

GALVESTON COUNTY, TEXAS

COMMISSIONERS COURT

SPECIAL MEETING

AGENDA

722 Moody
County Courthouse
Galveston, TX 77550
(409) 766-2244

Mark Henry
County Judge

Darrell Apffel
Commissioner, Precinct 1

Joe Giusti
Commissioner, Precinct 2

Hank Dugie
Commissioner, Precinct 3

Robin Armstrong, MD
Commissioner, Precinct 4

Friday, November 14, 2025

11:30 AM

CALDER MEETING LOCATION

174 Calder Rd., Room 100
League City, Texas 77573
SPECIAL MEETING

CONSENT AGENDA: ALL ITEMS MARKED WITH A SINGLE ASTERISK (*) ARE PART OF THE CONSENT AGENDA AND REQUIRE NO DELIBERATION BY THE COMMISSIONERS COURT. ANY COMMISSIONERS COURT MEMBER MAY REMOVE AN ITEM FROM THIS AGENDA TO BE CONSIDERED SEPARATELY.

In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three (3) days prior to any proceeding contact the County Judge's office at 722 Moody, Galveston, Texas 77550 (409) 766-2244.

Call to Order

Public Comment

Consent Agenda

- *1.** Receive and file Fiscal Year 2026 Special Inventory Budget (151551) Amendment submitted by the Tax Assessor/Collector
- *2.** Canvass of the November 4, 2025 Constitutional Election submitted by the County Clerk
- *3.** Consideration to authorize General and No Litigation Certificates associated with the issuance of the Southeast Texas Housing Finance Corporation's Tax-Exempt Bond financing for the acquisition and rehabilitation of the Seville Place Apartments La Porte, Texas submitted by Legal Services Manager
- *4.** Consideration of Power of Attorney to Execute DEA Forms and Make Registration Changes for UTMB submitted by Legal Services Manager
- *5.** Consideration of acknowledging receipt of a sand pit permit application for 3925 Hwy 87, Port Bolivar, Texas 77650 from Sidney Bouse on behalf of John "JC" Bouse on Bolivar Peninsula and authorizing the County Engineer to run the required newspaper notice submitted by the County Engineer
- *6.** Consideration of acknowledging receipt of a sand pit permit application for 3899 Hwy 87, Port Bolivar, Texas 77650 from John "JC" Bouse on Bolivar Peninsula and authorizing the County Engineer to run the required newspaper notice submitted by the County Engineer

Adjourn

Appearances before Commissioners Court

A speaker whose subject matter as submitted relates to an identifiable item of business on this agenda will be requested by the County Judge or other presiding court members to come to the podium where they will be limited to three minutes (3). A speaker whose subject matter as submitted does not relate to an identifiable item of business on this agenda will be limited to three minutes (3) and will be allowed to speak before the meeting is adjourned. Please arrive prior to the meeting and sign in with the County Clerk.

Executive Sessions

The Galveston County Commissioners Court may recess into closed meeting (Executive Session) on any item listed on this agenda if the Executive Session is authorized under the Open Meetings Act pursuant to one or more the following exceptions: Tex. Gov't Code §§ 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding a prospective gift or donation), 551.074 (personnel matters), 551.0745 (personnel matters affecting County advisory body), 551.076 (deliberation regarding security devices or security audits), and/or 551.087 (deliberations regarding economic development negotiations). The Presiding Officer of the Commissioners Court shall announce the basis for the Executive Session prior to recessing into Executive Session. However, the Commissioners Court may only enter into the Executive Session on any agenda item for which a separate Executive Session has not been separately posted if, prior to conducting the Executive Session, a majority of the Commissioners Court votes to go into Executive Session. This motion requirement does not apply to any agenda item that has been previously noticed to constitute or include an Executive Session.



