



Application for a Sand Pit Permit

SAND-24-3 Renewal

Submitted On: Apr 14, 2025

Applicant

 John "JC" Bouse
 979-578-8007
@ bolivarsandholdings@gmail.com

Primary Location

3899 HWY 87
PORT BOLIVAR, TX 77650

Owner / Agent Information

Is the applicant the owner?

Yes

Project Information

Parcel ID Number

404822

Name of Subdivision/Tract

S Parr Sur Tract 6-1

Total Acreage of Property

151

Proposed Excavation Width

1114

Proposed Excavation Length

927

Signature

I acknowledge Galveston County's interest in and responsibility of ensuring compliance with its Adopted Regulations for Removal of Sand, Marl, Gravel and Shell on Bolivar Peninsula;

Any deviation from the permitted improvements is justification for the issuance of a Stop Work/Non-Compliance Order.

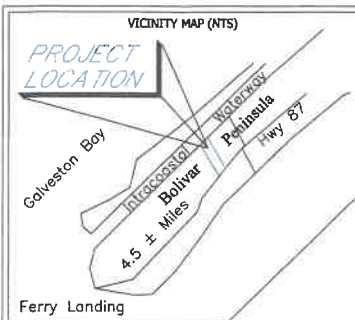
The receipt, acceptance, and/or deposit of a check, money order or any form of payment to the County does not constitute the approval of a permit.

I acknowledge that I have read Galveston County's Adopted Order on Sand Pits

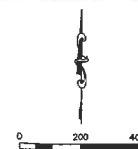
I hereby agree with the conditions listed above and acknowledge it is a violation to begin work before a permit is issued.

