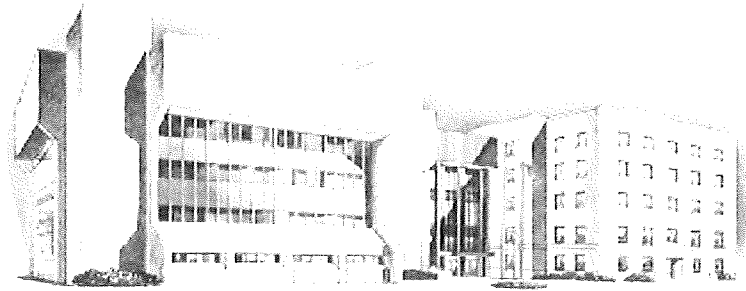


JOE K. RIPPLE
FLOODPLAIN ADMINISTRATOR, CFM
SOFIA GARCIA GIBSON
FLOODPLAIN / BUILDING PERMITS
OFFICE ASSISTANT SR.
BELINDA HOWELL
FLOODPLAIN / BUILDING PERMITS
PERMIT TECHNICIAN
VICKIE THOMAS
FLOODPLAIN/BUILDING PERMITS
FLOODPLAIN CONSULTANT



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

BRAZORIA COUNTY

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

April 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 7896 Blue Water Hwy (CR 257) Freeport, TX (Key Largo)

Dear Ms. Valdes,

This application is for a residential structure with 2962 Square feet of living area with (4) bedrooms and (4) 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.

June 19, 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: 7896 Bluewater Hwy, Freeport
Legal Description: Key Largo (A0029 S F Austin) Blk 4 Lot 1
Lot Applicant: Coastal Construction & Consulting Inc c/o Plus 1 Construction Services LLC
GLO ID No.: BDBC-24-0062a

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:

- 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.¹
- 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.²
- 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**.³

¹ 31 Tex. Admin. Code § 15.4(f)(1).

² Brazoria County Dune Protection and Beach Access Plan § 5(I)(G)(1).

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

- The applicant proposes to construct the habitable structure seaward of the Building Setback Line, which is prohibited without an exemption from Brazoria County.⁴ 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.⁵
- The County must limit the area of enclosures below BFE to 299 square feet.⁶
- Cisterns, septic tanks, and septic fields are prohibited from being constructed seaward of any structure serviced by the cisterns, septic tanks, and septic fields.⁷ 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.⁸
- The County must ensure the proposed habitable structure is designed for feasible relocation.⁹

Please be advised that 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.

Sincerely,



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

cc: Vickie Thomas, Brazoria County

⁴ Brazoria County Erosion Response Plan § 5.

⁵ Brazoria County Erosion Response Plan § 5.1.

⁶ Brazoria County Erosion Response Plan § 5.3.

⁷ Brazoria County Dune Protection and Beach Access Plan § 3(II)(K) & 31 Tex. Admin. Code § 15.4(c)(10).

⁸ 31 Tex. Admin. Code § 15.6(e)(3).

⁹ 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: SCOTT BERTOLINI/PLUS 1 CONSTRUCTION SERVICES LLC Phone: 714-846-7003

Current/Mailing Address: 1309 COFFEEN AVE STE 4746 SHERIDAN, WY 82801
Street or PO Box City/State Zip

Building Contractors Information: COASTAL CONSTRUCTION & CONSULTING, INC.	Address: 8941 ATLANTA AVE. #333 HUNTINGTON BEACH, CA 92646	Phone: 714-864-7003
---	--	-------------------------------

LOCATION OF CONSTRUCTION:

Subdivision: <u>Key Largo Resort</u>		SITE ADDRESS (Where Structure Will Be Placed or Constructed)			
		Street Address: 7896 BLUEWATER HIGHWAY (CR 257) City (required): FREEPORT			
Section:	Block:	Lot:	Abstract No.:	Acreage:	PID #:
N/A	4	1	<u>29</u>	0.14	<u>219746</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"/> <i>Came from Outside County</i> <input type="checkbox"/> <i>Mobile Home Park or RV Park # of Spaces _____</i>	<input checked="" type="checkbox"/> Residential Number of Bedrooms: <u>4</u> Number of Bathrooms: <i>Full <u>4</u> Partial <u>2</u></i> <input checked="" type="checkbox"/> One Family <input type="checkbox"/> Multi Family - <i># of Units: _____</i> <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>650,000</u> Floor Area Sq. Ft. (including garage): <u>2962</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>2024-121</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.** \$193.48

