

On this the 8<sup>th</sup> 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:

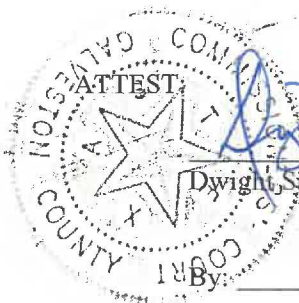
Galveston County North Annex  
174 Calder, Room 100  
League City, Texas

UPON MOTION DULY MADE AND SECONDED the above Order was passed this 8<sup>th</sup> 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. 2024020663 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	2.279 ACRES	99,123 SF
LOT 4R	3.962 ACRES	173,875 SF

### OWNERS

Southern Flnds LLC by managing members  
Kimberlee Erin Key and Gary Key  
P. O. Box 249  
Santa Fe, Texas 77510  
409-258-1178

### SURVEYOR

Robert L. Derrick R.P.L.S.  
13016 Elizabeth Drive  
Santa Fe, Texas 77510  
1-409-250-7320

### Notes:

1 - According to the FARRA FROM Community  
Number 455473 Parcel No. 0380 C, effective  
date August 15, 2016, this property lies  
in Zone "A".

### 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. 2024020663 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 568' iron rod 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 650.00 feet to a 568' 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;

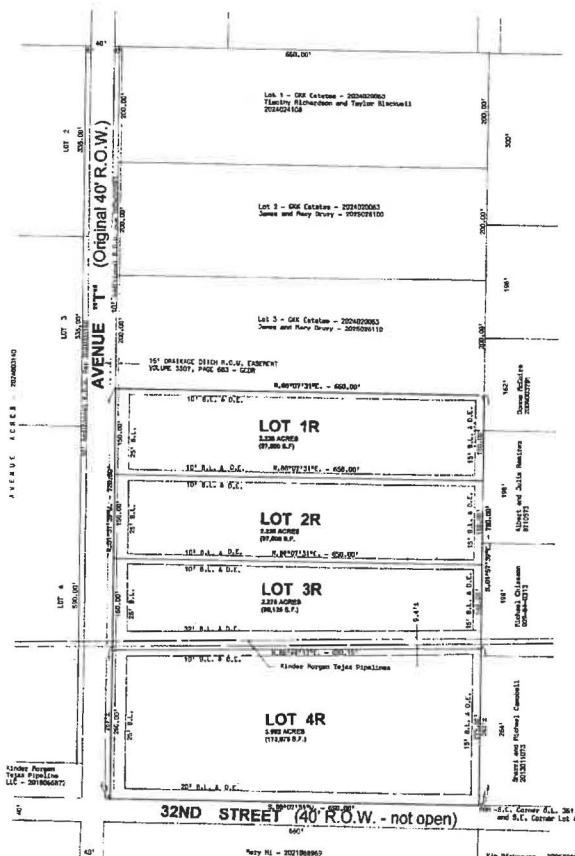
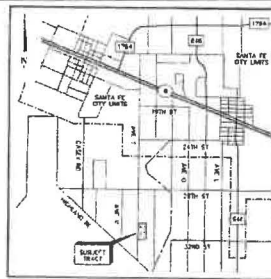
THENCE North 01 deg. 57 min. 39 sec. West, along the East line of said Avenue "T", a distance of 720.00 feet to a 568' iron rod with cap found at the Northwest corner of said Lot 4;

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 568' 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 prepared 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. 2753



STATE OF TEXAS  
COUNTY OF GALVESTON

We, Southern Flnds 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 SUBDIVISION, do hereby make and establish said plat of said property according to all laws, dedications and resolutions on said maps and plat and hereby dedicate to the use of the public the public roads, all streets, alleys, paths, water courses, rights of easements and public places shown thereon for the purposes and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns to maintain 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 bypass, creeks, gulches, ditches, swales 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 adjoining 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 driveway 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 (10" diameter) with culverts or bridges to be provided for all private driveway 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 travel, 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 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 \_\_\_\_\_, 2025.

Kimberlee Erin Key

Gary Key

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Kimberlee Erin Key and Gary Key known to me to be the persons whose names are subscribed to the foregoing instruments 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 the Commissioners' Court.

Michael C. Shannon - County Engineer

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 Glass - Commissioner Proctor No. 2

The above subdivision titled REPLAT OF LOT 4 OF GKK ESTATES SUBDIVISION, as represented, approved by the Commissioners' Court of Galveston County, Texas, by order \_\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_ 2025, at \_\_\_\_\_ O'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_

\_\_\_\_\_ 2025, 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