



State of Texas
Texas General Land Office
Application for State Land Use Lease
Coastal Lease (CL) ☒ New ☐ Amendment

FOR GLO USE ONLY

Working File #	LPO58352
Staff Initials	NH
Lease #	CL20260004

Applicant/Official Company Name

Individual, Company, Partnership or Trust Name

Galveston County

Contact

(Title, First Name, Last Name, Salutation)

Judge Mark Henry N/A

Work # 409-766-2244 Mobile # N/A

c/o or Attn N/A

Street Address 722 Moody, Ste 200

City Galveston State TX Zip Code 77550

Country USA Email N/A

☒ **Authorized Agent**

☒ **Company Contact**

Individual, Company, Partnership or Trust Name

Galveston County

Agent/Company Contact

(Title, First Name, Last Name, Salutation)

☒ Send contracts to
Agent/ Company Contact

Ms. Julie Walker N/A

Work # 409-934-8101 Mobile # N/A

c/o or Attn N/A

Street Address 4102 Main Street

City La Marque State TX Zip Code 77568

Country USA Email Julie.Walker@galvestoncountytexas.gov

Corporate Applicants, Fill out the Following

Type of
Business

- ☐ Person acting in own capacity
☐ Corporation
☐ Limited Liability Company (LLC)
☐ Limited Partnership (LP)
☐ Sole Proprietor
☒ Government
☐ Estate or Trust
☐ Other:

Tax ID # 74-6000908 State of Incorporation Texas

If LP, Name of General Partner N/A

Name of President N/A

Name of Secretary N/A

Other Permits

Agency	Permit #	Date
U.S. Army Corps of Engineers	SWG-2019-00483	11/20/2024
Texas Parks & Wildlife	N/A	N/A
Texas Dept of Water Res. Cert.	N/A	N/A

Anticipated Timing of Construction

Construction Start Date	June 4, 2025
Construction Completion Date	December 31, 2025
Duration of Construction	210 Days

Project Location

Water Body Dickinson Bayou County Galveston State Tract # None
Original Survey Name or Legal Description Street Address Approximate address 2913 48th St
James F. Perry & Emily M. Austin City Dickinson State Texas Zip 77539

Adjacent Landowners

Name Protestant Episcopal Church Council Name Barry & Susannah Vance
Street Address 1115 36th St Street Address 4811 Minnesota St
City Galveston State TX Zip Code 77550 City Dickinson State TX Zip Code 77539

Project Description

☐ Dock ☐ Pier ☒ Boat Ramp ☐ Breakwater ☐ Dredging ☐ Other (describe below)

Boat ramp facility rehabilitation to include replacement of boat ramp and paved parking area, and replacement of light poles and lamps.

Description of structure(s) and the materials to be used

Proposed work: Applicant proposes to remove one single-lane boat ramp and construct new single-lane boat ramp at same location. Boat ramp will be constructed of concrete with crushed gravel bedding layer. Erosion protection materials at the perimeter of the boat ramp will be limestone riprap.

Applicant also proposes to remove existing asphalt parking lot and repave with reinforced concrete surface, and replace two wired, pole-mounted flood lights with new poles and solar powered lamps.

Method of installation and type of equipment to be used

Hand-held and backhoe mounted pavement breaking equipment will be used to demolish asphalt pavement and concrete boat. New concrete will be cast in place. A backhoe will be used to distribute bedding gravel. Leveling and grading will be done by hand-held and track or wheel mounted equipment.

Amount of State Land Involved 1,376 sq. ft. (.032 ac)

Describe Current Project Area

Marshes ☐ Yes ☒ No Area N/A

Submerged Grasses ☐ Yes ☒ No Area N/A

Oyster Reefs ☐ Yes ☒ No Area N/A

Habitat Survey Done ☐ Yes ☒ No Date N/A

Water Depth(s) 0 - 10 feet

Bottom Characteristics

Bottom is covered with existing concrete boat ramp. Bottom beneath existing boat ramp is believed to be stiff sandy clay.

