




Application for a Sand Pit Permit

SAND-24-4

Submitted On: Oct 31, 2024

Applicant

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

Primary Location

3925 HWY 87  
PORT BOLIVAR, TX 77650

Owner / Agent Information

Is the applicant the owner?

No

Company Contact

--

Owner City

Iola

Owner ZIP Code

77861

Owner Phone

409.771.5554

Company/Owner Name

Sidney Bouse

Owner Mailing Address

PO Box 6

Owner State

TX

Owner Email

sid@surveygalveston.com

Project Information

Parcel ID Number

369365

Total Acreage of Property

204

Proposed Excavation Length

150

Name of Subdivision/Tract

A Van Nordstrom Survey Tract 2-1

Proposed Excavation Width

190

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;

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

Signature

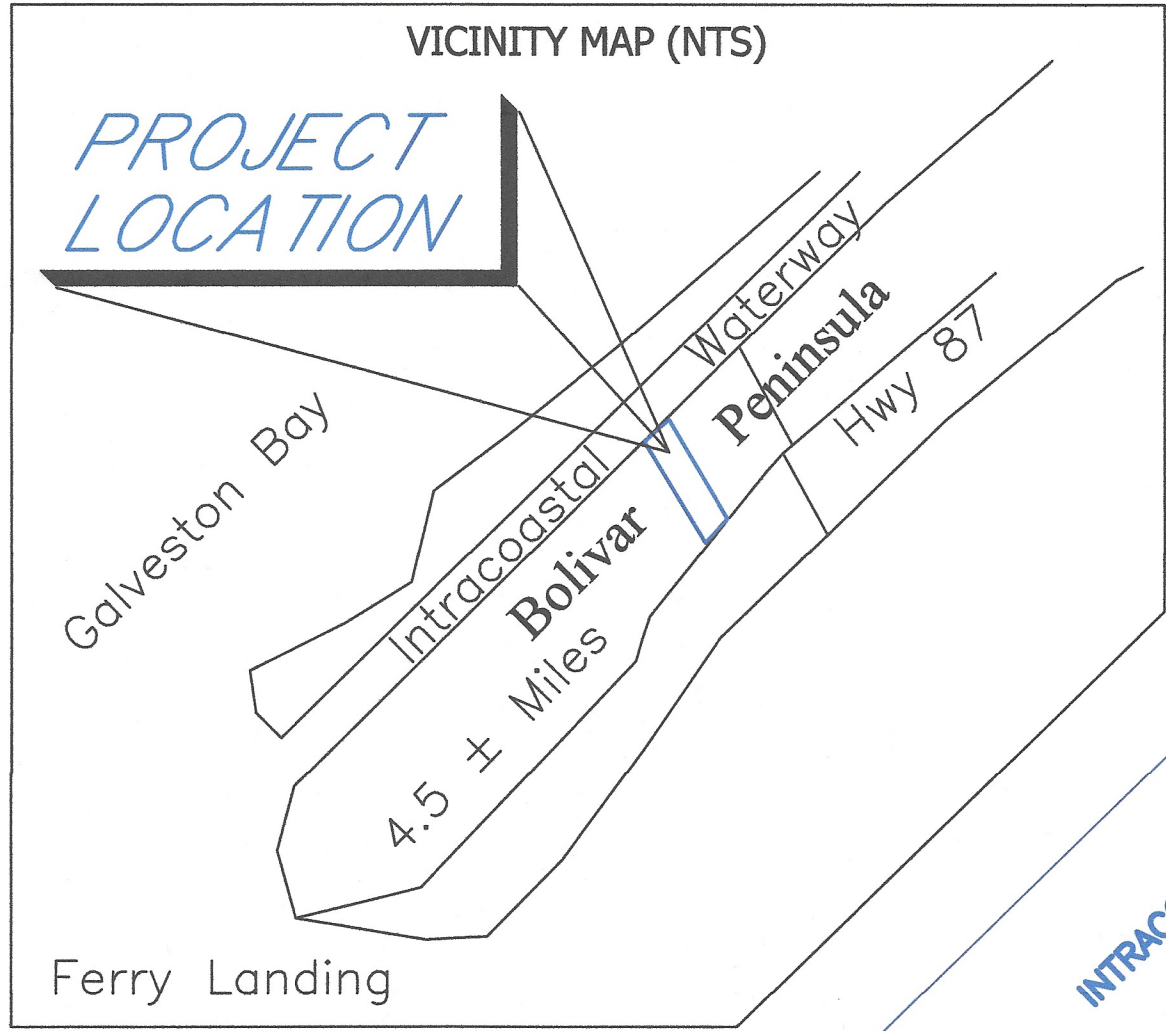
true

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.

