

**JOE K. RIPPLE**  
FLOODPLAIN ADMINISTRATOR, CFM  
**SOFIA GARCIA GIBSON**  
FLOODPLAIN / BUILDING PERMITS  
OFFICE ASSISTANT SR.  
**BELINDA HOWELL**  
FLOODPLAIN / BUILDING PERMITS  
PERMIT TECHNICIAN  
**VICKIE THOMAS**  
FLOODPLAIN/BUILDING PERMITS  
FLOODPLAIN CONSULTANT



PHONE:  
(979) 864-1295  
(979) 388-1295  
(281) 756-1295

## **BRAZORIA COUNTY**

451 North Velasco, Suite #210  
Angleton, Texas, 77515

January 9, 2024

Mei Ling Valdes  
Planning, Permitting & Technical Services  
Coastal Resources Division  
Texas General Land Office  
P.O. Box 12873  
Austin, TX 78711-2873

Re: Beach front construction application for 7974 Blue Water Hwy (CR 257) Freeport TX (Key Largo)

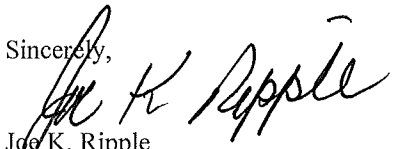
Dear Ms. Valdes,

This application is for a residential structure with 3600 Square feet of living area with (4) bedrooms and (3) baths built upon pilings certified by a professional engineer.

After construction a final elevation certificate will be turned into this office to show compliance with County and FEMA elevation requirements.

This beachfront construction application does not include a walkover and it complies with and promotes Brazoria County's beach access policies and requirements, particularly the dune protection and beach access policies relation to public beach ingress/egress, off beach parking and avoidance of reduction in the size of the public beach due to erosion.

Sincerely,

  
Joe K. Ripple  
Floodplain Department

Enclosures



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

February 6, 2024

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:** 7974 Bluewater Hwy, Freeport  
**Legal Description:** Key Largo (A0029 S F Austin) Blk 4 Lot 8  
**Lot Applicant:** Nour Khodr c/o Raya Medade  
**GLO ID No.:** BDBC-24-0005a

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 proposes to construct a single-family residence with fibercrete paving beneath the habitable structure, a crushed gravel driveway, and a septic system. The proposed construction is located within 200 feet landward of the line of vegetation. According to the Bureau of Economic Geology, the area is eroding at a rate of three to four feet per year.

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

- Any unauthorized activities or activities not in compliance with the Brazoria County Dune Protection and Beach Access Plan as well as state statutes and rules is subject to enforcement action by Brazoria County and the GLO, which may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day. Each day the violation occurs or continues constitutes a separate violation.<sup>1</sup> Unauthorized construction will be subject to corrective action.
- The applicant proposes to conduct construction activities directly adjacent to the critical dune area. The applicant must take measures to avoid adversely impacting dunes and dune vegetation during construction, such as temporarily installing silt fencing adjacent to the critical dune area to prevent construction equipment or materials from being placed in the dune system.<sup>2</sup>
- The photographs submitted by the applicant on January 31, 2024, indicate significant drainage issues on site. The fill material proposed to be placed on site must be configured so as to not

<sup>1</sup> 31 Tex. Admin. Code § 15.9(a)(1)(A).

<sup>2</sup> 31 Tex. Admin. Code § 15.4(f)(1).

cause erosion to the critical dune area, public beach, and adjacent properties. The applicant should direct all stormwater inland away from the critical dune area, public beach and adjacent properties. The County shall not issue a certificate or permit authorizing construction unless the construction activities will minimize impacts on natural hydrology and will not cause erosion of adjacent properties, the critical dune area, or the public beach.<sup>3</sup>

#### Paving requirements

- Paving areas beneath uncovered decks and stairs is prohibited. In the area 25 feet landward of the north toe of the dunes to 200 feet landward of the line of vegetation, paving used under the habitable structure and for a driveway connecting the habitable structure and the street is limited to the use of unreinforced fibercrete in 4-foot by 4-foot sections, 4-inches thick, separated by expansion joints, or pervious materials.<sup>4</sup>
- Paving or altering the ground below the lowest habitable floor in the area between the line of vegetation and 25 feet landward of the north toe of the dune is not proposed in this application and is **prohibited**.<sup>5</sup>

#### Erosion Response Plan

- The applicant proposes to construct the habitable structure seaward of the Building Setback Line, which is prohibited without an exemption from Brazoria County.<sup>6</sup> To qualify for an exemption, the applicant must demonstrate to the satisfaction of the County that no practicable alternatives to construction seaward of the Building Setback Line exist.<sup>7</sup>
- The County must limit the area of enclosures below BFE to 299 square feet.<sup>8</sup>

#### Additional comments

- Any sand, soil, sediment, or dredged spoil deposited seaward of the local dune protection line must be of an acceptable mineralogy or grain size as compared to the sediments found onsite.<sup>9</sup>
- Any sand, soil, sediment, or dredged material deposited seaward of the local dune protection line must not contain hazardous substances in concentrations that are harmful to people, flora, and fauna as determined by applicable requirements for toxicity standards established by the local, state, and federal governments.<sup>10</sup>

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<sup>3</sup> 31 Tex. Admin. Code § 15.6(h).

<sup>4</sup> Brazoria County Dune Protection and Beach Access Plan § 5(I)(G)(1).

<sup>5</sup> Brazoria County Dune Protection and Beach Access Plan § 3(II)(I).

<sup>6</sup> Brazoria County Erosion Response Plan § 5.

<sup>7</sup> Brazoria County Erosion Response Plan § 5.1.

<sup>8</sup> Brazoria County Erosion Response Plan § 5.3.

<sup>9</sup> 31 Tex. Admin. Code § 15.4(c)(3).

<sup>10</sup> 31 Tex. Admin. Code § 15.4(c)(2).

Mr. Ripple  
February 6, 2024  
Page 3 of 3

- Cisterns, septic tanks, and septic fields are prohibited from being constructed seaward of any structure serviced by the cisterns, septic tanks, and septic fields.<sup>11</sup> As proposed, the septic system appears to comply with this requirement.
- The County must ensure the proposed construction is consistent with the FEMA-approved county commissioners court order.<sup>12</sup>
- The County must ensure the proposed habitable structure is designed for feasible relocation.<sup>13</sup>

Please be advised that the line of vegetation is dynamic. Structures may not encroach on the public beach. If the structure becomes located seaward of the line of vegetation because of loss of elevation, the structure may be allowed to remain in place if it does not significantly interfere with public access to the beach or present a public health and safety risk. Structures located seaward of the line of vegetation and landward of mean high tide will periodically be reassessed on a case-by case basis, and owners may be allowed to make certain repairs under the Beach/Dune rules and local government plans.

If any part of a structure comes to be located seaward of the line of mean high tide, it becomes an unauthorized structure on state-owned land. Repairs are prohibited and the state make take action to remove the structure.

Any deviations from what is proposed in this permit application requires a new or amended beachfront construction certificate and dune protection permit and further GLO review. 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>11</sup> Brazoria County Dune Protection and Beach Access Plan § 3(II)(K) & 31 Tex. Admin. Code § 15.4(c)(10).

<sup>12</sup> 31 Tex. Admin. Code § 15.6(e)(3).

<sup>13</sup> 31 Tex. Admin. Code § 15.6(f)(2).

**BRAZORIA COUNTY  
DEVELOPMENT/BUILDING PERMIT APPLICATION**

Angleton 979-864-1295

451 North Velasco, Suite 210, Angleton, TX 77515

Houston/Alvin 281-756-1295

**OWNERSHIP INFORMATION:**

Name: RAYA Medade Phone: 832 770 1010  
 Current/Mailing Address: 8018 Rippling stream lane Richmond, TX 77407  
Street or PO Box City/State Zip

**Building Contractors Information:** Nour Khodr Address: 8018 Rippling stream Phone: 832 770 1010

**LOCATION OF CONSTRUCTION:**

<b>Subdivision:</b> <u>Key Largo Resort</u>		<b>SITE ADDRESS (Where Structure Will Be Placed or Constructed)</b>			
		<b>Street Address:</b> <u>7974 Bluewater</u>		<b>City (required):</b> <u>Freeport TX 77541</u>	
<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Abstract No.:</b>	<b>Acreage:</b>	<b>PID #:</b>
<u>N/A</u>	<u>4</u>	<u>8</u>	<u>29</u>	<u>.1148</u>	<u>219753</u>

TYPE OF IMPROVEMENT Check Appropriate Box(es)	PROPOSED USE Fill Out and Check Any That Apply to Your Application	OWNERSHIP Check Appropriate Box(es) Fill Out Cost & Sq. Ft.	TYPE OF WATER SUPPLY Check Appropriate Box	TYPE OF SEWAGE DISPOSAL Check Appropriate Box(es)
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition to Building <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Mobile Home <input type="checkbox"/> Residential RV <input type="checkbox"/> Levee Construction <input type="checkbox"/> Relocated Building - <input type="checkbox"/> <small>Came from Outside County</small> <input type="checkbox"/> <b>Mobile Home Park or RV Park # of Spaces</b> _____	<input checked="" type="checkbox"/> Residential Number of Bedrooms: <u>4</u> Number of Bathrooms: Full <u>3</u> Partial <u>2</u> <input checked="" type="checkbox"/> One Family <input type="checkbox"/> Multi Family - # of Units: _____ <input type="checkbox"/> Non Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ (Type of Building)	<input checked="" type="checkbox"/> Private (Individual, Corp, Non Profit) <input type="checkbox"/> Public (Federal, State, etc...)  Cost: \$ <u>350K</u>  Floor Area Sq. Ft. (including garage): <u>3600</u> sq. ft.	<input checked="" type="checkbox"/> Public/Private Company <input type="checkbox"/> Individual (Water Well)	<input type="checkbox"/> Public/Private Company <input checked="" type="checkbox"/> Individual (Septic)  Copy of Environmental Health Permit attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  #: <u>2023-671</u>

**Fee:** Application fee of \$75.00 for Residential permits. If the property lies within the Special Flood Hazard Area of the County, an additional fee of \$0.04 per square foot for Inspection fees will be charged. A natural ground elevation certificate and copy of floor plan are also required for Flood Zone areas. Any application for property of less than ten (10) acres shall obtain an Environmental Permit approval before a County building permit will be issued. UNLESS otherwise specified. **MAKE CHECKS PAYABLE TO "TREASURER OF BRAZORIA COUNTY" - NO REFUNDS.**

**ALL COMMERCIAL BUILDINGS** will require approvals from the local Drainage District, Environmental Health and a Fire Code permit by the County Emergency Management Coordinator. **Special flood hazard areas require additional documents.** All commercial construction in Pearland's ETJ is required to contact Pearland City Hall. **Fees Vary According To Type of Business.**

**ANY construction located on a proposed County and/or Municipal Thoroughfare in Pearland's ETJ is required to contact Pearland City Hall**

**Signature:** [Signature] **Date:** 11/30/23

DO NOT WRITE BELOW THIS LINE						
<b>Approved By:</b> <u>Vickie Thom</u>		Highest Natural Ground is <u>5.30</u> ft. Certified By: <u>Terry Singletary</u> RPLS # <u>4808</u> on <u>11/5/24</u>		<b>Permit Fee</b> \$ <u>175</u>	<b>Inspection Fee</b> \$ <u>144</u>	<b>Permit Number</b>
<b>Electric</b>	<b>Mailbox Ltr</b>	<b>Setback Ltr</b>	<b>Thoroughfare</b>	<b>Total Fee: \$</b> <u>219.00</u>		<b>Check #</b>
<u>CP</u>	<u>Yes</u>	<u>40</u>	<u>Major</u>			<u>2101</u>
<b>ETJ</b>	<b>Inspection Ltr</b>	<b>Ack Ltr</b>	<b>Mobile Home Information</b>	<b>FEMA Zone:</b> <u>VE</u> <u>172</u> <b>Elevation:</b> <u>19</u> MSL	<b>Panel No.:</b> <u>67514</u>	<b>Receipt No.</b>
<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<b>Map Date:</b> <u>12/30/20</u>		<u>19050</u>
<b>Special Provisions:</b> _____						
<b>Mail</b> <input type="checkbox"/>		<b>Email</b> <input checked="" type="checkbox"/>		<b>To:</b> <u>nour.e.khodr.homes.com</u>		<b>Pick Up</b> <input type="checkbox"/>
<u>elite services houston@gmail.com</u>						



# Brazoria County Floodplain Receipt

(979) 864-1295

(281) 756-1295

111 East Locust Bldg. A-29  
Angleton, Texas 77515

Floodplain Administrator

Receipt No 00019050      Receipt Date 1/5/2024      Receipt Time 09:58:34 AM  
NO REFUND(S)

Received From: Khodr Homes LLC

Trans Type: RPR75      Permit Fee - NC - Residential, Mobile Homes and Barns      HUD / County Exempt: N  
Misc. Descr:      Qty: 1      Price: \$75.00

Permit No:      Square Footage: 0      Amount Sq. Ft \$0.00

Contractor:

Owner:

Amount Owed: \$75.00

Trans Type: SQFTG      Square Footage      HUD / County Exempt: N  
Misc. Descr:      Qty: 1      Price: \$0.04

Permit No:      Square Footage: 0      Amount Sq. Ft \$0.00

Contractor:

Owner:

Amount Owed: \$144.00

Comments: 7974 Bluewater Hwy Freeport CK # 2101

## Payment Information

Payment Type: CHK      Check# / MO#: 2101      Pay Amount: \$219.00

Payment Type:      Check# / MO#:      Pay Amount: \$0.00

Office Use Only      Posted: N

Total Amount Received: \$219.00

Rec. By: 14554

Void: N      Void By

Void Date:

Void Reason:      Void Time:

**STATEMENT OF COMMISSIONER'S COURT  
OF BRAZORIA COURT  
TO CONFORM TO REQUIREMENTS OF  
CLASS "B" BUILDING PERMIT**

**STATE OF TEXAS**

**COUNTY OF BRAZORIA**

The undersigned holder of **Development Permit No.** \_\_\_\_\_ (whether acting individually or through a duly authorized agent or attorney) does hereby certify to Commissioners' Court of Brazoria County, Texas as follows.

The undersigned permittee:

1. Accepted **Development Permit No.** \_\_\_\_\_.
2. Is familiar with all plans, specifications and other written material attached to or filed with the **Development Permit Application** on file with the County Floodplain Administrator.
3. Acknowledges that the plans, specifications and other written material filed with **Development Permit Application** is incorporated by reference and made part of this Certificate for purposes.
4. Acknowledges self (itself) to be strictly bound to Commissioners' Court to construct the work permitted under the above described building permit in strict conformity with the plans, specifications and other written material incorporated by reference of this Certificated.
5. Hereby binds himself to establish the required construction elevation to a National Geodetic Survey Marker and have same certified by Texas Registered Surveyor (or agreeable alternate). **The original Finished Construction Elevation certificate with registered surveyor's stamp, signature, date and pictures shall be forwarded to the County Floodplain Administrator's office verifying top of bottom floor reading upon completion of the structure. It must indicate that it is the "Finished Construction" certificate showing (a) top of bottom floor reading and (e) lowest elevation of machinery or equipment in Section C of the certificate.**

**If the Finished Construction Elevation Certificate is not received, your building permit will be put in violation in the Brazoria County Floodplain Administrator's office.**

6. Is required to notify the County Floodplain Administrator when construction progresses to the point necessary for the foundation inspection (after certification) and later for the electrical/plumbing to verify the electrical and plumbing facility are above the base flood.
7. Shall not have a valid permit until this agreed upon and signed original document is on file and in possession of the County Floodplain Administrator.
8. If at anytime an Engineering Study was required and the data submitted is found to be inaccurate, **Brazoria County or the County Floodplain Administrator** cannot be held liable. The responsibility shall fall back on the property owner and/or Engineering Firm submitting the information.
9. **Any structure that is used for commercial or a public facility must adhere to the International Fire Codes. Contact the Emergency Management Coordinator of Brazoria County for inspections required.**

  
\_\_\_\_\_  
Applicant/Permittee Signature

**RECEIVED**  
**DEC 06 2023**  
**ENVIRONMENTAL HEALTH DEPT.**

**ON-SITE SEWAGE FACILITY PERMIT APPLICATION**  
**BRAZORIA COUNTY ENVIRONMENTAL HEALTH DEPT**  
 111 East Locust Bldg A-29, Suite 270 ANGLETON, TX 77515  
 HOUSTON (281)756-1600 ANGLETON (979)864-1600 CLUTE (979)388-1600

2023-671  
 Permit Number  
 \$250 Single Family  
 \$450 All Others  
 New  
 Replacement  
 Alteration  
 Type DE w/ ch2  
**BCEHD USE ONLY**

This application will expire one year from the application date if inspection not complete. No refunds once permit is issued.  
 Attach Copy of Legal Description (i.e. Deed, Plat, Survey, Appraisal)

PROPERTY OWNER Medade RAYA  
 (NAME ON DEED) (LAST) (FIRST) (INT)

PHONE NUMBERS 832 770 1010

MAILING ADDRESS 8018 Rippling Stream lane, Richmond, TX, 77407

SITE ADDRESS 7974 Bluewater Hwy (CR 257), Freeport, Texas 77541 Acres \_\_\_\_\_

WATER SOURCE  Private  Public Key Largo (Name) Water Saving Devices: Yes  No

SINGLE FAMILY RESIDENCE: # of Bedrooms 4 Living Area(Sq Ft) < 3500 Daily Wastewater Usage Rate 300

COMMERCIAL/MULTI FAMILY: Type \_\_\_\_\_ # of Employees/Units \_\_\_\_\_ Days/Wk Occupied \_\_\_\_\_

DESIGNER Garry Gana, R.S. Reg# 3207 Phone# 281-235-4201

SITE EVALUATOR Garry Gana, R.S. Reg# 10343 Phone# 281-235-4201

INSTALLER Ripple septic Reg# 32415 Phone# 979-215-0863

MAINTENANCE PROVIDER Ripple septic Reg# 2064 Phone# "

TREATMENT UNIT(S):  Septic Tank  Aerobic Tank # of Tanks/Compartments 4 Size 600 gal

Manufacturer NuWater or Equal Model B-550 or Equal

DISPOSAL SYSTEM: Drainfield Area 924 sq ft Trench Depth 6 - 12 inches

Gravity  3" with gravel \_\_\_\_\_ ft  4" with gravel \_\_\_\_\_ ft Trench width \_\_\_\_\_ ft Gravel depth \_\_\_\_\_ ft

8" gravelless \_\_\_\_\_ ft  10" gravelless \_\_\_\_\_ ft  Leaching Chamber \_\_\_\_\_ ft/panels

Other  Low Pressure Dosing \_\_\_\_\_ ft Trench width \_\_\_\_\_ ft Gravel depth \_\_\_\_\_ inches

Surface Irrigation \_\_\_\_\_ sq ft  Drip Emitter 462 ft  Other \_\_\_\_\_

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the Authorized Agent to enter upon the above described property for the purpose of lot evaluation and inspection of the OSSF. I also acknowledge that inspection of the OSSF is required prior to all components being covered and use of the system.

Signature of Owner (Name on Deed) Raya Date 11/30/23

APPLICATION:  APPROVAL  DISAPPROVAL DATE 12/18/23 INSPECTOR R. De LIC# 33349

Well Log or Plugging Reports Required?  Yes  No Recorded Plat Required?  Yes  No Flood Zone  Yes  No

Brazoria County Appraisal ID # 219753 ETJ \_\_\_\_\_ Flood Plain Info:  New Construction  Upgrade

Legal Description: SUB Key Largo Ab 0029 Sec \_\_\_\_\_ Block 4 Lot 8 Precinct 1

Authorization to Construct Provided to Installer: Joshua Ripple Date: 12-18-23  In person  Fax  Mail By: EL

INSPECTION:  APPROVAL  DISAPPROVAL DATE \_\_\_\_\_ INSPECTOR \_\_\_\_\_ LIC# \_\_\_\_\_

Final Permit Copies Provided to Installer: \_\_\_\_\_ Date: \_\_\_\_\_  In person  Fax  Mail By: \_\_\_\_\_

Provided to Maintenance Prov: \_\_\_\_\_ Date: \_\_\_\_\_  In person  Fax  Mail By: \_\_\_\_\_

Revised 9/30/21 jcs

email: elite.service.houston@gmail.com





U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

OMB Control No. 1660-0008  
Expiration Date: 06/30/2026

**ELEVATION CERTIFICATE**

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Robert Smart</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7974 Bluewater Highway (CR 257)</u>	Company NAIC Number: _____
City: <u>Freeport</u> State: <u>TX</u> ZIP Code: <u>77541</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 8 &amp; 31, Block 4, Key Largo Subdivision (Volume 13, Pages 21-22 B.C.P.R.), S.F. Austin Peninsular League, Abstract 29</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>29°01'34.18" N</u> Long. <u>95°11'19.03" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: _____	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: _____ sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____ d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.	

**SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1.a. NFIP Community Name: <u>Brazoria County Unincorporated</u>	B1.b. NFIP Community Identification Number: <u>485458</u>		
B2. County Name: <u>Brazoria</u>	B3. State: <u>TX</u>	B4. Map/Panel No.: <u>48039C0675</u>	B5. Suffix: <u>K</u>
B6. FIRM Index Date: <u>06/05/1989</u>	B7. FIRM Panel Effective/Revised Date: <u>12/30/2020</u>		
B8. Flood Zone(s): <u>VE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>17.0'</u>		
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____			
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: <u>10/01/1983</u> <input checked="" type="checkbox"/> CBRS <input type="checkbox"/> OPA			
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
7974 Bluewater Highway (CR 257)

City: Freeport State: TX ZIP Code: 77541

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: RTCM-REF 2521 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

Yes  No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): \_\_\_\_\_  feet  meters

b) Top of the next higher floor (see Instructions): \_\_\_\_\_  feet  meters

c) Bottom of the lowest horizontal structural member (see Instructions): \_\_\_\_\_  feet  meters

d) Attached garage (top of slab): \_\_\_\_\_  feet  meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): \_\_\_\_\_  feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  Finished 4.70  feet  meters

g) Highest Adjacent Grade (HAG) next to building:  Natural  Finished 5.30  feet  meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: \_\_\_\_\_  feet  meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments and describe in the Comments area.

Certifier's Name: Terry Singletary License Number: 4808

Title: Registered Professional Land Surveyor

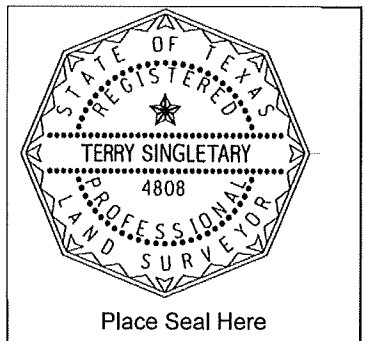
Company Name: Doyle & Wachtstetter Inc.

Address: 131 Commerce St.

City: Clute State: TX ZIP Code: 77531

Signature: Terry Singletary Date: 01/05/2024

Telephone: (979) 265-3622 Ext.: 1042 Email: t.singletary@dw-surveyor.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):  
Benchmark for subject property is a Concrete monument across the street (Bluewater Highway) with an elevation of 6.43 feet.

Benchmark = Pugh.

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
7974 Bluewater Highway (CR 257)

City: Freeport State: TX ZIP Code: 77541

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown The local official must certify this information in Section G.

### SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments: \_\_\_\_\_

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
7974 Bluewater Highway (CR 257)

City: Freeport State: TX ZIP Code: 77541

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a.  A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b.  A local official completed Section H for insurance purposes.
- G3.  In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4.  The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: \_\_\_\_\_ G6. Date Permit Issued: \_\_\_\_\_
- G7. Date Certificate of Compliance/Occupancy Issued: \_\_\_\_\_
- G8. This permit has been issued for:  New Construction  Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G11. Variance issued?  Yes  No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: \_\_\_\_\_ Title: \_\_\_\_\_

NFIP Community Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 7974 Bluewater Highway (CR 257)	<b>FOR INSURANCE COMPANY USE</b>
City: Freeport State: TX ZIP Code: 77541	Policy Number: _____
	Company NAIC Number: _____

## SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom \_\_\_\_\_  feet  meters  above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: \_\_\_\_\_  feet  meters  above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?  
 Yes  No

## SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments: \_\_\_\_\_

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7974 Bluewater Highway (CR 257)</u>	<b>FOR INSURANCE COMPANY USE</b>
City: <u>Freeport</u> State: <u>TX</u> ZIP Code: <u>77541</u>	Policy Number: _____ Company NAIC Number: _____
<p>Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.</p>	
Photo One	
Photo One Caption:	<input type="button" value="Clear Photo One"/>
Photo Two	
Photo Two Caption:	<input type="button" value="Clear Photo Two"/>

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
7974 Bluewater Highway (CR 257)

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

City: Freeport State: TX ZIP Code: 77541

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

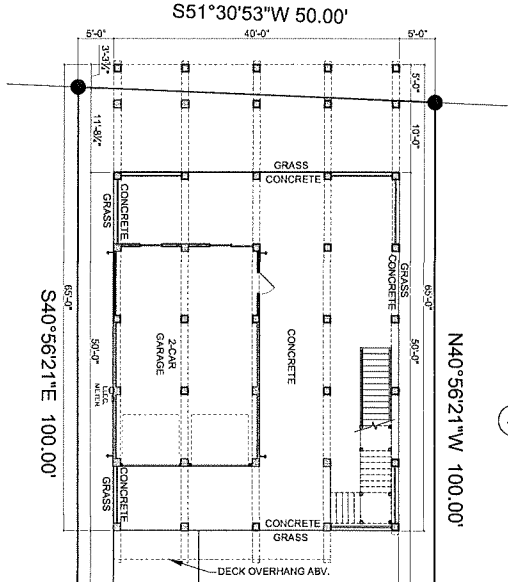
Clear Photo Four



N40°56'21"W  
100.00'  
N51°30'53"E 50.00'  
S40°56'21"E  
100.00'

LOT 31

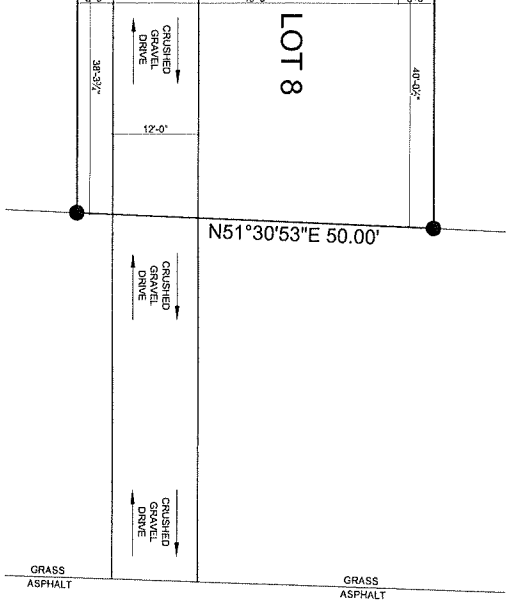
CANAL STREET  
60' R.O.W.



LOT 7  
④

LOT 9

LOT 8



N51°30'53"E 50.00'

BLUEWATER HIGHWAY  
120' R.O.W.

**LEGAL DESCRIPTION:**  
LOT 8, LOT 31, BLOCK 4, 0<sup>th</sup> KEY LARGO RESORT,  
BRAZOSIA, TEXAS

**SITE PLAN**  
1/8"=1'-0"

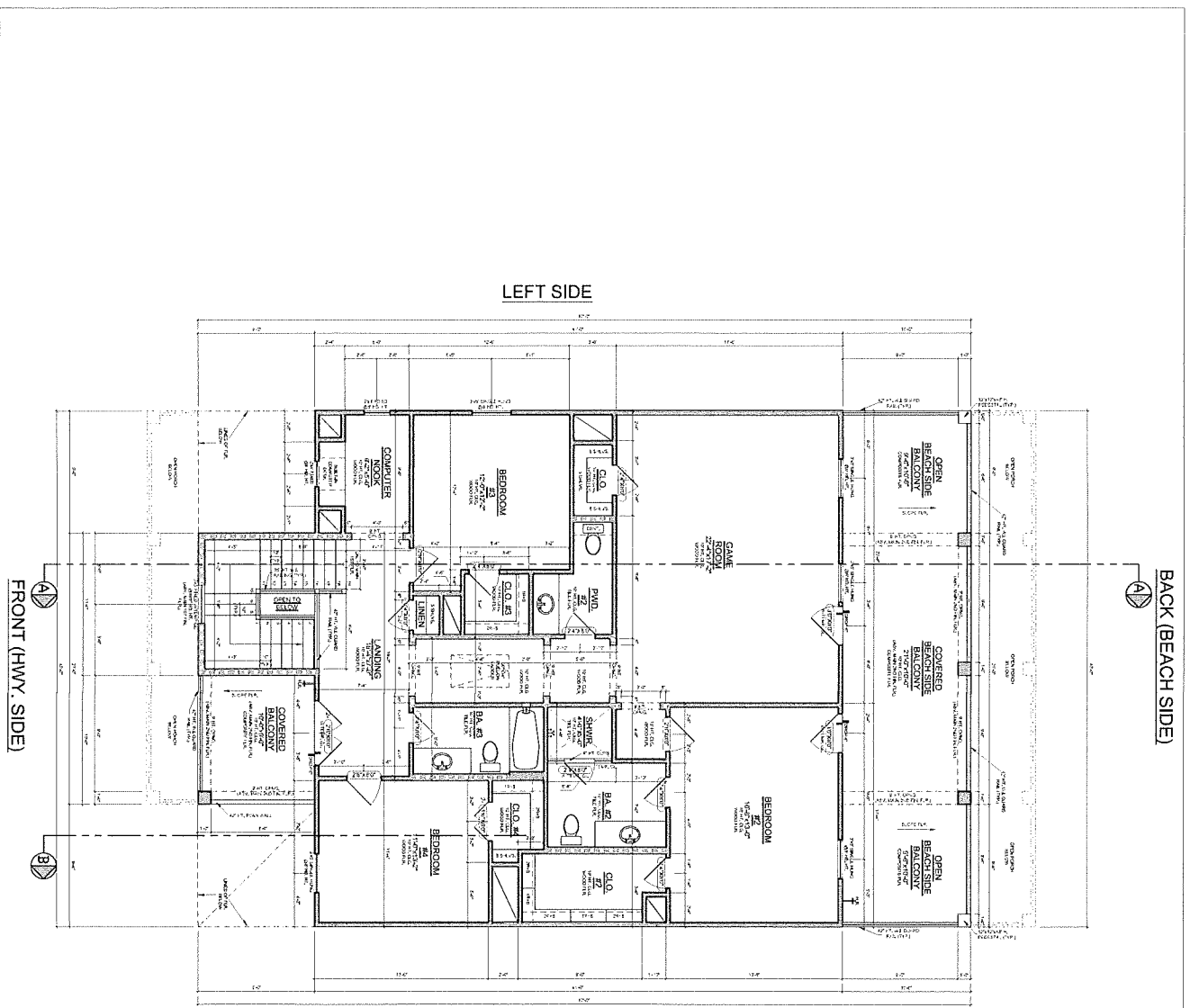
**A**  
nTong  
Design  
24718 Tindal Hollow Ln.  
Mansfield, TX 77660  
Contact: Tong Jiang  
Tel: (832) 321-4692  
E-mail:  
hongjiang@atd.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)

A-001





LEFT SIDE

BACK (BEACH SIDE)

FRONT (HWY. SIDE)

RIGHT SIDE

**MAIN 2ND FLOOR PLAN**  
1/4"=1'-0"

**WALL LEGEND**

	2-1/2" WALL
	2-1/2" WALL CONCRETE
	2-1/2" WALL CONCRETE WITH REINFORCEMENT

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR (R-13) AND EXTERIOR WALLS (PER) COMPLIES AS PER (I.C. 2011).

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHING AND WET WALLS SHALL BE CONCRETE ON GROUND OR GRAVEL. SURFACE ABOVE WALL SHEETED SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR (I.C. 2011).

PROVIDE DRAINAGE AT ALL WATERBORN LOCATIONS AS PER I.C. 2011.

EXHAUSTERS AND/OR ROOF EXHAUSTERS AND OTHER SMALL FANS SHALL BE PROVIDED WITH APPROPRIATE GAS/VAPOR AREA IN ACCORDANCE WITH I.C. 2011. PROVIDE MEANS OF VENTILATION TO THE EXTERIOR. MEANS OF VENTILATION SHALL BE PROVIDED. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR (I.C. 2011).

ALL EXCEPT OF RECORD WINDOWS FROM EXISTING FLOORS HAVE A MINIMUM NET CLEAR OPENING OF 5-7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING IN THE MINIMUM NET CLEAR OPENING WITHIN THE MINIMUM NET CLEAR OPENING WITHIN THE MINIMUM NET CLEAR OPENING SHALL BE NOT LESS THAN 20 INCHES (I.C. 2011). ALL CORNER OR RECORD WINDOWS SHALL BE NOT LESS THAN 44 INCHES ABOVE THE FLOOR (I.C. 2011).

DOOR THRESHOLD SHALL BE BUILT-UP WITH REINFORCED CONCRETE AND BUILT-UP WITH REINFORCED CONCRETE (I.C. 2011).

- STAR SPECIFICATIONS:**
- 1) 2" RIGID & 2-1/2" RIGID AT EACH (GROUND TO 1ST FLOOR) FOR RIGID AT 2ND FLOOR AND EACH (1ST FLOOR TO 2ND FLOOR)
  - 2) INSULATION SHALL BE 2" POLYISOCYANURATE (PIR) I-25
  - 3) INSULATION SHALL BE 2" POLYISOCYANURATE (PIR) I-25
  - 4) QUALITY SHALL BE 2" POLYISOCYANURATE (PIR) I-25
  - 5) INSULATION SHALL BE 2" POLYISOCYANURATE (PIR) I-25
  - 6) INSULATION SHALL BE 2" POLYISOCYANURATE (PIR) I-25
  - 7) INSULATION SHALL BE 2" POLYISOCYANURATE (PIR) I-25
  - 8) ALL ICE AREAS SHALL BE PROTECTED WITH 2" POLYISOCYANURATE (PIR) I-25
  - 9) ALL ICE AREAS SHALL BE PROTECTED WITH 2" POLYISOCYANURATE (PIR) I-25

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

**Antong Design**

24718 Twilight Hollow Ln.  
Richardson, TX 75086

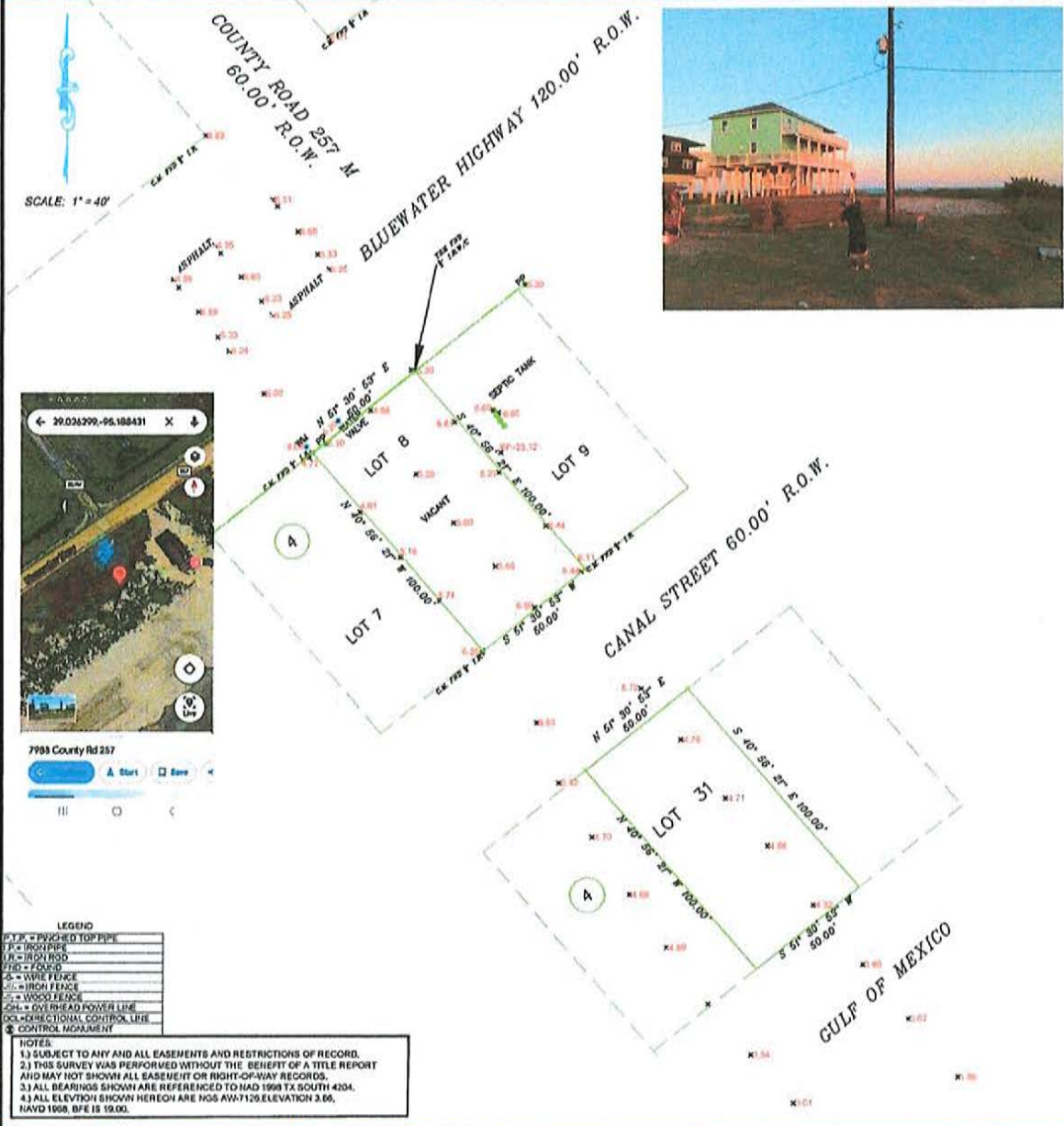
Owner: Tom Jiang  
Tel: (972) 217-6692  
E-mail: [tongiang@antong.com](mailto:tongiang@antong.com)

OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)

# FLOOD NOTE

\* Subject Property \_\_\_\_\_ Located in a Federal Insurance Administration Designated Flood Hazard Area \_\_\_\_\_  
 As per map \_\_\_\_\_ Panel \_\_\_\_\_ Dated \_\_\_\_\_

\* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



LOT	BLOCK	SUBDIVISION		
lot 8, lot 31,	Block 4	Key Largo Resort		
COUNTY	STATE	MAP REFERENCE	SURVEY: STEPHEN F. AUSTIN PENINSULAR LEAGUE SURVEY A-29	SCALE: 1"=40'
Brazoria, Texas				
PURCHASER: Ray A. Mc Dade		ADDRESS		
		7974 Bluewater Highway, Freeport, Texas 77542		

SONDI SURVEY  
 2223 PASO RELLO  
 HOUSTON, TEXAS 77077  
 TBP&S FIRM REGISTRATION 10127400  
 PROJECT MANAGER  
 RONNIE D. GONZALES 281-777-4320  
 E-MAIL centerpoint@aol.com

LOO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) REPRESENTS THE FACTS FOUND AT THIS TIME.

DAVID L. BOWDEN, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS No. 4884  
 FIRM NUMBER 10127400

REVISION #	
	-
	-
PROPOSED INSURED: RAY A. Mc DADE	
TITLE CO.	
GF No.	
Effective Date	N/A
FIELD	
DRAFTING	
KEY MAP	
JOB #	



**BRAZORIA COUNTY**

**NOTICE OF RESIDENTIAL CONSTRUCTION  
INSPECTION COMPLIANCE  
IN UNINCORPORATED AREA**

**(TO BE SUBMITTED BY BUILDER)**

Received

2023-071  
Related OSSF  
Application #

Permit #

515  
IRC #

**BUILDERS NAME:** Khodr Homes LLC

**PROJECT INFORMATION**

**TYPE OF CONSTRUCTION: (Check One)**

- 1) New Residential Construction on a vacant lot
- 2) Addition to an Existing Residential Unit

**NOTE:** *If a property lies in an ETJ it is required to contact the city hall for appropriate building codes.*

**LOCATION:**

Address 7974 Bluewater Hwy

Lot and Block # 814 Subdivision Key Largo Resort

or Survey \_\_\_\_\_ Tract/Acreage SF Austin

or Deed Reference \_\_\_\_\_ Property ID (MCAD)# \_\_\_\_\_

**RESIDENTIAL CODE USED IN CONSTRUCTION:**

- 1) INTERNATIONAL RESIDENTIAL CODE – published 2015   
date

## Hope Roy

---

**From:** Hope Gomia  
**Sent:** Monday, December 18, 2023 8:47 AM  
**To:** Hope Roy  
**Subject:** Nour's beach house land

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

























With respect and thanks,

**Hope Roy**  
**President**  
**Services On the Ball, LLC**

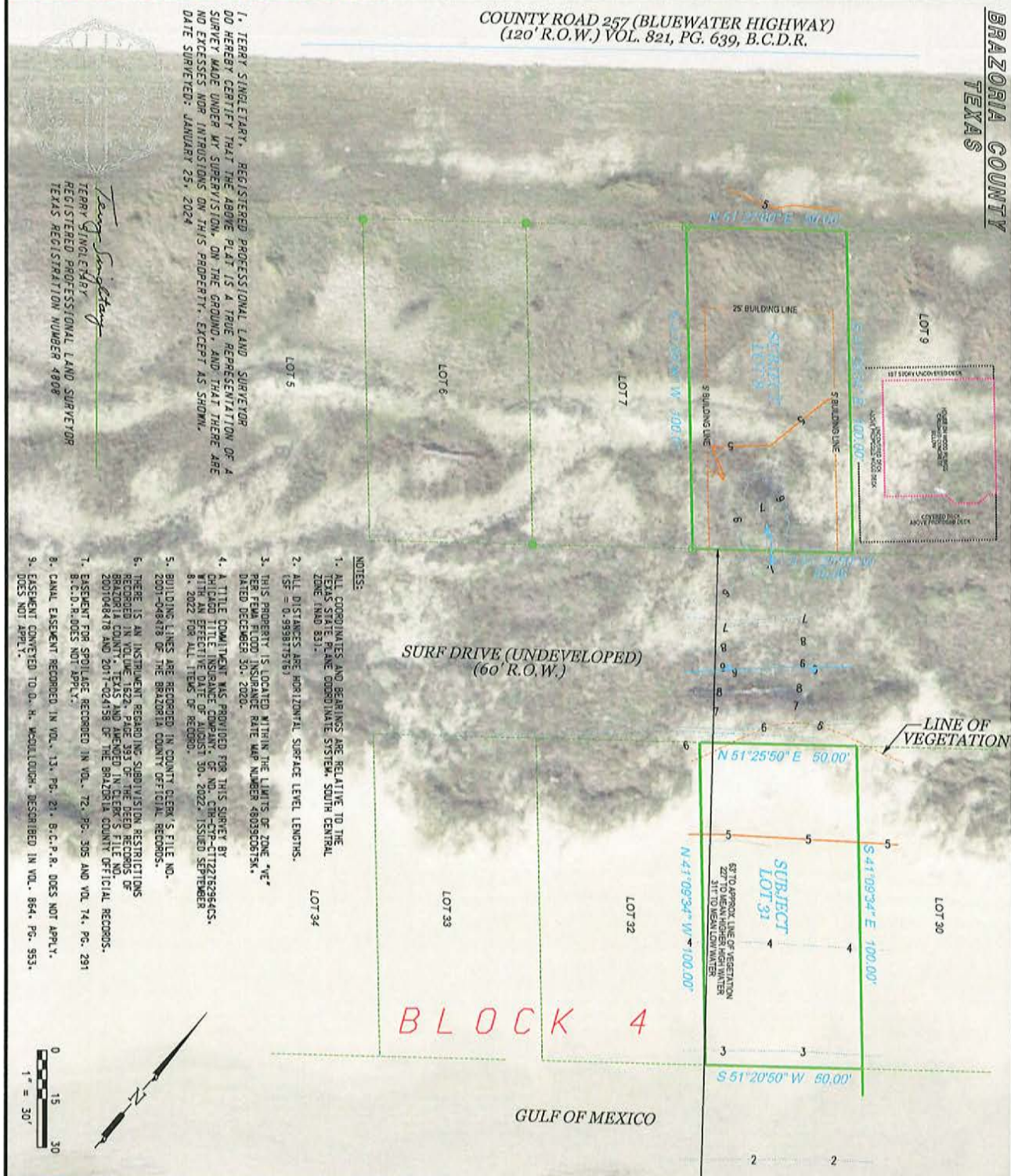
**MBE/WBE Certified**  
**PHA-SBE**  
**Metro Vendor**  
**State of TX HUB Certified**  
**Vendor No. 145878**

Phone [\*\*\(832\)671-0414\*\*](tel:8326710414)  
[\*\*hope@sobllc.com\*\*](mailto:hope@sobllc.com)



Impossible is UNAMERICAN! Services On The Ball for all of your permitting needs!

USER: gms2024 WORKSPACE  
DATE: 12/07/2024 TIME: 09:31:48 AM  
PROJECT: County Survey 7974 Hwy 1 Loop Brazoria, TX 77604 L 1808-250024 L08854 - Copy.dwg



*Terry Singletary*  
TERRY SINGLETARY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4808

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
DATE SURVEYED: JANUARY 25, 2024

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (CSF = 0.999817516)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "VE" REEF OF THE LAGO INSURANCE RATE MAP NUMBER 4803500815K, DATED DECEMBER 30, 2020.
4. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY CHICAGO TITLE INSURANCE COMPANY, OF NO. CTR-CIT-212718294CS, WITH AN EFFECTIVE DATE OF AUGUST 30, 2022. ISSUED SEPTEMBER 8, 2022 FOR ALL ITEMS OF RECORD.
5. BUILDING LINES ARE RECORDED IN COUNTY CLERK'S FILE NO. 2001-048478 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
6. THERE IS AN INSTRUMENT REGARDING SUBDIVISION RESTRICTIONS RECORDED IN VOLUME 1829, PAGE 393 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND AMENDED DEEDS OF TITLE NO. 2001068478 AND 2017-024198 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
7. EASEMENT FOR SPILLAGE RECORDED IN VOL. 72, PG. 305 AND VOL. 74, PG. 291 B.C.D.R. DOES NOT APPLY.
8. CANAL EASEMENT RECORDED IN VOL. 13, PG. 21; B.C.P.R. DOES NOT APPLY.
9. EASEMENT CONVEYED TO D. H. WOODLOUND, DESCRIBED IN VOL. 884, PG. 953, DOES NOT APPLY.



SURF DRIVE (UNDEVELOPED)  
(60' R.O.W.)

BLOCK 4

GULF OF MEXICO

S.F. AUSTIN PENINSULAR LEAGUE  
ABSTRACT 29

TOPOGRAPHICAL SURVEY  
OF  
LOTS 8 & 31, BLK 4

OF  
KEY LARGO RESORT  
RECORDED IN  
VOLUME 13, PAGES 21  
OF THE  
BRAZORIA COUNTY PLAT RECORDS  
IN THE  
S.F. AUSTIN PENINSULAR LEAGUE  
ABSTRACT 29  
OF  
BRAZORIA COUNTY, TEXAS

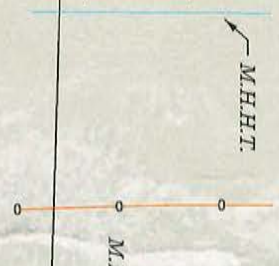
ROBERT SMART

7974 BLUEWATER HIGHWAY COUNTY ROAD 257

**Doyle & Wachstetter, Inc.**  
Surveying and Mapping GPS/GIS

1-282-5241 BUREAU SURVEYING, INC. 10000  
OFFICE: 909 S.W. 131 COMMERCE STREET, SUITE 703, FORT WORTH, TX 76104  
PHONE: 817-336-2241 FAX: 817-336-2241  
WWW: WWW.DOYLEANDWACHSTETTER.COM

- LEGEND
- FOUND IRON PIPE/ROD
  - SET 5/8" IRON ROD W/ TRS CAP
  - BUILDING LINE
  - LOT LINE
  - PROPERTY LINE



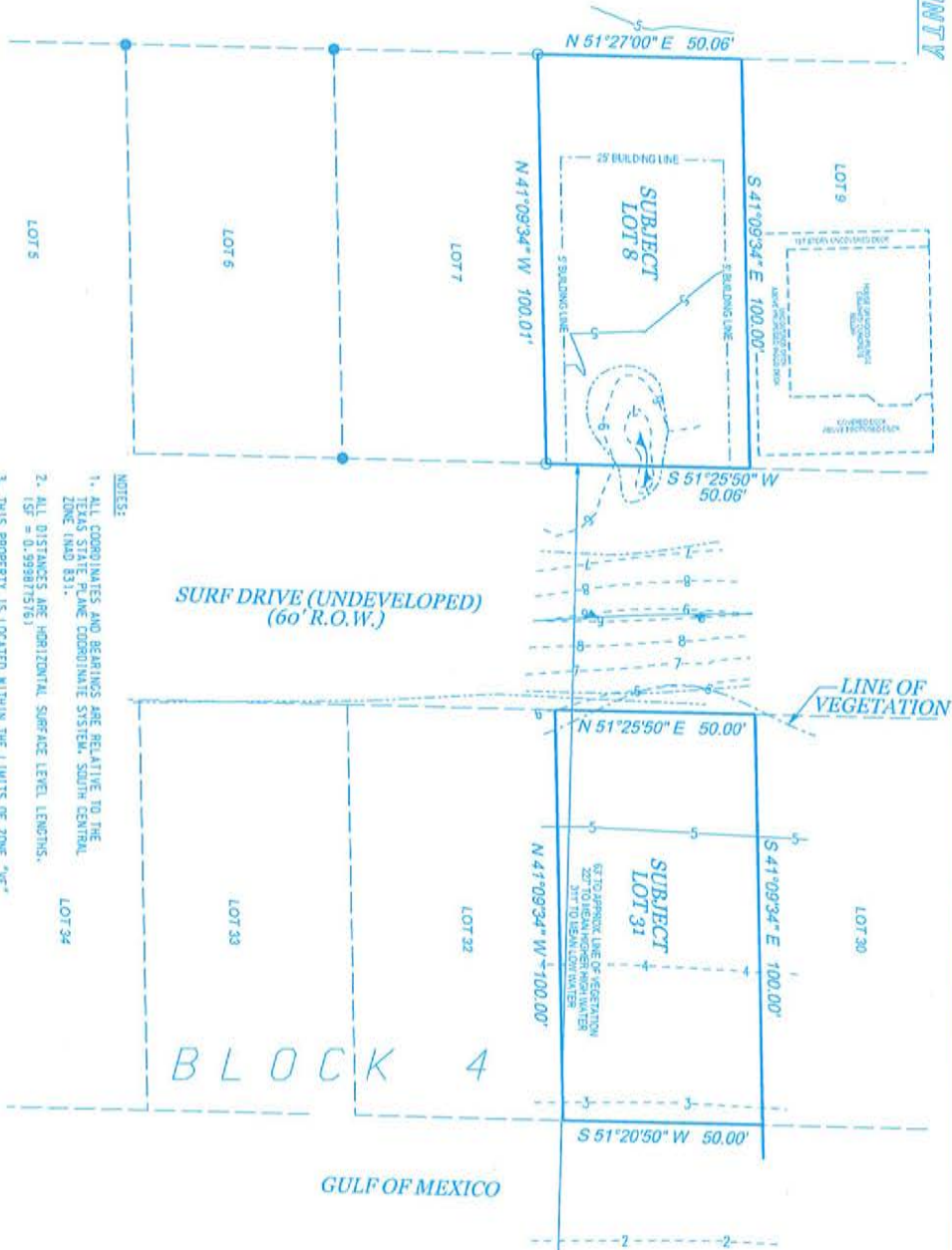
BRAZORIA COUNTY  
 TEXAS

COUNTY ROAD 257 (BLUEWATER HIGHWAY)  
 (120' R.O.W.) VOL. 821, PG. 639, B.C.D.R.