Projects Involving Dredging on State Owned Land

Reason for Dredging (explain in detail)

Reason for Dredging (explain in detail)						
N/A						
Dimensions of State Land to be dredged:	Length	N/A	Width	N/A	Depth	N/A
Cubic Yards to be removed	N/A	Composition of material removing	N/A			
Type of equipment to be used	N/A					
How will equipment be brought to the job site?	N/A					
Location and present description of disposal site	N/A					
Method in transporting excavated material to disposal site	N/A					
Dimensions of disposal area after project completion:	Length	N/A	Width	N/A	Depth	N/A
How will dredged material be contained?	N/A					
Name(s) and address(es) of any pipeline or transmission lines which this project will affect (may be obtained from County Courthouse)						
Name	N/A		Name	N/A		
Address	N/A		Address	N/A		

Projects Involving Filling, and/or Discharge of Dredged Material in and/or Affecting State Owned Land

Reason for Filling (explain in detail)

Reason for Filling (explain in detail)						
Repair leak in timber bulkhead to prevent loss of fill material						
Dimensions of State Land to be filled:	Length	10 ft.	Width	3 ft.	Depth	4 ft.
Cubic Yards to be placed	4.4	Composition of material placing	Clean aggregate, TxDOT Gr 2 or 3			
Type of equipment to be used	Backhoe and hand equipment for excavation. Skid steer for placing.					
How will equipment be brought to the job site?	Over the road on trailer.					
Location and present description of area to be filled	Existing grassy, recreation area that juts into bayou.					
Method in transporting excavated material to disposal site	Over the road in small dump truck.					
How will dredged material be contained?	N/A					
How will this project affect neighbors' properties?	It will have no physical effect on neighbor properties.					
Please provide LSLS Project ID No., if applicable	N/A					
Name(s) and address(es) of any pipeline or transmission lines which this project will affect (may be obtained from County Courthouse)						
Name	N/A		Name	N/A		
Address	N/A		Address	N/A		

Additional Information Required for Projects Involving Bulkheads, Breakwaters or Riprap

Purpose and use of the improvements

Purpose and use of the improvements						
Riprap will be used as scour protection at the perimeter of the new boat ramp.						
Dimensions:	Length	140 ft.	Width	2-4 ft.	Depth	2 ft.
Material in cubic yards to be deposited	22					
Type of material used for construction	Limestone riprap					
Type of equipment to be used	Backhoe or skid-steer					
How will equipment be brought to the project site?	Over the road on trailer.					
Is the present shoreline being eroded?	☐ Yes ☒ No					

If fill material is to be placed behind proposed bulkhead, complete additional Filling information above.

NOTE: INCLUDE A VICINITY MAP SHOWING THE LOCATION OF STRUCTURE(S) ON STATE-OWNED LAND. NO MONEY IS DUE AT THIS TIME.

NOTE: The assessment will be initiated when the application is determined by this office to be complete. Therefore, please be sure to include all information requested in this application form and in any of the attachments. The General Land Office will finish its assessment of the proposed use of state-owned lands and present it to the School Land Board within 90 days after receipt of your completed application.

The Coastal Public Lands Management Act (Section 33.001 et seq. of the Texas Natural Resources Code) and rules adopted for its administration, require that approval of the School Land Board be obtained before any work is undertaken on state-owned lands or islands. Failure to obtain such approval is in violation of state law and can result in legal action by this office.

I represent and warrant that all information contained in this application is true and correct.

☒ By clicking this box, I verify that I have read the Guidelines and Instructions included in this application.

Judge Mark Henry (County Judge)

Printed Name of Applicant


Signature of Applicant

November 10, 2025

Date

Julie Walker (Dir. of Parks & Cultural Services)

Printed Name of Agent (if applicable)


Signature of Agent (if applicable)