GALVESTON COUNTY, TEXAS

COMMISSIONERS COURT

722 Moody
County Courthouse
Galveston, TX 77550
(409) 766-2244

***1.**

Receive and file Fiscal Year 2026 Special Inventory Budget (151551) Amendment submitted by the Tax Assessor/Collector

Approval History

Seq #	Approver	Action	Action Date
1	Dianna Martinez	Approve	11/5/25 11:33 am



Cheryl E. Johnson, PCC, CTOP
Galveston County Tax Assessor Collector
722 Moody Avenue, Galveston, Texas 77550
(409) 765-3277 • (409) 392-5457
Cheryl.E.Johnson@co.galveston.tx.us



October 31, 2025

Honorable Mark Henry
Galveston County Judge
722 Moody
Galveston, Texas 77550

Re: Receive & File Fiscal Year 2026 Special Inventory Budget (151551) Amendment

Dear Judge Henry:

Included herein please find an Amended 2026 Special Inventory budget for the Galveston County Tax Office. This budget is not included as part of the County budget as it does not require funding by it. Expenditures are limited to those costs impacting the provision of associated services. The amendment is the result of procurement of equipment essential to production and mailing of refund checks and maintenance thereof. The funds used are discretionary funds of the Tax Office and will have zero impact on the County.

Sincerely,

Cheryl E. Johnson

**TAX ASSESSOR COLLECTOR FISCAL YEAR 2026 SPECIAL
INVENTORY (151551) AMENDED BUDGET**

Description	Subtotal	Amount
5100000 Salaries & Wages	40,000	
5152000: Payroll Tax Expense (Medicare FICA Payments)	600	
5153000: Pension	5,000	
5154000: Deferred (Alternate Plan)	3,500	
Total Salary & Associated Costs		49,100
5492000 Communications (Mobile Phone Expense)	4,000	
5310000: Administrative Supplies	1,000	
5310000: Extraordinary Supplies	5,500	
5496000: Travel (Business Mileage)	650	
5496000: Travel (Travel and Conference)	3,200	
5498000: Professional Membership and Dues	150	
Total Other Costs		14,500
Grand Total All Categories		\$63,600

cc: Mr. Sergio Cruz, County Auditor



GALVESTON COUNTY, TEXAS

COMMISSIONERS COURT

722 Moody
County Courthouse
Galveston, TX 77550
(409) 766-2244

***2.**

Canvass of the November 4, 2025 Constitutional Election submitted by the County Clerk

Approval History

Seq #	Approver	Action	Action Date
1	Dianna Martinez	Approve	11/7/25 9:55 am



GALVESTON COUNTY, TEXAS

COMMISSIONERS COURT

722 Moody
County Courthouse
Galveston, TX 77550
(409) 766-2244

***3.**

Consideration to authorize General and No Litigation Certificates associated with the issuance of the Southeast Texas Housing Finance Corporation's Tax-Exempt Bond financing for the acquisition and rehabilitation of the Seville Place Apartments La Porte, Texas submitted by Legal Services Manager

Approval History

Seq #	Approver	Action	Action Date
1	Dianna Martinez	Approve	11/7/25 10:30 am



SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

October 27, 2025

The The Honorable Mark Henry
Galveston County Judge's Office
722 Moody Avenue
21st Street, 2nd Floor
Galveston, TX 77550

RE: Seville Place Apartments - La Porte
Issuance of Tax-Exempt Bond Financing
The Southeast Texas Housing Finance Corporation

Dear Judge Henry:

Please find enclosed:

- **General and No Litigation Certificate**

These documents represent the Approval for the Issuance of Tax-Exempt Bonds for the acquisition and rehabilitation of the Seville Place Apartments – La Porte.

Please **sign three (3) copies** of the **General and No Litigation Certificate**. *In order to meet the Attorney General's submission date please, respectively, return the original executed copies no later than December 12, 2025 using the pre-paid Fed-Ex Envelope included in this packet.*

NOTE: Please Do Not Date the General and No Litigation Certificate. The State of Texas' Attorney General's Office will date those forms when appropriate.