*Terry Singletary*  
 TERRY SINGLETARY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 4808

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
 DATE SURVEYED: JANUARY 25, 2024



NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SP = 0.999875161)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "VE" DATED DECEMBER 20, 2020.
4. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY CHICAGO TITLE INSURANCE COMPANY OF VOL. C1H-C1P-1122182984CS, WITH AN EFFECTIVE DATE OF AUGUST 30, 2022. ISSUED SEPTEMBER 9, 2022 FOR ALL ITEMS OF RECORD.
5. BUILDING LINES ARE RECORDED IN COUNTY CLERK'S FILE NO. 2001-048478 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
6. THERE IS AN INSTRUMENT REGARDING SUBDIVISION RESTRICTIONS RECORDED IN VOLUME 782, PAGE 232 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, FILED IN THE PUBLIC RECORDS ON 2001048478 AND 2011-024158 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
7. EASEMENT FOR SPOILAGE RECORDED IN VOL. 72, PG. 305 AND VOL. 74, PG. 291 B.C.D.R. DOES NOT APPLY.
8. CANAL EASEMENT RECORDED IN VOL. 13, PG. 21, B.C.P.R. DOES NOT APPLY.
9. EASEMENT CONNECTED TO O. H. McILLOUGH, DESCRIBED IN VOL. 864, PG. 953, DOES NOT APPLY.



S.F. AUSTIN PENINSULAR LEAGUE  
 ABSTRACT 29

- LEGEND
- FOUND IRON PIPE/ROD
  - SET 5/8" IRON ROD
  - W/ 1/2" CAP
  - BUILDING LINE
  - - - LOT LINE
  - PROPERTY LINE

TOPOGRAPHICAL SURVEY

LOTS 8 & 31, BLK 4  
 OF  
 KEY LARGO RESORT  
 RECORDED IN  
 VOLUME 13, PAGES 21  
 OF THE  
 BRAZORIA COUNTY PLAT RECORDS

S.F. AUSTIN PENINSULAR LEAGUE  
 ABSTRACT 29  
 OF  
 BRAZORIA COUNTY, TEXAS

FOR  
 ROBERT SMART

7874 BLUEWATER HIGHWAY COUNTY ROAD 257

Doyle & Wachstetter, Inc.  
 Surveying and Mapping CP/S/C/S

1-281-2411 BUREAU 508-5128-1111 FAX 508-5128-1111  
 1300 N. UNIVERSITY BLVD. SUITE 1000 THE WOODS, TEXAS 75069  
 1300 N. UNIVERSITY BLVD. SUITE 1000 THE WOODS, TEXAS 75069



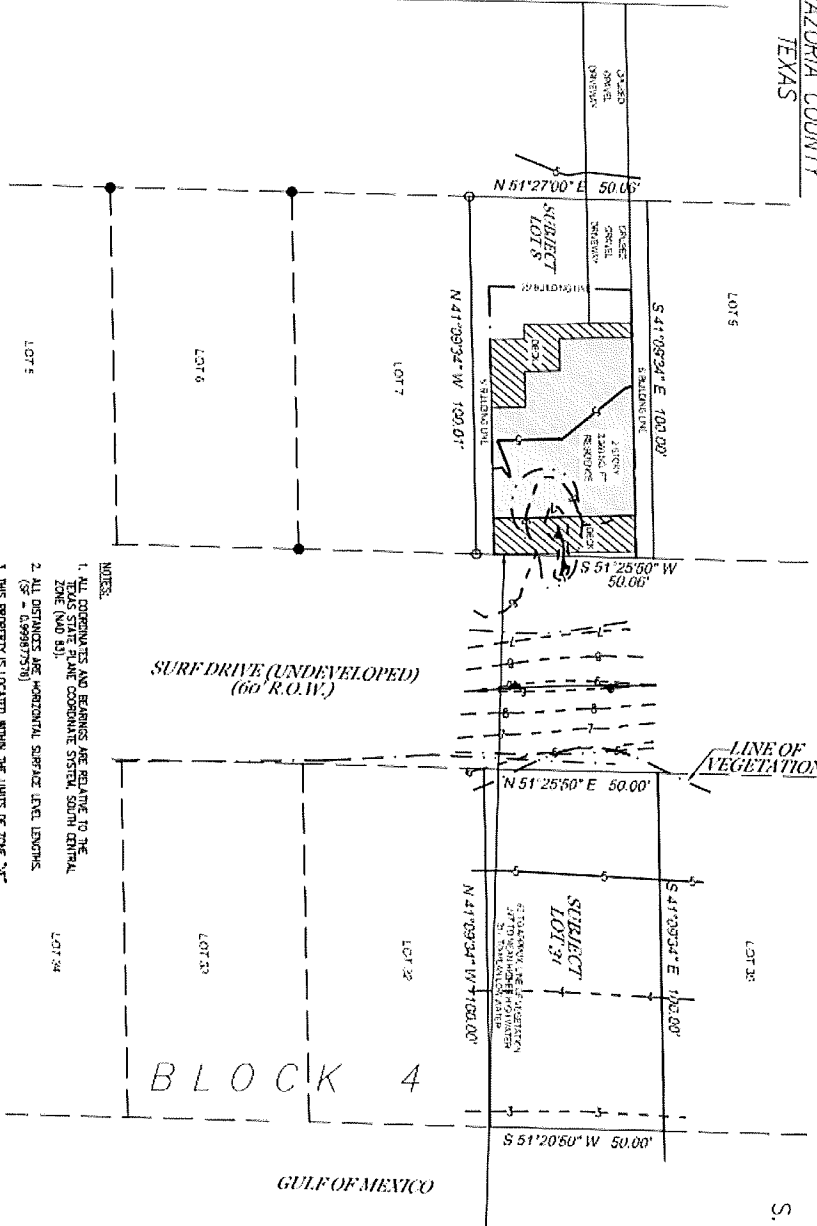






BRAZORIA COUNTY  
TEXAS

COUNTY ROAD 257 (BLUEWATER HIGHWAY)  
(120' R.O.W.) VOL. 824, PG. 639, B.C.D.R.

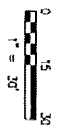


S. F. AUSTIN PENINSULAR LEAGUE  
ABSTRACT 29

GULF OF MEXICO

SURF DRIVE (UNDEVELOPED)  
(60' R.O.W.)

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE 1983 NAD 83 DATUM. THE COORDINATE SYSTEM SOUTH ZONE (NAD 83).
  2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SL) = (SPP93/7510).
  3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE 14E CATED RECORDS IN 2021.
  4. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY TITLE GUARANTEE COMPANY OF TEXAS, INC. ON SEPTEMBER 21, 2021 WITH AN EXPIRE DATE OF AUGUST 24, 2022 ISSUED SEPTEMBER 21, 2021 FOR ALL ITEMS OF RECORD.
  5. BUILDING LINES ARE RECORDED IN COUNTY CLERK'S FILE NO. 2001-004478 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
  6. THERE IS AN INSTRUMENT SHOWING SURVEYOR'S RESERVATIONS OF INTEREST IN THE SURVEYED PROPERTY IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND AMENDED IN CLERK'S FILE NO. 200104478 AND 2017-024759 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
  7. EXEMPT FOR SPILLAGE RECORDED IN VOL. 72, PG. 305 AND VOL. 74, PG. 291 RECORDS NOT APPLY.
  8. DUAL EXEMPT RECORDED IN VOL. 13, PG. 21, B.C.P.R. DOES NOT APPLY.
  9. EXEMPT CONVEYED TO O. H. MCALLISTER, DESCRIBED IN VOL. 884, PG. 951 DOES NOT APPLY.



- LEGEND
- FLDG. RGN. PER. ROD
  - SET. 2" IRON ROD
  - 1/4" IRON CH
  - BUILDING LINE
  - - - LOT LINE
  - PROPERTY LINE

TOPOGRAPHICAL SURVEY  
OF  
LOTS 8 & 31, BLK 4  
OF  
KEY LARGO RESORT  
RECORDED IN  
VOLUME 13, PAGES 21  
OF THE  
BRAZORIA COUNTY PLAT RECORDS  
IN THE  
S. F. AUSTIN PENINSULAR LEAGUE  
ABSTRACT 29  
OF  
BRAZORIA COUNTY, TEXAS  
FOR  
ROBERT SMART

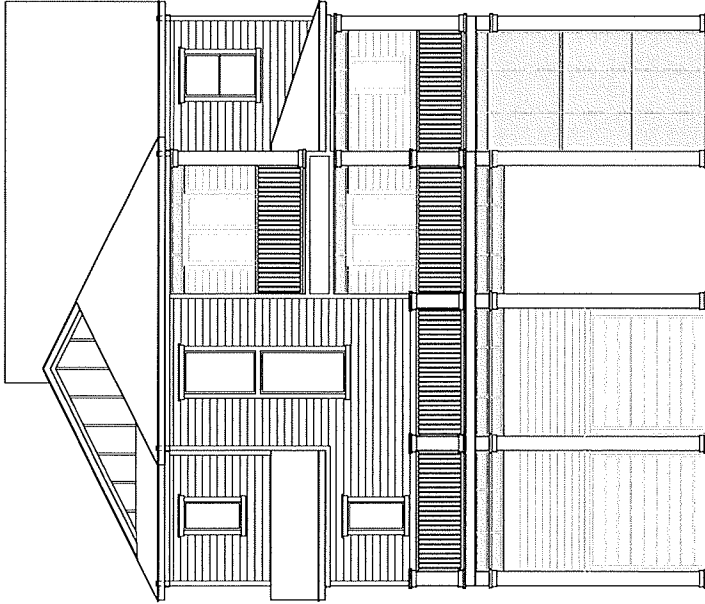
257th BLUEWATER HIGHWAY COUNTY ROAD 257

Doyle & Wachstetter, Inc.  
Surveying and Mapping GPS/GIS

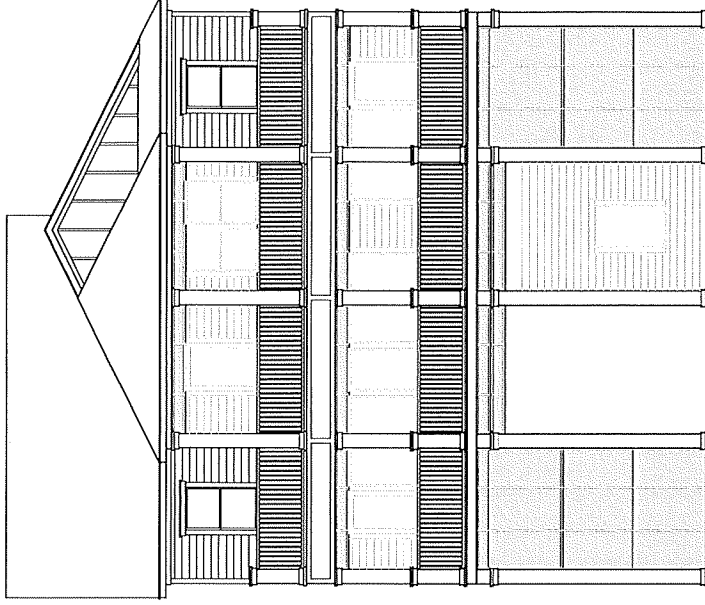
STATE OF TEXAS  
COUNTY OF BRAZORIA  
I, \_\_\_\_\_, Surveyor in and for the County of Brazoria, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my office records.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF \_\_\_\_\_, 2021.

LINE PERSON  
DATE  
TIME





FRONT VIEW @HWY. SIDE



BACK VIEW @BEACH SIDE



AnTong  
Design

24718 Twilight Hollow Ln,  
Bedford, TX 77666

Contact: Tong Jiang  
Tel: (832) 377-6692  
E-mail:  
tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)

OCT. 27, 2023  
(STRUCTURAL SET)

JAN. 24, 2024  
(PLUMB REVISIONS)

JAN. 31, 2024  
(G.L.O. COMMENTS)

COVER

7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

An

AnTong  
Design

24718 Tushnet Highway, Ln.  
Richmond, TX 77406

Contact: Tong Jiang  
Tel: (832) 317-6692  
Email:  
tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
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FREETPORT, TX 77542

OCT. 20, 2023  
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OCT. 27, 2023  
(STRUCTURAL SET)

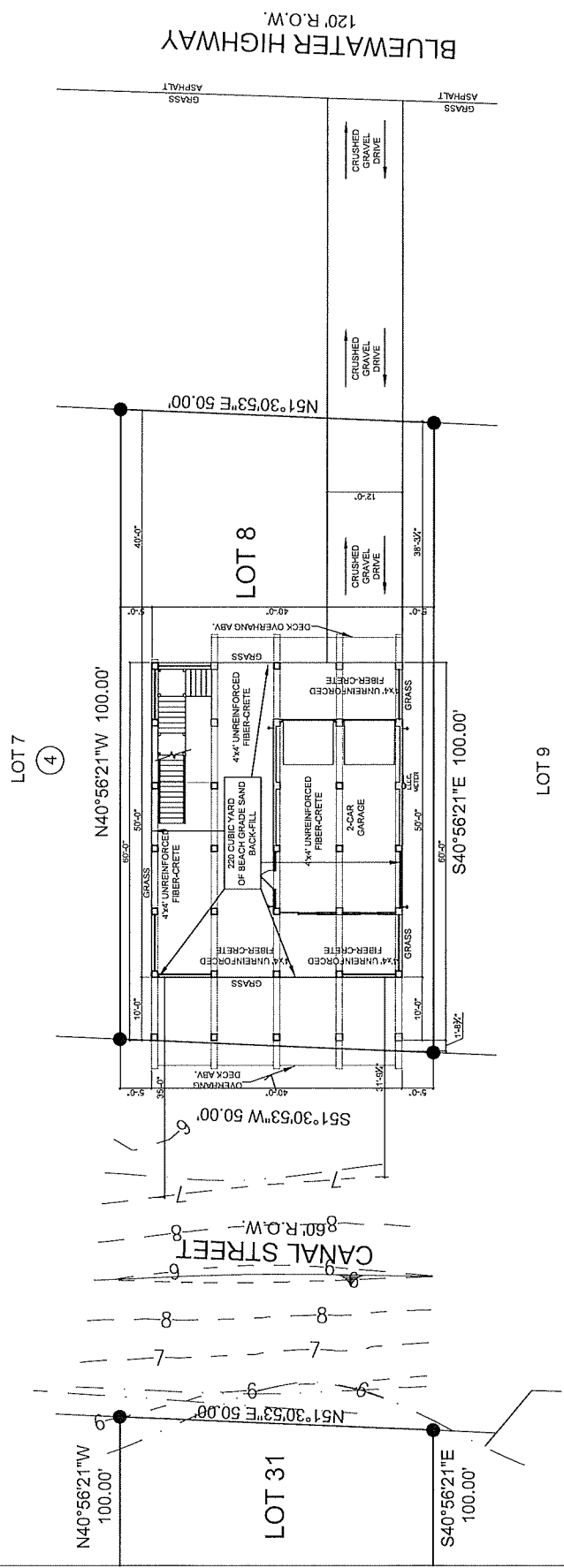
JAN. 24, 2024  
(PILING REVS.)

JAN. 31, 2024  
(GLO COMMENTS)

A-001

SITE PLAN  
1/8"=1'-0"

LEGAL DESCRIPTION:  
LOT 8, LOT 31, BLOCK 4, OF KEY LARGO RESORT,  
BRAZORIA, TEXAS



**A CUSTOM RESIDENCE AT:  
 7974 BLUEWATER HIGHWAY,  
 FREEPORT, TX 77542**

OCT. 20, 2023  
 (SITE PLAN)  
 OCT. 27, 2023  
 (STRUCTURAL SET)  
 JAN. 24, 2024  
 (PLING REVISIONS)  
 JAN. 31, 2024  
 (G.L.O. COMMENTS)

**STAIR SPECIFICATIONS:**

- 1) 24 INCHES  $\phi$  42.000" HT. EACH (CORRUG TO 1ST FLOOR)
- 2) DESIGN & INSTALL STAIRS AS PER I.B.C. R314
- 3) HANDRAIL SHALL BE  $\phi$  3" HIGH MIN. PER I.B.C. R315
- 4) BALUSTERS SHALL BE  $\phi$  2" HIGH MIN. PER I.B.C. R315
- 5) BALUSTERS SHALL BE 4" DIA. MAX.
- 6) MINIMUM VEHICLE CLEARANCE SHALL BE 6'6".
- 7) 5/8" FIRE-CODE CYCLISM BOARD UNDER STAIRS.
- 8) ATTIC ACCESS STAIRWAY SHALL BE 36" WIDE MIN. 36" x 36", 350 LBS. LOAD

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR (R202) AND EXTERIOR WALL (R103) COVERINGS AS PER I.B.C. CH. 7)

BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH AN NONABSORBENT SURFACE. FINISH SHALL BE 1/2" ABOVE FINISH FLOOR TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE FLOOR. (I.B.C. R307.2)

PROVIDE GLAZING AT ALL INCARCERATION LOCATIONS AS PER I.B.C. R308.4

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SHALR ROOMS SHALL BE PROVIDED WITH GLAZING. GLAZING SHALL BE 1/2" MINIMUM THICKNESS, LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE IN LUD OF NATURAL LIGHTING. GLAZING SHALL BE 44 INCHES ABOVE SYSTEMS INTENDS TO BE PROVIDED WITH NATURAL AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (I.B.C. R303.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE NOT LESS THAN 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES (I.B.C. R310.1). ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A FINISHED HEIGHT OF NOT LESS THAN 44 INCHES ABOVE THE FLOOR. (I.B.C. R310.1)

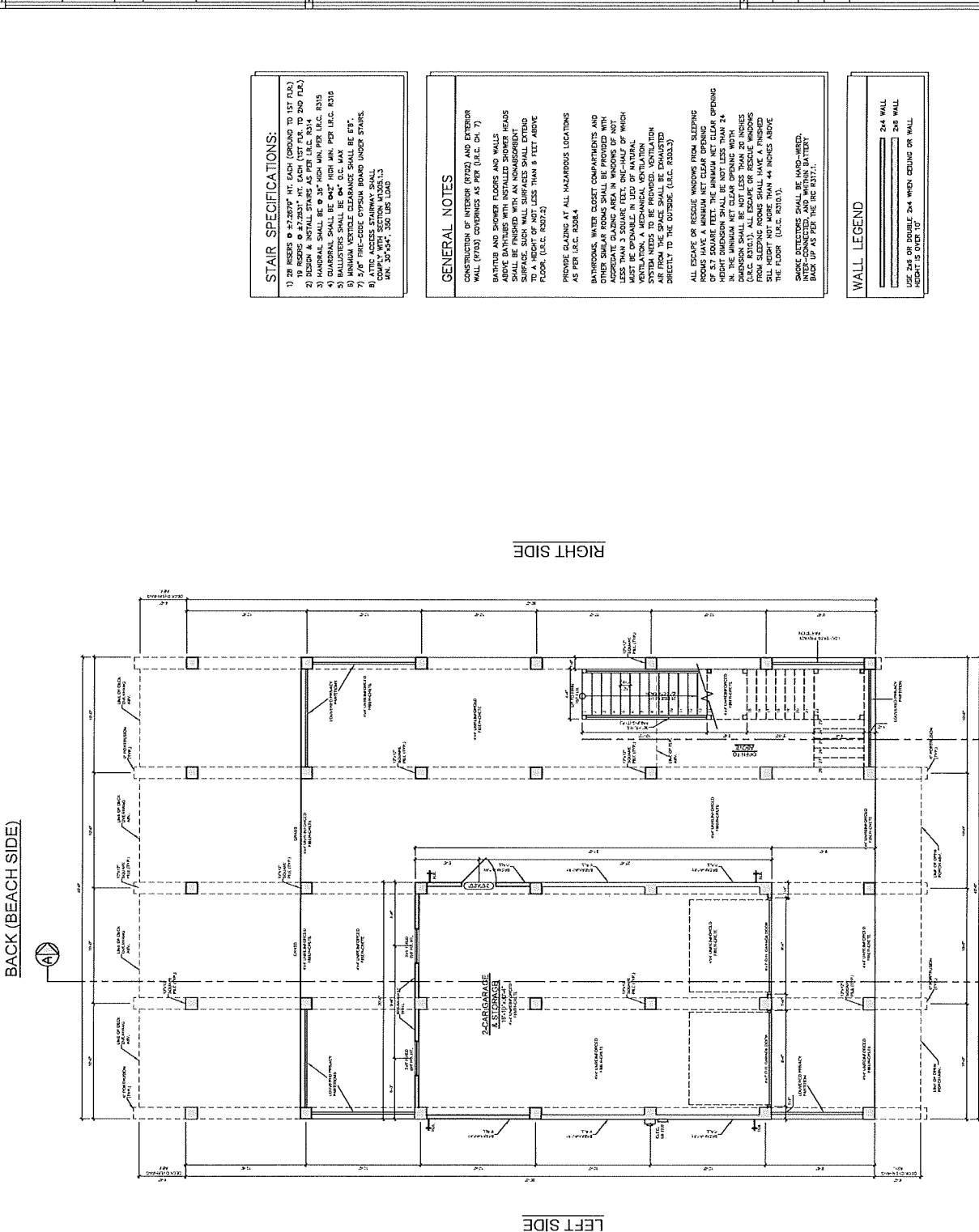
DOORS TO SLEEPING ROOMS SHALL BE FINISHED INTER-COMPLETED AND WITH AN WATER BACK UP AS PER THE IRC R317.1.