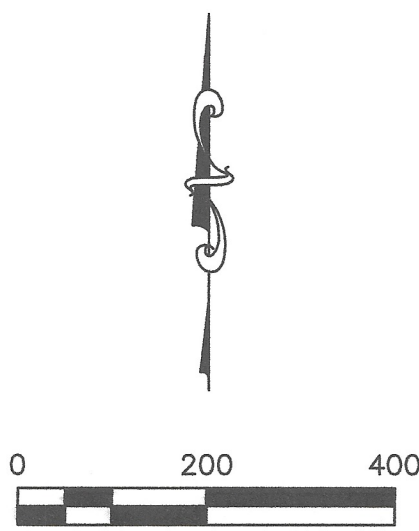
I hereby agree with the conditions listed above and acknowledge it is a violation to begin work before a permit is issued.





3925 State Highway No. 87, Port Bolivar TX 77650

ABRAHAM VAN NORDSTRAND SURVEY  
ABSTRACT 203



INTRACOASTAL WATERWAY  
(300' WIDE)

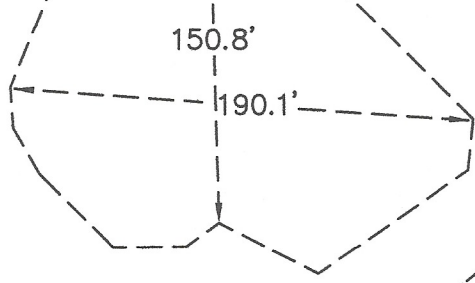
BOLIVAR TERMINAL CO. INC  
35.63 AC  
GCCFN 9959649 GCDR

N 45°54'52" E 2,270.52'

2,373.14'

DETAIL "A"

Pit Widths  
Not to Scale



204.149 Acres  
(8,892,420 Square feet)

JOHNSON ANDREW JR & MARGO  
106.06 AC  
GCCFN 9701925 GCDR

Zone: VE  
BFE: 12'

Zone: AE  
BFE: 12'

Zone: VE  
BFE: 13'

Zone: VE  
BFE: 14'

Zone: VE  
BFE: 16'

OBRS AREA  
10/01/1983

SEE DETAIL "A"

Zone: VE  
BFE: 14'

Zone: VE  
BFE: 15'

AT&T 40" Fiber Optic  
GCCFN 20090087149  
OPRCCTx

BP&S 20" Water Transmission Line  
GCCFN 2004025838 OPRCCTx

BP&S Temporary Construction Easmt.  
GCCFN 2004025838 OPRCCTx

BP&S 20" Water Transmission Line Easmt.  
GCCFN 2004025838 OPRCCTx

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GCCFN 2004025838 OPRCCTx

METES AND BOUNDS DESCRIPTION  
204.142 ACRES (8,892,420 SQUARE FEET)  
ABRAHAM VAN NORDSTRAND  
ABSTRACT NUMBER 203

ALL that certain 204.142 ACRES (8,892,420 square feet) tract of land situated in the Abraham Van Nordstrand Survey, Abstract Number 203, Galveston County, Texas and being out of and a part of that certain called 238.28 acre tract of land described in a Warranty Deed with Vendor's Lien to Sidney Don Bouse and Joann Johnson Bouse at Clerk's File Number 9701928 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 TXGM REF MON 2" (PID DR8251) N:13,703,575.90; E: 3,312,955.72);

BEGINNING at a 1 inch iron Pipe 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 151.00 acre tract of land deeded to G2G Holdings, LLC at Clerk's File Number 2021042374 O.P.R.G.C.T. and the south corner of the herein described tract (N:13,721,375.00 E:3,331,916.40);