For your review, I have also included a copy of:

- **Certificate of Approval from the City of La Porte**
- **Certificate of Hearing Officer**

If you or your staff have any questions, please do not hesitate to contact me at 281-484-4663 ext. 108; rwilliams@sethfc.com, or Candace Carrier-Spencer at 281-484-4663 ext. 107; ccspencer@sethfc.com.

Sincerely,

Ron Williams
Executive Director

xc: Mr. John Towner, SETH Director (w/o Attachments)
Mr. Dwight Sullivan, County Clerk (with Attachments)
Mr. Paul Ready, Chief Legal Counsel (with Attachments)

NOTE: Neither the State of Texas Attorney General's Office nor the Housing Finance Corporation's Act requires a Resolution of Approval by City Council's or Commissioners' Courts. SETH must obtain approval from all eighteen (18) of its jurisdictions for the issuance of any tax-exempt bonds.

11111 South Sam Houston Parkway East • Houston, Texas 77089
phone 281.484.4663 • fax 281.484.1971 • www.sethfc.com

GENERAL AND NO LITIGATION CERTIFICATE OF GALVESTON COUNTY

We hereby certify that we are duly elected or appointed and acting officers of Galveston County, Texas (the "*County*"). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the "*Attorney General*") and all persons interested in the validity of the proceedings of The Southeast Texas Housing Finance Corporation (the "*Corporation*") related to the issuance by the Corporation of its tax-exempt obligations for the Seville Place Apartments project, to be issued in one or more series in an aggregate principal amount not to exceed \$22,500,000 (the "*Bonds*").

2. The Commissioners Court (the "*Governing Body*") of the County authorized the membership of the County in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the "*Act*"), and approved the Corporation's articles of incorporation (and all amendments thereto).

3. The County has appointed John Towner to act as a member of the board of directors of the Corporation. The individual is a resident of a city or county which is a member of the Corporation.

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the County hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the County and the Governing Body and the County shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

GALVESTON COUNTY, TEXAS

By _____
Judge Mark Henry

ATTEST

By _____
[Deputy] County Clerk

DATED: _____
[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]

GALVESTON COUNTY, TEXAS

By _____
Judge Mark Henry

ATTEST

By _____
[Deputy] County Clerk

DATED: _____
[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]

GALVESTON COUNTY, TEXAS

By _____
Judge Mark Henry

ATTEST

By _____
[Deputy] County Clerk

DATED: _____

[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]

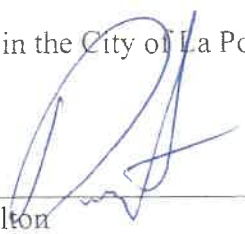
CERTIFICATE OF APPROVAL
FOR ISSUANCE OF TAX-EXEMPT OBLIGATIONS

I, the chief elected executive officer of the City of La Porte, Texas, elected at-large by the voters of the City of La Porte, Texas, make this certificate solely to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance of one or more series of tax-exempt obligations by The Southeast Texas Housing Finance Corporation (the "*Corporation*") in an aggregate principal amount of not more than \$22,500,000 (the "*Bonds*"). The Bonds will be issued for the benefit of LSP Partners, LP or an affiliate thereof (the "*Borrower*"), in connection with the acquisition, rehabilitation and equipping of a multifamily housing development known as Seville Place Apartments located at 3701 Luelle Boulevard, La Porte, Texas 77571 and consisting of approximately 180 units (the "*Development*"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of Southeast Texas Multifamily Resources, Inc., an affiliate of the Corporation, will own the land on which the Development is located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Southeast Texas Multifamily Resources, Inc.

A public hearing was held on behalf of the City of La Porte, Texas, by Ron Williams, the designated hearing officer, as described in the attached Certificate of Hearing Officer. As the "applicable elected representative" of the City of La Porte, Texas, I approve the issuance of the Bonds in the amount and for the purpose described above.

