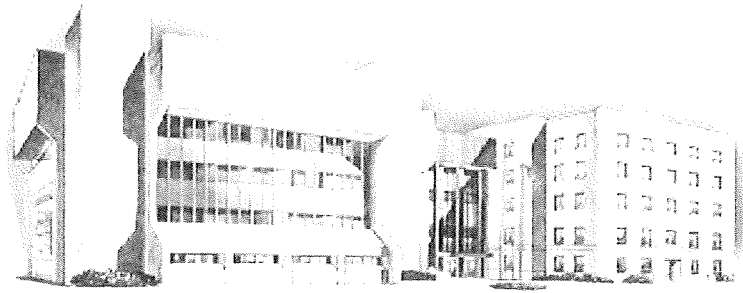


JOE K. RIPPLE
FLOODPLAIN ADMINISTRATOR, CFM
SOFIA GARCIA GIBSON
FLOODPLAIN / BUILDING PERMITS
OFFICE ASSISTANT SR.
BELINDA HOWELL
FLOODPLAIN / BUILDING PERMITS
PERMIT TECHNICIAN
VICKIE THOMAS
FLOODPLAIN/BUILDING PERMITS
FLOODPLAIN CONSULTANT



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

BRAZORIA COUNTY

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

June 4, 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 10162 Bluewater Hwy (CR 257) Freeport, TX

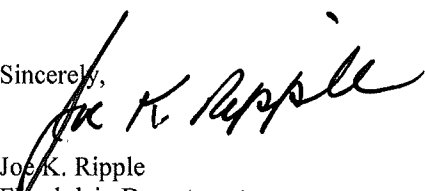
Dear Ms. Valdes,

This application is for a residential structure with 1228 Square feet of living area with (3) bedrooms and (2) 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.

October 7, 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: 10162 Bluewater Hwy (CR 257), Freeport
Legal Description: A0029 S F Austin Tract 27B9-27B12 Acres .1840 (Lazy Palms Sec 2 Unrcd Lot 10-4)
Lot Applicant: Speich Custom Homes c/o Kurt Icenberger
GLO ID No.: BDBC-24-0110b

Dear Mr. Ripple:

The General Land Office (GLO) has reviewed the additional 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 structure, a crushed concrete driveway, and a septic system. The applicant also proposes to use beach-quality sand from off-site to restore dunes. 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 seven to eight feet per year.

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

Construction Requirements

- Fibercrete as proposed is prohibited. Based on the photographs included in the application materials, there are currently no dunes on site and the applicant proposes to use unreinforced fibercrete within 100 feet of the line of vegetation, which does not comply with Brazoria County's Dune Protection and Beach Access Plan and 31 Tex. Admin. Code § 15.6(f)(5). Where no dunes exist, the placement of unreinforced fibercrete may only be located at least 100 feet landward of the line of vegetation.¹ Gravel or crushed limestone may be used to construct driveways and parking areas in the area 50 feet landward of the line of vegetation to the Dune Protection Line.²

¹ Brazoria County Dune Protection and Beach Access Plan § 5(IV)(B)(4) & 31 Tex. Admin. Code § 15.6(f)(5).

² Brazoria County Dune Protection and Beach Access Plan § 5(IV)(B)(4) & 31 Tex. Admin. Code § 15.6(f)(5).

- After dunes are effectively restored on site, paving or altering the ground between the line of vegetation and 25 feet landward toe of the restored dune is prohibited.³ 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.⁴ Paving areas beneath uncovered stairs is prohibited. The applicant must provide photographs to the County and the GLO demonstrating the dunes have been effectively restored on site prior to placing unreinforced fibercrete in the area within 100 feet landward of the line of vegetation. GLO will make the final determination on if dunes have been restored.
- Cisterns, septic tanks, and septic fields are prohibited from being constructed seaward of any structure serviced by the cisterns, septic tanks, and septic fields.⁵ As proposed, the septic system appears to comply with this requirement.
- The County must ensure the proposed construction is located as far landward as is practicable.⁶
- The County must ensure the proposed construction is consistent with the FEMA-approved county commissioners court order.⁷
- The applicant should direct all stormwater inland away from the critical dune area and public beach. 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, critical dune areas or the public beach.⁸

Dune Restoration

- Fine, clayey, or silty sediments may not be used to restore dunes.⁹ Only sand of similar grain size and mineralogy as the surrounding beach may be used to restore dunes.¹⁰
- The applicant is prohibited from using sand obtained by scraping or grading dunes or the beach to restore dunes.¹¹
- Only indigenous vegetation that will achieve the same protective capability or greater capability as the vegetation on surrounding natural dunes may be used to restore dunes.¹² Indigenous dune vegetation species such as bitter panicum, sea oats, and saltmeadow cordgrass would be

³ Brazoria County Dune Protection and Beach Access Plan § 3(II)(I).

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

⁵ Brazoria County Dune Protection and Beach Access Plan § 3(II)(K) & 31 Tex. Admin. Code § 15.4(c)(10).

⁶ 31 Tex. Admin. Code § 15.6(b).

⁷ 31 Tex. Admin. Code § 15.6(e)(3).

⁸ 31 Tex. Admin. Code § 15.6(h).

⁹ 31 Tex. Admin. Code § 15.7(e)(5)(C).

¹⁰ 31 Tex. Admin. Code § 15.7(e)(6)(A).

¹¹ 31 Tex. Admin. Code § 15.7(e)(5)(E).

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

permissible. Coastal bermudagrass is not an indigenous dune vegetation species and may not be planted on the restored dunes.

- The dunes must be restored to be continuous with any surrounding naturally formed dunes and must approximate the natural position, contour, volume, elevation, vegetative cover, and sediment content of any naturally formed dunes in the restoration area.¹³ The beach-quality sand that will be placed on site to restore dunes must mimic natural dunes and should be shaped to replicate the proposed contours of the dune restoration area on the latest survey revised on June 18, 2024.

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.¹⁴ 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.¹⁵

Please be advised 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 the line of mean high tide 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 may 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.

Sincerely,



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

cc: Vickie Thomas, Brazoria County

¹³ 31 Tex. Admin. Code § 15.7(e)(3).

¹⁴ Brazoria County Erosion Response Plan § 5.

¹⁵ Brazoria County Erosion Response Plan § 5.1.

October 22, 2024

THE COMMISSIONERS' COURT OF BRAZORIA COUNTY
REGULAR SESSION

ORDER NO.

RE: Beachfront Construction Permit – 10162 Bluewater Hwy (CR 257), Freeport San Luis Beach, Abstract 29 S.F. Austin Sec 2 Lt 4A, (Precinct 1)

The Brazoria County Flood Plain recommends that permission be granted for the beachfront construction and dune protection of a single-family residence with fibercrete paving beneath the habitable structure, a crushed concrete 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 seven to eight feet per year.

Based on the information provided the following recommendations are made:

- 1) Cisterns, septic tanks, and septic fields are prohibited from being constructed seaward of any structure serviced by the cisterns, septic tanks, and septic fields. As proposed, the septic system plan appears to comply with this requirement.
- 2) The applicant proposes to construct a habitable structure seaward of the Building Setback Line, which is prohibited without an exemption from Brazoria County. To qualify for an exemption, the applicant must demonstrate to the satisfaction of the County that no practicable alternatives to construct seaward of the Building Setback Line exist.
- 3) The County must ensure the proposed construction is consistent with the FEMA-approved county commissioners' court order.
- 4) The County must limit the area of enclosures below BFE to 299 square feet and must ensure the enclosure is designed to minimize impacts to hydrology.
- 5) Should there be a change in project design, construction materials, or construction methods or in the condition of the construction site after the permit has been issued, the County shall require the permittee to apply for a new or amended permit or certificate.
- 6) Construction Requirements

Fibercrete as proposed is prohibited. Based on the photographs included in the application materials, there are currently no dunes on site and the applicant proposes to use unreinforced fibercrete within 100 feet of the line of vegetation, which does not comply with Brazoria County's Dune Protection and Beach Access Plan and 31 Tex. Admin. Code § 15.6(f)(5). Where no dunes exist, the placement of unreinforced fibercrete may only be located at least 100 feet landward of the line of vegetation. 1 Gravel or crushed limestone may be used to construct driveways and parking areas in the area 50 feet landward of the line of vegetation to the Dune Protection Line.

- 7) After dunes are effectively restored on site, paving or altering the ground between the line of vegetation and 25 feet landward toe of the restored dune is prohibited.³ 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.⁴ Paving areas beneath uncovered stairs is prohibited. The applicant must provide photographs to the County and the GLO demonstrating the dunes have been effectively restored on site prior to placing unreinforced fibercrete in the area within 100 feet landward of the line of vegetation. GLO will make the final determination on if dunes have been restored.
- 8) The County must ensure the proposed construction is located as far landward as is practicable.
- 9) The applicant should direct all stormwater inland away from the critical dune area and public beach. 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, critical dune areas or the public beach.

10) Dune Restoration

Fine, clayey, or silty sediments may not be used to restore dunes. Only sand of similar grain size and mineralogy as the surrounding beach may be used to restore dunes.

The applicant is prohibited from using sand obtained by scraping or grading dunes or the beach to restore dunes.

Only indigenous vegetation that will achieve the same protective capability or greater capability as the vegetation on surrounding natural dunes may be used to restore dunes. Indigenous dune vegetation species such as bitter panicum, sea oats, and salt meadow cordgrass would be permissible. Coastal bermudagrass is not an indigenous dune vegetation species and may not be

The dunes must be restored to be continuous with any surrounding naturally formed dunes and must approximate the natural position, contour, volume, elevation, vegetative cover, and sediment content of any naturally formed dunes in the restoration area. The beach-quality sand that will be placed on site to restore dunes must mimic natural dunes and should be shaped to replicate the proposed contours of the dune restoration area on the latest survey revised on June 18, 2024.

11) 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. 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.

Please be advised 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 the line of mean high tide 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 may take action to remove the structure.

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 may act to remove the structure.

Further, that a certified copy of this order be returned to the Flood Plain Administrator.



