



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

October 1, 2025

Via Electronic Mail

Joe Ripple, CFM  
Floodplain Administrator  
Brazoria County  
451 N Velasco, Suite #210  
Angleton, Texas 77515

**Beachfront Construction Certificate and Dune Protection Permit in Brazoria County**

**Site Address:** Right-of-Way Seaward of Bluewater Highway (CR 257), Freeport  
**Legal Description:** Bluewater Highway Right-of-Way  
**Lot Applicant:** Brazoria County  
**GLO ID No.:** BDBC-24-0184a

Dear Mr. Ripple:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant previously proposed to restore approximately 5,200 linear feet of dunes east of Public Beach Access Road 5 to west of Palm Street by using hay bales, beach-quality sand, and dune vegetation. The applicant now proposes to extend the project footprint up to 892 linear feet towards the east-northeast and to mitigate in-place for impacts up to 2,480 cubic yards of dunes and up to 24,620 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of four to eight feet per year.

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

- All previous comments in GLO comment letter BDBC-24-0184 still apply and are enforceable under law.
- The GLO acknowledges that the County has deemed the proposed activities consistent with the goals and policies of the Coastal Management Program.<sup>1</sup>
- The mitigated dunes and dune vegetation must be continuous with any surrounding naturally formed dunes and must approximate the natural position, contour, volume, elevation, vegetative cover, and sediment content of any naturally formed dunes in the restoration area.<sup>2</sup>
- The County must require the permittee to conduct mitigation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-

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<sup>1</sup> 31 Tex. Admin. Code § 29.60.

<sup>2</sup> 31 Tex. Admin. Code § 15.7(e)(3).

existing dunes and dune vegetation. These efforts shall include preservation and maintenance pending completion of mitigation.<sup>3</sup>

- 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.<sup>4</sup>
- 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.<sup>5</sup>
- 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.<sup>6</sup>
- The County must provide written notification to the GLO after determining that mitigation is complete. The GLO may conduct a field inspection to verify compliance.<sup>7</sup>
- Where mitigation 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.<sup>8</sup>

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.<sup>9</sup> If you have any questions, please contact me at (512) 463-5720 or at [meiling.valdes@glo.texas.gov](mailto:meiling.valdes@glo.texas.gov).

Sincerely,



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

cc: Vickie Thomas, Brazoria County

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<sup>3</sup> 31 Tex. Admin. Code § 15.4(g)(2).

<sup>4</sup> 31 Tex. Admin. Code § 15.4(g)(5).

<sup>5</sup> 31 Tex. Admin. Code § 15.4(g)(5).

<sup>6</sup> 31 Tex. Admin. Code § 15.4(g)(3).

<sup>7</sup> 31 Tex. Admin. Code § 15.4(g)(4).

<sup>8</sup> 31 Tex. Admin. Code § 15.4(b)(5).

<sup>9</sup> 31 Tex. Admin. Code § 15.3(t)(5).

# RESOLUTION

## RESOLUTION OF THE BRAZORIA COUNTY COMMISSIONERS COURT IN SUPPORT OF PARTNERING WITH THE TEXAS GENERAL LAND OFFICE TO IMPLEMENT FOLLETS ISLAND GULF BEACH AND DUNE RESTORATION COASTAL TEXAS STUDY PROJECT

WHEREAS, Brazoria County and the Texas General Land Office have long worked together to plan and implement public projects needed to protect coastal communities, shorelines, and critical infrastructure from the impacts of coastal storms, erosion, and ecosystem damage in the region; and

WHEREAS, Section 4091 of the Water Resources Development Act (WRDA) of 2007, Public Law 110-114, authorized development of "a comprehensive plan to determine the feasibility of carrying out projects for flood damage reduction, hurricane and storm damage reduction, and ecosystem restoration in the coastal areas of the State of Texas"; and

WHEREAS, pursuant to the WRDA 2007 authorization, the U.S. Army Corps of Engineers (USACE) proceeded to partner with the Texas General Land Office (GLO) to identify and recommend feasible projects to reduce risks to public health and the economy, restore critical ecosystems, and advance coastal resiliency; and