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

Signature: Chad S. Bertolini

Date: 03/25/2024

DO NOT WRITE BELOW THIS LINE							
Approved By: <u>Whie Shoman</u>		Highest Natural Ground is <u>5.20</u> ft. Certified By: <u>Terry Singletary</u> RPLS # <u>4808</u> on <u>8/7/13</u>		Permit Fee \$ <u>75.00</u>	Inspection Fee \$ <u>118.48</u>	Date Of Permit	Permit Number
Electric <u>CP</u>	Mailbox Ltr <u>Yes</u>	Setback Ltr <u>40</u>	Thoroughfare <u>Major</u>	Total Fee: \$ <u>\$193.48</u>		Check # <u>1604</u>	Receipt No. <u>19440</u>
ETJ <u>No</u>	Inspection Ltr <u>Yes</u>	Ack Ltr <u>No</u>	Mobile Home Information <u>No</u>	FEMA Zone: <u>VE</u> <u>17+2</u> Elevation: <u>19</u> MSL	Panel No.: <u>67514</u>	Class <u>B</u>	
Special Provisions:							
Mail <input type="checkbox"/>	Email <input type="checkbox"/>	To: <u>nnagowski@trantmanassoc.com</u>				Pick Up <input type="checkbox"/>	



Brazoria County Floodplain Receipt

(979) 864-1295

(281) 756-1295

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

Floodplain Administrator

Receipt No 00019440	Receipt Date 3/28/2024	Receipt Time 12:25:05 PM
NO REFUND(S)		
Received From: Plus 1 Construction Services, 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: \$118.48

Comments: 7896 Bluewater Highway (CR 257) Freeport CK# 1604

Payment Information

Payment Type: CHK	Check# / MO#: 1604	Pay Amount:	\$193.48
Payment Type:	Check# / MO#:	Pay Amount:	\$0.00

Office Use Only	Posted: N
Rec. By: 16157	
Void: N	Void By:
Void Date:	
Void Reason:	Void Time:

Total Amount Received: \$193.48

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

STATE OF TEXAS

COUNTY OF BRAZORIA

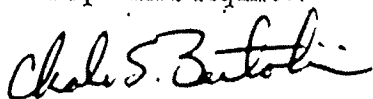
The undersigned holder of Development Permit No. _____ (whether acting individually or through a duly authorized agent or attorney) does hereby certify to Commissioners' Court of Brazoria County, Texas as follows.

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 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

RECEIVED
SEP 22 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

2024-121
Permit Number
 \$250 Single Family
 \$450 All Others
 New
 Replacement
 Alteration
Type Drip w/cl2
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)

Plus 1 Construction Services LLC

PROPERTY OWNER (NAME ON DEED) BERTOLINI (LAST) CHARLES (FIRST) S. (INT)
PHONE NUMBERS 714 864 7003

MAILING ADDRESS 1309 COFFEEN AVE #4746 SHERIDAN, WY 82801

SITE ADDRESS 7896 County Road 257 (Bluewater Hwy), 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 Joshua Rippe Reg# 32415 Phone# 979-215-0863

MAINTENANCE PROVIDER Joshua Rippe Reg# 2064 Phone# 979-215-0863

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

Manufacturer NC Pipe / AllWater Model B550

DISPOSAL SYSTEM: Drainfield Area 806 sq ft Trench Depth 10 - 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 403 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) Charles S. Bertolini Date 9-20-23

DEPARTMENT USE ONLY BELOW THIS LINE

APPLICATION: APPROVAL DISAPPROVAL DATE 3/25/24 INSPECTOR R. [Signature] LIC# 33349

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

Brazoria County Appraisal ID # 219746 ETJ _____ Flood Plain Info: New Construction Upgrade