Brazoria County Floodplain Receipt

(979) 864-1295

(281) 756-1295

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

Floodplain Administrator

Receipt No 00019729 Receipt Date 5/28/2024 Receipt Time 07:41:33 AM
NO REFUND(S)

Received From: SPEICH CUSTOM 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: \$49.12

Comments: 10162 BLUEWATER HWY FREEPORT CK #4696

Payment Information

Payment Type: CHK Check# / MO#: 4696 Pay Amount: \$124.12

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

Office Use Only Posted: N

Total Amount Received: \$124.12

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.

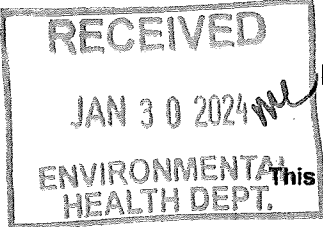
The undersigned permittee:

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 Certificate.
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 any time 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



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

2024-205
Permit Number
[X] \$250 Single Family
[] \$450 All Others
[X] New
[] Replacement
[] Alteration
Type DE w/chlorine
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 ICENBERGER KURT DIANA
PHONE NUMBERS 936-333-8657 936-443-7934 EMAIL KICENBERGER@gmail.com

MAILING ADDRESS 14112 HORSESHOE BEND CONROE TX 77384
SITE ADDRESS 10162 Bluewater Hwy, Freeport, Texas 77541

WATER SOURCE [X] Private [] Public (Name) Water Saving Devices: Yes [X] No []

SINGLE FAMILY RESIDENCE: # of Bedrooms 3 Living Area(Sq Ft) < 2500 Daily Wastewater Usage Rate 240

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

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

SITE EVALUATOR Garry Gana, R.S. Reg# OS10343 Phone# 281-235-4201

INSTALLER Tony Smith Reg# 21347 Phone# 979-299-0756

MAINTENANCE PROVIDER TONY'S TRENCHING Reg# 758 Phone# 979-299-0756

TREATMENT TANK(S): Table with columns: Tank #, # of Compartments, Size, Manufacturer, Model. Row 1: #1, 4, 500, ProFlow or Equal, 500 SLPT or Equal.

DISPOSAL TYPE (check one): [] Standard [] Gravelless [] Leaching Chamber [] Low Pressure Dosing [] Surface Irrigation [X] Drip Emitter
Disposal Area 720 sq ft Disposal Length 360 linear feet Trench Depth Trench width

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) Diana Icenberger Date 12/7/23

APPLICATION: [X] APPROVAL [] DISAPPROVAL DATE 5-16-24 INSPECTOR LIC# 33419

Well Log or Plugging Reports Required? [X] Yes [] No Combustion Required? [X] Yes [] No Flood Zone [X] Yes [] No

Brazoria County Appraisal ID # 151580 ETJ Flood Plain Info: [X] New Construction [] Upgrade

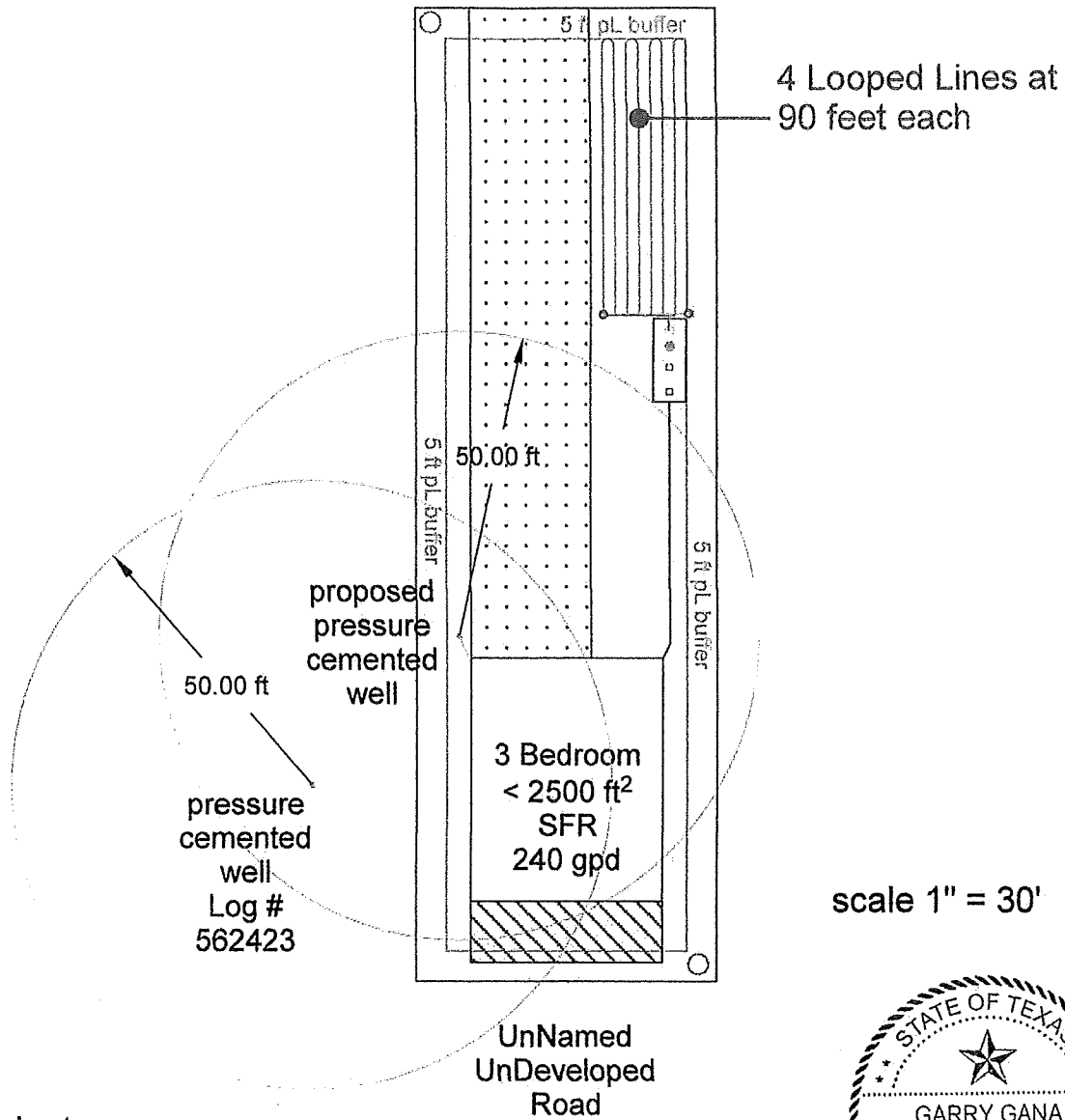
Legal Description: SUB Lazy Palms Ab 0029 Sec 2 Block Lot 4 d 10 Precinct 1

Authorization to Construct Provided to Installer: Tony Smith Reg Date: 5-16-24 [X] In person [] Fax [X] Mail By: ME

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:

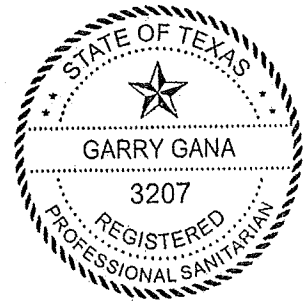
10162 BLUEWATER HWY



- = Chlorinator
- = soil test site by Site Evaluator
- ◉ = vacuum breaker

Note:
The OSSF drainfield is to be completely sodded by the property owner prior to operation of the system

scale 1" = 30'



[Signature]
11-13-23

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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 Kurt & Diana Icenberger				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 10162 Bluewater Highway				Company NAIC Number:	
City Freeport		State Texas		ZIP Code 77541	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 4A, Lazy Palm Resort, Section II					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>29°02'38.5"N</u> Long. <u>95°09'45.21"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
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) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ 0.00 sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b _____ 0.00 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Unincorporated area 485458			B2. County Name Brazoria		B3. State Texas
B4. Map/Panel Number 48039CO675	B5. Suffix K	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date 12-30-2020	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 14'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 10162 Bluewater Highway			Policy Number:
City Freeport	State Texas	ZIP Code 77541	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, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. 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/Source: _____

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

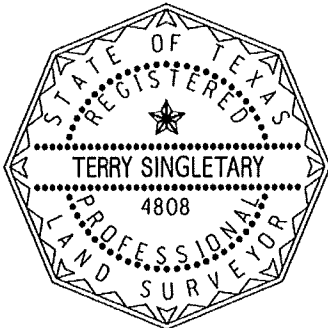
Check the measurement used.

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____ | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____ | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) _____ | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ | 4.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ | 6.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ | | <input type="checkbox"/> feet | <input type="checkbox"/> 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 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.