**WALL LEGEND**

2x4 WALL  
 2x6 WALL

USE 2x6 OR DOUBLE 2x4 WHEN CEILING OR WALL HEIGHT IS OVER 10'

**GROUND FLOOR PLAN**  
 1/4"=1'-0"



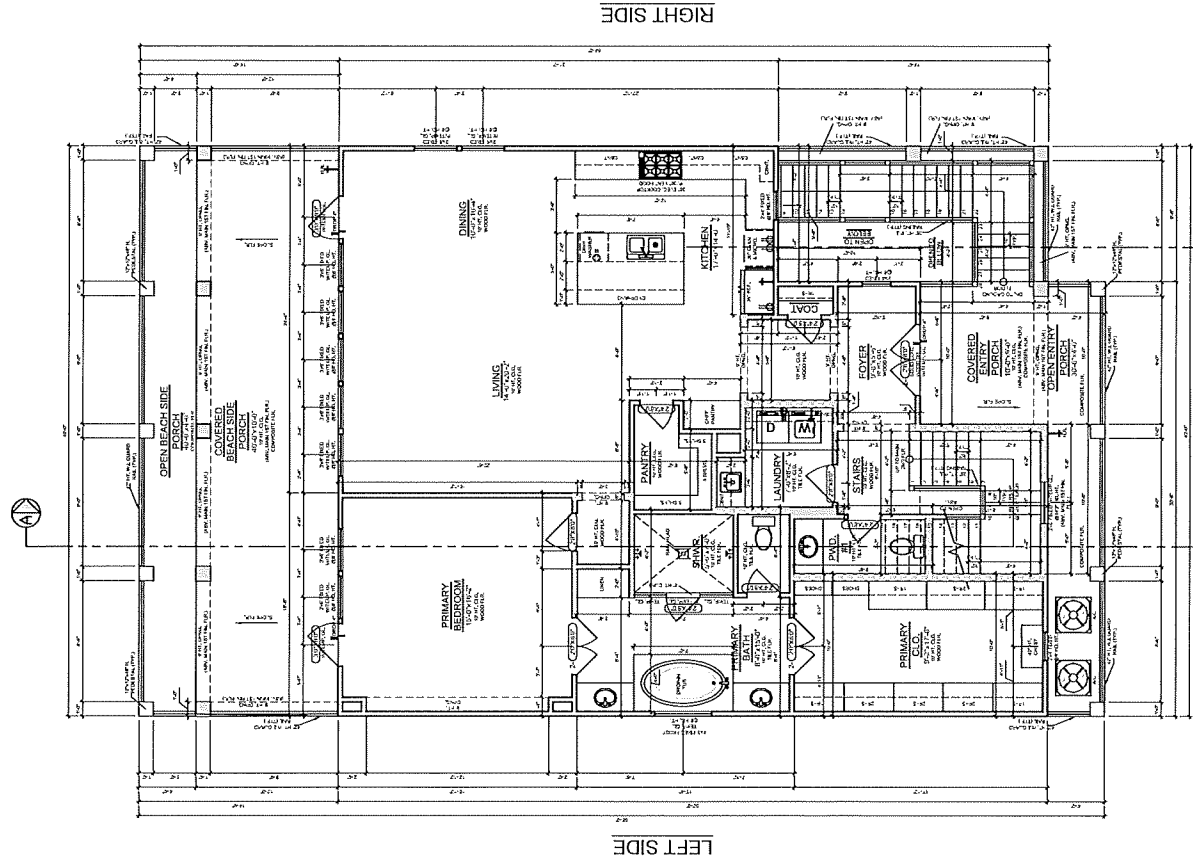
BACK (BEACH SIDE)

FRONT (HWY. SIDE)

RIGHT SIDE

LEFT SIDE

BACK (BEACH SIDE)



RIGHT SIDE

LEFT SIDE

FRONT (HWY. SIDE)

AREAS (SQ. FT.)	
MAIN 1ST FLOOR LIVING	1,770
MAIN 2ND FLOOR LIVING	1,630
TOTAL LIVING	3,400
2-CAR GARAGE	600
COVERED BEACH SIDE PORCH	460
OPEN BEACH SIDE PORCH	20
COVERED FRONT PORCH	20
TOTAL NON-LIVING	1,100
TOTAL COVERED	4,720
OPEN BEACH SIDE PORCH	200
OPEN BEACH SIDE BALCONY	780
PROJECT TOTAL	5,700

- STAIR SPECIFICATIONS:**
- 1) 20 INCHES  $\phi$  4" X 20" AT EACH (SPACING TO 1ST FLOOR)
  - 2) 19 INCHES  $\phi$  4" X 20" AT EACH (1ST FLOOR TO 2ND FLOOR)
  - 3) HANDRAIL SHALL BE 4"  $\phi$  30" HIGH MAX PER I.B.C. R314
  - 4) BALUSTERS SHALL BE 4"  $\phi$  30" HIGH MAX PER I.B.C. R314
  - 5) BALUSTERS SHALL BE 4"  $\phi$  30" HIGH MAX PER I.B.C. R314
  - 6) MINIMUM VEHICLE CLEARANCE SHALL BE 6'8"
  - 7) 5/8" PRE-CODE CYPRUS BOARD UNDER STAIRS.
  - 8) ATIC ACCESS STAIRWAY SHALL BE MIN. 36" X 36", 350 LBS. LOAD

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR (R322) AND EXTERIOR WALL (R320) COVERINGS AS PER (I.B.C. CH. 7)

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH AN NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. (I.B.C. R307.2)

PROVIDE GLAZING AT ALL HAZARDOUS LOCATIONS AS PER I.B.C. R308.4

BATHROOMS, WATER CLOSET COMPARTMENTS AND CLOSET AREAS SHALL BE PROVIDED WITH APPROPRIATE GLAZING AREAS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE IN LIEU OF NATURAL LIGHTING. THE GLAZING SHALL BE PROVIDED WITH SYSTEMS TO BE PROVIDED. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE (I.B.C. R303.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE NOT LESS THAN 24 INCHES. THE MINIMUM NET CLEAR OPENING DIMENSION SHALL BE NOT LESS THAN 20 INCHES (I.B.C. R310.1). ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A FINISHED FLOOR 44 INCHES ABOVE THE FLOOR (I.B.C. R310.1).

DOOR SWEPTERS SHALL BE HAND-OPERATED, INTER-CONNECTED AND WITHIN BATTER BACK UP AS PER THE IRC R317.1.

**WALL LEGEND**

2x4 WALL
2x6 WALL
USE 2x6 OR DOUBLE 2x4 WHEN CEILING OR WALL HEIGHT IS OVER 10'

**AnTong Design**

34715 Tullahoma Highway, W. Richmond, TX 77406

Contact: Tong Jiang  
Tel: (832) 377-6992

Website: [www.antonngdesign.com](http://www.antonngdesign.com)  
E-mail: [tongjiang@sgmail.com](mailto:tongjiang@sgmail.com)

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREETPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)

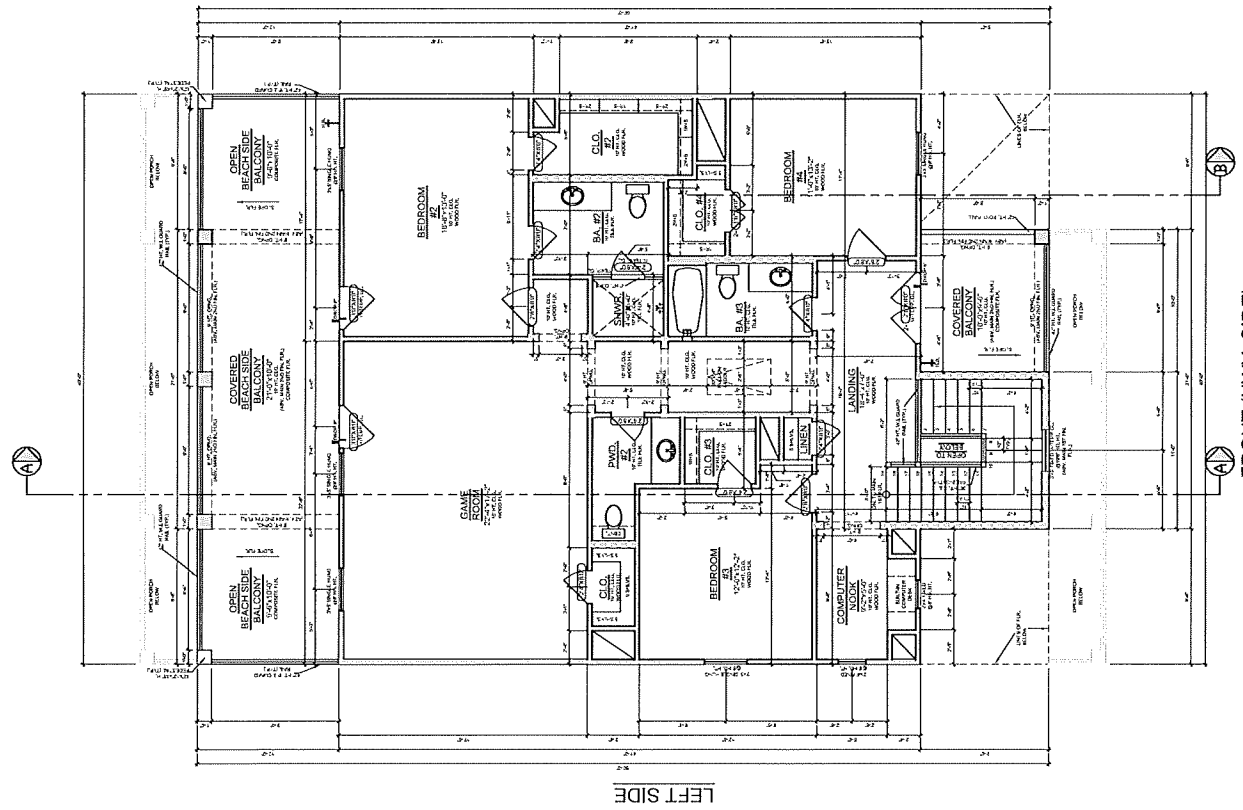
OCT. 27, 2023  
(STRUCTURAL SET)

JAN. 24, 2024  
(PLUMBING REVISIONS)

JAN. 31, 2024  
(GLO COMMENTS)

**MAIN 1ST FLOOR PLAN**  
1/4"=1'-0"

BACK (BEACH SIDE)



RIGHT SIDE

LEFT SIDE

FRONT (HWY. SIDE)

**STAIR SPECIFICATIONS:**

- 1) 24 INCHES  $\phi$  47.200" HT EACH (SPRING TO 1ST FLS)
- 2) DESIGN & INSTALL STAIRS AS PER I.B.C. R314
- 3) HANDRAIL SHALL BE  $\phi$  3" HIGH MAX PER I.B.C. R313
- 4) STAIRS SHALL BE 48" WIDE MAX PER I.B.C. R310
- 5) BALUSTERS SHALL BE 4"  $\phi$  I.C. MAX
- 6) MINIMUM VERTICAL CLEARANCE SHALL BE 6'8"
- 7) 3/8" FIRE-CODE CYCLUM BOARD UNDER STAIRS.
- 8) ATTIC ACCESS STAIRWAY SHALL MIN. 30"x34", 350 LBS LOAD

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR (R320) AND EXTERIOR WALL (R320) COVERINGS AS PER (I.B.C. CH. 7)

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH AN NONABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. (I.B.C. R307.2)

PROVIDE GLAZING AT ALL HOUSEHOLD LOCATIONS AS PER I.B.C. R308.4

BATHROOM, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A MINIMUM NET CLEAR OPENING OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE IN LIEU OF NATURAL LIGHTING. THE OPENING SHALL BE PROVIDED WITH SYSTEMS TO EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (I.B.C. R308.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE NOT LESS THAN 24 INCHES. THE MINIMUM CLEAR WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES (I.B.C. R310.1). ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A FINISHED HEIGHT OF NOT LESS THAN 44 INCHES ABOVE THE FLOOR. (I.B.C. R310.1)

DOOR SWEPTHS SHALL BE UNIDIRECTIONAL, INTER-COMPARTMENT AND INTER-BATTERY BACK UP AS PER THE IRC R317.1.

**WALL LEGEND**

- 2x4 WALL
- 2x6 WALL
- USE 2x6 OR DOUBLE 2x4 WHOSE CEILING OR WALL HEIGHT IS OVER 10'

**An**  
**AnTong Design**  
 34718 Twilight Hollow Ln,  
 Richmond, TX 77406  
 Contact: Tong Jiang  
 Tel: (832) 217-6692  
 E-mail:  
 tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
 7974 BLUEWATER HIGHWAY,  
 FREEPORT, TX 77542

OCT. 20, 2023  
 (SITE PLAN)  
 OCT. 27, 2023  
 (STRUCTURAL SET)  
 JAN. 24, 2024  
 (PLUMB RENS.)  
 JAN. 31, 2024  
 (SLO COMMENTS)

**MAIN 2ND FLOOR PLAN**  
 1/4"=1'-0"



**AnTong  
Design**

24718 Twilight Hollow, L.P.,  
Richmond, TX 77406

Contact: Tong Jiang  
Tel: (832) 317-4692  
Email: tongjiang@antong.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREETPORT, TX 77542

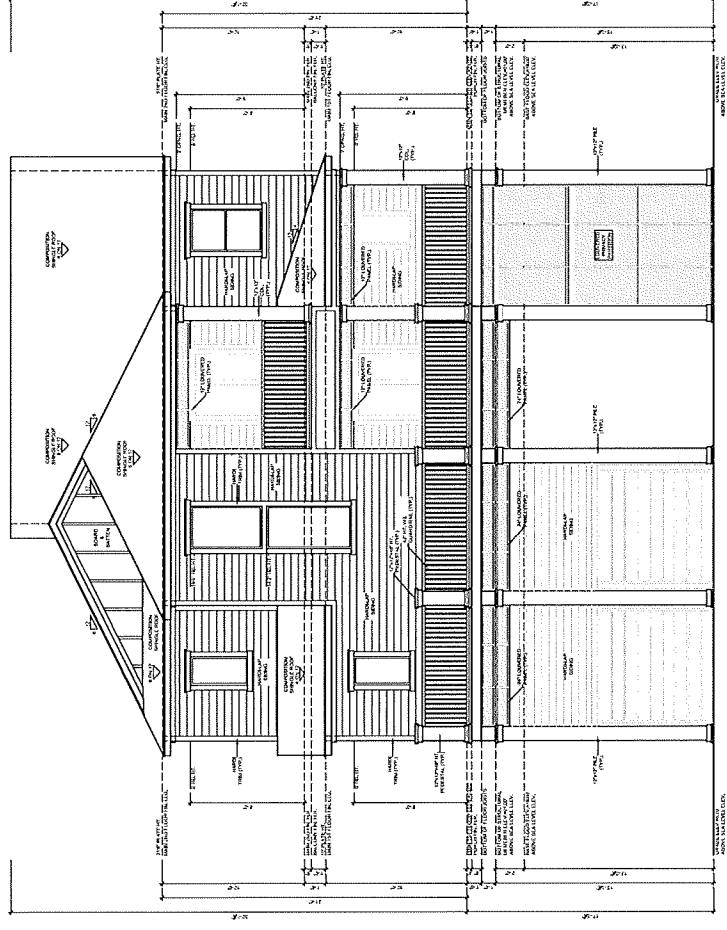
OCT. 20, 2023  
(SITE PLAN)

OCT. 27, 2023  
(STRUCTURAL SET)

JAN. 24, 2024  
(PILENG REVS.)

JAN. 31, 2024  
(CLO COMMENTS)

A.201



**FRONT ELEVATION (HWY. SIDE)**  
1/4"=1'-0"



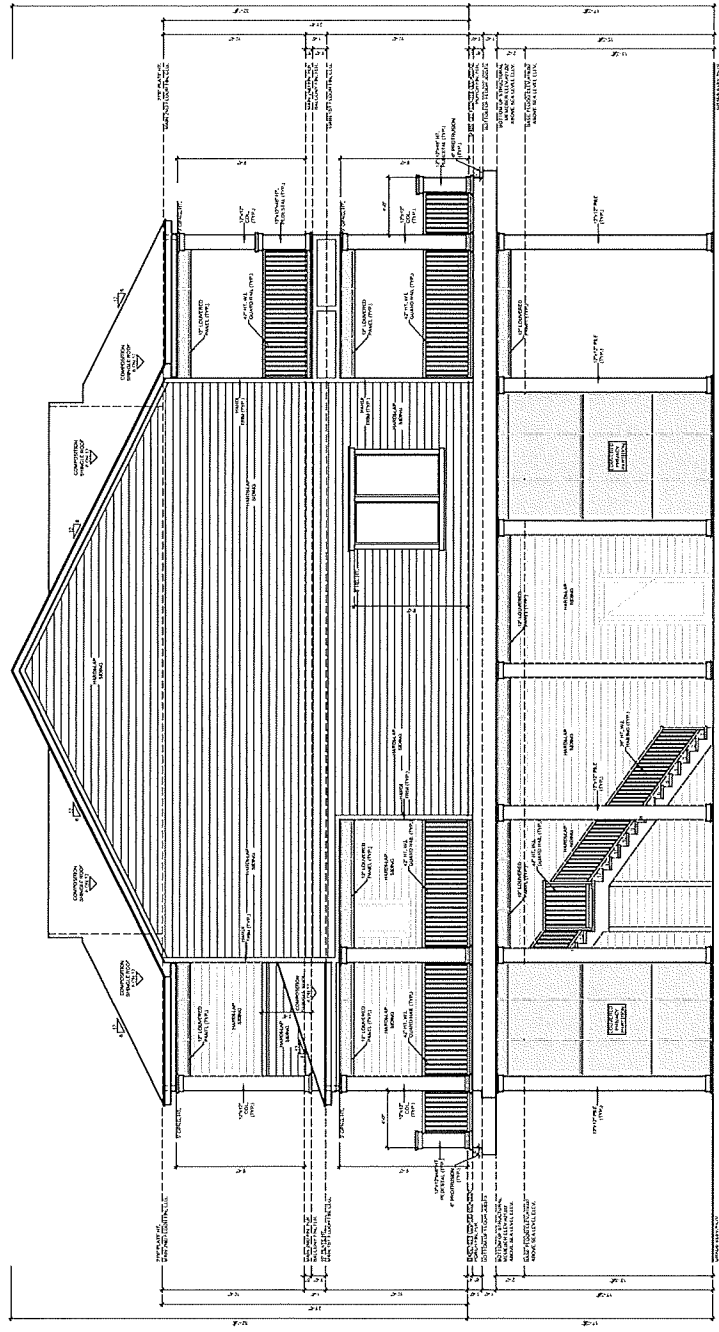
AnTong  
Design

24718 Twilight Meadows Ln,  
Richmond, TX 77406  
Contact: Tong Jiang  
Tel: (832) 317-6692  
E-mail:  
tongjiang@anmail.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)  
JAN. 24, 2024  
(PLUMB REVISIONS)  
JAN. 31, 2024  
(BLO COMMENTS)

A.202



RIGHT ELEVATION  
1/4"=1'-0"

An

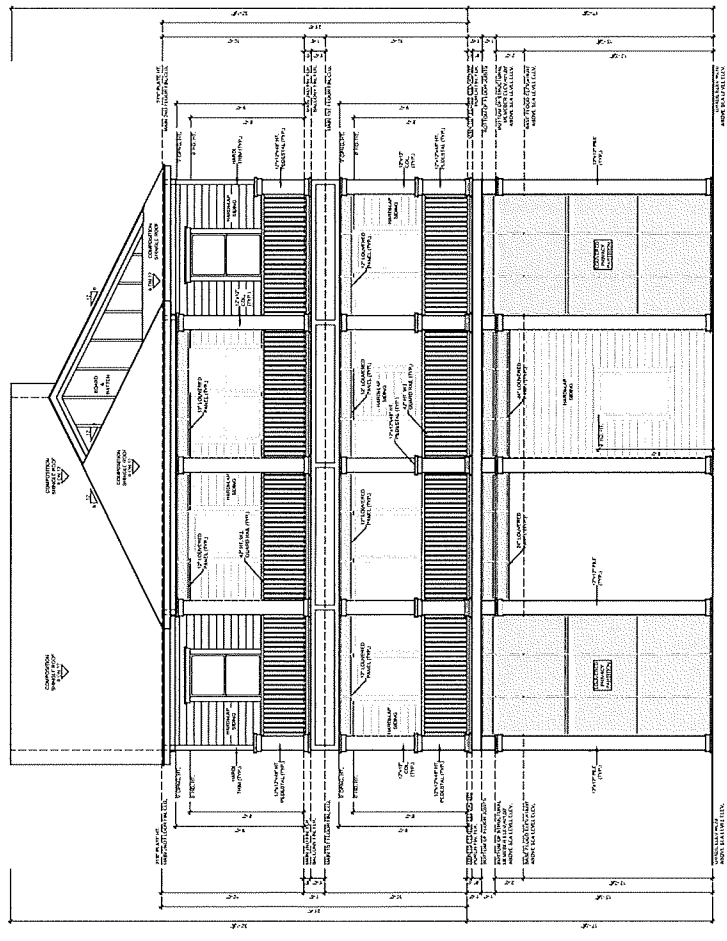
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Design

24718 Twilight Hollow Ln,  
Richmond, TX 77406  
Contact: Tong Jiang  
Tel: (832) 217-6692  
Email:  
tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)  
JAN. 24, 2024  
(PLUMB REV'S)  
JAN. 31, 2024  
(GLO COMMENTS)

A.203



BACK ELEVATION (BEACH SIDE)  
1/4"=1'-0"





AnTong  
Design

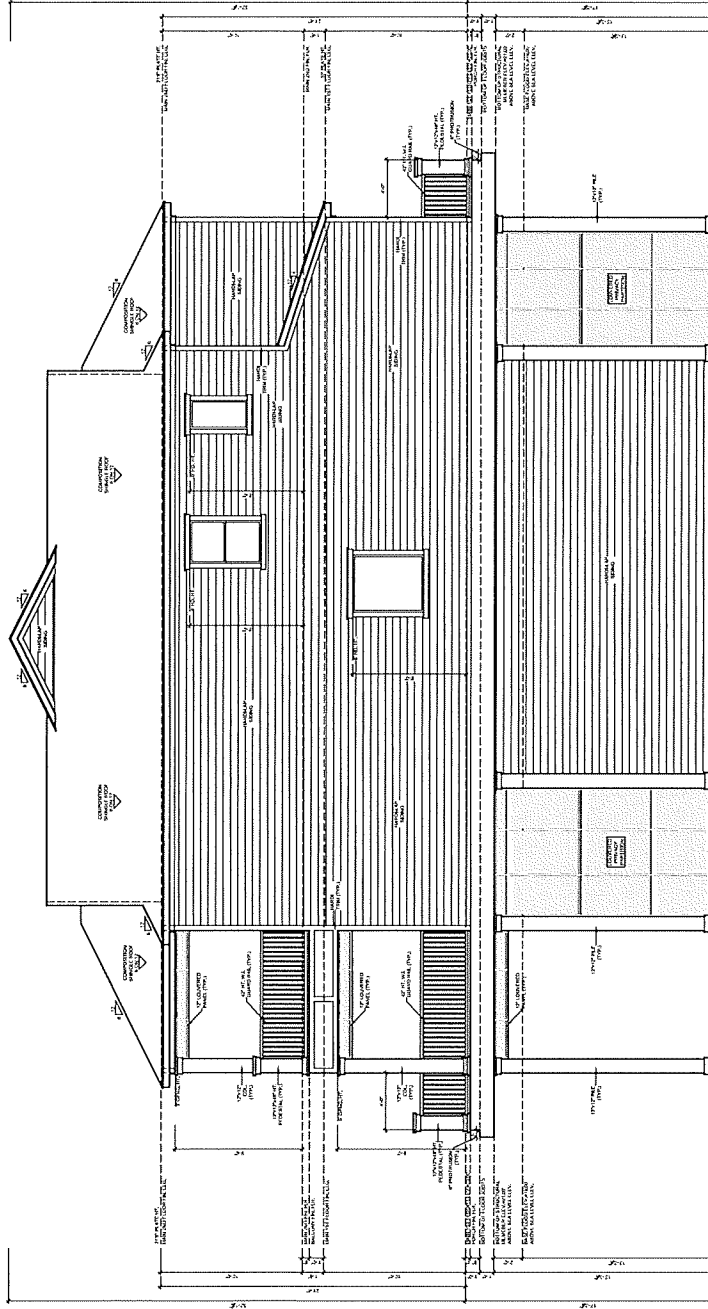
24718 Twilight Hollow Ln.  
Arlington, TX 77066  
Contact: Tong Jiang  
Tel: (832) 746992  
E-mail:  
tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT 01 2023  
(SITE PLAN)  
OCT 27 2023  
(STRUCTURAL SET)  
JAN 24 2024  
(PLUMB REVISIONS)  
JAN 31 2024  
(GLD COMMENTS)

A.204

LEFT ELEVATION  
1/4"=1'-0"



BACK (BEACH SIDE)

FRONT (HWY. SIDE)