THENCE, with the easterly line of said 151.00 acre tract and the westerly line of the herein described tract North 31 Degrees 28 Minutes 01 Second West, at 1,500.00 feet passing a 1/2 inch iron rod with a plastic cap stamped "SEACOAST 5423" found on line for reference and continue in all, a distance of 4,153.69' to the south corner of a 35.63 acre tract of land deeded to Bolivar Terminal Co. INC, at Clerk's File Number 9959649 G.C.D.R. and the west corner of the herein described tract;

THENCE, with the southerly line of said 35.63 acre tract, and the northerly line of the herein described tract, North 45 Degrees 54 Minutes 52 Seconds East, a distance of 2,270.52 feet to the west corner of a 106.06 acre tract of land deeded to Andrew Johnson Jr. and Margo N Johnson at Clerk's File Number 9701295 G.C.D.R., and being the north corner of the herein described tract;

THENCE, with the westerly line of said 106.06 acre tract, and the easterly line of the herein described tract, South 31 Degrees 28 Minutes 01 Second East, at 2,373.14 feet passing a 1/2 inch iron rod with a plastic cap stamped "SEACOAST 5423" found on line for reference and continue in all a distance of 3,873.14 feet to the northerly (R.O.W.) line of State Highway Number 87 (120 feet wide) to a 1/2 inch iron rod with a plastic cap stamped "SEACOAST 5423" found for the south corner of said 106.06 acre tract and being the 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 13 Minutes 05 Seconds West, a distance of 2,347.82 feet to the Point of Beginning and containing 204.142 acres (8,892,420 square feet) of land.



SEACOAST  
SURVEYORS

409-684-6400  
975 West Lazy Lane / Crystal Beach, Texas 77650  
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650  
Texas Firm Registration No.: 10194703  
www.seacoastsurveyors.com

PLAT OF SURVEY  
204.142 Acres (8,892,420 Square feet)  
situated in the  
ABRAHAM VAN NORDSTRAND SURVEY  
Abstract Number 203  
Galveston County, Texas.

Michael Hoover  
Registered Professional  
Land Surveyor No. 5423



SURVEY DATE: September 12, 2024  
FILE No.: 0203-0002-0001-000  
DRAFTING: rb  
JOB No.: 24-0595





**THE COUNTY OF GALVESTON**  
OFFICE OF THE COUNTY ENGINEER  
722 Moody, Galveston, Texas 77550  
(409) 770-5399  
www.galvestoncountytx.gov

### Land Owner Authorization

This form is to be completed by the land owner, sealed by a notary and uploaded with the permit application.

**(If you have a contractor or other persons applying on your behalf, the authorization portion of this document must be completed. If not, you may leave it blank or write in N/A)**

I hereby authorize John "JC" Bouse to act on my behalf in the processing of this application for a sand pit permit at 3925 Hwy 87, Port Bolivar, Texas and to furnish, upon request, supplemental information in support of this application.

I agree for both myself and on those working on behalf of me that:

- 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 Order.
- I understand that any deviation in the work performed on the Improvements is a wrongful act causing irreparable injury and presenting imminent harm, for which Galveston County has no adequate remedy at law;
- I further agree that Galveston County's lack of an adequate remedy at law justifies imposition of a temporary restraining order and a temporary injunction issued against me to bar any further work under the Sand Pit Permit pending resolution of the dispute between Galveston County and me;
- In the event that Galveston County files suit seeking injunctive and/or other relief, I hereby submit to the jurisdiction of the State District Courts exercising jurisdiction in Galveston County and agree to the issuance of such temporary restraining orders and temporary injunctions as may be required to halt the construction of work on the Improvements that deviate from the Building Permit;
- In the event that Galveston County files suit against me I agree to pay the reasonable attorneys' fee, court costs and other expenses incurred by the County in the prosecution of that suit; and
- The receipt, acceptance, and/or deposit of a check, money order or any form of payment to the County does not constitute any approval of a permit.

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

*S. J. Bouse*  
Signature of Land Owner

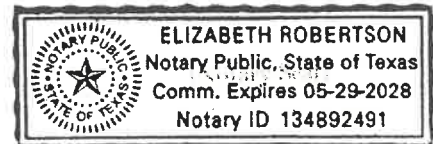
10/31/24  
Date

State of Texas  
County of Galveston

This instrument was acknowledged before me on

October 31, 2024  
Date

By *Sidney Bouse*  
Name of person



*Elizabeth Robertson*  
Notary Signature