Certifier's Name Terry Singletary	License Number TX RPLS 4808		
Title Surveyor			
Company Name Doyle & Wachtstetter Inc.			
Address 131 Commerce St.			
City Clute	State Texas		ZIP Code 77531
Signature <i>Terry Singletary</i>	Date 06-23-2023	Telephone (979) 265-3622	Ext. 1042

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

Comments (including type of equipment and location, per C2(e), if applicable)
TBM is the top of a 3" Dia. wood post located south of Lot 9 with flagging.
TBM= 8.8 Feet.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 10162 Bluewater Highway			Policy Number:
City Freeport	State Texas	ZIP Code 77541	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- 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 law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	-----------------------------------------------------

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 10162 Bluewater Highway			Policy Number:
City Freeport	State Texas	ZIP Code 77541	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption

Clear Photo One

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 10162 Bluewater Highway			Policy Number:
City Freeport	State Texas	ZIP Code 77541	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

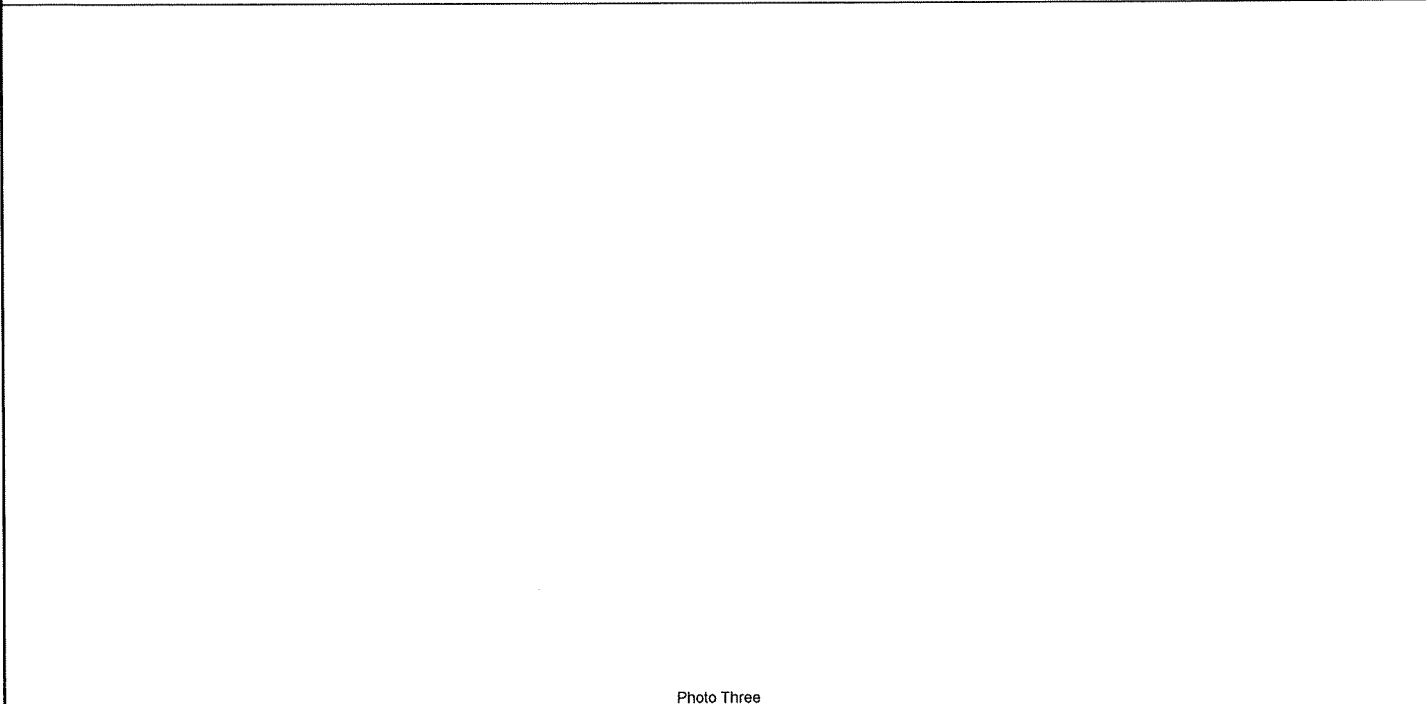


Photo Three

Photo Three Caption

Clear Photo Three



Photo Four

Photo Four Caption

Clear Photo Four

Instructions for Completing the Elevation Certificate

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, or AR/AO. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE), a community official, a property owner, or an owner's representative may provide information on this certificate, unless the elevations are intended for use in supporting a request for a LOMA or LOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA or LOMR-F.

The property owner, the owner's representative, or local official who is authorized by law to administer the community floodplain ordinance can complete Section A and Section B. The partially completed form can then be given to the land surveyor, engineer, or architect to complete Section C. The land surveyor, engineer, or architect should verify the information provided by the property owner or owner's representative to ensure that this certificate is complete.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

SECTION A – PROPERTY INFORMATION

Items A1–A4. This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block numbers. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of the appropriate section if needed, or attach additional comments.

Item A5. Provide latitude and longitude coordinates for the center of the front of the building. Use either decimal degrees (e.g., 39.5043°, -110.7585°) or degrees, minutes, seconds (e.g., 39° 30' 15.5", -110° 45' 30.7") format. If decimal degrees are used, provide coordinates to at least 5 decimal places or better. When using degrees, minutes, seconds, provide seconds to at least 1 decimal place or better. The latitude and longitude coordinates must be accurate within 66 feet. When the latitude and longitude are provided by a surveyor, check the "Yes" box in Section D and indicate the method used to determine the latitude and longitude in the Comments area of Section D. If the Elevation Certificate is being certified by other than a licensed surveyor, engineer, or architect, this information is not required. Provide the type of datum used to obtain the latitude and longitude. FEMA prefers the use of NAD 1983.

Item A6. If the Elevation Certificate is being used to obtain flood insurance through the NFIP, the certifier must provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

Item A7. Select the diagram on pages 7–9 that best represents the building. Then enter the diagram number and use the diagram to identify and determine the appropriate elevations requested in Items C2.a–h. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified.

Item A8.a. Provide the square footage of the crawlspace or enclosure(s) below the lowest elevated floor of an elevated building with or without permanent flood openings. Take the measurement from the outside of the crawlspace or enclosure(s). Examples of elevated buildings constructed with crawlspace and enclosure(s) are shown in Diagrams 6–9

**BRAZORIA COUNTY
TEXAS**

**STEPHEN F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29**



- 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 (SFL) = 0.9998635521.
 3. THIS SURVEY RELIES ON TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 27, 2023, FOR ALL ITEMS OF RECORD.
 4. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "A-C" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 480393C0675K, DATED DECEMBER 30, 2020.
 5. DEDICATION OF STREETS RECORDED IN VOLUME 1362, PAGE 417 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, DOES NOT APPLY.
 6. SUBJECT TO AFFIDAVIT RECORDED IN CLERK'S FILE NO. 02-001598 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR NOTICE OF ON-SITE SEWAGE FACILITIES.
 7. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.

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: MAY 05, 2024

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

- LEGEND**
- FOUND IRON PIPE/POD
 - SET 5/8" IRON ROD
 - 1/4" TRS CAP
 - MEAN HIGHER HIGH WATER
 - MEAN LOW WATER
 - BUILDING LINE
 - LOT LINE
 - PROPERTY LINE



**COMBINATION SURVEY
OF
LOT 4A (0.184 ACRE)**

BEING COMPRISED OF
LOTS 4 AND 10
OF THE
**LAZY PALM RESORT SECTION II
(UNRECORDED)**
AND BEING THAT SAME TRACT CONVEYED TO
KURT AND DIANA ICENBERGER
AS RECORDED IN
COUNTY CLERK'S FILE 24-021077
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
**STEPHEN F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29**
BRAZORIA COUNTY, TEXAS.

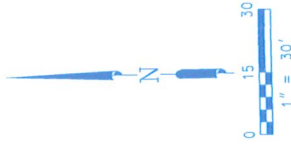
FOR
KURT & DIANA ICENBERGER
215 WHISPERING PINES



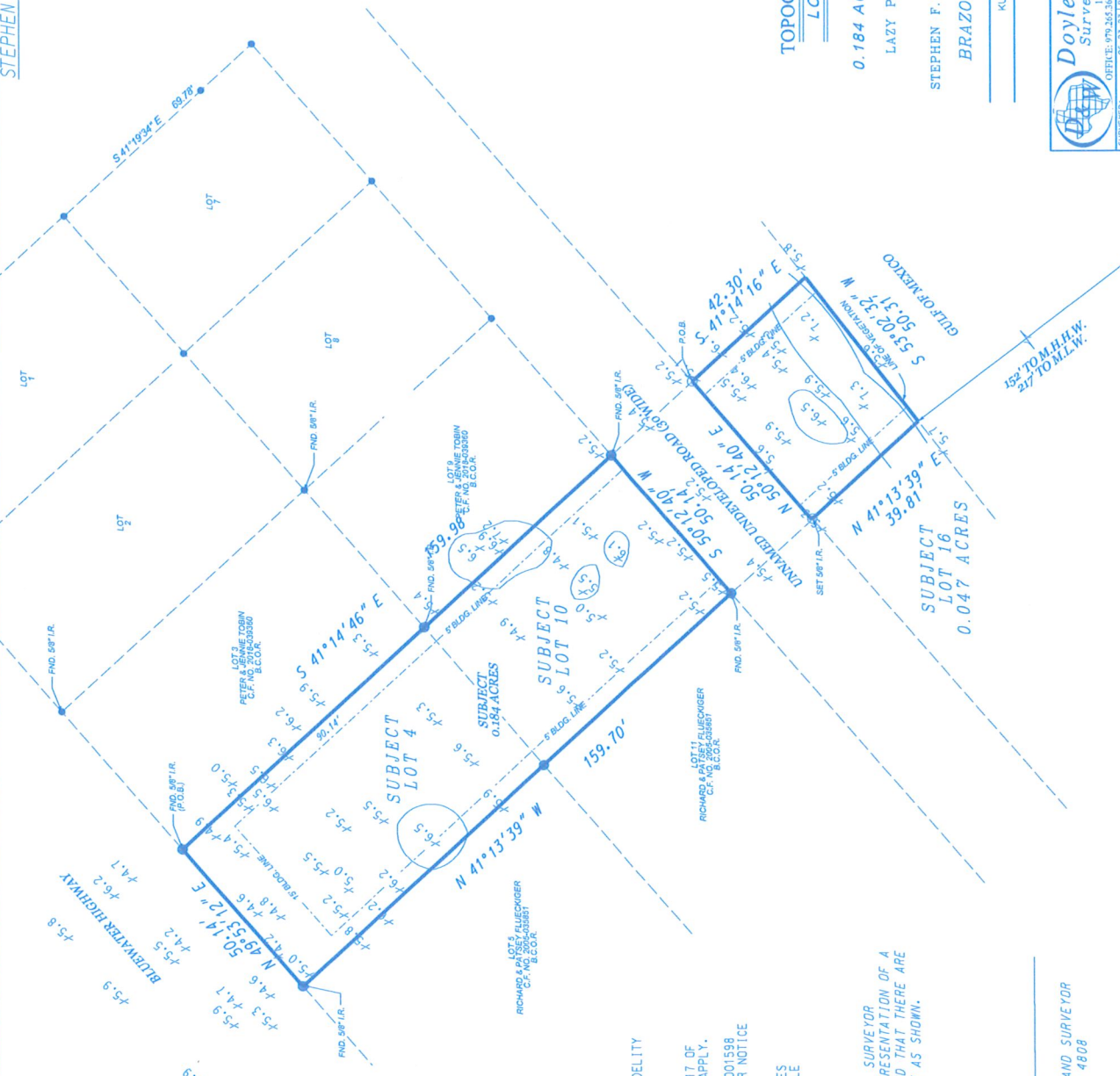
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
OFFICE: 970-245-5221 COMMERCIAL: 970-245-5200 TEXAS: 970-245-5200
SAN ANTONIO, TEXAS 78204
PROJECT NO.: 16539-24-01
DATE: 05-05-24
DRAWN BY: [Name]
CHECKED BY: [Name]
REVISIONS: [Table]