WHEREAS, the USACE and the GLO initiated the Coastal Texas Protection and Ecosystem Restoration Feasibility Study ("Coastal Texas Study") in 2014 to evaluate large-scale coastal storm risk management (CSRM) and ecosystem restoration (ER) projects aimed at providing Texas coastal communities with multiple lines of defense to reduce impacts from a wide array of coastal hazards; and

WHEREAS, the USACE and the GLO released the final report for the Coastal Texas Study in August 2021, followed by issuance of the USACE Chief's Report in September 2021 which recommended the Coastal Texas Study projects for congressional approval and funding; and

WHEREAS, Section 8401 of the Water Resources Development Act (WRDA) of 2022, Public Law 117-263, authorized funding for construction of the Coastal Texas Study CSRM and ER projects; and

WHEREAS, the WRDA 2022 authorization includes the Follets Island Gulf Beach and Dune Restoration project, which would restore the beach and dune complex on 10.1 miles of Gulf shoreline on Follets Island in Brazoria County; NOW THEREFORE, BE IT RESOLVED by the Brazoria County Commissioners Court as follows:

Brazoria County intends to partner with the GLO in the implementation of the Coastal Texas Study ER project known as Follets Island Gulf Beach and Dune Restoration (the "Project"), including the following:

The County will endeavor to cooperate with the GLO and USACE in any site assessment, data collection, engineering and/or design-related activities required for the Project.

The County will endeavor to assist the GLO and USACE with any real estate, utility, easement and/or rights of way activities required for the Project.

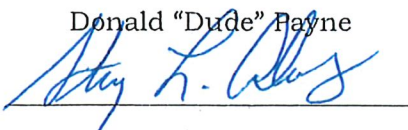
The County will consider entering into agreements with the GLO, USACE and/or other appropriate government partners to help ensure the successful implementation, maintenance and/or monitoring of the Project.

Upon Motion Duly Made and Seconded, the foregoing Resolution is duly passed on this the 10th day of October, 2023.



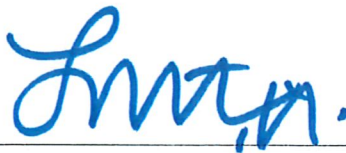
Commissioner, Precinct 1

Donald "Dude" Payne



Commissioner, Precinct 3

Stacy L. Adams



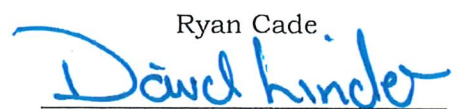
Brazoria County Judge

L. M. "Matt" Sebesta, Jr.



Commissioner, Precinct 2

Ryan Cade



Commissioner, Precinct 4

David Linder

**August 8, 2023**

**THE COMMISSIONERS COURT OF BRAZORIA COUNTY  
REGULAR SESSION**

**ORDER NO. 6.G.1**

**RE:** General Land Office Contract No. 22-198-000-D623

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Authorize the County Judge to sign Amendment No. 1 to General Land Office Contract No. 22-198-000-D623 pertaining to the \$5,000,000.00 awarded to the County for the Follets Island Dune Restoration Project. This Amendment extends the contract to December 31, 2026.

Further, a copy of this Order be sent to Commissioner Payne and the Parks Department.

# RESOLUTION

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Brazoria County Judge

L. M. "Matt" Sebesta, Jr.

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Commissioner, Precinct 1

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Commissioner, Precinct 3

Stacy L. Adams

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Commissioner, Precinct 4

David Linder



**October 10, 2023**  
**THE COMMISSIONERS COURT OF BRAZORIA COUNTY**  
**REGULAR SESSION**

**ORDER NO. 7.B.1**

**RE:** Resolution – Follets Island Gulf Beach and Dune Restoration Coastal Study Project

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The Court hereby adopts the attached Resolution in support of partnering with the Texas General Land Office to implement Follets Island Gulf Beach and Dune Restoration Coastal Texas Study Project.

The Judge is hereby authorized to sign any paperwork related to the resolution upon final review by the District Attorney's Office.