Signature

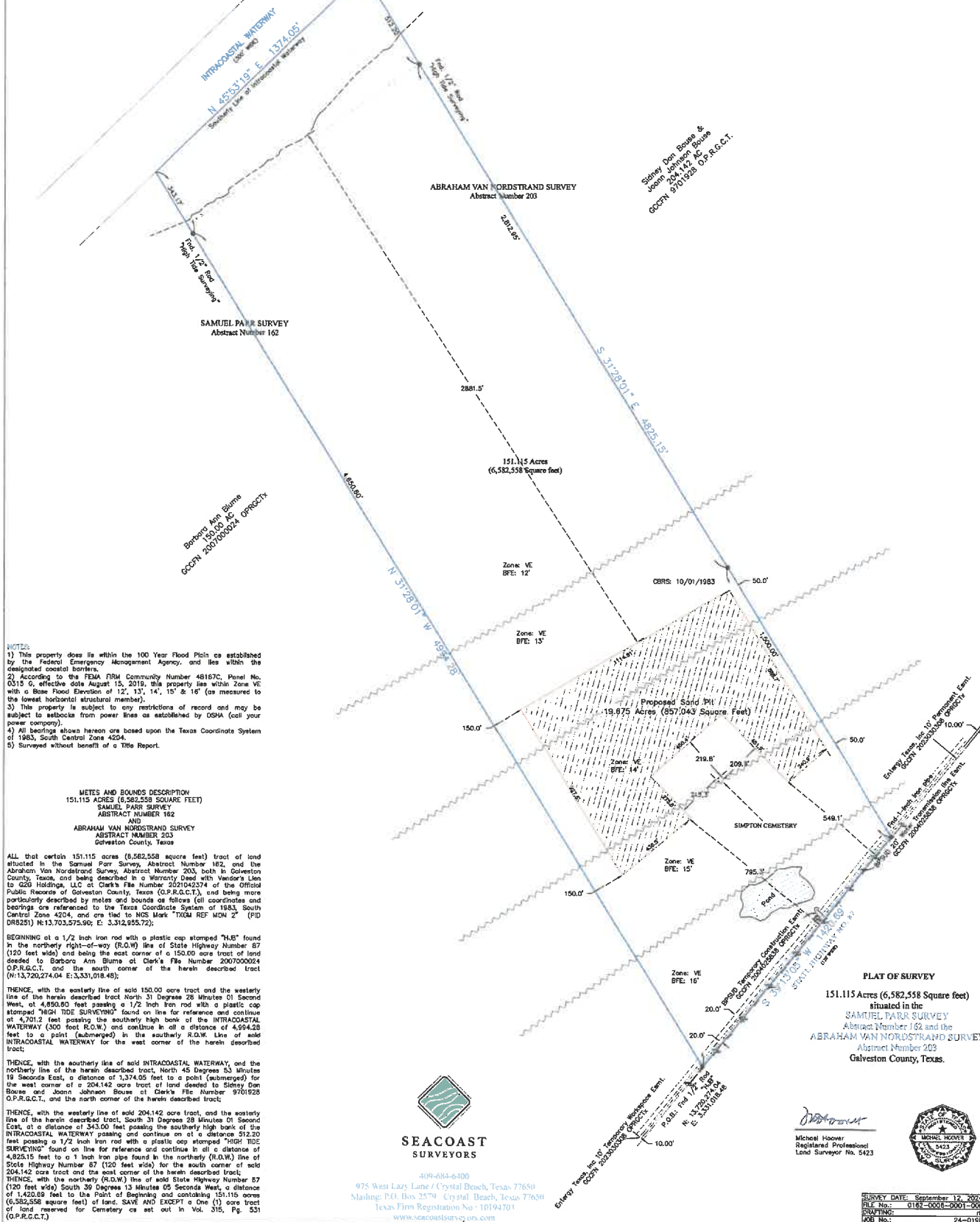
true



3899 State Highway No. 87
ABRAHAM VAN NORDSTRAND SURVEY
Abstract Number 203
And
SAMUEL PARR SURVEY
Abstract Number 162



LEGEND	
	Power Pole
	Barb Wire Fence
	Guy Wire
	Water Valve
	Approx. FEMA Flood Line as of August 15, 2019
	Overhead Utility Line



NOTES

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency, and lies within the designated coastal barriers.
- 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0315 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 12', 13', 14', 15' & 16' (as measured to the lowest horizontal structural member).
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
- 4) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
- 5) Surveyed without benefit of a Title Report.

METES AND BOUNDS DESCRIPTION
151.115 ACRES (5,582,558 SQUARE FEET)
SAMUEL PARR SURVEY
ABSTRACT NUMBER 162
AND
ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NUMBER 203
Galveston County, Texas

ALL that certain 151.115 acres (5,582,558 square feet) tract of land situated in the Samuel Parr Survey, Abstract Number 162, and the Abraham Van Nordstrand Survey, Abstract Number 203, both in Galveston County, Texas, and being described in a Warranty Deed with Vendor's Lien to G20 Holdings, LLC at Clark's File Number 2021042374 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), and being more particularly described by metes and bounds as follows (all coordinates and bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TX04 REF MON 2" (PID 082821) N 13.703,575.90; E: 3,312,955.72):

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "4.8" found in the northerly right-of-way (R.O.W.) line of State Highway Number 87 (120 feet wide) and being the east corner of a 150.00 acre tract of land devised to Barbara Ann Burns at Clark's File Number 2007000024 O.P.R.G.C.T., and the south corner of the herein described tract (N 13.720,274.04 E: 3,331,018.48);

THENCE, with the westerly line of said 150.00 acre tract and the westerly line of the herein described tract North 51 Degrees 28 Minutes 01 Second West, at 4,850.80 feet passing a 1/2 inch iron rod with a plastic cap stamped "HIGH TIDE SURVEYING" found on line for reference and continue at 4,701.2 feet passing the southerly high bank of the INTRACOASTAL WATERWAY (300 feet R.O.W.) and continue in all a distance of 4,994.28 feet to a point (submerged) in the southerly R.O.W. line of said INTRACOASTAL WATERWAY for the west corner of the herein described tract;

THENCE, with the southerly line of said INTRACOASTAL WATERWAY, and the northerly line of the herein described tract, North 45 Degrees 03 Minutes 18 Seconds East, a distance of 1,374.02 feet to a point (submerged) for the west corner of a 204.142 acre tract of land devised to Sidney Dan Barnes and Joann Johnson Bowers at Clark's File Number 9701928 O.P.R.G.C.T., and the north corner of the herein described tract;

THENCE, with the westerly line of said 204.142 acre tract, and the westerly line of the herein described tract, South 31 Degrees 28 Minutes 01 Second East, at a distance of 343.00 feet passing the southerly high bank of the INTRACOASTAL WATERWAY passing and continue on at a distance 512.20 feet passing a 1/2 inch iron rod with a plastic cap stamped "HIGH TIDE SURVEYING" found on line for reference and continue in all a distance of 4,825.15 feet to a 1 inch iron pipe found in the northerly (R.O.W.) line of State Highway Number 87 (120 feet wide) for the south corner of said 204.142 acre tract and the east corner of the herein described tract;

THENCE, with the northerly (R.O.W.) line of said State Highway Number 87 (120 feet wide) South 39 Degrees 05 Minutes 05 Seconds West, a distance of 1,452.19 feet, to the Point of Beginning and containing 151.115 acres (5,582,558 square feet) of land, SAVE AND EXCEPT a One (1) acre tract of land reserved for Cemetery as set out in Vol. 315, Pg. 531 (O.P.R.G.C.T.).



409-484-6100
975 West Lutz Lane / Crystal Beach, Texas 77650
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
Texas Firm Registration No.: 10194701
www.seacoastsurveyors.com

Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE: September 12, 2024
REF. No.: 0162-0001-0001-000
DRAWING: 01
SHEET: 24-0190