**BRAZORIA COUNTY
TEXAS**

STEPHEN F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29



- LEGEND**
- SET 5/8" I.R.
 - FOUND IRON PIPE/ROD
 - POWER POLE
 - OH— OVERHEAD WIRE
 - M.H.H.W. MEAN HIGHER HIGH WATER
 - M.L.W. MEAN LOW WATER
 - — — BUILDING LINE
 - - - - - EASEMENT



TOPOGRAPHICAL SURVEY
LOTS 4, 10 AND 16
BEING

0.184 ACRES & 0.047 ACRES
OF THE
LAZY PALM RESORT, SECTION II
(UNRECORDED)
IN THE
STEPHEN F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29
BRAZORIA COUNTY, TEXAS.

KURT & DIANA ICEMBERGER

SHEET 1 OF 1



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

131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 409-346-1311 FAX: 409-346-1311
DRAWN BY: TERRY SINGLETARY CHECKED BY: TERRY SINGLETARY
JOB # PROJECT NO.: 15533-23-201
REV: 2-12-23

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999883552).
3. THIS SURVEY RELIES ON TITLE COMMITMENT FROM FIDELITY NATIONAL, FILE NO. 2059836, DATED JUNE 27, 2023, FOR ALL ITEMS OF RECORD.
4. DEDICATION OF STREETS RECORDED IN VOLUME 1362, PAGE 417 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, DOES NOT APPLY.
5. SUBJECT TO AFFIDAVIT RECORDED IN CLERK'S FILE NO. 02-001598 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR NOTICE OF ON-SITE SEWAGE FACILITIES.
5. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.

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: JUNE 23, 2013.



Terry Singletary

TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

Level One Designers
 Residential Designer
 837-182-9802

note: While every attempt has been made to avoid mistakes, the designer can not guarantee against human error. The client and dimensions are the responsibility for the same. Notify the owner immediately if an error is discovered and correction required.

NOTES:

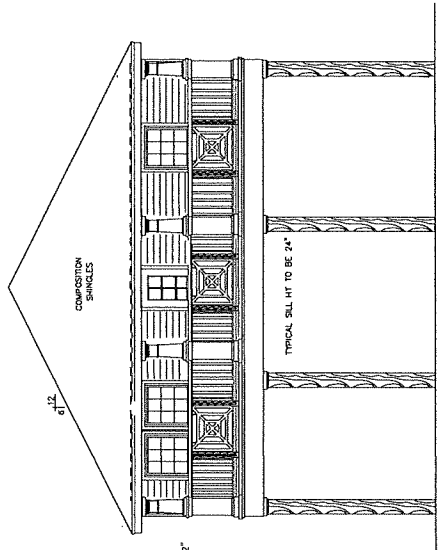
BUILDER:	SPEICH HOMES
CLIENT NAME:	Kurt Ickenburger
PROJECT ADDRESS:	10162 Bluewater Highway Fresno, TX 77381
ISSUED FOR:	PERMIT
AREA CALCULATIONS:	
TOTAL:	1228

DATE: 2-3-23
 SHEET NAME:

ELEVATIONS
 SHEET NUMBER

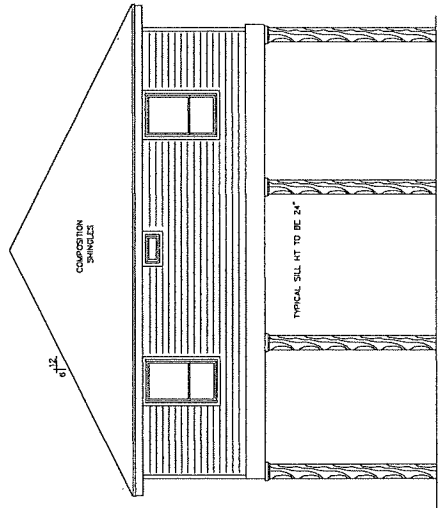
A-1

SCALE: 1/4"=1'-0"

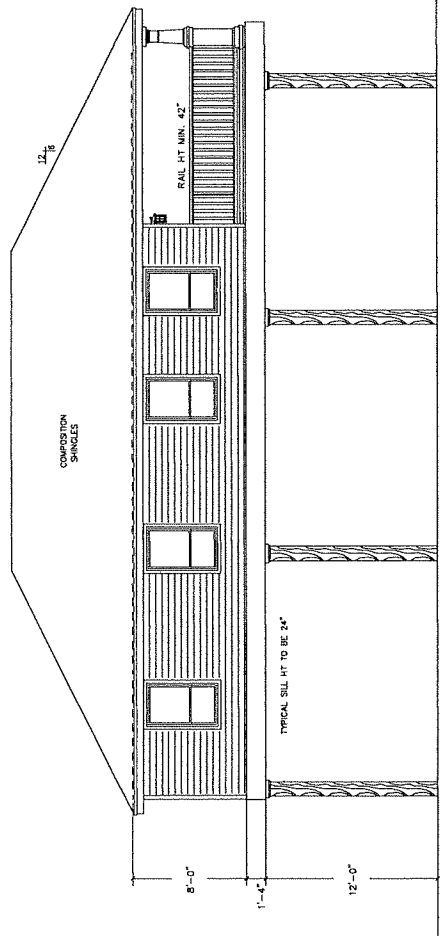


FRONT

- F- PROVIDE G1 STEP AND HORIZONTAL FLASHING AT ALL ROOF TO WALL INTERSECTIONS PROVIDE MINIMUM 4" COVER AT ROOF AND WALL LAP ALL FLASHING (INCLUDE STEP FLASHING, MIN 2" TYPICAL.
- G- TYPICAL WOOD LATTICE TO PROVIDE CRAWLSPACE VENTILATION PROVIDE ACCESS OPENING 18"x24" REF. SECTION R409.4 OF THE 2018 IRC.
- H- ESCAPE/EGRESS WINDOW AND SILL HEIGHTS PER R310 & R613.2 2018 IRC EGRESS WINDOW OPENING CLEAR SIZE 34" WOTH 24.18 HEIGHT AND 5.709 5F NO 2 FLOOR SILL SHALL BE BELOW 24" A.F.F.

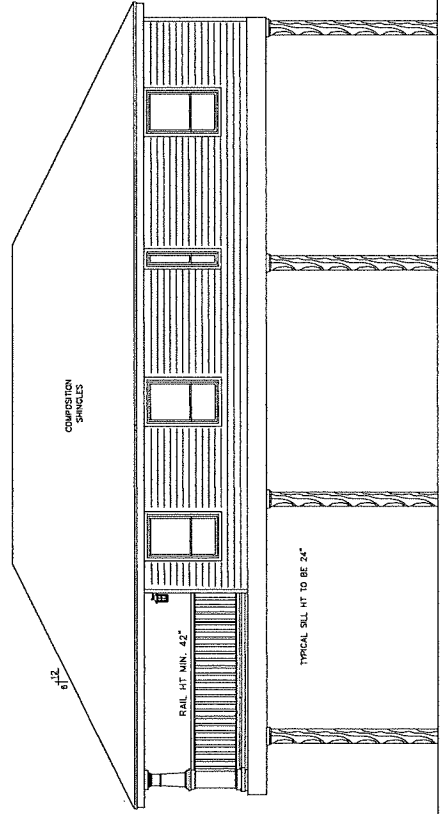


REAR



LEFT

- A- CEMENTITIOUS SIDING RE: CONTRACTOR FOR SPECS (TYP)
 - B- COLUMN RE: CONTRACTOR FOR FINAL COLUMN DESIGN AND SPECS.
 - C- 42" HI GUARD RAIL
 - D- WINDOWS AND DOORS AS PER PLAN AND/OR SCHEDULE (FLASH PER MANUF. SPECS AND CODE) TYPICAL
 - E- TEMPERED SAFETY GLASS AS REQUIRED BY CODE (TEMP)
- GLAZING-(R308.4-2018 IRC)
 HAZARDOUS LOCATIONS
 HAZARDOUS LOCATION FOR GLAZING MUST COMPLY WITH SECTION R308.4 FO THE GUARD RAILS & HAND RAILS-(R-301-5& FOOTNOTE D 2018 IRC)
- GLAZING-(R308.4-2018 IRC)
 HAZARDOUS LOCATIONS
 HAZARDOUS LOCATION FOR GLAZING MUST COMPLY WITH SECTION R308.4 FO THE GUARD RAILS & HAND RAILS-(R-301-5& FOOTNOTE D 2018 IRC)



RIGHT

DECK RAILING NOTE:
 A 4"x4" SUPPORT POST TO BE INSTALLED NO MORE THAN 6' ON CENTER.

Level One
Designers
Renald Papp, Designer
501-442-0021

NOTE: While every attempt has been made to ensure the accuracy of these plans, the designer can not guarantee the accuracy of the information provided. The contractor must check all details and dimensions and be responsible for any errors or omissions. No liability shall be assumed for any error before proceeding if any error is discovered and correction required.