This approval is not: (1) a warranty by the City of La Porte, Texas, the Mayor of the City of La Porte, Texas, or of any agency, political subdivision, or instrumentality of the State of Texas that the Bonds will be paid or that any of the obligations assumed in connection with issuance of the Bonds will in fact be performed; (2) a pledge of the faith and credit of the State of Texas or of any agency, political subdivision, or instrumentality the State of Texas; or (3) a warranty of the validity of the corporate existence of the Corporation or of the Bonds themselves.

IN WITNESS WHEREOF, I have officially signed my name in the City of La Porte, Texas, on the date set forth below.



Mayor Rick Helton
City of La Porte, Texas

Dated: October 13, 2025, 2025

CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the "*Hearing Officer*"), do hereby make and execute this certificate for the benefit of all persons interested in the proposed issuance of one or more series of tax-exempt obligations by The Southeast Texas Housing Finance Corporation in an aggregate principal amount not to exceed \$22,500,000 (the "*Bonds*") for the benefit of LSP Partners, LP, or an affiliate thereof, in connection with the acquisition, rehabilitation and equipping of an approximately 180-unit multifamily housing development located at 3701 Luella Boulevard, La Porte, Texas 77571 (the "*Development*").

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on September 11, 2025, at 11:00 a.m. Central time telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than seven days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of the Texas Counties of Austin, Brazoria, Chambers, Galveston, Liberty, Matagorda, Walker, Waller and Wharton and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

3. That all interested persons who attended the public hearing telephonically were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and comment, the public hearing was declared closed.

5. That a copy of the affidavit of publication of notice of public hearing is set forth in *Exhibit B* attached hereto.

[Remainder of Page Intentionally Left Blank]

WITNESS MY HAND this 11th day of September, 2025.

A handwritten signature in dark ink, appearing to read 'Ron Williams', written over a horizontal line.

• Ron Williams, Hearing Officer



GALVESTON COUNTY, TEXAS

COMMISSIONERS COURT

722 Moody
County Courthouse
Galveston, TX 77550
(409) 766-2244

***4.**

Consideration of Power of Attorney to Execute DEA Forms and Make Registration Changes for UTMB submitted by Legal Services Manager

Approval History

Seq #	Approver	Action	Action Date
1	Dianna Martinez	Approve	11/7/25 1:01 pm

Power of Attorney to Execute DEA Forms and Make Registration Changes

Registrant Name:

Registered Location:

DEA Chain Renewal No:

I, _____, the undersigned, being authorized to sign the current application for registration on the behalf of the above-named registrant under the Controlled Substances Act or Controlled Substances Import and Export Act, do hereby appoint the following individuals as true and lawful attorneys-in fact to act in my name and on the behalf of the registrant to:

1. Execute applications for Forms 222 and to sign orders for Schedule I and II controlled substances, whether paper or electronic, in accordance with 21 U.S.C. 828 and Part 1305 of Title 21 of the CFR (Code of Federal Regulations)
2. Modify, sign, and renew DEA registrations in accordance with 21 CFR (Code of Federal Regulations) 1301.13 (J)

I hereby ratify and confirm all lawful acts these attorneys-in-fact may carry out under the authority of this power of Attorney.

Executed on this _____ day of _____, 2025

Signature of Person Granting Power: _____

Witnesses:

1. Signature: _____ | Printed Name: _____

2. Signature: _____ | Printed Name: _____

Attorneys in fact:

Full Name	Signature of attorney-in-fact	Date Signed
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

This Power of Attorney is effective on the date above and remain in effect until revoked by me in writing. A copy shall be maintained at the registered location and made available for inspection upon request.

Notice of Revocation – to be completed only when Power of Attorney is revoked

The foregoing power of attorney is hereby revoked by the undersigned, who is authorized to sign the current DEA registration application for the above-named registrant. Written notice of this revocation has been provided to all attorneys-in-fact named above.