**AnTong Design**

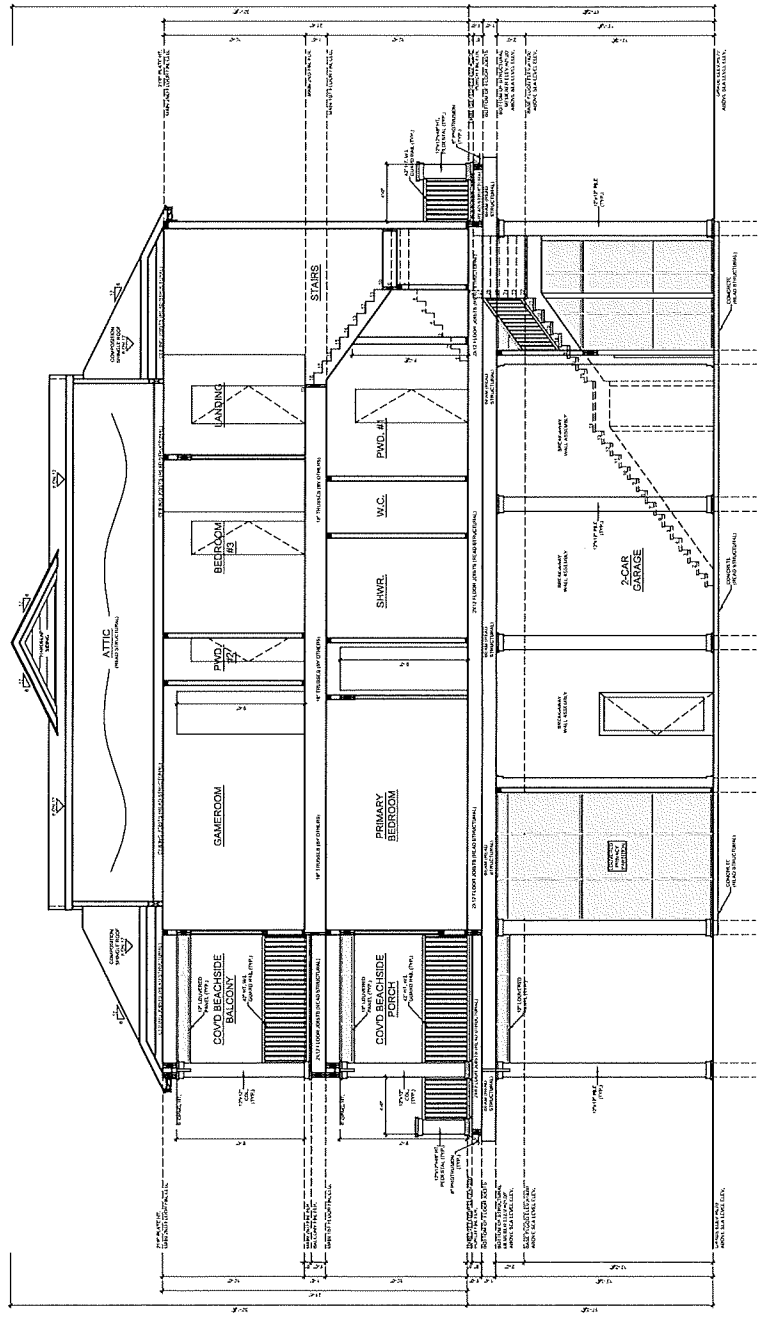
24718 Twilight Meadow Ln,  
Rosenmund, TX 77466  
Contact: Tong Jiang  
Tel: (832)217-6692  
E-mail:  
tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT 30, 2023  
SITE PLAN  
OCT 27, 2023  
STRUCTURAL SET  
JAN 24, 2024  
PLUMB REVISIONS  
JAN 31, 2024  
(B.O COMMENTS)

A.205

**SECTION THRU A-A**  
1/4"=1'-0"



FRONT (HWY. SIDE)

BACK (BEACH SIDE)



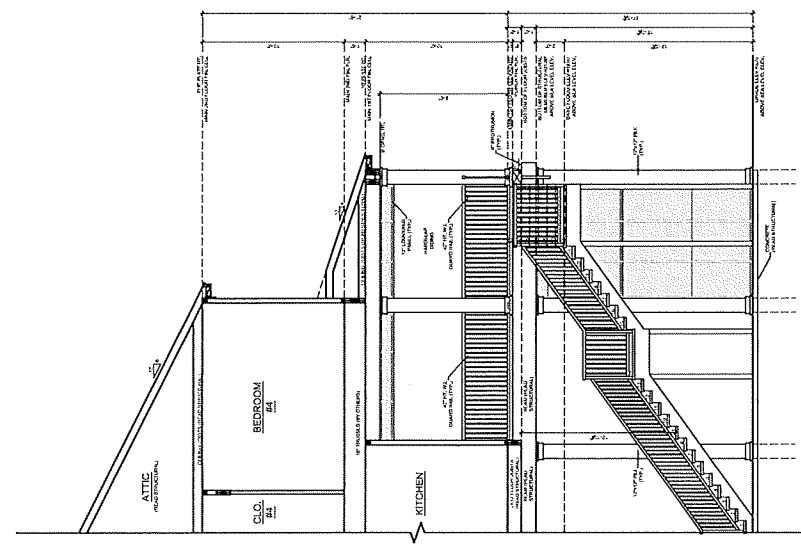
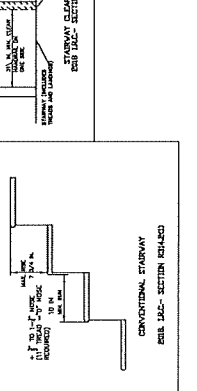
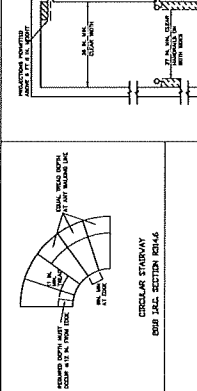
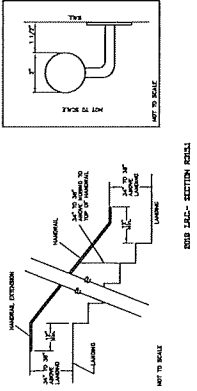
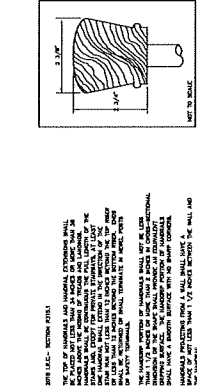
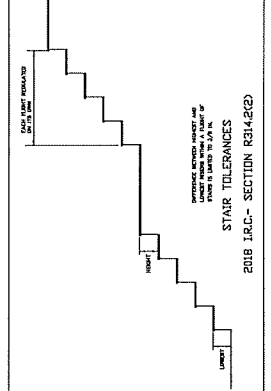
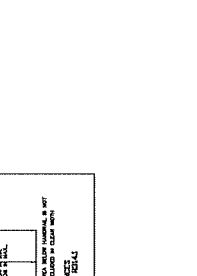
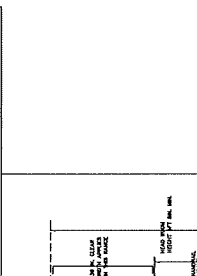
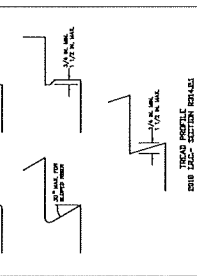
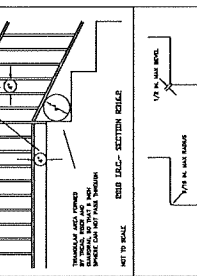
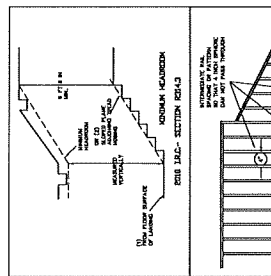
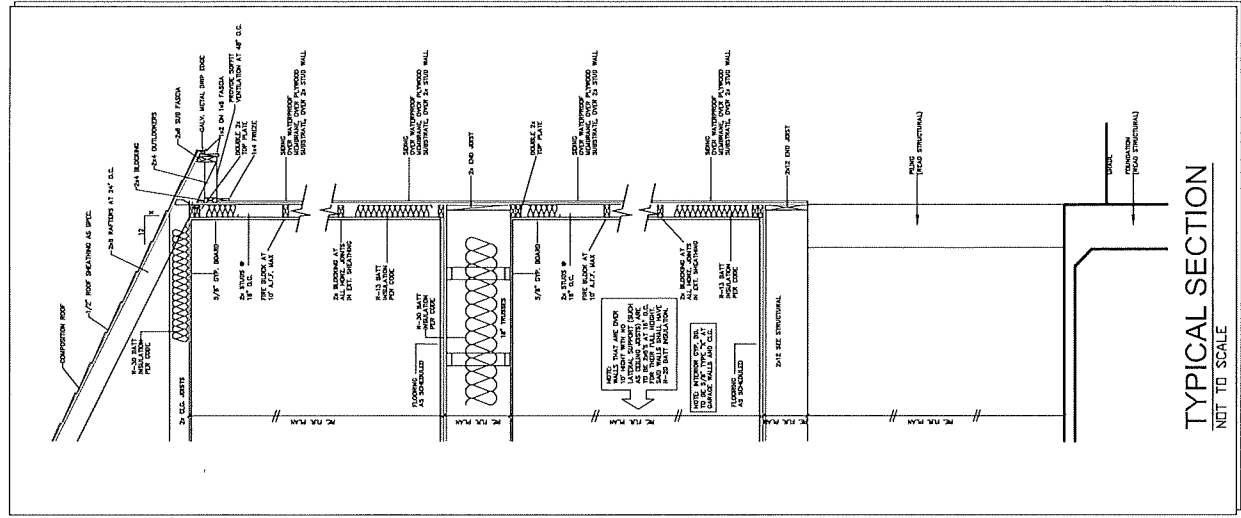
**AnTong Design**

24718 Tenthredin Meadows Ln,  
Richmond, TX 77406  
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tongjiang@antongdesign.com

A CUSTOM RESIDENCE AT:  
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FREETPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
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JAN. 24, 2024  
(PILING REVISIONS)  
JAN. 31, 2024  
(SLO COMMENTS)

A.206



**SECTION B**  
1/4" = 1'-0"

**TYPICAL SECTION**  
NET TO SCALE



**AnTong Design**

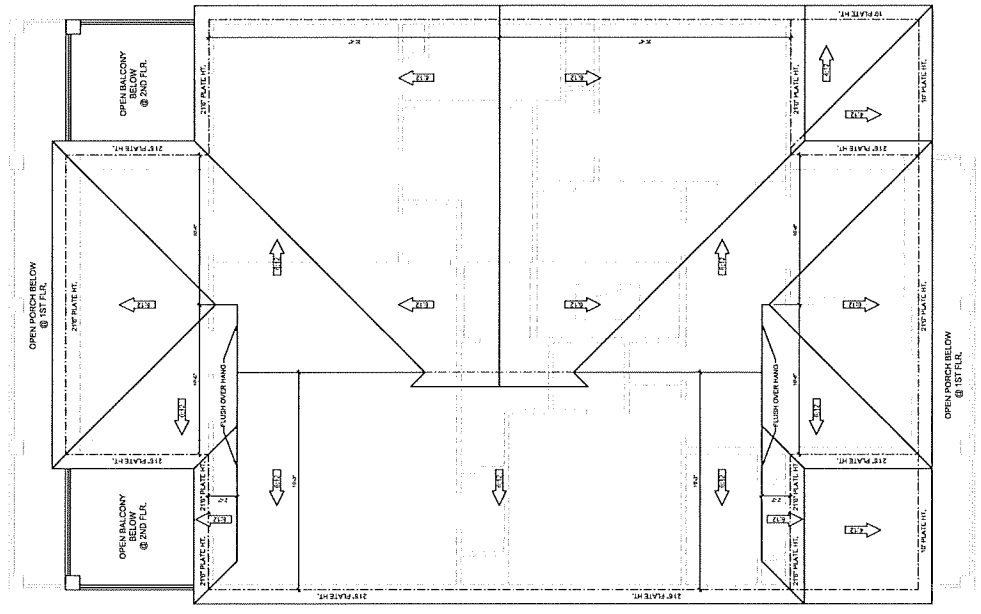
34718 Tealight Hollow Ln,  
Richmond, TX 77466  
Contact: Tony Jiang  
Tel: (832) 217-6992  
Email: [tonyjiang@antong.com](mailto:tonyjiang@antong.com)

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)  
JAN. 24, 2024  
(PLUMB REVISIONS)  
JAN. 31, 2024  
(G.L.O. COMMENTS)

A.301

BACK (BEACH SIDE)



RIGHT SIDE

LEFT SIDE

FRONT (HWY. SIDE)

**ROOF NOTES**  
ROOF TO BE COMPOSITION SINGLE UNLESS NOTED OTHERWISE.  
READ ROOF PLAN FOR ROOF PITCH.  
1" OVERHANG FROM FRAME UNLESS OTHERWISE NOTED.  
READ STRUCTURAL PLAN FOR RAFTER SIZE AND SPACING.  
ALL PLATE HEIGHT SHOWN IS TO BE MEASURED FROM MAIN 1ST FINISHED FLOOR.

**ROOF PLAN**  
1/4"=1'-0"



AnTong  
Design

24718 Twilight Hollow Ln.  
Rosenberg, TX 77466  
Contact: Tong Jiang  
Tel: (832) 317-6992  
E-mail:  
tongjiang@esignal.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
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JAN. 24, 2024  
(PLUMBING REVISIONS)  
JAN. 31, 2024  
(GLO COMMENTS)

E-100

**NOTE:**

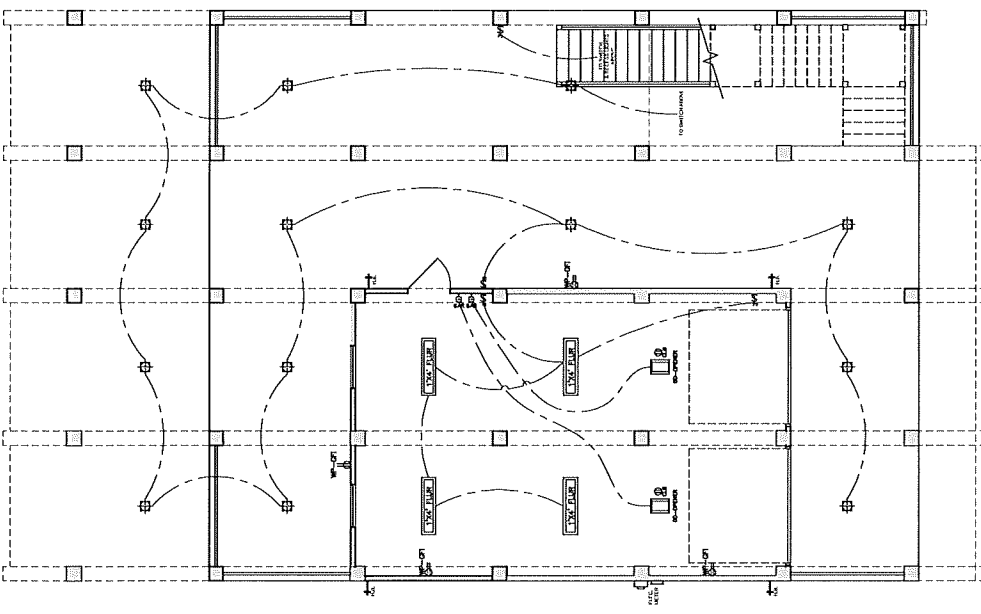
ELECTRICAL ARRANGEMENT SHOWN ON THIS DRAWING IS PARAMOUNT AND SHIPS ONLY GENERAL LOCATIONS FOR ELECTRICAL COMPONENTS. DESIGN AND SIZE ALL COMPONENTS TO COMPLY WITH CURRENT CODE SYSTEMS. PROVIDE COMMENTS FOR A PRACTICAL, EFFICIENT, & COMPLETE ELECTRICAL SYSTEM.  
-COMPLY WITH N.E.C. 210.8/210.82/210.12/408.12  
-SMOKE DETECTORS IN ALL BED ROOMS REQUIRE 120V TO HOUSE WIRING. BATTERY BACKUP & INTERCONNECT.  
-VENT ALL EXHAUST FANS TO OUTSIDE.  
-PROVIDE G.F.I. PROTECTION ON BATH PLUGS.  
-PROVIDE LIGHT FIXTURE & SMOKE DETECTORS AT WATER HEATER & A/C UNITS.  
-PROVIDE ELECTRIC DISCONNECT AT A/C UNIT.

**ELECTRICAL LEGEND**

- 110 VOLT DUPLEX RECEPTACLE
- 110 V DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPT CIRCUIT
- WATERPROOF 110 VOLT DUPLEX RECEPTACLE ON 1" DIAMETER (FOR OUTDOOR USE)
- 220 VOLT RECEPTACLE
- FLOOR DUPLEX RECEPTACLE
- CABLE TELEVISION JACK
- TELEPHONE JACK
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- DOORBELL PUSH-BUTTON
- PUSH-BUTTON FOR GARAGE OR OPENER
- CEILING MOUNTED HANGING LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBO
- UNDER CABINET LIGHTING

- FAN
- WALL SCONCE
- CHIMES
- GARAGE DISPOSAL MOTOR
- COMPLY WITH N.E.C. 210.8/210.82/210.12/408.12
- COMPLY WITH N.E.C. 408.10
- 3-LIGHT VANITY FIXTURE
- 12"x48" FLUORESCENT LIGHT

BACK (BEACH SIDE)



RIGHT SIDE

FRONT (HWY. SIDE)

**GROUND ELECTRICAL LAYOUT**  
1/4"=1'-0"

LEFT SIDE



AnTong  
Design

24718 Tucklight Hollow Ln,  
Richmond, TX 77406  
  
Contact: Tong Jiang  
Tel: (832) 317-4692  
tongjiang@antongdesign.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
  
OCT. 27, 2023  
(STRUCTURAL SET)  
  
JAN. 24, 2024  
(PLING REV.)  
  
JAN. 31, 2024  
(GLD COMMENTS)

E.101

**NOTE:**  
  
ELECTRICAL ARRANGEMENT SHOWN ON THIS DRAWING IS DIAGNOSTIC IN NATURE. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL DIMENSIONS, CONDITIONS, AND OTHER INFORMATION TO ENSURE THE ELECTRICAL SYSTEM IS INSTALLED AND OPERATES AS INTENDED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL VERIFY ALL DIMENSIONS TO COMPLY WITH CURRENT CODE SYSTEMS.  
  
-COMPLY WITH N.E.C. 210.8/210.32/210.12/490.12  
  
SMOKE DETECTORS IN ALL BED ROOMS REQUIRE 110V TO HOUSE WIRING. PROVIDE DETECTOR WITH UNDER CABINET LIGHTING.  
  
-HIT ALL EXHAUST FANS TO OUTSIDE  
  
-PROVIDE C.F.T. PROTECTION ON BATH PLUMB.  
  
-PROVIDE LIGHT FIXTURE & SMOKE DETECTORS AT WATER HEATER & A/C UNIT.  
  
-PROVIDE ELECTRIC DISCONNECT AT A/C UNIT.

**ELECTRICAL LEGEND**

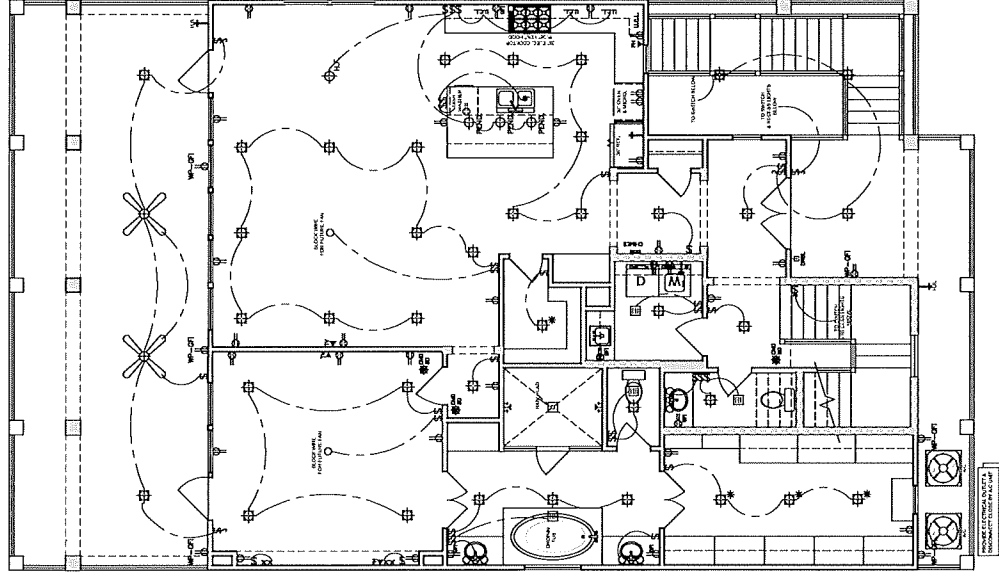
- ⊕ 110 VOLT DUPLEX RECEPTACLE
- ⊖ 110 V. DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPT CIRCUIT
- ☪ WATERPROOF 110 VOLT DUPLEX RECEPTACLE (SCHEDULE 40 TYPE CONDUIT)
- ⊕ 220 VOLT RECEPTACLE
- ⊕ FLOOR DUPLEX RECEPTACLE
- ⊕ CABLE TELEVISION JACK
- ⊕ TELEPHONE JACK
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ DOORBELL PUSH-BUTTON
- ⊕ PUSH-BUTTON FOR GARAGE OR OPENER
- ⊕ COILING MOUNTED HANGING LIGHT FIXTURE
- ⊕ RECESSED CEILING LIGHT FIXTURE
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ CHAUFFEUR FAN
- ⊕ SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- ⊕ SPOKE DETECTOR
- ⊕ 110 VOLT FAN SOURCE POWER. NEED APPROVED AND INSTALLED PER ALL SMOKE DETECTOR REQUIREMENTS PER THE MANUFACTURER'S INSTRUCTIONS. VERIFY THE MODEL NUMBER AND APPROPRIATE NEC CODE.
- ⊕ UNDER CABINET LIGHTING

- ⊗ FAN WITH LIGHT
- ⊗ WALL SPOKE
- ⊗ DIMMER
- ⊗ CABBAGE DISPOSAL MOTOR
- \* COMPLY WITH N.E.C. 210.8/210.32/210.12/490.12  
COMPLY WITH N.E.C. 405.18
- ⊗ 3-LIGHT VANITY FIXTURE
- ⊗ 12"x48" FLUORESCENT LIGHT

RIGHT SIDE

BACK (BEACH SIDE)



LEFT SIDE

FRONT (HWY. SIDE)

MAIN 1ST FLOOR ELECTRICAL LAYOUT

1/4"=1'-0"



AnTong  
Design

24718 Twilight Hollow Ln,  
Freeport, TX 77566  
Contact: Tong Jiang  
Tel: (832) 774-6692  
E-mail:  
tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT 01 2023  
(SITE PLAN)  
OCT 07 2023  
(STRUCTURAL SET)  
JAN 24 2024  
(PLUMBING)  
JAN 31 2024  
(C.D. COMMENTS)

E.102

**NOTE:**  
ELECTRICAL ARRANGEMENT SHOWN ON THIS DRAWING IS PARAMOUNT AND SHOWS ONLY GENERAL LOCATIONS FOR ELECTRICAL COMPONENTS. DESIGN AND SIZE ALL COMPONENTS TO COMPLY WITH CURRENT CODE SYSTEMS. CONSULT WITH THE CONTRACTOR FOR A PRACTICAL, EFFICIENT, & COMPLETE ELECTRICAL SYSTEM.  
-COMPLY WITH N.E.C. 210.8/210.32/210.12/408.12  
-COMPLY WITH N.E.C. 410.16  
-SMOKE DETECTORS IN ALL BED ROOMS REQUIRE 110V TO HOUSE WIRING. BATTERY BACKUP & INTERCONNECT.  
-VENT ALL EXHAUST FANS TO OUTSIDE.  
-PROVIDE G.F.I. PROTECTION ON BATH PLUGS.  
-PROVIDE LIGHT FIXTURE & SMOKE DETECTORS AT WATER HEATER & A/C UNITS.  
-PROVIDE ELECTRIC DISCONNECT AT A/C UNIT.