NOTES:

BUILDER:

SPECI HOME

CLIENT NAME:

Kurt Iceberger

PROJECT ADDRESS:

10122 Bluewater Highway
Houston, TX 77057

ISSUED FOR PERMIT

AREA CALCULATIONS

FLOOR AREA

COVERED PORCH

TOTAL

DATE: 2-3-23

SHEET NAME:

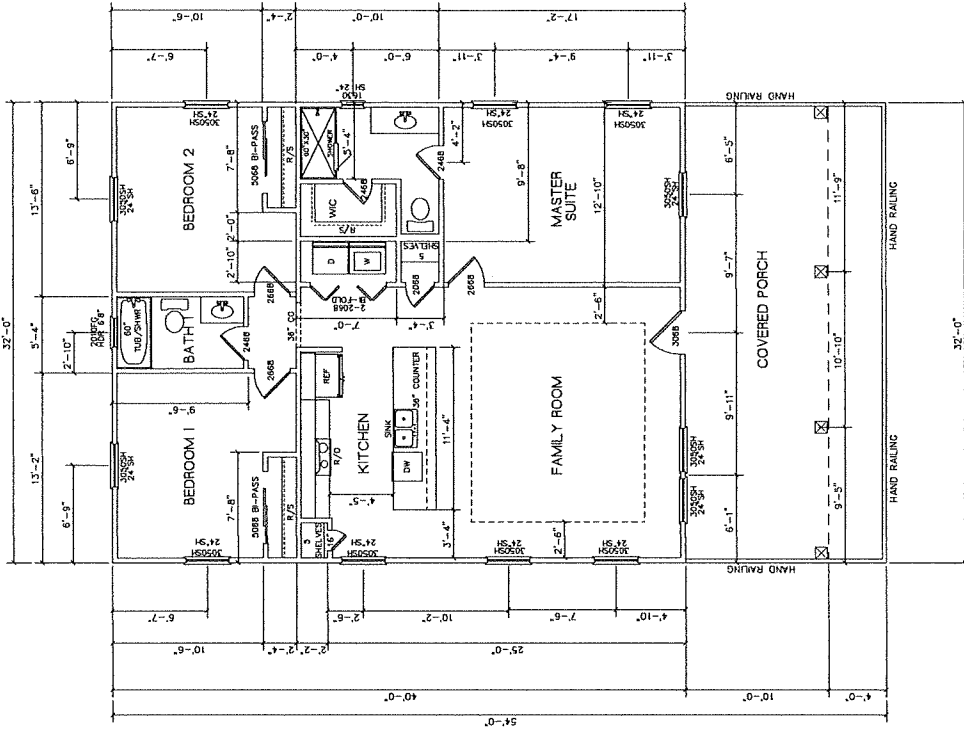
FLOOR PLAN
& ELECTRICAL

SHEET NUMBER

A-2

SCALE:

1/4"=1'-0"



☒ DENOTES 10X10 PILINGS

- ◀ SINGLE POLE SWITCH
- ◀ 3 WAY SWITCH
- ◀ 100V DUPLEX
- ◀ 220V DUPLEX
- ◀ ABOVE COUNTER DUPLEX
- ◀ BATH EXHAUST
- ◀ GAS
- ◀ TELEPHONE
- ◀ CABLE TV
- ◀ GROUND FAULT INTERRUPT
- ◀ WATER PROOF DUPLEX
- ◀ SMOKE AND CARBON MONOXIDE DETECTOR
- ◀ SUSPENDED INCANDESCENT
- ◀ RECESSED LIGHT
- ◀ 48" CENTER VANITY
- ◀ PENDENT LIGHT
- ◀ WALL SCENE
- ◀ CEILING FAN W/LIGHT

NOTE:
1. ALL LIGHT SWITCHES TO BE PLACED 48" CENTER ABOVE FLOOR.
2. ALL RECESSED LIGHTS AND AIR-IGHT DESIGN TO BE IC-RATED.
3. 75W PAR 30, E26 BASE

ALL CONSTRUCTION MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE 2018 AS LISTED BELOW.

NEC 2018, ARTICLE 210.23(A) THROUGH 210.23(D) FOR INSTALLATION AND POWER CAPACITY.

NEC 2018, ARTICLE 210.24 FOR PROTECTION AND CIRCUIT BREAKING.

NEC 2018, ARTICLE 210.25 FOR WIRING METHODS AND MATERIALS.

NEC 2018, ARTICLE 210.26 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.27 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.28 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.29 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.30 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.31 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.32 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.33 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.34 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.35 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.36 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.37 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.38 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.39 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.40 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.41 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.42 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.43 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.44 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.45 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.46 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.47 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.48 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.49 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.50 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.51 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.52 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.53 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.54 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.55 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.56 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.57 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.58 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.59 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.60 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.61 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.62 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.63 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.64 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.65 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.66 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.67 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.68 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.69 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.70 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.71 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.72 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.73 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.74 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.75 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.76 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.77 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.78 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.79 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.80 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.81 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.82 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.83 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.84 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.85 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.86 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.87 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.88 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.89 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.90 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.91 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.92 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.93 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.94 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.95 FOR IDENTIFICATION OF WIRING.

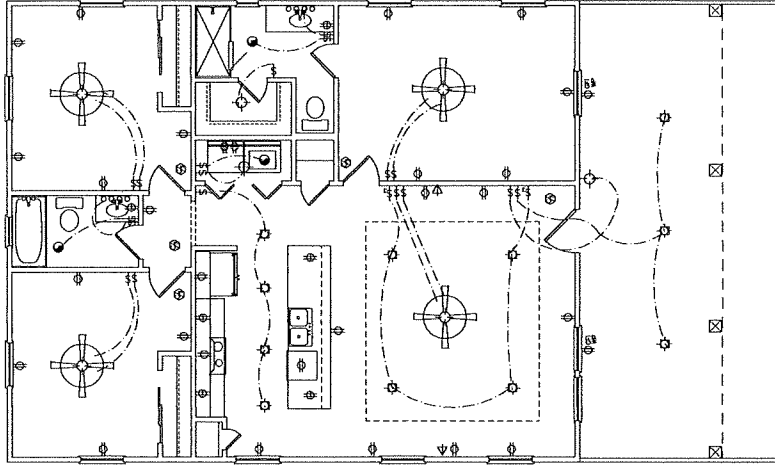
NEC 2018, ARTICLE 210.96 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.97 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.98 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.99 FOR IDENTIFICATION OF WIRING.

NEC 2018, ARTICLE 210.100 FOR IDENTIFICATION OF WIRING.



Level One
Designers

Rendell Potts, Designer
831-482-5692

NOTE: While every attempt has been made to avoid mistakes in this drawing, the designer can not guarantee against human error. The contractor is responsible for the accuracy of all materials, quantities, and dimensions and is responsible for the same. Notify the owner immediately if a discrepancy is discovered and correction is required.

NOTES:

BUILDER:

SPEICH HOMES

CLIENT NAME:

Kurt Icenburger

PROJECT ADDRESS:

10162 Bluewater, Highway
Freeport, TX 77541

Issued for: PERMIT

AREA CALCULATIONS

DESCRIPTION	AREA
ROOF AREA	1728
TOTAL	1728

DATE: 2-3-23

SHEET NAME:

