

MICHAEL C. SHANNON, PE, CFM
COUNTY ENGINEER
FLOODPLAIN ADMINISTRATOR



NICOLE STELLY
FLOODPLAIN & PERMITTING MANAGER

THE COUNTY OF GALVESTON
Office of the County Engineer
722 Moody, Galveston, TX 77550
(409) 770-5552

NOTICE OF HEARING

February 20, 2026

Buddy Times LLC (Muralidhar Raparla)
4502 Riverstone Blvd STE 1102
Missouri City, TX 77459

Re: 358 ATKINSON, CRYSTAL BEACH, TX 77650

Dear Buddy Times LLC,

Our office has received your dune mitigation application for 358 Atkinson, Crystal Beach, Texas 77650.

The Galveston County Commissioners Court will meet on March 16, 2026 at 9:30 am to hear public comments regarding this application. The meeting will be held at the Galveston County Calder Annex, 174 Calder Road, Room 100, League City, Texas 77573.

Title 31 of the Texas Administrative Code, Chapter 15.4 (f) requires that you provide ***landowners immediately adjacent*** to the address above, notification of the public hearing at least 10 days before the hearing. Such notice may be made by sending a copy of this letter by certified mail and providing my office with a copy of the return receipt. The County will submit this notice on your behalf. Attached is a list of names and mailing addresses provided by the Galveston Central Appraisal District to which the letters will be mailed.

Adjacent landowners - The proposed mitigation plan does not show any impacts to adjacent properties. Action on your behalf is not required, but you are welcome to participate in the public hearing and/or you may contact our office if you have any questions or concerns regarding the mitigation plan.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "N. Stelly".

Nicole Stelly
Floodplain & Permitting Manager

Attachment/s

List of Adjacent Landowners

Huy & Amy Huynh-Tran
4600 Oakdale St
Bellaire, TX 77401

Dana Swope
3408 Willow St
Orange, TX 77632



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

February 12, 2026

Via Electronic Mail

Nicole Stelly
Floodplain & Permitting Manager
722 Moody Avenue, 1st Floor
Galveston, Texas 77550-2317

Beachfront Construction Certificate and Dune Protection Permit in Galveston County

Site Address: 358 Atkinson, Crystal Beach
Legal Description: ABST 203 A Van Nordstrand Sur Lot 11 Crenshaw Beach
Lot Applicant: Muralidhar Raparla c/o Buddy Times LLC
Application No: FP-25-905
GLO ID No.: BDGC-26-0020

Dear Ms. Stelly:

The General Land Office has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a four-foot-wide dune walkover. The applicant also proposes in-place mitigation for potential adverse impacts to up to 960 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of two to three feet per year.

Based on the materials forwarded to our office for review, we have the following comments:

- Dune walkovers must be restricted, to the greatest extent possible, to the most landward point of the public beach¹ and may not impede or restrict public access to the beach at normal high tide.²
- The walkover must be constructed with its deck or floor at a height above the dunes of not less than the width of the walkway portion of the walkover.³
- The County shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.⁴ After significant landward migration of the landward boundary of the public beach, the County must require permittees to shorten any dune walkovers encroaching on the public beach to the appropriate length for removal of the

¹ Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(1).

² Galveston County Dune Protection and Beach Access Plan § III(G)(2) & 31 Tex. Admin. Code § 15.7(g)(2).

³ Galveston County Dune Protection and Beach Access Plan § III(G)(3)

⁴ Galveston County Dune Protection and Beach Access Plan § III(G)(1) & 31 Tex. Admin. Code § 15.7(g)(4).

encroachment. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.⁵

- Dune walkovers must be constructed and maintained to allow rain and sand to pass through the decking.⁶
- The slats that form the deck of the walkover must be spaced at least ½ inch apart so that sunlight and rainfall can penetrate to vegetation below and so that sand will not accumulate on the deck.⁷
- The use of concrete to stabilize dune walkover pilings is prohibited.⁸

Mitigation

- Only indigenous dune vegetation that will help achieve the same protective capability or greater capability as the vegetation on surrounding natural dunes may be used to restore or repair dunes.⁹
- The County must require the applicant to conduct mitigation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation.¹⁰ These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation.¹¹
- The permittee must complete the sand placement and dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction.¹² The GLO requests that the permittee notifies the County and GLO of the initiation of construction.
- The permittee shall be deemed to have failed to achieve mitigation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.¹³
- The County shall determine a mitigation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.¹⁴
- The County shall provide written notification to the GLO after determining that mitigation is complete. The GLO may conduct a field inspection to verify compliance.¹⁵

⁵ 31 Tex. Admin. Code § 15.7(g)(4)(A).