10/16/2025

Date

Preparation of Maps, Plats, and Project Plans

1. Each map or plat should be 8 1/2" x 11".
2. A one-inch margin should be left at the top edge of each sheet for binding purposes.
3. Any shading used to identify specific areas must be reproducible by ordinary copy machines.
4. Each map or plat submitted must have a title block identifying, at a minimum:
 - a. applicant name;
 - b. applicant address;
 - c. project name;
 - d. date of preparation;
 - e. name of preparer; and
 - f. project location as follows:
 - i. If on state-owned uplands, then provide county, survey name (original grantee and, as applicable, survey or section number, block number, township number, subdivision name, lot or tract number, and abstract number.
 - ii. If on submerged land, then provide county, waterbody name, and state tract number.
5. The scale for each map or plat must be clearly indicated both digitally and by graphic scale.
6. Vicinity Maps - Exhibit A for each project application must be a Vicinity Map showing the general location of the proposed work. The Vicinity Map must be produced using either a U.S.G.S. 7.5 minute Topographic Map, a Texas Department of Transportation County Road Map, or navigation chart as its base layer. The project location should be indicated by a prominent arrow on the map. An 8 1/2" x 11" Xerox copy from the original Topo, county map, or navigation chart showing the project location is sufficient. It is not necessary to submit the entire Topo or county map, so long as the map is appropriately identified as to the origin of the base information (e.g., name, and date of base map information used). This is most easily accomplished by copying the legend of the base map and making it part of the Vicinity Map.
7. Project Site Map - Exhibit B for each project application should be a Project Site Map (in Survey Plat format) which provides specific project location information. The Project Site Map should be produced at sufficient scale and detail to enable field inspectors to locate the project on the ground with minimal difficulty. Demographic features such as road numbers, stream names, railroad crossings, corporate city limits, and other prominent locative features should be included on the Project Site Map. The project location should be indicated by a prominent arrow on the map and a North arrow must be provided. Annotation may be included on the map regarding distance of the project from known points (e.g., highway intersections, road stream crossings, etc.). Additional guidance for preparing Project Site Maps is provided in Section B of this document.

Top View drawings must also include:

- a) the shoreline;
- b) the ebb and flow in tidal waters and direction of flow in rivers;
- c) a meridian arrow showing North;
- d) the location of property lines (if applicable);
- e) the location of any marshes, submerged grass flats or oyster reefs in the project area

Cross-section drawings must also include:

- a) the bottom profile of state-owned lands;
- b) the mean high water and mean low water line (if applicable)

Information collected by electronic mail and by web form is subject to the Public Information Act, Chapter 552, Government Code.



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I45NOW Chris McGlothlin

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Dickinson's Highway 3 Boat Ramp Gets \$525,000 Renovation which Aims for Fall 2025 Completion

Dickinson's boat ramp off of Highway 3 is getting a much-needed facelift, a project that has been a decade in the making.

According to Julie Walker, Director of Galveston County Parks and Cultural Services, the renovation is a long-overdue response to the community's needs. The project, which officially started in late May with contractor Lucas Construction, is funded by a \$525,000 grant from Texas Parks and Wildlife.

The extensive work includes a new parking lot, a new boat ramp, minor bulkhead repairs, and the addition of picnic tables and a kiosk. Walker stated that the new boat ramp construction began last week, and the county hopes to have it finished by no later than fall 2025.

While the new parking lot has been a welcome change for some, local resident Lindsay Howard expressed mixed feelings about the current state of the area. "It's a little disheartening," she said, noting the lack of access to the water and the amount of trash. "I just wish people would keep it nicer out here." Walker acknowledged the issue of trash, noting that the site is technically closed to the public during construction. The county's normal practice is for park employees to clean the area daily when it is open for public use.