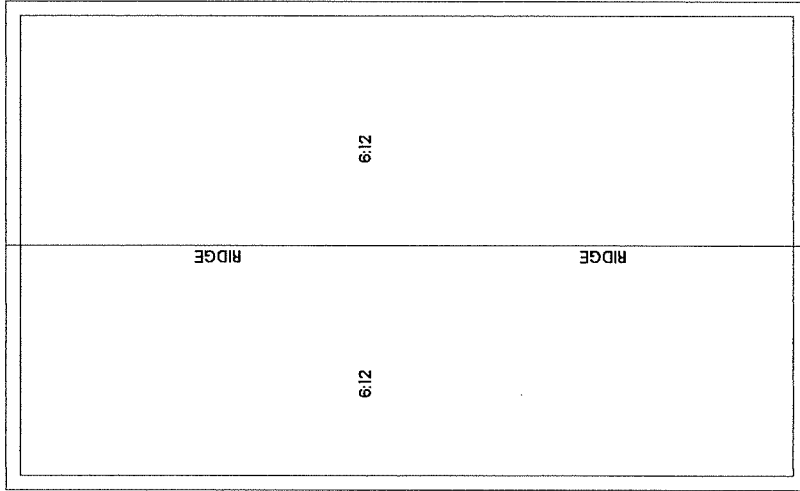
ROOF PLAN

SHEET NUMBER

A-4

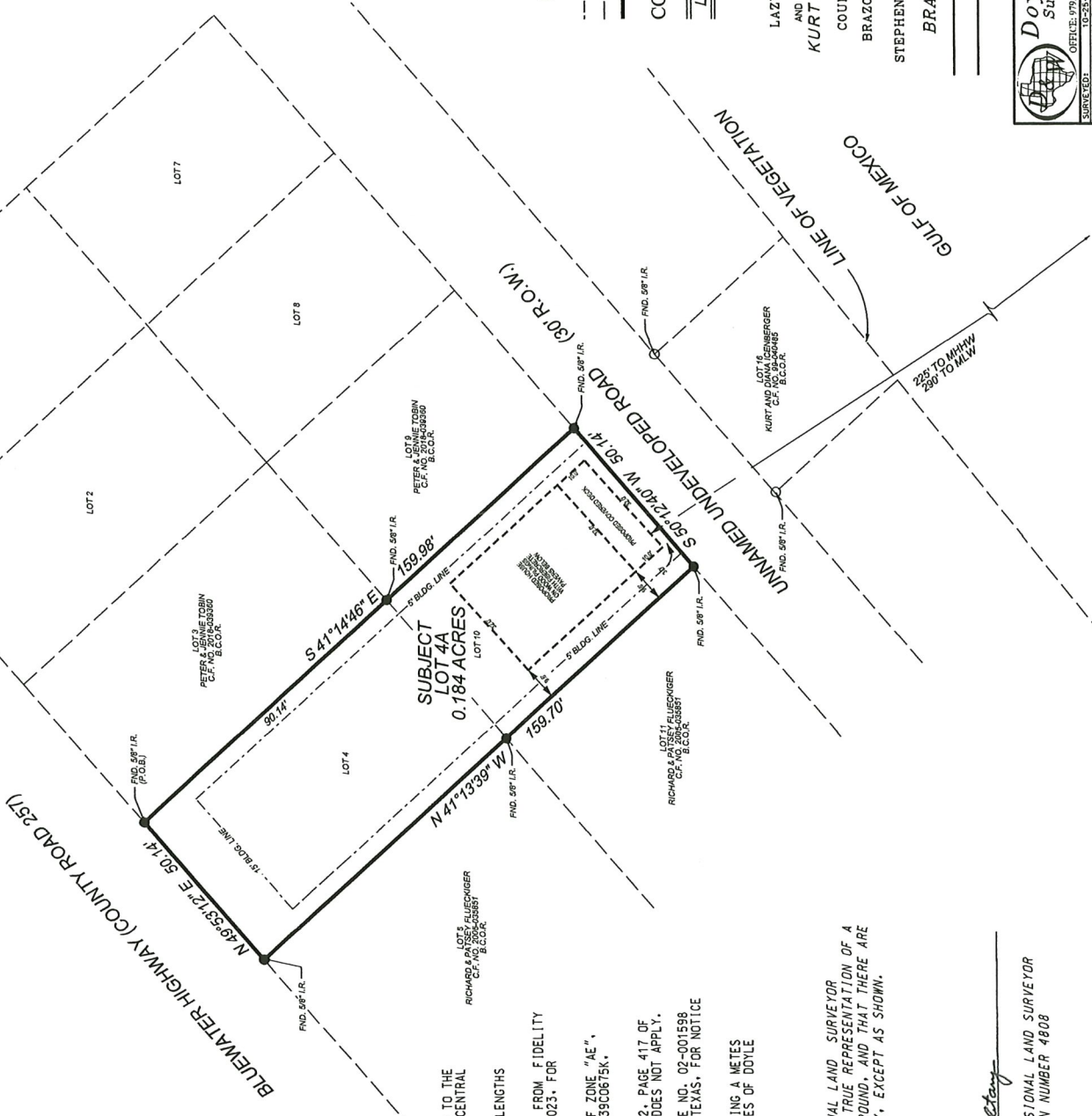
SCALE:

1/4"=1'-0"



**BRAZORIA COUNTY
TEXAS**

**STEPHEN F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29**



NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF = 0.998835521).
3. THIS SURVEY RELIES ON TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE CO. NO. 2059836, DATED JUNE 27, 2023, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0675K, DATED DECEMBER 30, 2020.
5. DEDICATION OF STREETS RECORDED IN VOLUME 1362, PAGE 417 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, DOES NOT APPLY.
6. SUBJECT TO AFFIDAVIT RECORDED IN CLERK'S FILE NO. 02-001598 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR NOTICE OF ON-SITE SEWAGE FACILITIES.
7. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE & WACHTSTETTER, INC.

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: MAY 05, 2024



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

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ TRS CAP
- MEAN HIGHER HIGH WATER
- MEAN LOW WATER
- BUILDING LINE
- LOT LINE
- PROPERTY LINE

**COMBINATION SURVEY
OF
LOT 4A (0.184 ACRE)**

BEING COMPRISED OF
LOTS 4 AND 10
OF THE
LAZY PALM RESORT SECTION II
(UNRECORDED)
AND BEING THAT SAME TRACT CONVEYED TO
KURT AND DIANA ICENBERGER
AS RECORDED IN
COUNTY CLERK'S FILE 24-021077
IN THE
BRAZORIA COUNTY OFFICIAL RECORDS
ABSTRACT 29
STEPHEN F. AUSTIN PENINSULAR LEAGUE
BRAZORIA COUNTY, TEXAS.

FOR
KURT & DIANA ICENBERGER
215 WHISPERING PINES
815-538-2401

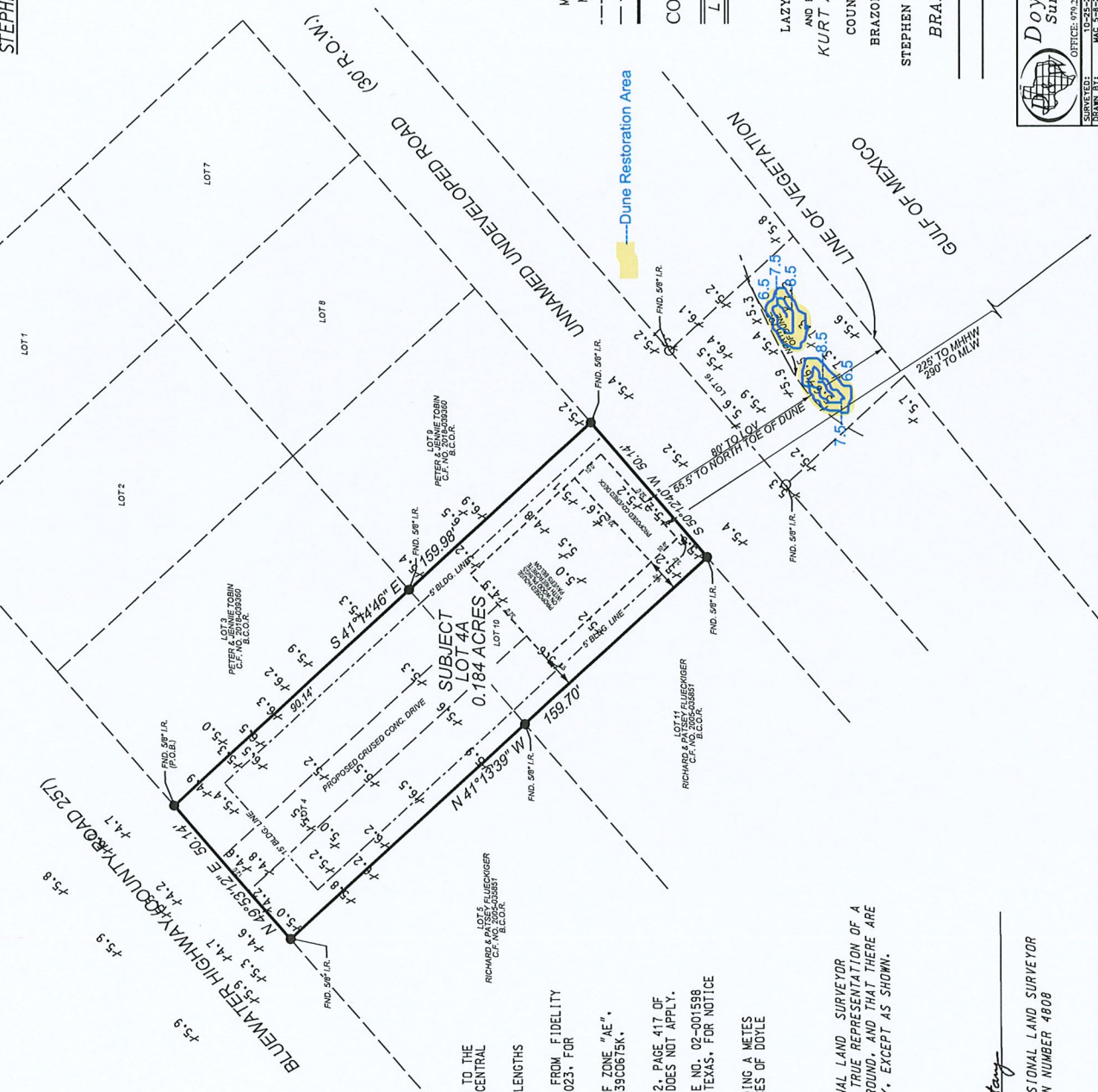


Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
1025 COMMERCIAL STREET, SUITE 100, TEXAS 77151
OFFICE: 832-245-1321
FAX: 832-245-1322
PROJECT NO.: 16538-24-01
SHEET NO.: 1 OF 1
DATE: 5-8-24
CHECKED: SAU
DRAWN BY: TSS

DATE: 5/24/2024 TIME: 8:29:22 AM
C:\WORK\Boundary\Site Plans\Lots 4, 10 & 10.dwg
USER: Unfiled WorkSpace

**BRAZORIA COUNTY
TEXAS**

STEPHEN F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29



LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8\"/>
- MHW MEAN HIGHER HIGH WATER
- MLW MEAN LOW WATER
- BUILDING LINE
- LOT LINE
- PROPERTY LINE

**COMBINATION SURVEY
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LOT 4A (0.184 ACRE)BEING COMPRISED OF
LOTS 4 AND 10**

OF THE
LAZY PALM RESUBDIVISION SECTION II
AND BEING THAT SAME TRACT CONVEYED TO
KURT AND DIANA ICENBERGER
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STEPHEN F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29
FOR
KURT & DIANA ICENBERGER
215 WHISPERING PINES
BRAZORIA COUNTY, TEXAS.



Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
PHONE: 409-346-5949 FAX: 409-346-5940
E-MAIL: DW@DW-SURV.COM
WWW: DW-SURV.COM
CREATED: 05/05/2024
DRAWN BY: DW
CHECKED: DW
REVISED: 05/05/2024

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999883552).
3. THIS SURVEY RELIES ON TITLE COMMITMENT FROM FIDELITY NATIONAL, FILE NO. 2059836, DATED JUNE 27, 2023, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 46039C0615K, DATED DECEMBER 30, 2020.
5. DEDICATION OF STREETS RECORDED IN VOLUME 1362, PAGE 417 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, DOES NOT APPLY.
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DATE SURVEYED: MAY 05, 2024



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

Basic Quality Statistical Summary Report

Plant C783-CONROE
 Product TX374 - Fine Natural River Sand
 Specification GCM Spec
 Period 03/06/2023 - 03/06/2024

Sieve/Test	Tests	Average	St Dev	Target	Specification
3/8" (9.5mm)	234	100.0	0.00		100-100
#4 (4.75mm)	234	100.0	0.17		95-100
#8 (2.36mm)	234	99.9	0.52		90-100
#16 (1.18mm)	234	99.6	0.85		
#30 (0.6mm)	234	94.0	1.94		80-100
#50 (0.3mm)	234	48.5	6.55		10-60
#100 (0.15mm)	234	4.7	1.57		0-20
#200 (75µm)	233	0.3	0.28		0-5
Pan	234	0.0	0.00		
Unit Wt (Loose)	5	99.3	5.53		
Unit Wt (Rodded)	5	108.6	5.40		
Voids (Rodded)	5	33.8	2.85		
-#200 (75um)	3	0.47	0.076		
Wash Loss (#200/75um)	2	0.55	0.000		
SPGR (Dry, Gsb)	3	2.622	0.0000		
Absorption	5	0.6	0.05		
SPGR (SSD)	5	2.623	0.0099		
FM	234	1.53	0.095		
Total Moisture	47	4.14	0.876		
Soundness (MgSO4)	2	2.7	0.00		
Soundness (Na2SO4)	2	2.5	0.00		
SE	4	76	3.1		

Query Query Selections
 Date Created 03/06/2024
 Date Range 03/06/2023 - 03/06/2024
 Plant CONROE

Speich Custom Homes, L.L.C.

20235 Eden Pines, Spring TX. 77379

281-795-5662, Fax 281-655-5383

BBB Member

September 19, 2024

Beach Access & Dune Protection Program
Texas General Land Office
1700 North Congress Ave
Austin, TX 78711-2873

Beachfront Construction Certification and Dune Protect Permit in Brazoria County

Site Address: 10162 Bluewater Highway (CR 257), Freeport TX 77541

Legal Description: A0029 SF Austin, Tract 27B9-27B12 Acres. 1840 (Lazy Palms Sec 2 Unred Lot 10-4)

Lot Applicant: Speich Custom Homes, L.L.C. c/o Kurt Icenberger

GLO ID No.: BDBC-24-0110a

Dear Joe Ripple, and GLO,

In response to the GLO information request Dated August 21, 2024, and phone discussions of the application materials for beachfront construction certificate and dune protection permit for the above -referenced location. Please review and accept the information being provided below.

1. Dune Restoration will consist of beach quality sand no closer than 25' in front of the front decking. The elevation of the highest existing dune is approximately 5.5'. We will be building up to 8.5' in height above, providing 10' at the base, and 2' at the top width totaling approximately 15' in length. Restoration will be placed approximately 55' from the Southernmost edge of the deck, placed on the Icenberger's empty lot. Vegetation naturally grown on one of properties owned by Speich Custom Homes located in Tortuga Beach Subdivision, a (41 Acre property located on Follett's Island). Plants will be harvested, trimmed, and planted on the dune. Our proposed choice of plants is Bitter Panic and Coastal Bermuda as they transplant well. Plant placement will be plugged in a 6"x 6" pattern. We are looking to building a mound contoured dune with a more natural look. This will allow wind-blown sand to build upon the dunes.
2. Attached is the grading and site plan indicating the dune restoration area, the dune elevation and cross section.
3. There is not any concrete or driveway within 25 feet of the northern toe of the nearest dune closet to the actual house, we will not be working or using

equipment within 25' of the nearest dune toe. Except for the work need to for the dune restoration.

4. We will be buying beach quality sand from Gulf Coast Materials; they are experiencing providing beach quality. Minerology is attached.

Gulf Coast Materials, Inc.

(Mike Johanning, Rep)

Mike@GulfCoastMaterial.com

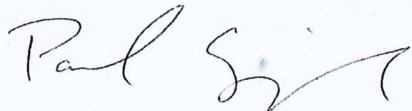
(713) 861-1815

www.GulfCoastMaterial.com

5. Attached are updated color photos of the lots.
6. As to moving the house back, we need to stay where we are as there is a large washout from the last couple storms at the street side of the lot. If we were to get to close this, it may incumber the septic fields drainage ability. We request understanding as we feel we need to leave the house where it's plotted. Is is further back than the two house to the west and the one new one to east.

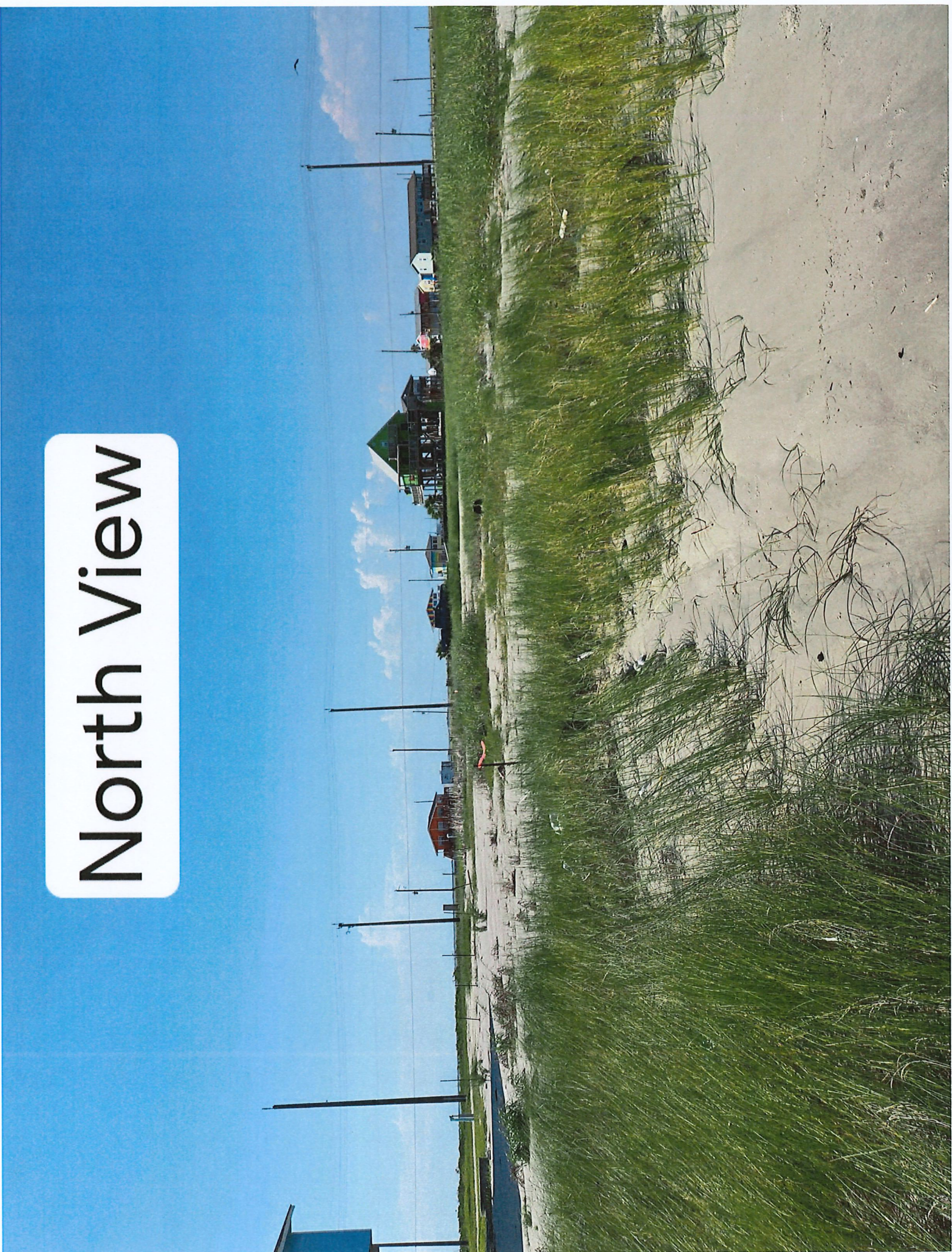
If you have any questions, please contact me at (281) 794-5662 or by email at pspeich@comcast.net.

Sincerely,



Paul Speich
Speich Custom Homes, L.L.C.

