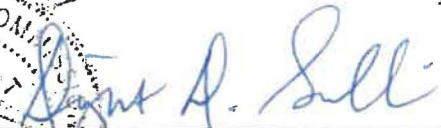
UPON MOTION DULY MADE AND SECONDED the above Order was passed this 8th day of December, 2025.

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

NOW COMES Gary Key and Kimberlee Key, managing members
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. 2024020063 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	99,128 SF
LOT 4R	3.992 ACRES	173,875 SF

OWNERS

Southern Finds LLC by managing members
Kimberlee Erin Key and Gary Key
P. O. Box 240
Santa Fe, Texas 77510
409-256-7170

SURVEYOR

Robert L. Derrick R.P.L.S.
13016 Ellagelwin Drive
Santa Fe, Texas 77510
1-409-255-7320

Notes:

1 - According to the FEMA Flood Community Number 45479 Panel 1A, D50C 5, effective date August 15, 2019, this property lies in Zone "C".

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. 2024020063 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, 1.0 feet;

THENCE South 88 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 850.00 feet to a 5/8" iron rod with cap found for corner on the East line of Avenue "T" (80' R.O.W.) at the Southwest corner of said Lot 4;

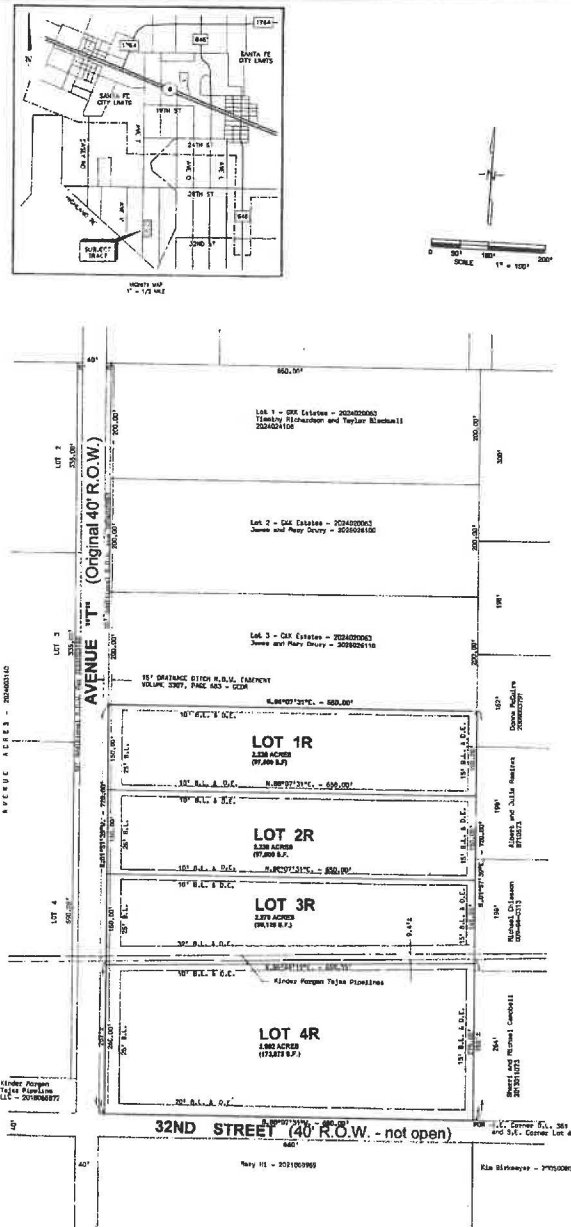
THENCE North 01 deg. 57 min. 30 sec. West, along the East line of said Avenue "T", a distance of 720.00 feet to a 5/8" iron rod with cap found at the Northwest corner of said Lot 4;

THENCE North 88 deg. 07 min. 31 sec. East, along the North line of said Lot 4, a distance of 850.00 feet to a 5/8" iron rod with cap found at the Northeast corner of said Lot 4;

THENCE South 01 deg. 57 min. 30 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 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.

Robert L. Derrick
Texas Registration No. 2783



STATE OF TEXAS
COUNTY OF GALVESTON

We, Southern Finds LLC acting by Kimberlee Erin Key and Gary Key, managing members, heretofore 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 ESTATES, do hereby make and establish said plat of said property according to all laws, dedications and notations on said maps and plat and hereby dedicate to the use of the public forever, all alleys, paths, 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 forever defend the title to the land so dedicated.

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 or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do dedicate to the public a strip of land thirty (30) feet wide on each side of the centerline 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, 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 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 abutting 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 ownership shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and its no structure 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 culverts 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, the fighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER, Owners certify and warrant 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 Commissioners' Court of Galveston County.

FURTHER, the Owners hereby certify that this replat 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.

WITNESS my hand in Santa Fe, Texas, this ____ day of _____, 202__.

Kimberlee Erin Key

Gary Key

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on the day personally appeared Kimberlee Erin Key and Gary Key known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Notary Public in and for the State of Texas

My Commission expires:

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

Michael C. Shannon - County Engineer

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

Mark A. Henry
County Judge

Joe Glaser - Commissioner (Plat No. 3)

The above subdivision titled REPLAT OF LOT 4 OF GKK ESTATES, as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of _____ 20__.

By: _____ Deputy

I, DWIGHT D. 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. and duly recorded on

____ 20__ 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