Be the first to add a comment

Write your comment





**HWY 3 BOAT RAMP RENOVATION
GALVESTON COUNTY**

Water Body: Dickinson Bayou
Tract No.: None

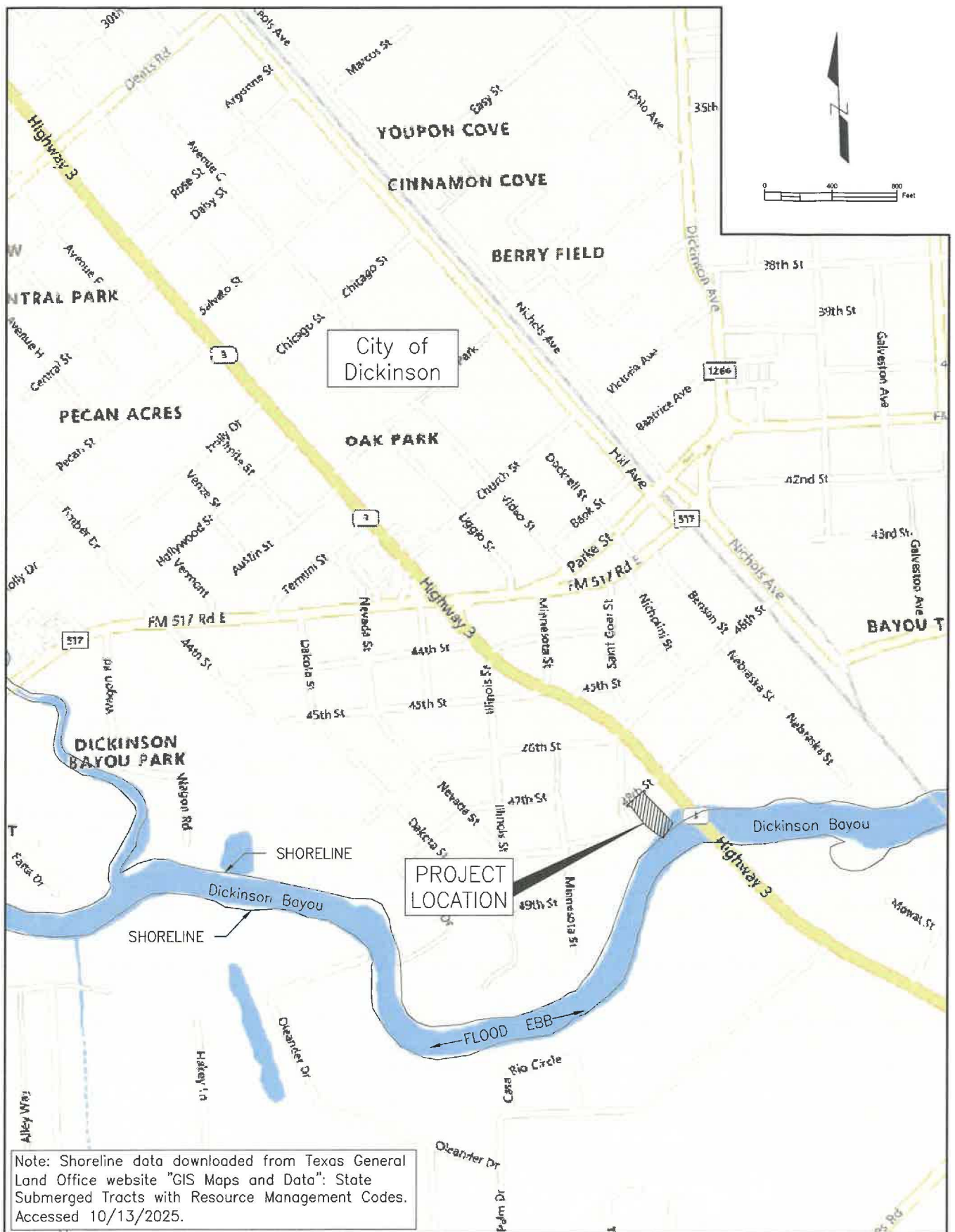
Base Map:: 2025 Microsoft/TomTom



GALVESTON COUNTY
4102 Main Street
La Marque, TX 77568

**EXHIBIT A
VICINITY MAP**

DRAWN BY D. Dusini	DATE 10/14/2025	SCALE 1" = 800'-0"
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HWY 3 BOAT RAMP RENOVATION GALVESTON COUNTY

Water Body: Dickinson Bayou
Tract No.: None

Base Map:: 2025 Microsoft/TomTom



GALVESTON COUNTY
4102 Main Street
La Marque, TX 77568

EXHIBIT B **PROJECT SITE MAP**

DRAWN BY D. Dusini	DATE 10/14/2025	SCALE 1" = 800'-0"
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