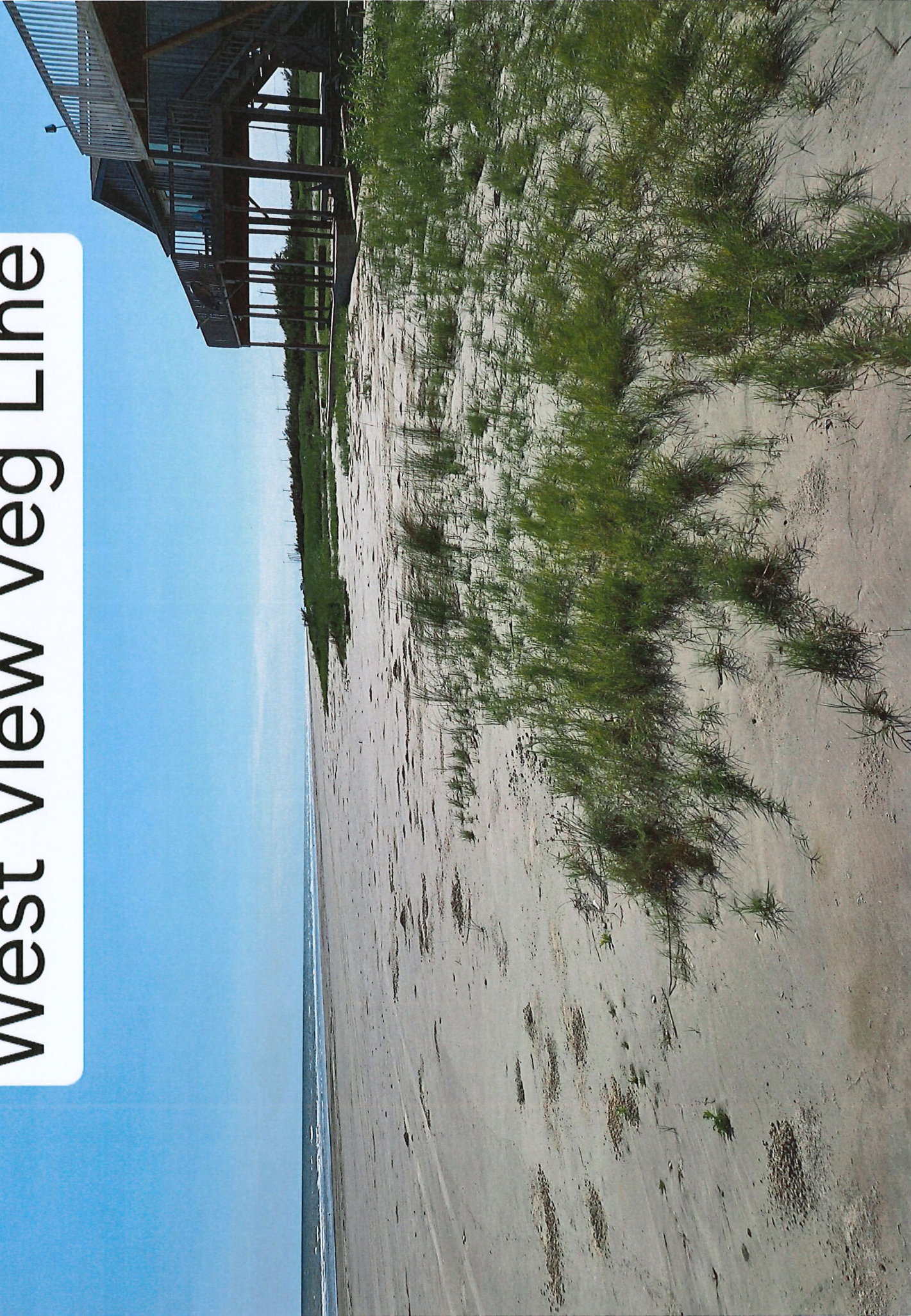
North View



East View Veg Line



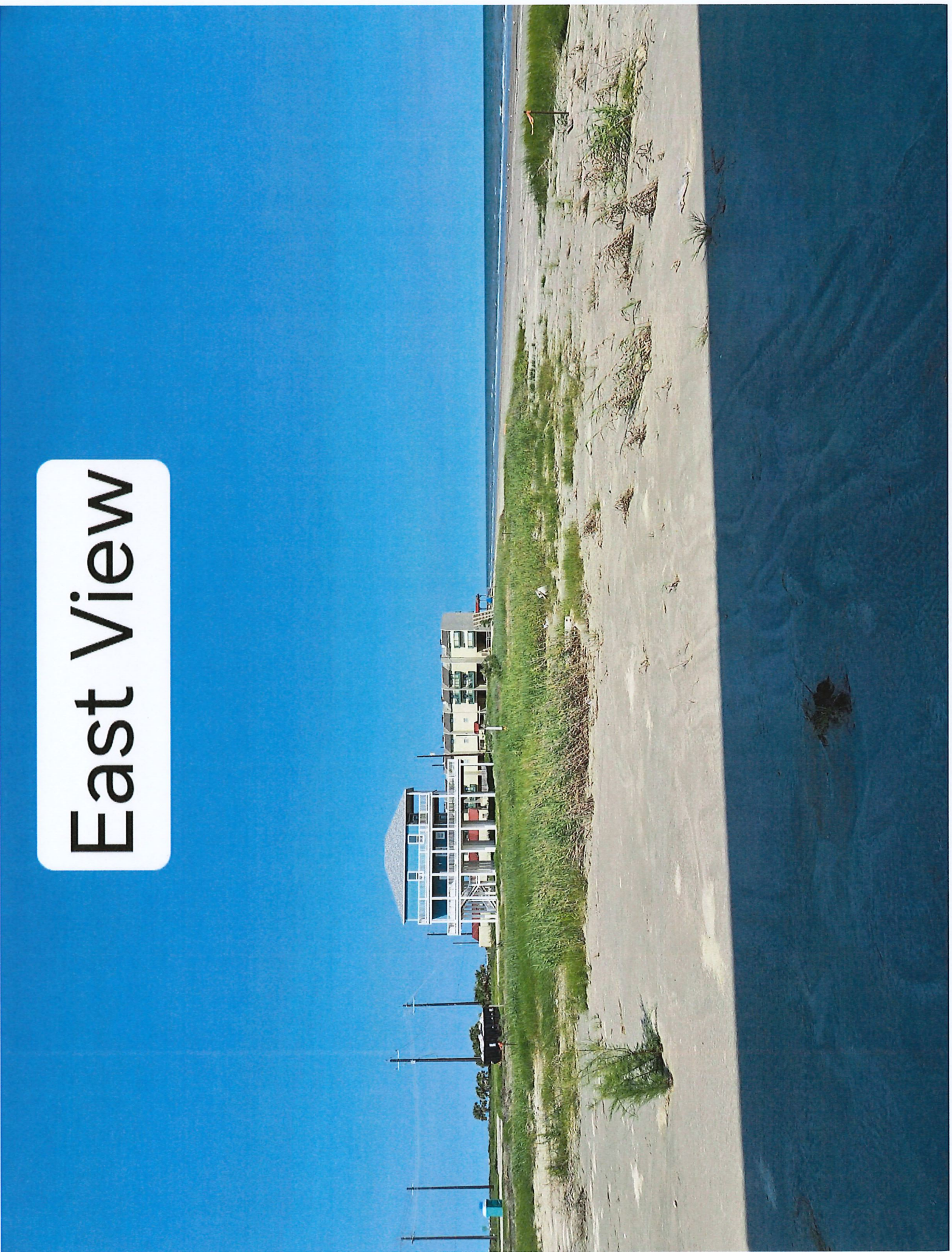
West View Veg Line



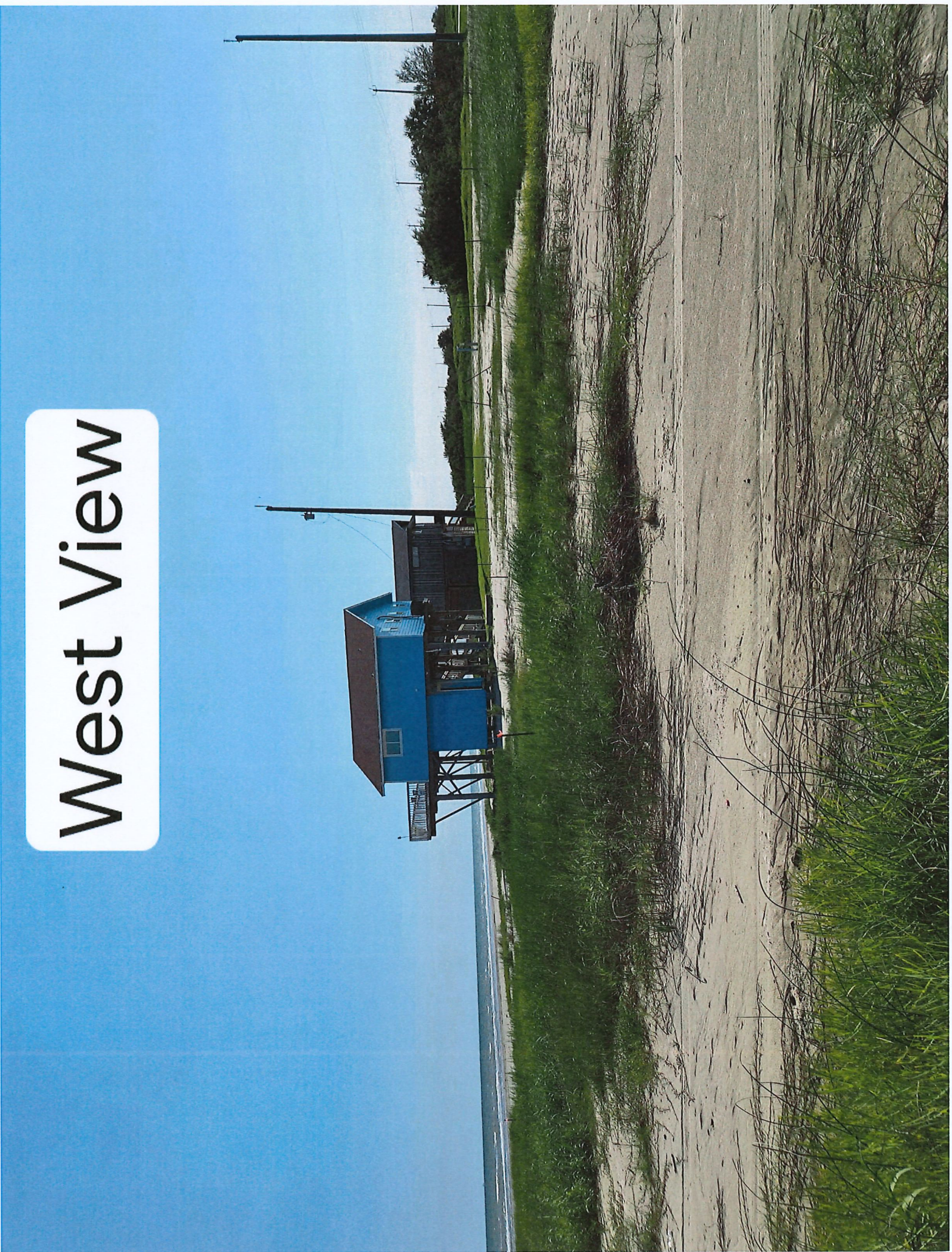
Beach View Veg Line



East View



West View



South View





South View



West View



Beach side view





East view

East Vegetation Line





BRAZORIA COUNTY

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

(TO BE SUBMITTED BY BUILDER)

Received

2024-205
Related OSSF
Application #

Permit #

100
IRC #

BUILDERS NAME: Speich Custom 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 10162 Bluwater Hwy Freeport

Lot and Block # 4+10 Subdivision Lazy Palm

or Survey _____ Tract/Acreage _____

or Deed Reference _____ Property ID (MCAD)# 151580

RESIDENTIAL CODE USED IN CONSTRUCTION:

- 1) INTERNATIONAL RESIDENTIAL CODE – published 2021
date