




Application for a Sand Pit Permit

SAND-24-4 Renewal

Submitted On: May 2, 2026

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?

Yes

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;

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

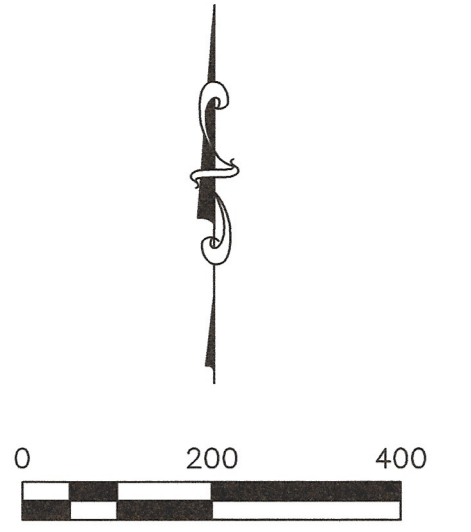
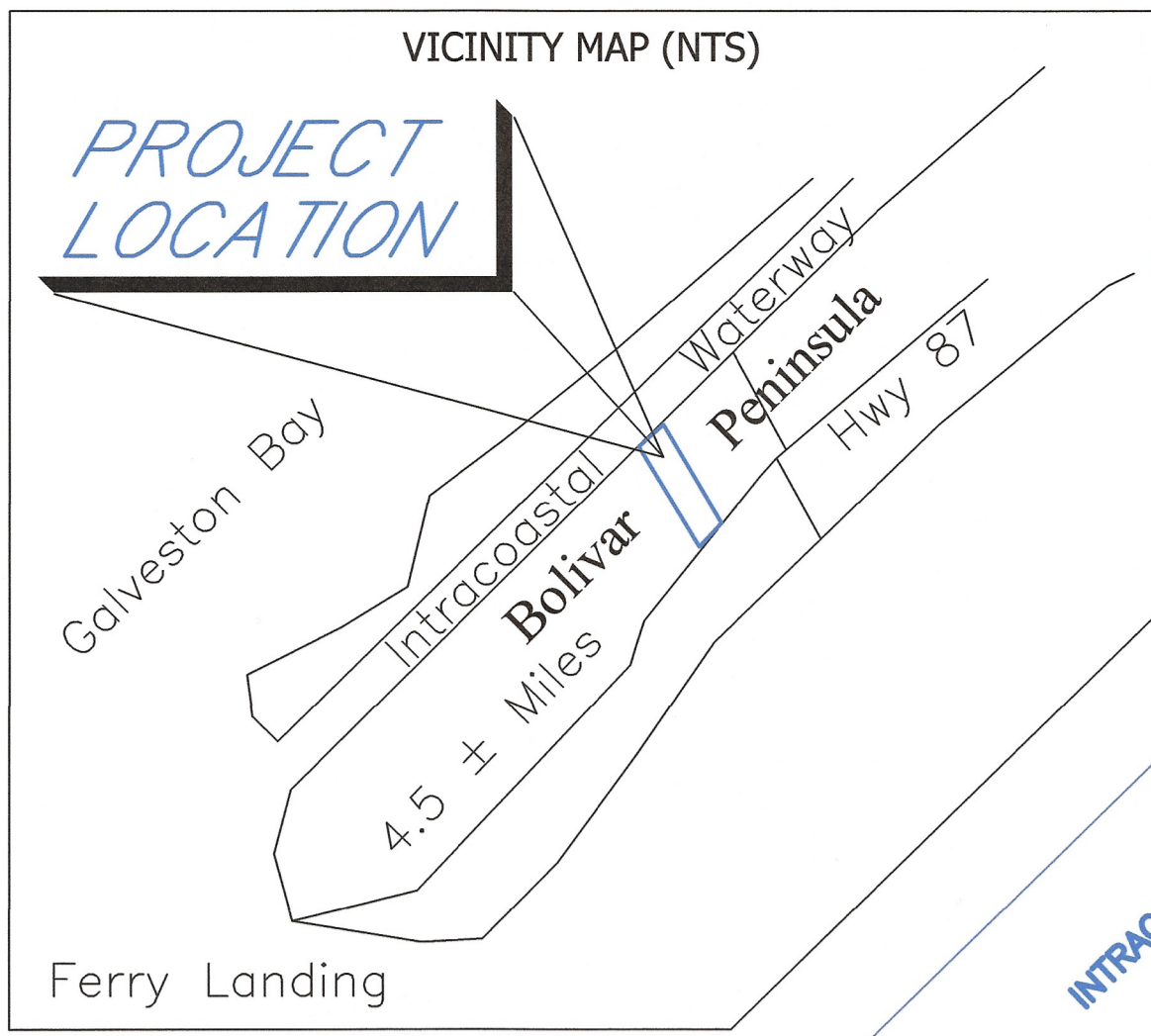
Signature

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.



INTRACOASTAL WATERWAY
(300' WIDE)

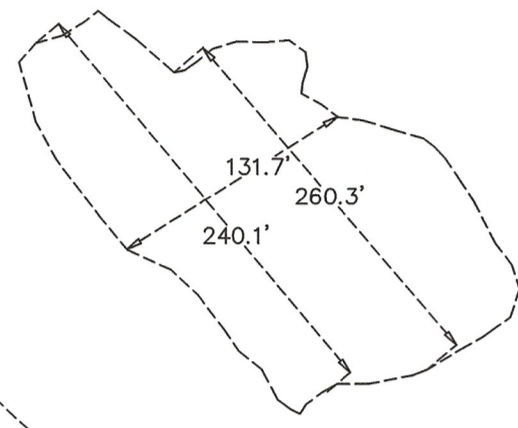
BOLIVAR TERMINAL CO. INC
35.63 AC
GCCFN 9959649 G.C.D.R.

N 45°54'52" E 2,270.52'

2,373.14'

DETAIL "A"
NTS=Not to Scale

30,407 SqFt
(0.698 of one acre)



204.149 Acres
(8,892,420 Square feet)

JOHNSON ANDREW JR & MARGO
106.06 AC
GCCFN 9701295 G.C.D.R.

Zone: VE
BFE: 12'

Zone: AE
BFE: 12'

Zone: VE
BFE: 13'

Zone: VE
BFE: 12'

Zone: VE
BFE: 13'

Zone: VE
BFE: 14'

Zone: VE
BFE: 15'

Zone: VE
BFE: 16'

- 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' (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 hereon 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 24-0595 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 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 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

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
Michael Hoover
Registered Professional
Land Surveyor No. 5423



update 24-0595
SURVEY DATE: October 15, 2025
FILE No.: 0203-0002-0001-000
DRAFTING: ms
JOB No.: 25-0546