Legal Description: SUB KEY LARGO Ab 29 Sec _____ Block 4 Lot 1 Precinct 1

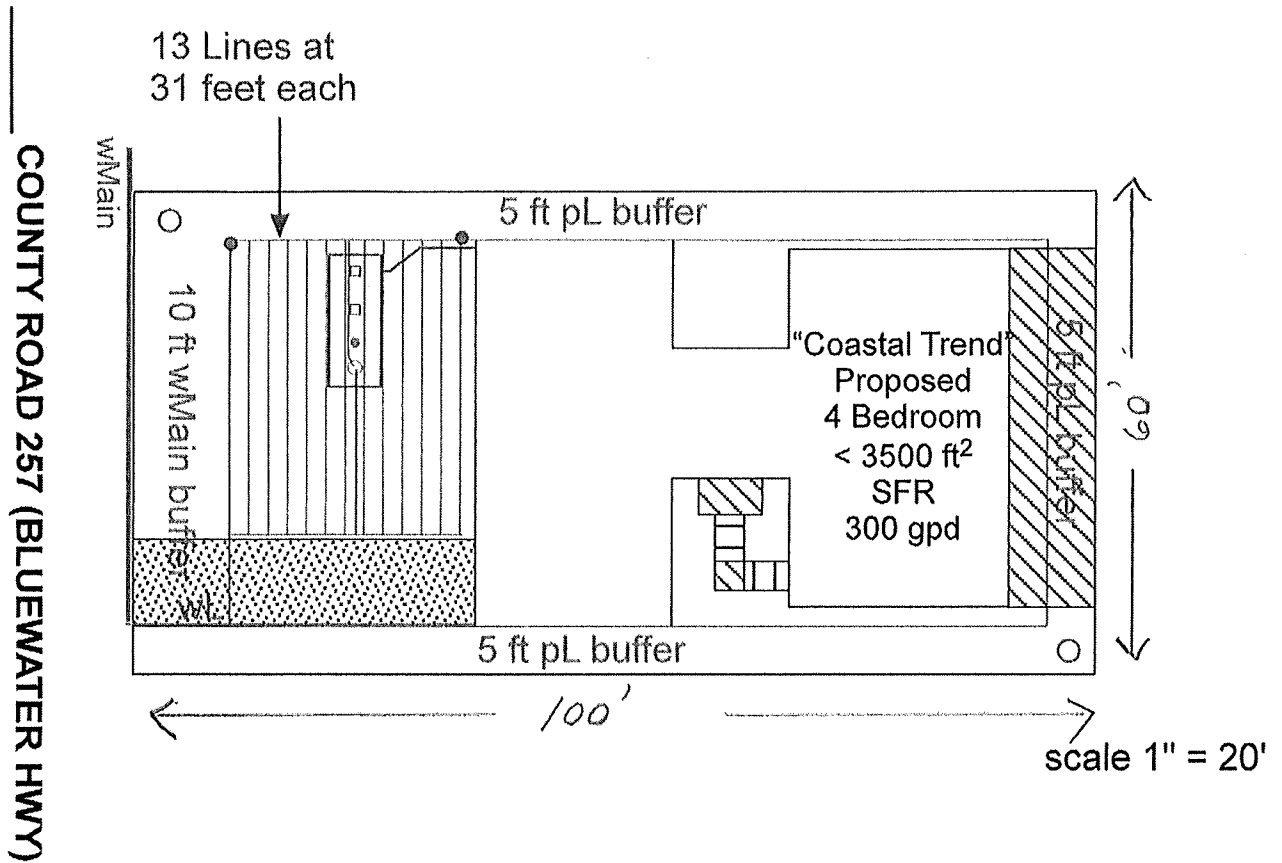
Authorization to Construct Provided to Installer: Josh Rippe Date: 3-25-24 In person Fax Mail By: [Signature]

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: _____

Key Largo (A0029 SF Austin)
 Block 4, Lot 1
 Brazoria County, Texas

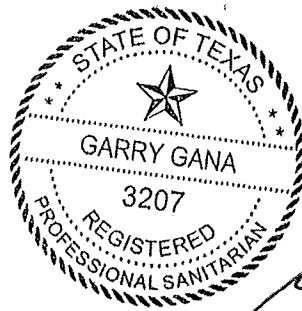


- = Chlorinator
- = soil test site by Site Evaluator
- = vacuum breaker

This property does lie within the 100 year floodplain

This property exhibits less than 4% slope across its entire area

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



G. Gana
 8-28-23

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>Scott Bertolini</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7896 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 1, Block 4, Key Largo Resort (Volume 13, Page 21 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 Pre-Construction</u>		
A5. Latitude/Longitude: Lat. <u>29°01'32.34" N</u> Long. <u>95°11'22.38" 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): <u>0.00</u> 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: <u>0</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>0.00</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0.00</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0.00</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>0.00</u> 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: <u>0</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>0.00</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0.00</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0.00</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Unincorporated Area</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.: 7896 Bluewater Highway (CR 257)	FOR INSURANCE COMPANY USE
City: Freeport State: TX ZIP Code: 77541	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.