Signature of Person Revoking Power: _____

Printed Name: _____

Witnesses to Revocation:

1. Signature: _____ | Printed Name: _____

2. Signature: _____ | Printed Name: _____

Signed and dated on _____ (current date).



GALVESTON COUNTY, TEXAS

COMMISSIONERS COURT

722 Moody
County Courthouse
Galveston, TX 77550
(409) 766-2244

***5.**

Consideration of acknowledging receipt of a sand pit permit application for 3925 Hwy 87, Port Bolivar, Texas 77650 from Sidney Bouse on behalf of John "JC" Bouse on Bolivar Peninsula and authorizing the County Engineer to run the required newspaper notice submitted by the County Engineer

Approval History

Seq #	Approver	Action	Action Date
1	Dianna Martinez	Approve	11/7/25 1:13 pm



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 TX 77650 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.

Signature of Land Owner

Date

State of

Texas

County of

Grimes

This instrument was acknowledged before me on

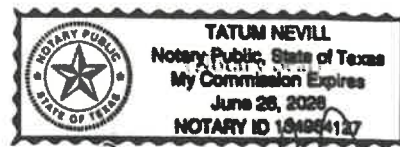
October 29 2025

Date

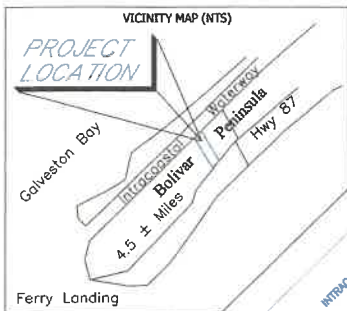
By

Sidney Bouse

Name of person

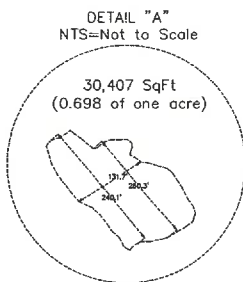


Notary Signature

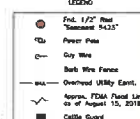


3925 State Highway No. 87, Port Bolivar TX 77650

ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT 203



204.149 Acres
(8,892,420 Square feet)



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 Flood Community Number 48167C, Panel No. 2315 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 12', 13', 14' & 15' (as measured to the lowest horizontal structural member). And with in Zone AE with a Base Flood Elevation of 12' (as measured to the top of the bottom floor).
- 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 herein are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
- 5) Surveyed without benefit of a Title Report.
- 6) Dirt Pit Exhibit 24-0585 updated 10-15-2025 to show update of existing pit.

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 8701928 of the Official Public Records of Galveston County, Texas (D.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 "DGM REF MON 2" (PID DR825) N:13,703,875.90; 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:3,331,918.40);

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, of 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 995848 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 8701295 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 West, of 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 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 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 35 Degrees 13 Minutes 52 Seconds West, a distance of 2,247.82 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

DIRT PIT EXHIBIT

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



EXHIBIT 24-0585
SURVEY DATE: October 15, 2025
FILE NO.: 0333-0002-0001-0001
REVISION: 078
JOB No.: 25-0548

Application for a Sand Pit Permit**SAND-24-4 Renewal**

Submitted On: Oct 29, 2025

Applicant

 John "JC" Bouse
 979-578-2007
 bolivarsandholdings@gmail.com

Primary Location

3925 HWY 87
PORT BOLIVAR, TX 77650

Owner / Agent Information**Is the applicant the owner?**

No

Company/Owner Name

Sidney Bouse

Company Contact

--

Owner Mailing Address

PO Box 6

Owner City

Iola

Owner State

TX

Owner ZIP Code

77861

Owner Email

sid@surveygalveston.com

Owner Phone

409.771.5554

Project Information**Parcel ID Number**

369365

Name of Subdivision/Tract

A Van Nordstrom Survey Tract 2-1

Total Acreage of Property

204

Proposed Excavation Width

240

Proposed Excavation Length

500

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



GALVESTON COUNTY, TEXAS

COMMISSIONERS COURT

722 Moody
County Courthouse
Galveston, TX 77550
(409) 766-2244

***6.**

Consideration of acknowledging receipt of a sand pit permit application for 3899 Hwy 87, Port Bolivar, Texas 77650 from John "JC" Bouse on Bolivar Peninsula and authorizing the County Engineer to run the required newspaper notice submitted by the County Engineer