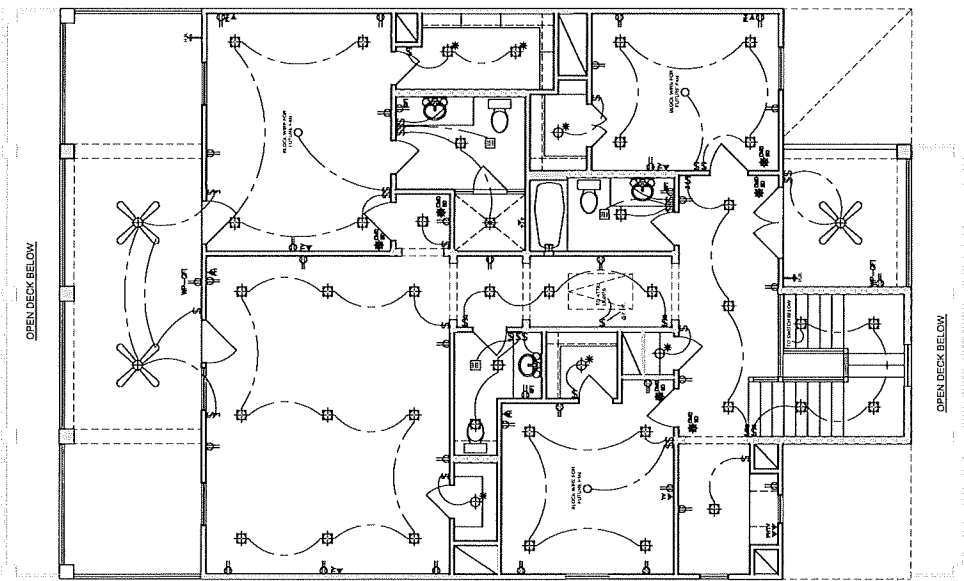
**ELECTRICAL LEGEND**

- ⊕ 110 VOLT DUPLEX RECEPTACLE
- ⊕ 110 V DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPT CIRCUIT
- ⊕ WATERPROOF 110 VOLT DUPLEX RECEPTACLE ON OUTDOOR CIRCUIT (GFCI PROTECTED)
- ⊕ 220 VOLT RECEPTACLE
- ⊕ FLOOR DUPLEX RECEPTACLE
- ⊕ CABLE TELEVISION JACK
- ⊕ TELEPHONE JACK
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ DOORBELL PUSH-BUTTON
- ⊕ PUSH-BUTTON FOR GARAGE DR. OPENER
- ⊕ CEILING MOUNTED HANGING LIGHT FIXTURE
- ⊕ RECESSED CEILING LIGHT FIXTURE
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBO
- ⊕ UNDER CABINET LIGHTING
- ⊕ FAN WITH LIGHT
- ⊕ WALL SCONCE
- ⊕ CHIMES
- ⊕ CARBIDE DISPOSAL MOTOR
- ⊕ 3-LIGHT VANITY FIXTURE
- ⊕ 12" x 48" FLUORESCENT LIGHT

**WALL UNDER CABINET LIGHTING**  
FAN WITH LIGHT  
WALL SCONCE  
CHIMES  
CARBIDE DISPOSAL MOTOR  
COMPLY WITH N.E.C. 210.8/210.32/210.12/408.12  
COMPLY WITH N.E.C. 410.16

**NEED TO VERIFY WIRE SOURCE POWER, WIRING, AND CONDUIT SIZES FOR ALL SMOKE DETECTOR, CARBON MONOXIDE DETECTOR, AND EXHAUST FAN. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL LOCAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL LOCAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL LOCAL CODES.**

BACK (BEACH SIDE)



LEFT SIDE

RIGHT SIDE

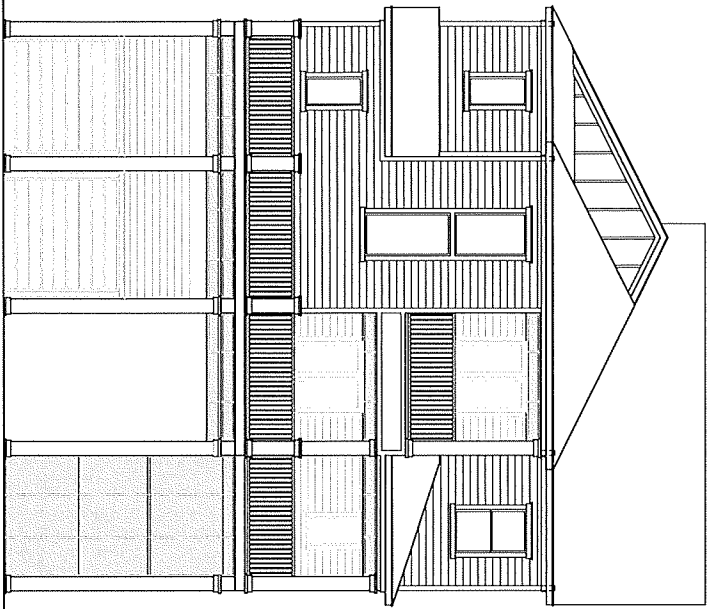
FRONT (HWY. SIDE)

MAIN 2ND FLOOR ELECTRICAL LAYOUT  
1/4"=1'-0"

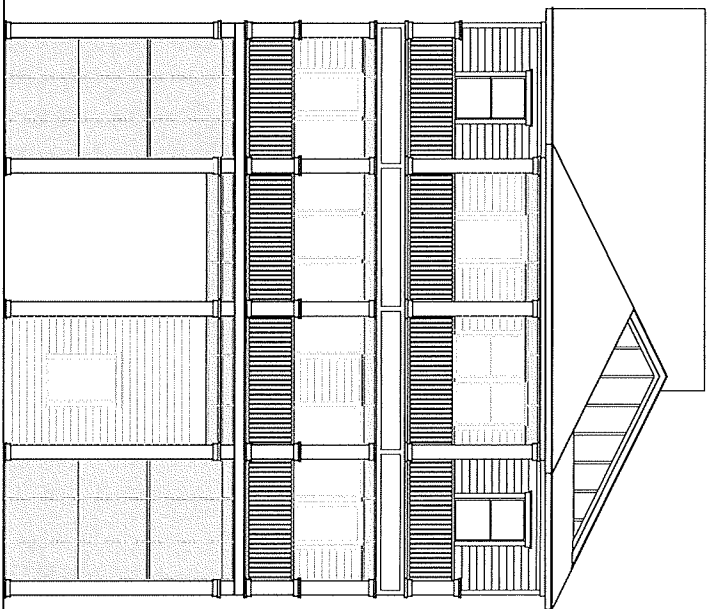








FRONT VIEW @HWY. SIDE



BACK VIEW @BEACH SIDE

7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

COVER



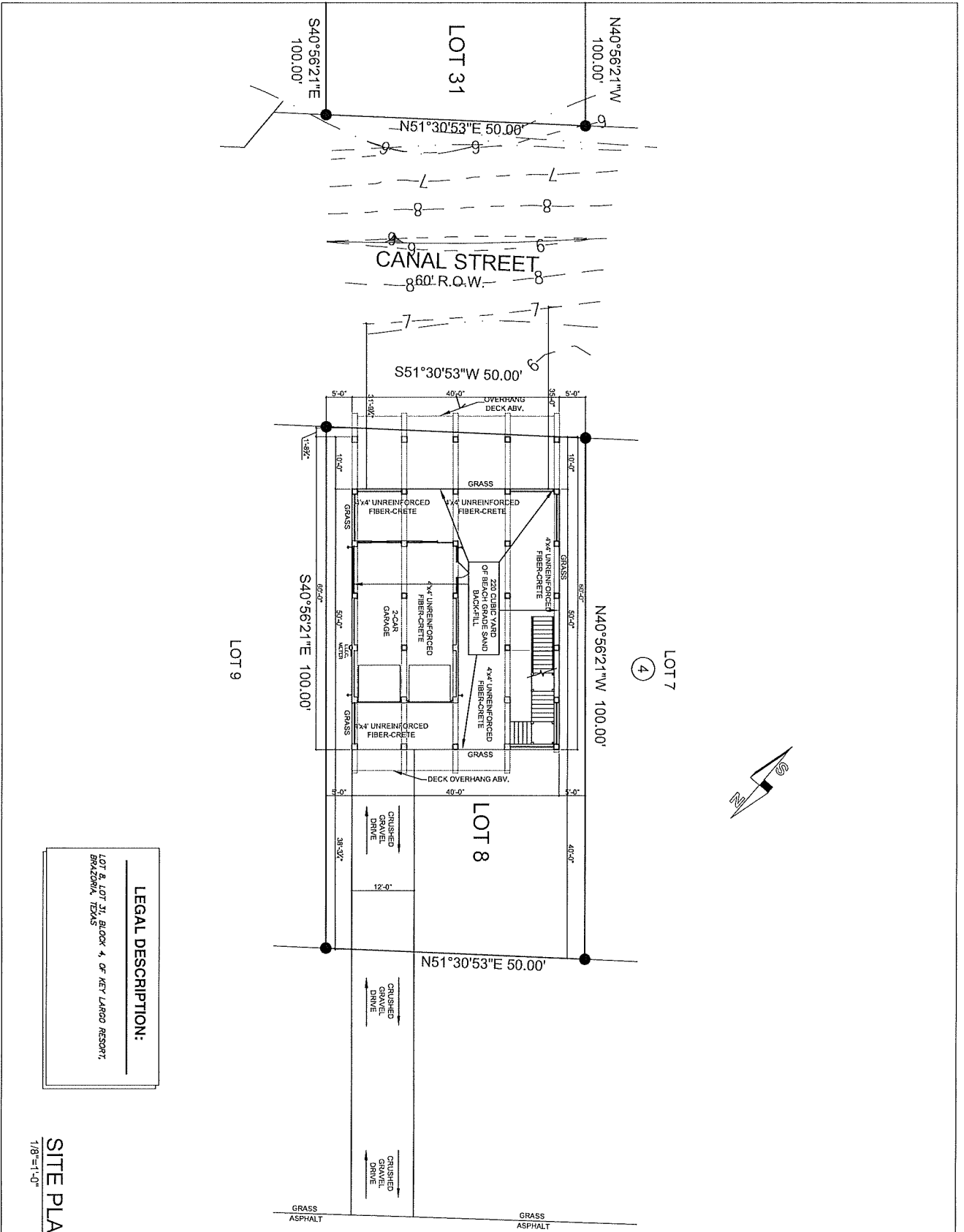
AntTong  
Design

24718 Twilight Hollow Ln,  
Richmond, TX 77406

Contact: Tony Jiang  
Tel: (832) 74-6692  
E-mail:  
tongjiang@gmail.com

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542


OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)  
JAN. 24, 2024  
(PLUMB REV.S.)  
JAN. 31, 2024  
(GLO COMMENTS)

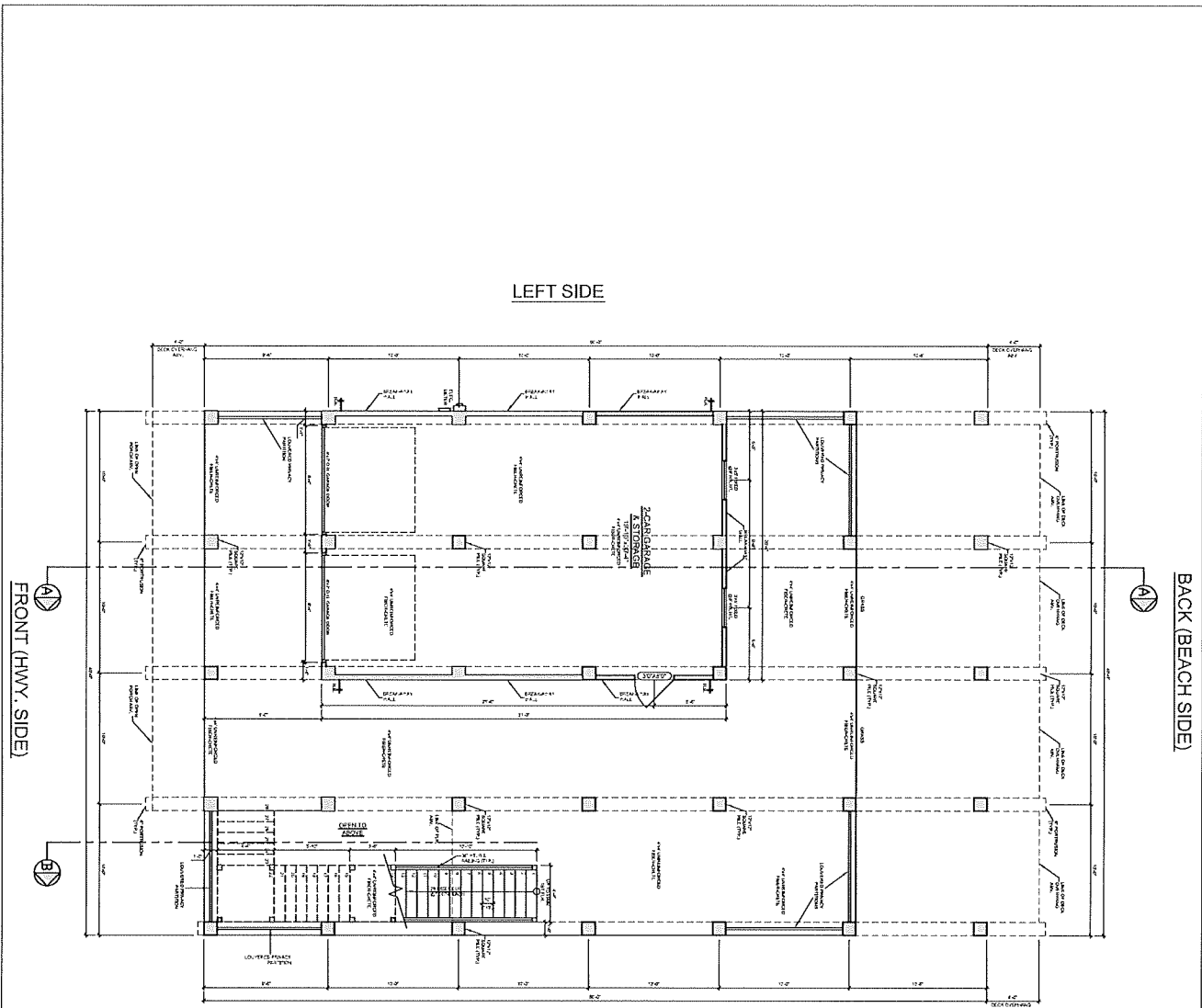


**LEGAL DESCRIPTION:**  
 LOT 8, LOT 31, BLOCK 4, OF KEY LARGO RESORT, BRAZORIA, TEXAS

**SITE PLAN**  
 1/8"=1'-0"

**BLUEWATER HIGHWAY**  
 120' R.O.W.

 <b>Antong Design</b>	Contact: Tony Jiang 247718 Twilight Hollow Ln. Richmond, TX 77406 Tel: (832) 574-6692 Email: <a href="mailto:tungjiang@gmail.com">tungjiang@gmail.com</a>				
<b>A CUSTOM RESIDENCE AT:</b> <b>7974 BLUEWATER HIGHWAY,</b> <b>FREEPORT, TX 77542</b>					
<table border="1"> <tr> <td>OCT. 20, 2023 (SITE PLAN)</td> </tr> <tr> <td>OCT. 27, 2023 (STRUCTURAL SET)</td> </tr> <tr> <td>JAN. 24, 2024 (PLUMB REV'S)</td> </tr> <tr> <td>JAN. 31, 2024 (GLO COMMENTS)</td> </tr> </table>		OCT. 20, 2023 (SITE PLAN)	OCT. 27, 2023 (STRUCTURAL SET)	JAN. 24, 2024 (PLUMB REV'S)	JAN. 31, 2024 (GLO COMMENTS)
OCT. 20, 2023 (SITE PLAN)					
OCT. 27, 2023 (STRUCTURAL SET)					
JAN. 24, 2024 (PLUMB REV'S)					
JAN. 31, 2024 (GLO COMMENTS)					
A-001					



LEFT SIDE

BACK (BEACH SIDE)

FRONT (HWY. SIDE)

RIGHT SIDE

**STAIR SPECIFICATIONS:**

- 1) 2# REBAR @ 27" ON CENTER (GROUND TO 1ST FLOOR)
- 2) REBAR @ 27" ON CENTER (1ST FLOOR TO 2ND FLOOR)
- 3) HANDRAIL SHALL BE @ 36" HIGH MIN PER I.B.C. R313
- 4) GUARDRAIL SHALL BE @ 42" O.C. MAX
- 5) BALUSTERS SHALL BE @ 4" O.C. MAX
- 6) STAIRWAY VENTILATION SHALL BE PER I.B.C. R310
- 7) STAIRWAY SHALL BE OPEN TO OTHER STAIRS.
- 8) AT THE ACCESS STAIRWAY SHALL BE PER I.B.C. R310.1.3
- 9) MIN. 30" DIA. 1" DIA. LBS (LSD)

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR PARTS AND EXTERIOR WALL (FINISH) SPECIFICATIONS PER (I.B.C. 501.1)

BATHING AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH AN NON-SLIP SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE FLOOR. (I.B.C. 509.2)

PROVIDE GLAZING AT ALL HAZARDOUS LOCATIONS AS PER I.B.C. 1608.4

BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH APPROPRIATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 5 SQUARE FEET. CALCULATED OF NOT LESS THAN 1.5 SQUARE FEET PER LINEAL FOOT. VENTILATION, A MECHANICAL VENTILATION SYSTEM NEEDS TO BE PROVIDED. VENTILATION DIRECTLY TO THE OUTSIDE. (I.B.C. 1608.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR DRIVING HEIGHT DIMENSION SHALL BE NOT LESS THAN 20 INCHES. THE WINDOW NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES FROM SLEEPING ROOMS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (I.B.C. R310.1)

SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-COMPLETED, AND MONITOR BATTERY. (I.B.C. 907.2.2)

**WALL LEGEND**

- 2x4 WALL
- 2x6 WALL
- 2x8 WALL
- 2x10 WALL
- 2x12 WALL
- 2x14 WALL
- 2x16 WALL
- 2x18 WALL
- 2x20 WALL
- 2x22 WALL
- 2x24 WALL
- 2x26 WALL
- 2x28 WALL
- 2x30 WALL
- 2x32 WALL
- 2x34 WALL
- 2x36 WALL
- 2x38 WALL
- 2x40 WALL
- 2x42 WALL
- 2x44 WALL
- 2x46 WALL
- 2x48 WALL
- 2x50 WALL
- 2x52 WALL
- 2x54 WALL
- 2x56 WALL
- 2x58 WALL
- 2x60 WALL
- 2x62 WALL
- 2x64 WALL
- 2x66 WALL
- 2x68 WALL
- 2x70 WALL
- 2x72 WALL
- 2x74 WALL
- 2x76 WALL
- 2x78 WALL
- 2x80 WALL
- 2x82 WALL
- 2x84 WALL
- 2x86 WALL
- 2x88 WALL
- 2x90 WALL
- 2x92 WALL
- 2x94 WALL
- 2x96 WALL
- 2x98 WALL
- 2x100 WALL

**GROUND FLOOR PLAN**

1/4"=1'-0"

**A**

**AntTong**

**Design**

26718 Twilight Hollow Ln.  
Richardson, TX 77406

Owner: Ting Jiang  
Tel: (817) 215-4692  
Email: [tingiangp@gmail.com](mailto:tingiangp@gmail.com)

A CUSTOM RESIDENCE AT:  
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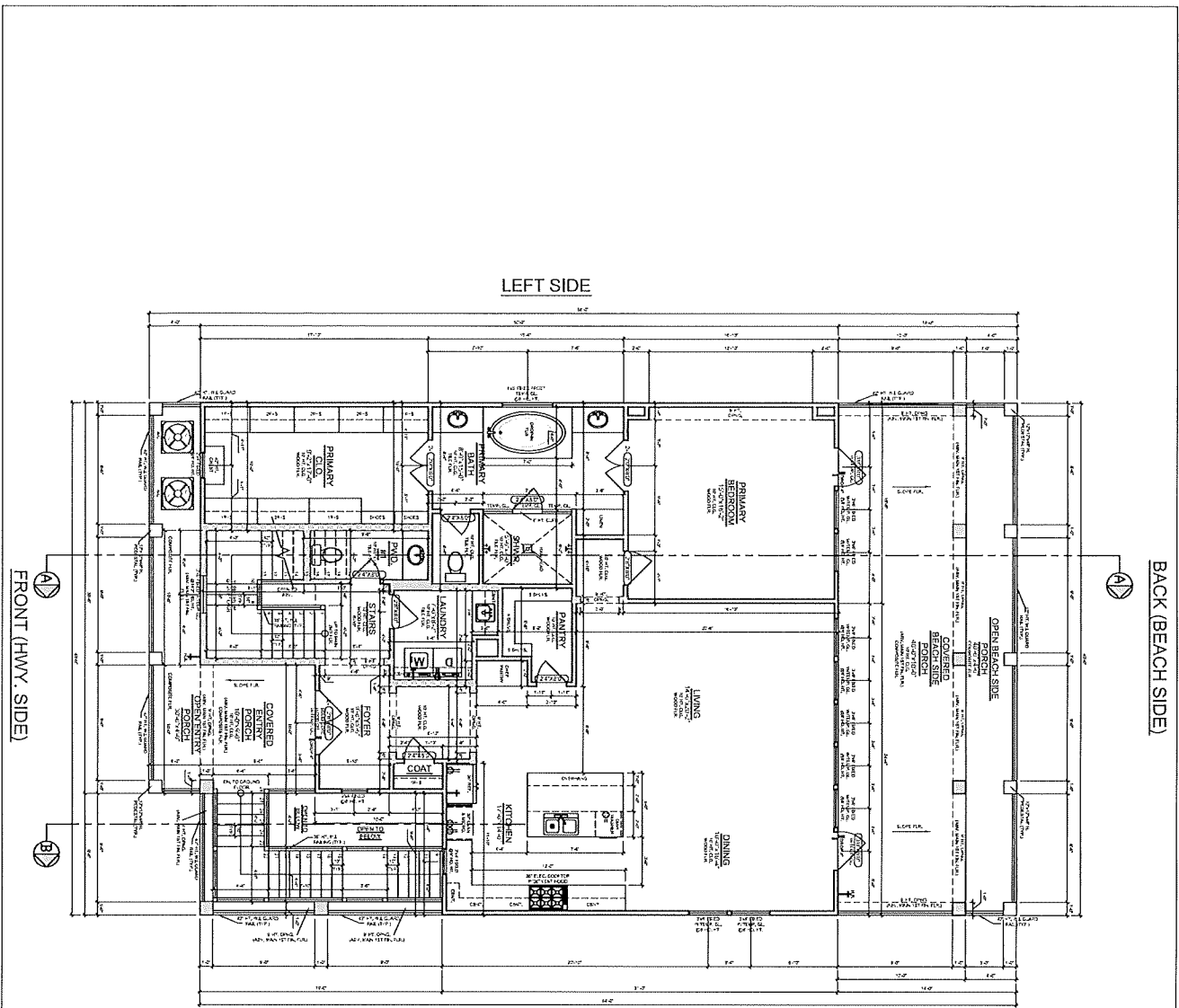
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(PLUMB REV'S)

JAN. 31, 2024  
(GLO COMMENTS)

A.100



AREAS (SQ. FT.)	
MAIN 1ST FLOOR LIVING	1,226
MAIN 1ST FLOOR LIVING	1,239
TOTAL LIVING	2,465
COVERED PORCH	898
COVERED BEACH SIDE PORCH	480
COVERED BEACH SIDE BALCONY	210
TOTAL NON-LIVING	1,588
TOTAL COVERED	4,798
OPEN ENTRY PORCH	122
OPEN BEACH SIDE PORCH	180
OPEN BEACH SIDE BALCONY	180
PROJECT TOTAL	5,289

- STAR SPECIFICATIONS:**
- 1) 2x RESISTS @ 47280' HT. EACH (GROUND TO 1ST F.L.)
  - 2) 2x RESISTS @ 47280' HT. EACH (1ST F.L. TO 2ND F.L.)
  - 3) HANDRAIL SHALL BE @ 34" HIGH MIN. PER I.A.C. R015
  - 4) GUARDRAIL SHALL BE 42" HIGH MIN. PER I.A.C. R016
  - 5) BALUSTERS SHALL BE 4" O.C. MAX.
  - 6) ALL FLOOR VERTICAL CURBS SHALL BE 6" MIN.
  - 7) ALL STAIR RISES SHALL BE 7" 1/4" MAX.
  - 8) ALL ACCESS STAIRWAYS SHALL COMPLY WITH SECTION 1103.1.3
  - 9) MIN. 20" x 34" 200 150 150

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR (I202) AND EXTERIOR WALL (E202) SYSTEMS AS PER (I.A.C. S11.7)

BATHING AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH AN IMPERMEABLE SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE 1'000' (I.A.C. R022.2)

PROVIDE GLAZING AT ALL WINDOWS LOCATIONS AS PER I.A.C. R024.4

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH APPROPRIATE GLAZING AREA IN WINDOWS OR DOORS WHICH PERMIT LIGHT TRANSMISSION, VENTILATION, AND MECHANICAL VENTILATION SYSTEM NEEDS TO BE PROVIDED. VENTILATION DIRECTLY TO THE OUTDOOR. (I.A.C. R023.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE NOT LESS THAN 20" IN THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES FROM SLEEPING ROOMS SHALL HAVE A MINIMUM SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (I.A.C. R031.1)