Yes No

Check the measurement used:

- | | | |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>21.00</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>19.00</u> | <input checked="" 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 and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>4.10</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>5.20</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached 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 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: TX-RPLS 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: 08/07/2023

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):
Elevations listed in Section C2 (a) and (c) are proposed elevations.

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.: 7896 Bluewater Highway (CR 257)	FOR INSURANCE COMPANY USE
City: <u>Freeport</u> State: <u>TX</u> ZIP Code: <u>77541</u>	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, crawlspace, or enclosure) is: _____ feet meters above or below the HAG,

b) Top of bottom floor (including basement, crawlspace, 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: CHARLES S. BERTOLINI

Address: 1309 COPPERN AVE #4246

City: STEARMAN State: WI ZIP Code: 82801

Signature: Ch. S. Bertolini Date: 9-20-23

Telephone: 714 804 7803 Ext.: _____ Email: SCOTT@PLUS1CS.COM

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.: 7896 Bluewater Highway (CR 257)	FOR INSURANCE COMPANY USE
City: Freeport State: TX ZIP Code: 77541	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.: 7896 Bluewater Highway (CR 257)	FOR INSURANCE COMPANY USE
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 _____ feet meters above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

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.: 7896 Bluewater Highway (CR 257)		FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
City: Freeport	State: TX ZIP Code: 77541	
<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:	Front View	<input type="button" value="Clear Photo One"/>
Photo Two		
Photo Two Caption:	Rear View	<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.: <u>7896 Bluewater Highway (CR 257)</u>	FOR INSURANCE COMPANY USE
City: <u>Freeport</u> State: <u>TX</u> ZIP Code: <u>77541</u>	Policy Number: _____ Company NAIC Number: _____
<p>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.</p>	
Photo Three	
Photo Three Caption:	Left Side View
<input type="button" value="Clear Photo Three"/>	
Photo Four	
Photo Four Caption:	Right Side View
<input type="button" value="Clear Photo Four"/>	



BRAZORIA COUNTY

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

(TO BE SUBMITTED BY BUILDER)

Received

2024-121

Related OSSF
Application #

Permit #

480

IRC #

BUILDERS NAME: Coastal Construction & Consulting, Inc.
Charles Scott Bertolini

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 7896 BLUEWATER HIGHWAY (CR 257)