Approval History

Seq #	Approver	Action	Action Date
1	Dianna Martinez	Approve	11/7/25 1:34 pm

Application for a Sand Pit Permit

SAND-24-3 Renewal

Submitted On: Oct 28, 2025

Applicant

 John "JC" Bouse
 979-578-2007
@ 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

Total Acreage of Property

151

Proposed Excavation Length

900

Name of Subdivision/Tract

S Parr Sur Tract 6-1

Proposed Excavation Width

500

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

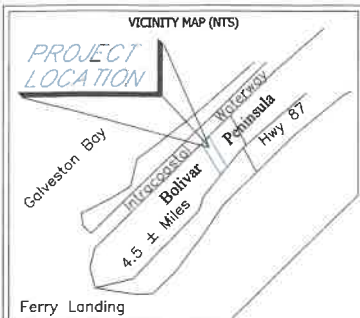
Signature

true

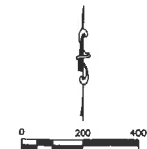
Any deviation from the permitted improvements is justification for the issuance of a Stop Work/Non-Compliance Order.

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.

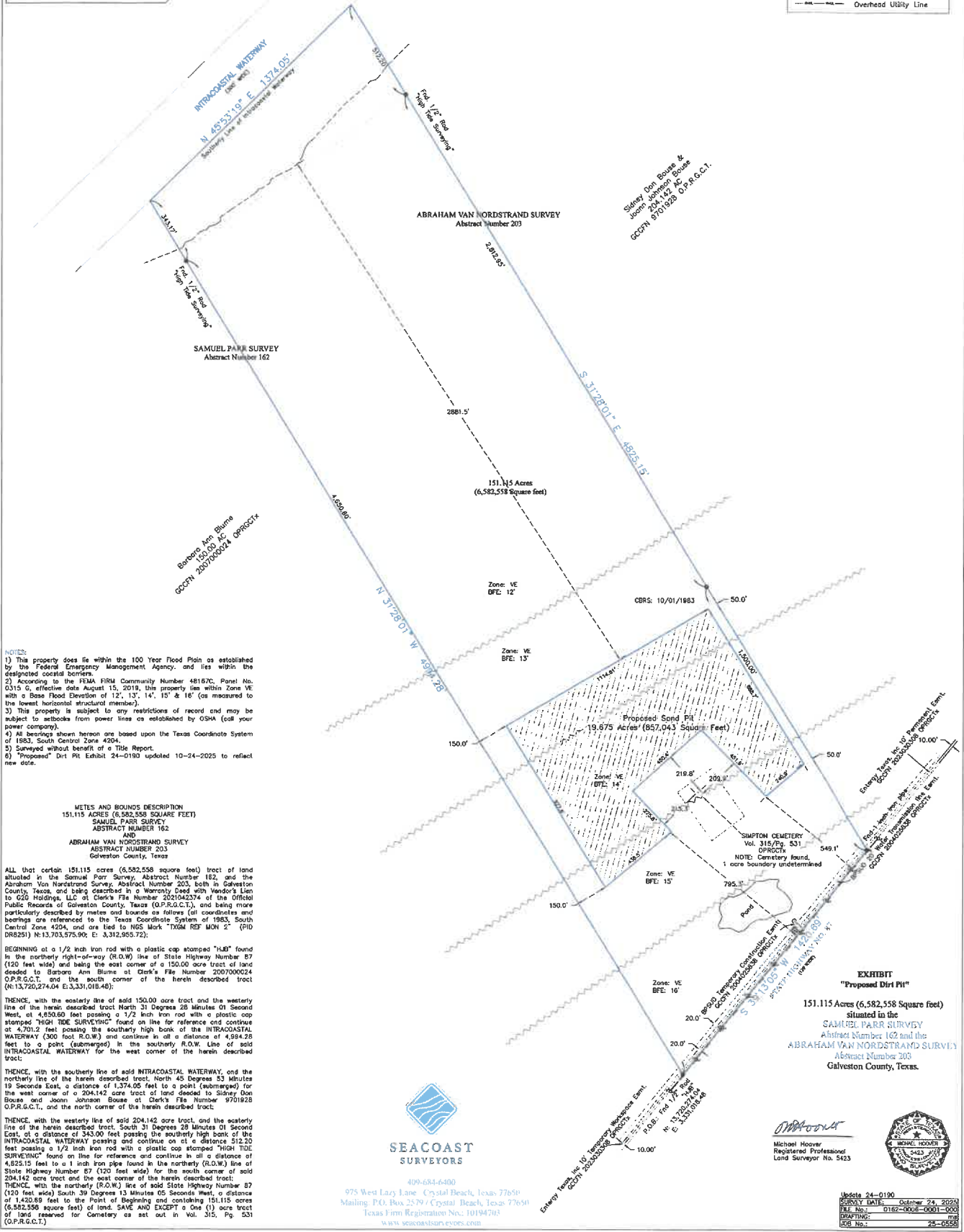


3899 State Highway No. 87
 ABRAHAM VAN NORDSTRAND SURVEY
 Abstract Number 203
 And
 SAMUEL PARR SURVEY
 Abstract Number 162



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. 0313 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 Tide Report.
 6) "Proposed" Dirt Pit Exhibit 24-0190 updated 10-24-2025 to reflect new data.

METES AND BOUNDS DESCRIPTION
 151.115 ACRES (6,582,558 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 (6,582,558 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 Clerk'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 "TXGN REF MON 2" (FID DBR251) N:13,703,975.90; E: 3,312,955.72):

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "148" 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 deeded to Barbara Ann Blume at Clerk'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 easterly line of said 150.00 acre tract and the