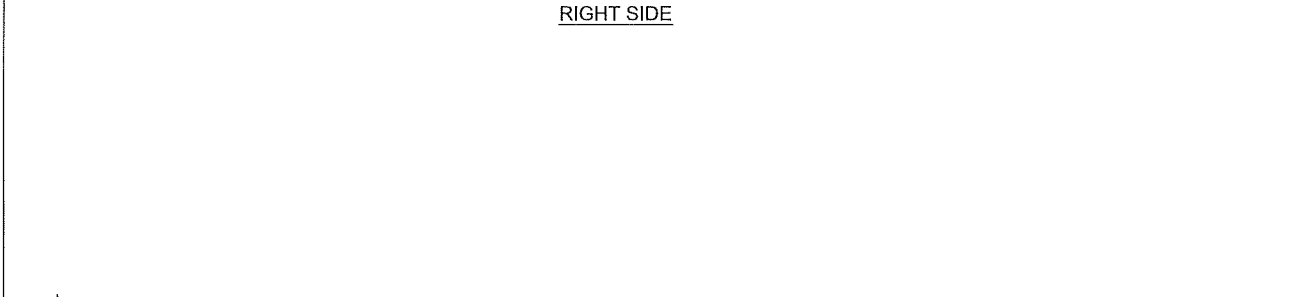
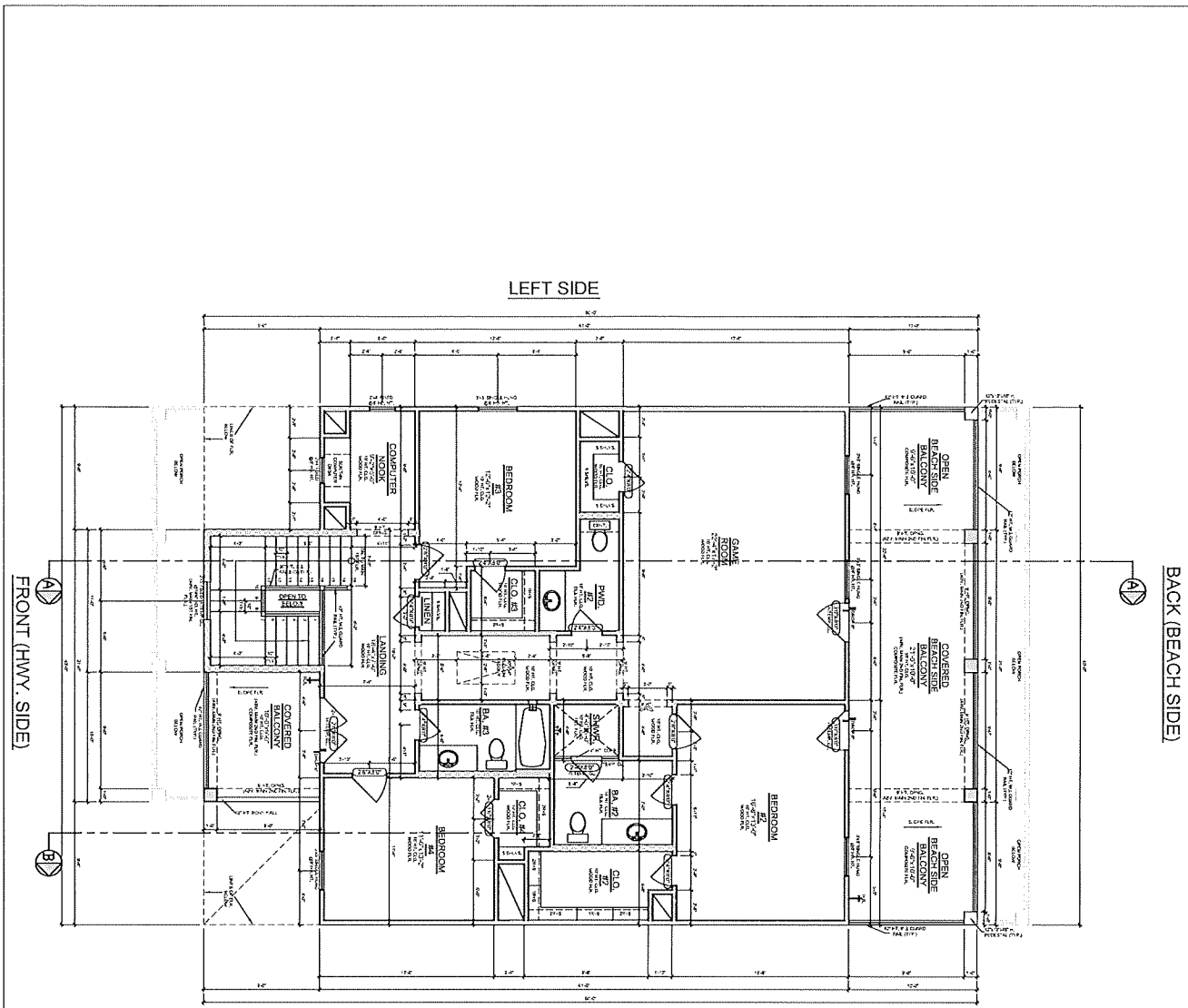
SMOKE DETECTORS SHALL BE HAND-WIRED, INTER-COMPARTMENTS AND ROOMS BATTERY POWERED. (I.A.C. R051.1)

**WALL LEGEND**

[Symbol]	2x4 WALL
[Symbol]	2x6 WALL
[Symbol]	2x4 OR 2x6 WITH CEILING OR WALL
[Symbol]	INSULATION WITH 2x4 WALL

MAIN 1ST FLOOR PLAN  
1/4"=1'-0"

<p><b>AntTong Design</b></p> <p>36718 Twilight Hollow Ln. Richardson, TX 77465 Contact: Tom Jiang Tel: (937) 215-6992 E-mail: tomjiangp@gmail.com</p>	<p>A CUSTOM RESIDENCE AT: 7974 BLUEWATER HIGHWAY, FREEPORT, TX 77542</p>		<p>A.101</p>
	<p>DATE: OCT. 27, 2023 (SITE PLAN) OCT. 27, 2023 (STRUCTURAL SET) JAN. 24, 2024 (PLUMB REV'S) JAN. 31, 2024 (GIO COMMENTS)</p>		
	<p>PROJECT NO.: 103</p>		
	<p>DRAWING NO.: 103-101</p>		
	<p>SCALE: 1/4"=1'-0"</p>		



MAIN 2ND FLOOR PLAN  
1/4"=1'-0"

**STAIR SPECIFICATIONS:**

- 28 RISERS @ 87/32" RISE EACH (ROUNDED TO 157 R4.6)
- 28 TREADS @ 11 1/2" DEPTH (ROUNDED TO 230 T4.0)
- 3) HANDRAIL SHALL BE @ 37" HIGH MIN. PER I.B.C. R311
- 4) COUNTERBAL SHALL BE @47" HIGH MIN. PER I.B.C. R311
- 5) BALUSTERS SHALL BE @47" O.C. MAX PER I.B.C. R311
- 6) BALUSTERS SHALL BE @47" O.C. MAX PER I.B.C. R311
- 7) 2x6" PINE-COKE CHEST BOARD UNDER STAIRS.
- 8) ALTC ACCESS STAIRWAY SHALL COMPLY WITH SECTION 1102.3.3
- 9) SEE 1102.3.3 FOR STAIR

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR PARTS AND PORTION WALL (FINISH) CONDITIONS AS PER (I.B.C. CH. 7)

BATHS AND SHOWER ROOMS AND WALLS SHALL BE FINISHED WITH CERAMIC TILE. HEADS SHALL BE FINISHED WITH AN HOUSINGEMENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO TOP OF WALLS FROM 8 FEET ABOVE FLOOR (I.B.C. R310)

PROVIDE GLAZING AT ALL HAZARDOUS LOCATIONS AS PER I.B.C. R308.4

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH APPROPRIATE GLAZING AREA IN WINDOWS OR NOT LESS THAN 5.7 SQ. FT. OF GLAZING AREA WHICH MUST BE OPENABLE IN LEAD OF NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM NEEDS TO BE PROVIDED VENTILATION SHALL BE PROVIDED TO THE OUTSIDE (I.B.C. R308.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE NOT LESS THAN 24 IN. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES (I.B.C. R310.1)

FROM SLEEPING ROOMS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR (I.B.C. R310.1)

SMOKE DETECTORS SHALL BE HAND-WIRED, BATTERY OPERATED, BATTERY BACK UP AS PER THE I.B.C. R310.7

**WALL LEGEND**

2x4 WALL

USE 2x4 ON ROOF/2x4x8 WHEN CEILING OR WALL HEIGHT IS OVER 10'

**GENERAL NOTES**

CONSTRUCTION OF INTERIOR PARTS AND PORTION WALL (FINISH) CONDITIONS AS PER (I.B.C. CH. 7)

BATHS AND SHOWER ROOMS AND WALLS SHALL BE FINISHED WITH CERAMIC TILE. HEADS SHALL BE FINISHED WITH AN HOUSINGEMENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO TOP OF WALLS FROM 8 FEET ABOVE FLOOR (I.B.C. R310)

PROVIDE GLAZING AT ALL HAZARDOUS LOCATIONS AS PER I.B.C. R308.4

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH APPROPRIATE GLAZING AREA IN WINDOWS OR NOT LESS THAN 5.7 SQ. FT. OF GLAZING AREA WHICH MUST BE OPENABLE IN LEAD OF NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM NEEDS TO BE PROVIDED VENTILATION SHALL BE PROVIDED TO THE OUTSIDE (I.B.C. R308.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE NOT LESS THAN 24 IN. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES (I.B.C. R310.1)

FROM SLEEPING ROOMS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR (I.B.C. R310.1)


SMOKE DETECTORS SHALL BE HAND-WIRED, BATTERY OPERATED, BATTERY BACK UP AS PER THE I.B.C. R310.7

**WALL LEGEND**

2x4 WALL

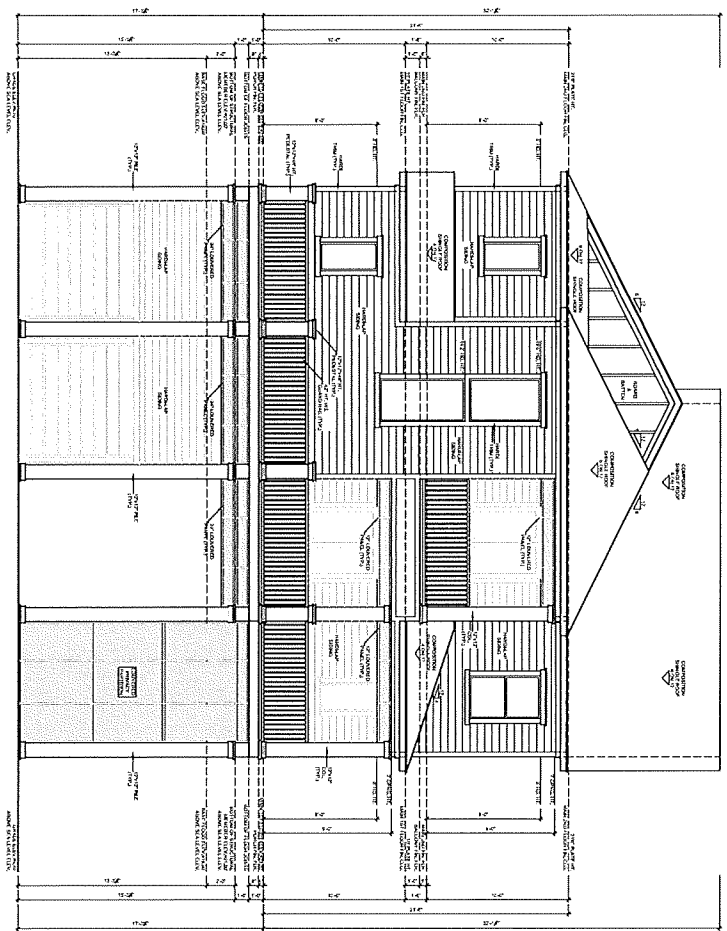
USE 2x4 ON ROOF/2x4x8 WHEN CEILING OR WALL HEIGHT IS OVER 10'

A CUSTOM RESIDENCE AT:  
7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

  
**Antong Design**  
 24718 Twilight Hollow Ln  
 Richmond, TX 77406  
 Contact: Tom Jiang  
 Tel: (832)17-6692  
 Email: tomjiang@antong.com

OCT. 20, 2023 (SITE PLAN)  
 OCT. 27, 2023 (STRUCTURAL SET)  
 JAN. 24, 2024 (PLUMB REVS.)  
 JAN. 31, 2024 (OLD COMMENTS)

A.102



FRONT ELEVATION (HWY. SIDE)  
 1/4"=1'-0"



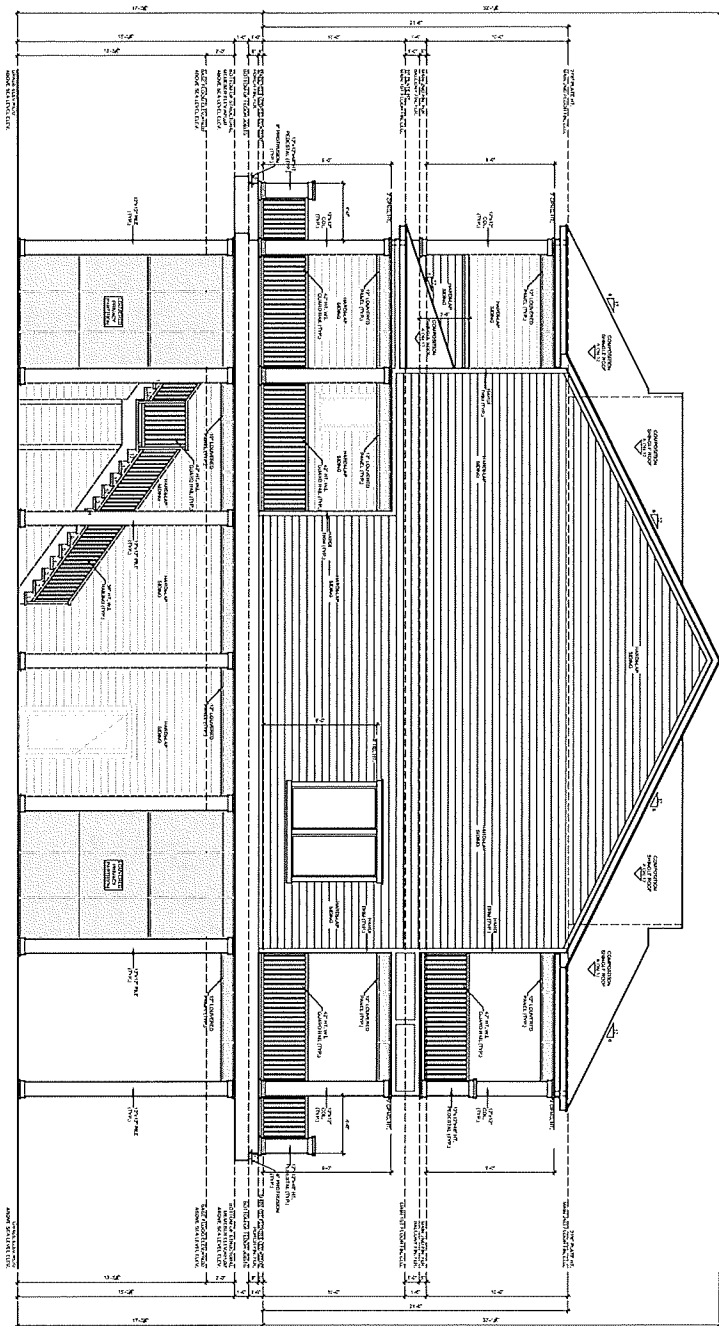
**Antong  
 Design**

24778 Twilight Hollow Ln.  
 Redwood, TX 77466  
 Contact: Tom Jiang  
 Tel: (832)217-4892  
 Email:  
 tongjintg@gmail.com

A CUSTOM RESIDENCE AT:  
 7974 BLUEWATER HIGHWAY,  
 FREEPORT, TX 77542

OCT. 20, 2023  
 (SITE PLAN)  
 OCT. 27, 2023  
 (STRUCTURAL SET)  
 JAN. 24, 2024  
 (PLUMB REVISIONS)  
 JAN. 31, 2024  
 (AEO COMMENTS)

FRONT (HWY. SIDE)



BACK (BEACH SIDE)

RIGHT ELEVATION

1/4"=1'-0"



**Antong  
Design**

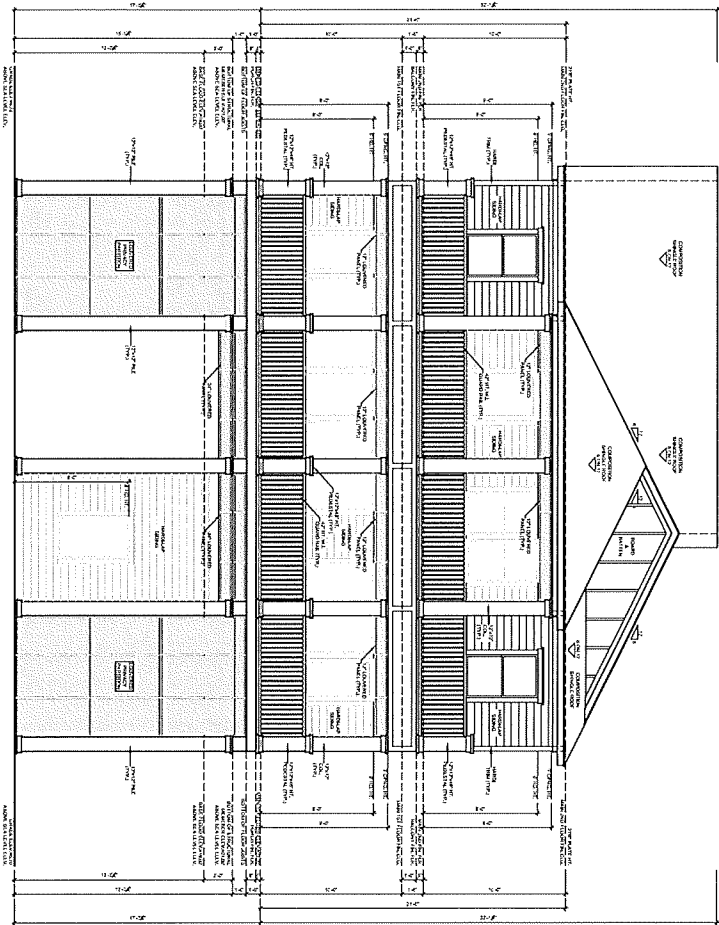
24718 Twilight Hollow Ln.  
Kleinwood, TX 77406  
Contact: Tom Jiang  
Tel: (832)217-4692  
E-mail:  
tomjiang@antong.com

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7974 BLUEWATER HIGHWAY,  
FREEPORT, TX 77542

OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)  
JAN. 24, 2024  
(PLUMB REVISED)  
JAN. 31, 2024  
(A.D. COMMENTS)

A.202





BACK ELEVATION (BEACH SIDE)

1/4"=1'-0"



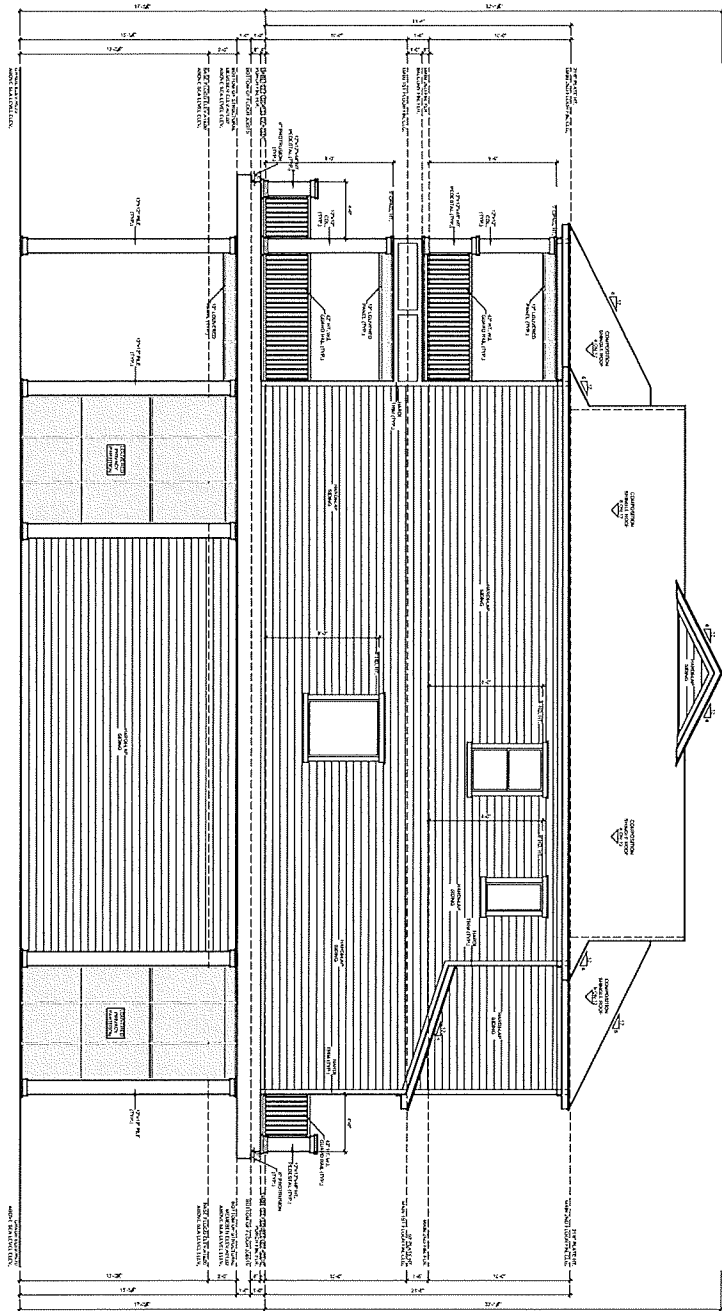
**Antong Design**

34718 Twilight Hollow Ln  
 Richmond, TX 77406  
 Contact: Tang Jiang  
 Tel: (832) 746095  
 Email: [tongjiang@gmail.com](mailto:tongjiang@gmail.com)

A CUSTOM RESIDENCE AT:  
 7974 BLUEWATER HIGHWAY,  
 FREEPORT, TX 77542

OCT. 20, 2023  
 (SITE PLAN)  
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 (STRUCTURAL SET)  
 JAN. 24, 2024  
 (PLUMB REVS)  
 JAN. 31, 2024  
 (G.O COMMENTS)

BACK (BEACH SIDE)



FRONT (HWY. SIDE)

LEFT ELEVATION

1/4"=1'-0"

A.204



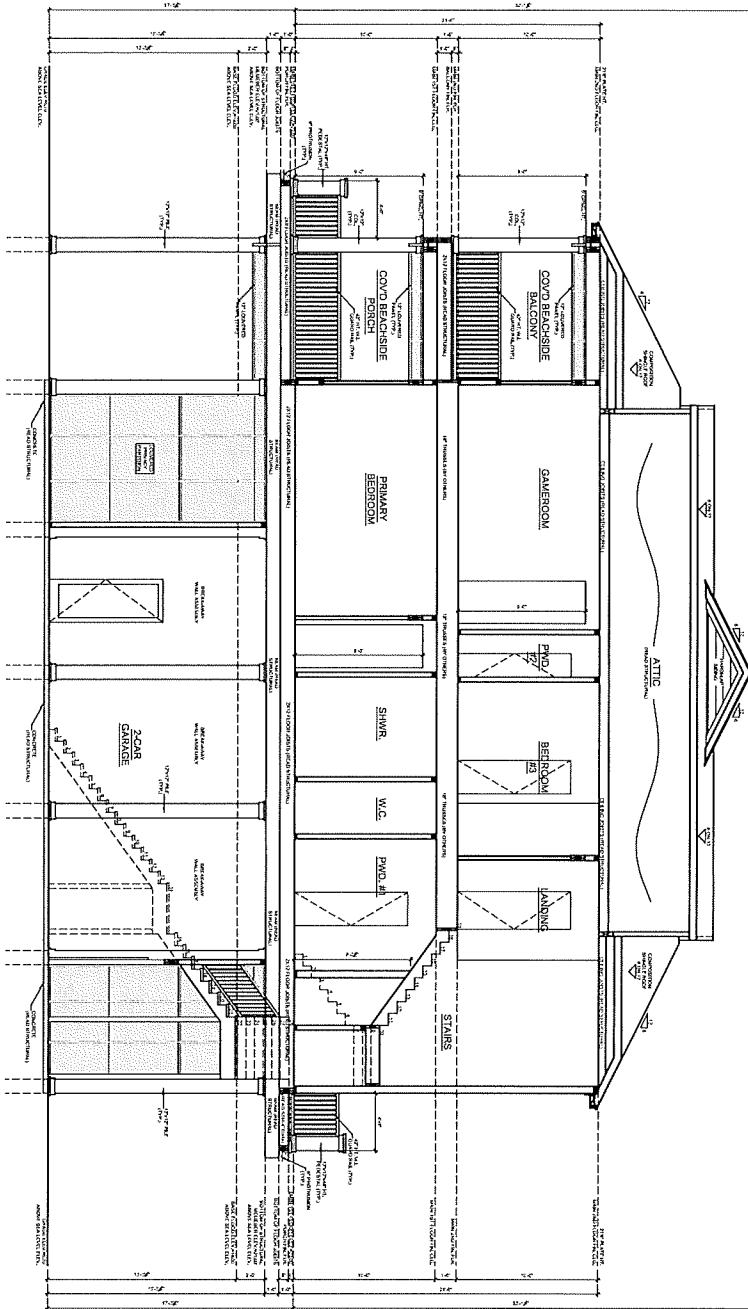
**Antong Design**

24778 Twilight Hollow Ln.  
 Richmond, TX 77406  
 Contact: Tony Jiang  
 Tel: (832) 217-6692  
 Email: [tongjiang@gmail.com](mailto:tongjiang@gmail.com)