⁶ Galveston County Dune Protection and Beach Access Plan § III(G)(4).

⁷ 31 Tex. Admin. Code § 15.6(i)(1)(C).

⁸ 31 Tex. Admin. Code § 15.6(f)(3).

⁹ 31 Tex. Admin. Code § 15.4(f)(3)(A)(iv).

¹⁰ 31 Tex. Admin. Code § 15.4(g)(2).

¹¹ 31 Tex. Admin. Code § 15.4(g)(2).

¹² 31 Tex. Admin. Code § 15.4(g)(5).

¹³ 31 Tex. Admin. Code § 15.4(g)(5).

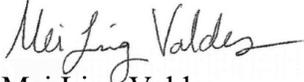
¹⁴ 31 Tex. Admin. Code § 15.4(g)(3).

¹⁵ 31 Tex. Admin. Code § 15.4(g)(4).

- Where a mitigation plan is required, the applicant must provide landowners immediately adjacent to the tract with notice of the hearing at least 10 days prior to the hearing on the application.¹⁶

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.¹⁷ If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,



Mei Ling Valdes
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

cc: Alexis Cook, Floodplain Specialist

¹⁶ 31 Tex. Admin. Code § 15.4(b)(5)

¹⁷ 31 Tex. Admin. Code § 15.3(t)(5).

PROPOSED MITIGATION PLAN FOR POTENTIAL IMPACTS

Muralidhar Raparla:

We are well aware of the importance of the dune system in protecting the coastline and supporting native vegetation, and we are fully committed to protecting it throughout the construction of our proposed walkover.

To minimize disturbance to the dune system and existing vegetation during construction of the proposed walkover, we will implement the following:

1. All piling holes will be excavated manually, and no mechanized equipment will be used within the dune area.
2. All cutting, measuring, and material preparation will be performed outside of the dune system to avoid unnecessary disturbance.
3. Construction will begin from the upland side of the property and will proceed incrementally toward the beach.
4. As each section of the walkover is completed, it will be used as the working platform to access the next section, eliminating the need for foot traffic or equipment movement across the dunes.
5. Existing dune vegetation will be avoided to the maximum extent practicable. Vegetation removal will be limited only to areas where it is necessary for pile placement.
6. In the event of any unavoidable disturbance or damage to the dunes or vegetation, we commit to restoring the affected areas to pre-construction conditions, including Dunes and vegetation as per mitigation guidelines outlined in Dune Protection Manual Page 22.

If unavoidable impacts to dunes or dune vegetation occur, Disturbed areas will be restored on-site. Restoration will include:

Regrading disturbed areas to match the natural contour, elevation, and volume of surrounding dunes.

Replanting with native dune vegetation consistent with species currently present on site.

The volume of restored dunes and the square footage of restored dune vegetation will be equal to or greater than the volume and area impacted, consistent with the required 1:1 mitigation ratio.

The maximum potential impact area will be 960 sq ft.

COUNTY OF GALVESTON
COUNTY ENGINEER
722 MOODY, 1ST FLOOR
GALVESTON, TEXAS 77550

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City, State, ZIP+4 *4600 Oakdale Bellaires Tx 77401*

PS Form 3800, August 2006

See Reverse for Instructions

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4600
Bellaires

COUNTY OF GALVESTON
COUNTY ENGINEER
722 MOODY, 1ST FLOOR
GALVESTON, TEXAS 77550

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Street, Apt. No.,
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City, State, ZIP+4 *OAKDALE TX 77632*

PS Form 3800, August 2006

See Reverse for



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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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1. Article Addressed to:

*Huy & Amy Huynh-Tran
4600 Oakdale St
Bellaire TX 77401*



9590 9402 9359 5002 9564 10

2. Article Number (Transfer from service label)

7011 1570 0000 2999 6663

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Agent

Addressee

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Adult Signature Restricted Delivery

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Certified Mail Restricted Delivery

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Collect on Delivery Restricted Delivery

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Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation

Restricted Delivery

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1. Article Addressed to:

*Dana Swope
3408 Willow St.
Orange TX 77632*



9590 9402 9359 5002 9564 27

2. Article Number (Transfer from service label)

7011 1570 0000 2999 6670

PS Form 3811, July 2020 PSN 7530-02-000-9053

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B. Received by (Printed Name)

C. Date of Delivery

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Signature Confirmation

Restricted Delivery

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