westerly line of the herein described tract North 31 Degrees 28 Minutes 01 Second West, at a distance of 343.00 feet passing the southerly high bank of the INTRACOASTAL WATERWAY (300 feet R.O.W.) and continue on at a distance of 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 at a distance of 4,555.15 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 southerly line of said INTRACOASTAL WATERWAY, and the northerly line of the herein described tract, North 45 Degrees 53 Minutes 19 Seconds East, a distance of 1,374.05 feet to a point (submerged) for the west corner of a 204.142 acre tract of land deeded to Sidney Don Bouse and Joann Johnson Bouse at Clerk'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 southerly 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 of 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 4,555.15 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 13 Minutes 05 Seconds West, a distance of 1,420.89 feet to the Point of Beginning and containing 151.115 acres (6,582,558 square feet) of land, SAME 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.)

EXHIBIT
 "Proposed Dirt Pit"
 151.115 Acres (6,582,558 Square feet)
 Situated in the
 SAMUEL PARR SURVEY
 Abstract Number 162 and the
 ABRAHAM VAN NORDSTRAND SURVEY
 Abstract Number 203
 Galveston County, Texas.



409-684-6400
 975 West Lazy Lane Crystal Beach, Texas 77609
 Mailing: P.O. Box 2579 Crystal Beach, Texas 77609
 Texas Firm Registration No.: 10194703
 www.seacoastsurveyors.com

Michael Hoover
 Registered Professional
 Land Surveyor No. 5423



Update 24-0190
 SURVEY DATE: October 24, 2024
 FILE NO.: 0192-0006-0001-000
 DRAFTING: MHS
 JOB NO.: 25-0558