A CUSTOM RESIDENCE AT:  
 7974 BLUEWATER HIGHWAY,  
 FREEPORT, TX 77542

- OCT. 20, 2023 (SITE PLAN)
- OCT. 27, 2023 (STRUCTURAL SET)
- JAN. 24, 2024 (PLUMB REV'S.)
- JAN. 31, 2024 (C.A.O. COMMENTS)

BACK (BEACH SIDE)



FRONT (HWY. SIDE)

SECTION THRU A-A  
1/4"=1'-0"

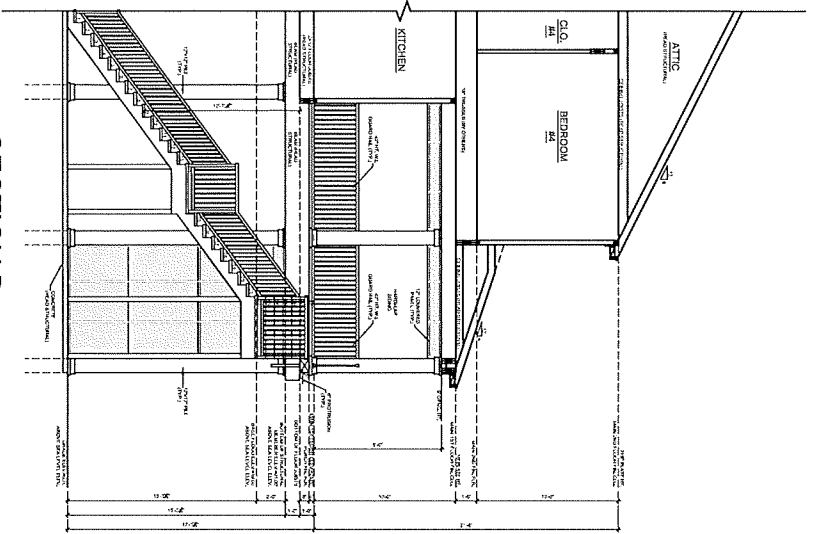


Antong  
Design

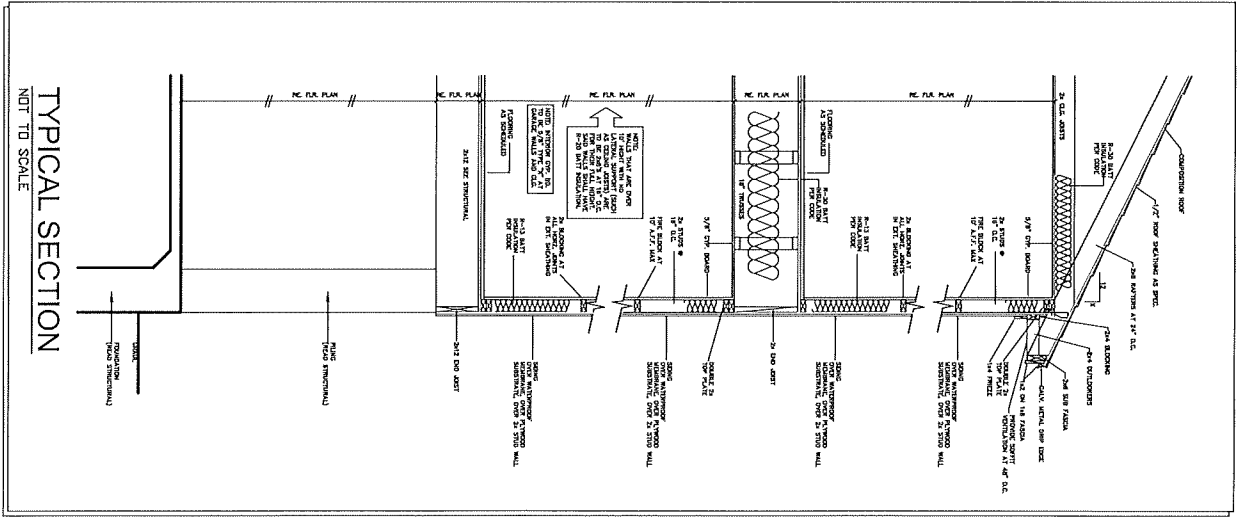
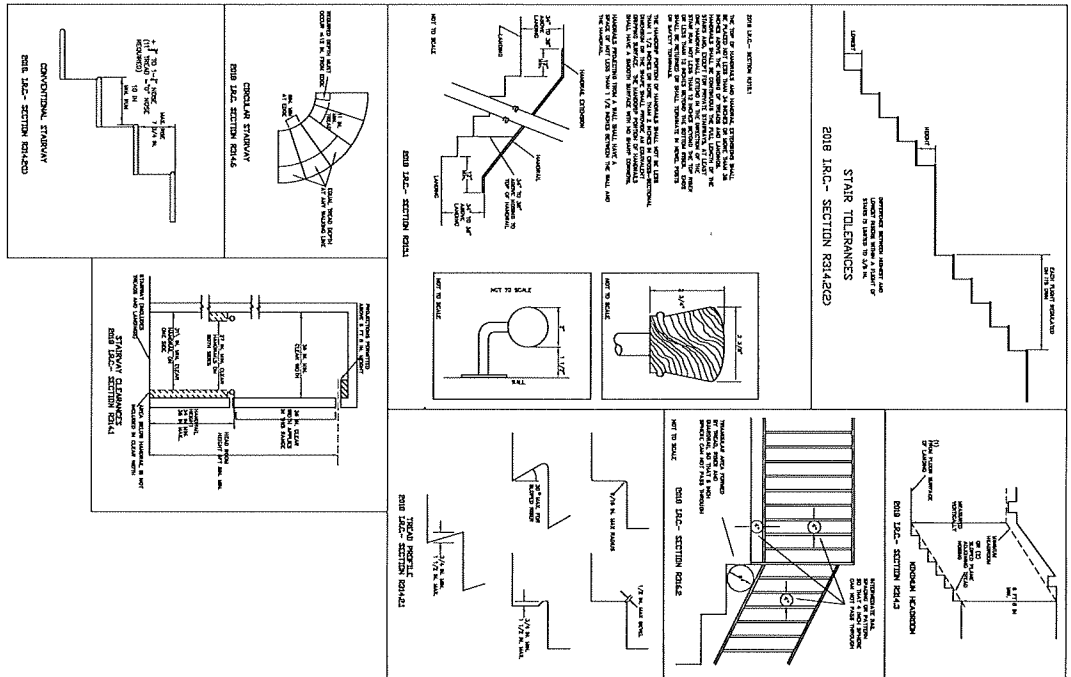
24718 Twilight Hollow Ln.  
Richmond, TX 77406  
Contact: Tina Jones  
Tel: (832)219-6995  
E-mail: [tongjune@antong.com](mailto:tongjune@antong.com)

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FREEPORT, TX 77542


OCT. 20, 2023  
(SITE PLAN)  
OCT. 27, 2023  
(STRUCTURAL SET)  
JAN. 24, 2024  
(PLUMB REV'S.)  
JAN. 31, 2024  
(G.L.O COMMENTS)



SECTION B  
1/4"=1'-0"



TYPICAL SECTION  
NOT TO SCALE


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 24718 Twilight Hollow Ln.  
 Richmond, TX 77405  
 Contact: Tony Jiang  
 Tel: (832) 217-6692  
 Email: [tongjiang@gmail.com](mailto:tongjiang@gmail.com)

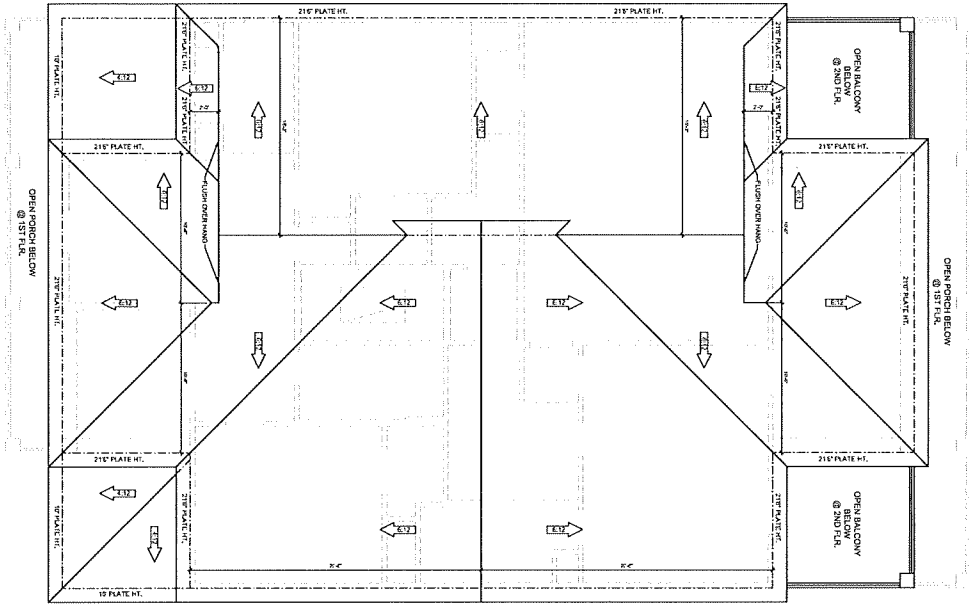
**A CUSTOM RESIDENCE AT:**  
**7974 BLUEWATER HIGHWAY,**  
**FREEPORT, TX 77542**

OCT. 20, 2023 (SITE PLAN)  
 OCT. 27, 2023 (STRUCTURAL SET)  
 JAN. 24, 2024 (PLUMB REVS.)  
 JAN. 31, 2024 (CLO COMMENTS)

A.206

LEFT SIDE

BACK (BEACH SIDE)



FRONT (HWY. SIDE)

RIGHT SIDE

**ROOF NOTES**  
 REFER TO BE CONSTRUCTION SHEETS UNLESS NOTED OTHERWISE.  
 READ ROOF PLAN FOR ROOF PITCH.  
 READ STRUCTURAL PLAN FOR BAY/SPAN SIZE AND SPACING.  
 ALL ROOFING SHALL BE 15' FINISHED FLOOR UNLESS NOTED OTHERWISE.

**ROOF PLAN**  
 1/4"=1'-0"

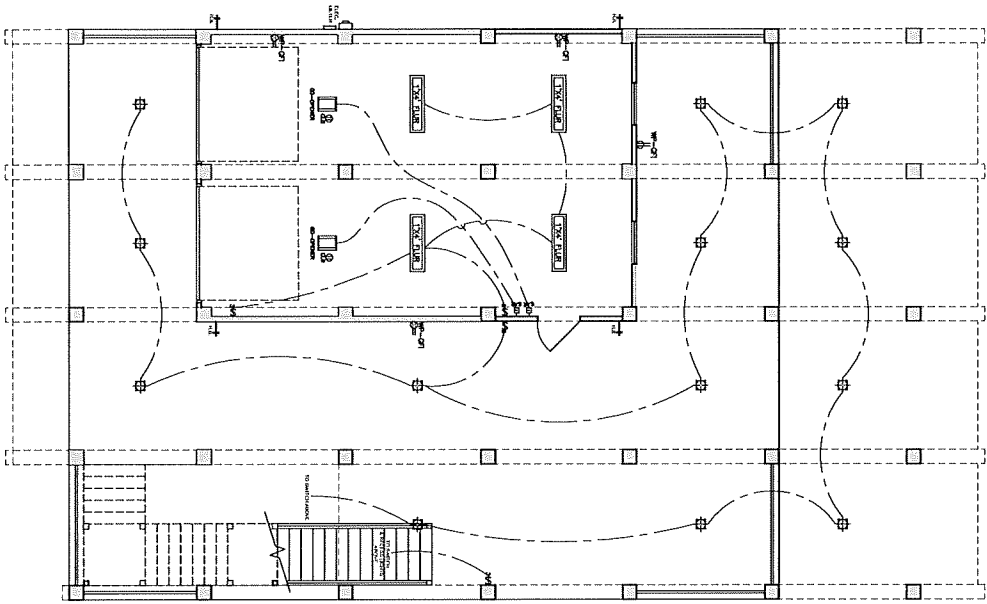
A 301

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**Antong Design**  
 24718 Twilight Hollow Ln,  
 Richmond, TX 77466  
 Contact: Tom Jiang  
 Tel: (832) 7-6693  
 Email: [tomjiang@antong.com](mailto:tomjiang@antong.com)

OCT. 20, 2023  
 (SITE PLAN)  
 OCT. 27, 2023  
 (STRUCTURAL SET)  
 JAN. 24, 2024  
 (FINAL REVISED)  
 JAN. 31, 2024  
 (ADD COMMENTS)

BACK (BEACH SIDE)



LEFT SIDE

RIGHT SIDE

FRONT (HWY. SIDE)

**NOTE:**

- ELECTRICAL MANAGEMENT ROOM ON 1ST FLOOR IS DISCONTINUED AND SHOWS ONLY GENERAL ROOMS FOR ELECTRICAL DISCONTINUATION. THIS IS THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR TO PROVIDE PROTECTIVE MEASURES FOR THE ELECTRICAL SYSTEM TO BE RELOCATED FOR A PRACTICAL DESIGN & COMPLETE ELECTRICAL SYSTEM.
- CONDUCT WITH N.E.C. 2017.
- SHADE OUTLETS IN ALL BED ROOMS REQUIRE 110V TO HOUSE WIRING BATTERY BACKUP & INTERCONNECT.
- VENT ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE GFI PROTECTION ON BATH PLUGS.
- PROVIDE LIGHT FIXTURE & SHADE DETECTORS AT WATER HEATER & A/C UNITS.
- PROVIDE ELECTRIC DISCONNECT AT A/C UNIT.

**ELECTRICAL LEGEND**

⊕	110 VOLT DUPLEX RECEPTACLE
⊕	110 VOLT DUPLEX RECEPTACLE W/ SHROUDED COVER
⊕	RECEPTACLE TO 110V DUPLEX RECEPTACLE (INSURED DOUBLE COVER)
⊕	220 VOLT RECEPTACLE
⊕	FLOOR DUPLEX RECEPTACLE
⊕	CHALE TELEVISION JACK
⊕	TELEPHONE JACK
⊕	SINGLE POLE SWITCH
⊕	THREE-WAY SWITCH
⊕	DOORBELL PUSH-BUTTON
⊕	PUSH-BUTTON FOR DAMAGE DR. OPENER
⊕	CEILING MOUNTED HANDING LIGHT FIXTURE
⊕	RECESSED CEILING LIGHT FIXTURE
⊕	WALL MOUNTED LIGHT FIXTURE
⊕	EXHAUST FAN
⊕	SHAKE DETECTOR & CARBON MONOXIDE DETECTOR
⊕	SHAKE DETECTOR
⊕	SMOKE DETECTOR
⊕	NEED TO BE INSTALLED FOR ALL SMOKE DETECTOR. SEE SPECIFICATIONS FOR ALL SMOKE DETECTOR. SEE SPECIFICATIONS FOR ALL SMOKE DETECTOR. SEE SPECIFICATIONS FOR ALL SMOKE DETECTOR.
⊕	HAS TO BE INSTALLED IN ENTRY, HALL, KITCHEN & REC. CORR.
⊕	WALL
⊕	UNDER CABINET LIGHTING
⊕	FAN
⊕	WALL SCIENCE
⊕	CHIMES
⊕	DAMAGE DETECTOR MOTOR
⊕	CONDUCT WITH N.E.C. 2017/2012/2017/2008/12
⊕	* CONDUCT WITH N.E.C. 401.5
⊕	3-LIGHT VANITY FIXTURE
⊕	12"x48" FLUORESCENT LIGHT

**GROUND ELECTRICAL LAYOUT**  
1/4"=1'-0"

**A**  
**Antong Design**

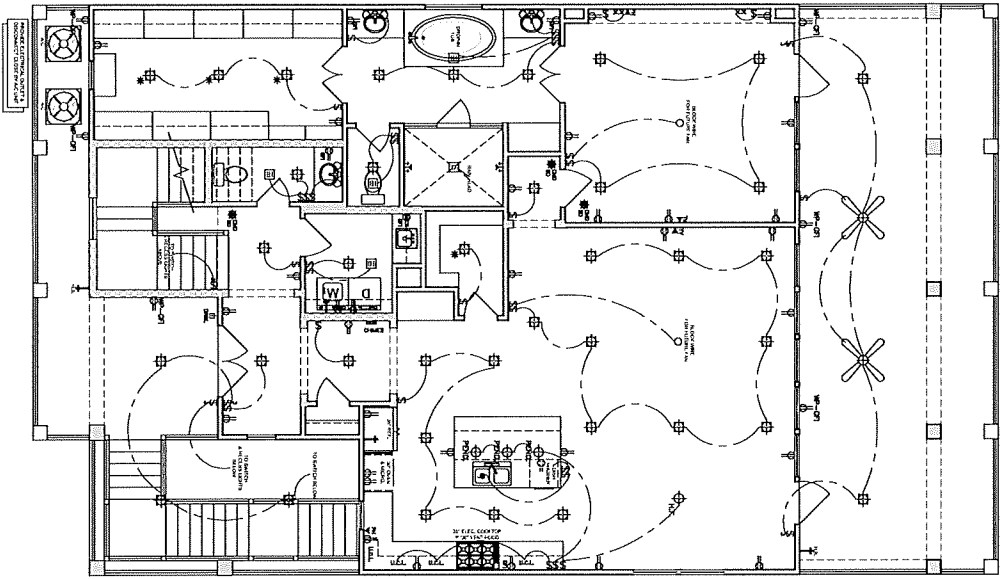
24718 Twilight Hollow Ln.  
Richmond, TX 77406  
Contact: Tom Jiang  
Tel: (832)17-6693  
E-mail: antongdesign@gmail.com

A CUSTOM RESIDENCE AT:  
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FREEPORT, TX 77542

E.100

OCT. 20, 2023 (SITE PLAN)
OCT. 27, 2023 (STRUCTURAL SET)
JAN. 24, 2024 (PLUMB REV'S)
JAN. 31, 2024 (GD COMMENTS)

BACK (BEACH SIDE)



LEFT SIDE

RIGHT SIDE

FRONT (HWY. SIDE)

**NOTE:**

GENERAL REMEDIATION SIGN ON THE BEARING IS GUARANTEED AND SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SYSTEM CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL ELECTRICAL SYSTEM CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A FUNCTIONAL, EFFICIENT, & COMPLETE ELECTRICAL SYSTEM.  
 -CONDUCT WITH N.E.C. 2017, 2018, 2020, 2023, 2024, 2025  
 -SMOKE DETECTORS IN ALL BED ROOMS REQUIRE 110V TP HOUSE WIRING, BATTERY BACKUP & INTERCONNECT.  
 -VENT ALL EXHAUST FANS TO OUTSIDE.  
 -REMOVE CEILING PROTECTION ON BATH FLOORS.  
 -REMOVE LIGHT FIXTURES & SMOKE DETECTORS AT WATER HEATER & A/C UNITS.  
 -REMOVE ELECTRIC DISCONNECT AT A/C UNIT.

**ELECTRICAL LEGEND**

⊕	110 VOLT DUPLEX RECEPTACLE
⊕	120 V DUPLEX RECEPTACLE W/ GROUNDING
⊕	WATERPROOF 110 VOLT DUPLEX RECEPTACLE (RESISTOR RUBBER COVER)
⊕	220 VOLT RECEPTACLE
⊕	FLOOR DUPLEX RECEPTACLE
⊕	CABLE TELEVISION JACK
⊕	TELEPHONE JACK
⊕	SMOKE POLE SWITCH
⊕	THREE-WAY SWITCH
⊕	DOORBELL PUSH-BUTTON
⊕	PUSH-BUTTON FOR GARAGE OR OPENING
⊕	CEILING MOUNTED HANGING LIGHT FIXTURE
⊕	RECESSED CEILING LIGHT FIXTURE
⊕	WALL MOUNTED LIGHT FIXTURE
⊕	CHAUSSER FAN
⊕	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR BOARD
⊕	SMOKE DETECTOR
⊕	NEED BATTERY BACKUP SYSTEMS FOR SMOKE DETECTOR, ALL SMOKE DETECTOR, AND CARBON MONOXIDE DETECTOR. ALL SMOKE DETECTOR, AND CARBON MONOXIDE DETECTOR, HAS TO BE INSTALLED IN ACC. TO NFP-72 & N.E.C. CODE.
⊕	UNDER CABINET LIGHTING
⊕	FAN WITH LIGHT
⊕	WALL SOUNDC
⊕	CHIMES
⊕	CARBON DIOXIDE MOTOR
*	CONDUCT WITH N.E.C. 2017, 2018, 2020, 2023, 2024, 2025
⊕	CONDUCT WITH N.E.C. 4013
⊕	3-LIGHT VANTY FIXTURE
⊕	127*48" FLUORESCENT LIGHT

**MAIN 1ST FLOOR ELECTRICAL LAYOUT**  
 1/4"=1'-0"

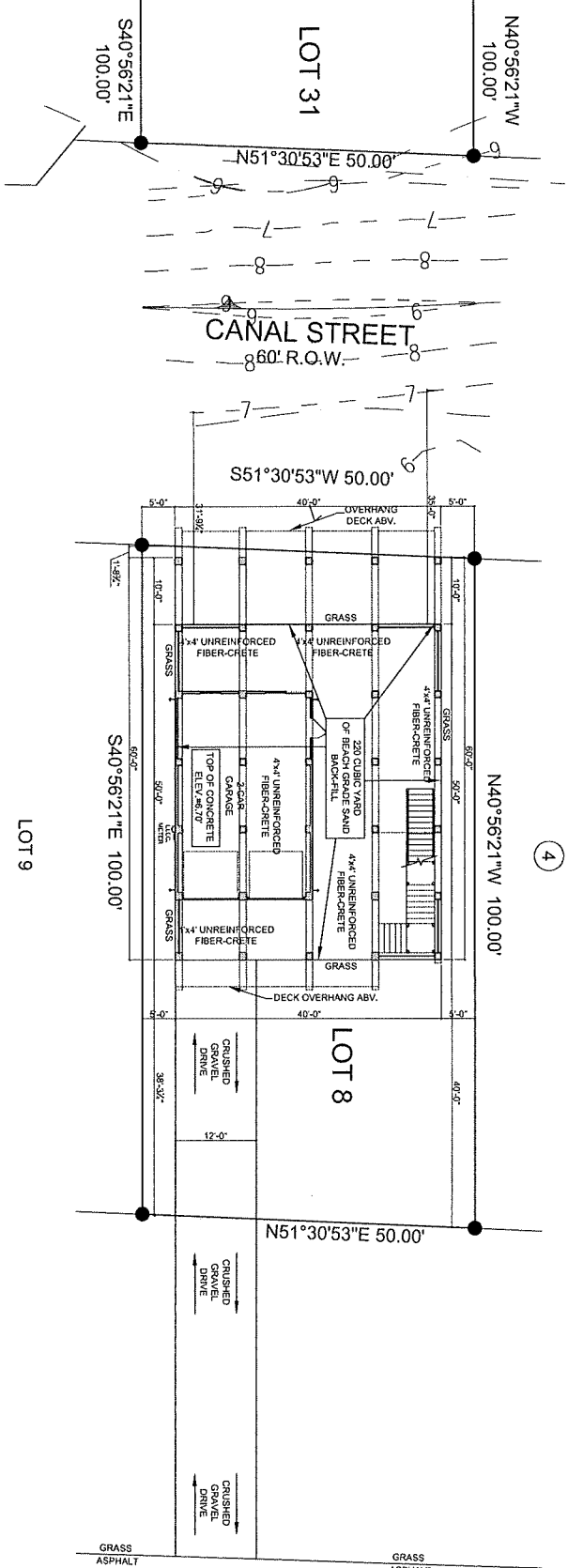
**Antong Design**  
 24778 Twilight Hollow Ln.  
 Richmond, TX 77406  
 Contact: Tom Jang  
 Tel: (832)157-6992  
 Email: [tomjang@antong.com](mailto:tomjang@antong.com)

A CUSTOM RESIDENCE AT:  
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 FREEPORT, TX 77542

OCT. 20, 2023	(SITE PLAN)
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JAN. 24, 2024	(PLUMB REVIS.)
JAN. 31, 2024	(GAD COMMENTS)







**LEGAL DESCRIPTION:**  
 LOT 8, LOT 31, BLOCK 4, 6<sup>th</sup> KEY LARGO RESORT,  
 BAYLOR, TEXAS

**SITE PLAN**  
 1/8"=1'-0"

**BLUEWATER HIGHWAY**  
 120' R.O.W.

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JAN. 24, 2024	(PLUMB REVS)
JAN. 31, 2024	(GLO COMMENTS)

**Antong Design**  
 24718 Twilight Hollow Ln.  
 Richmond, TX 77406  
 Contact: Tong Jiang  
 Tel: 281-469-7242  
 Email: tongjiang@gmail.com  
 tongjiang@gmail.com

A-001