Lot and Block # LOT 1 BLOCK 4 Subdivision _____

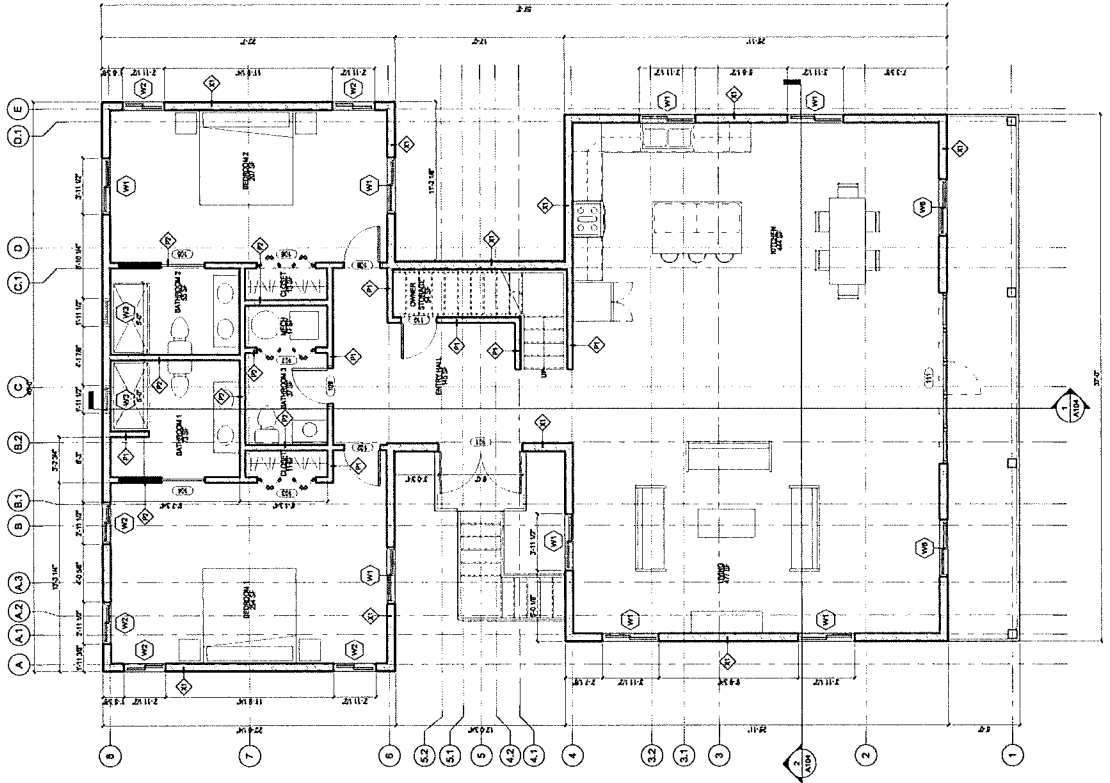
or Survey _____ Tract/Acreage ABSTRACT 29 0.14 ACRES

or Deed Reference _____ Property ID (MCAD)# _____

RESIDENTIAL CODE USED IN CONSTRUCTION:

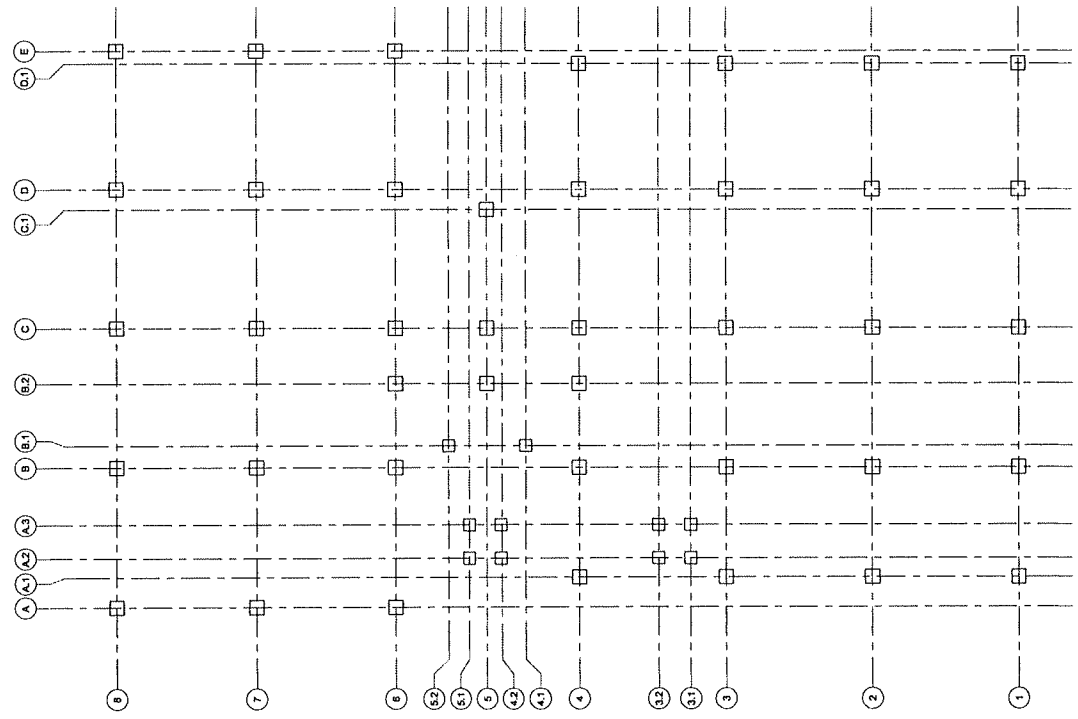
- 1) INTERNATIONAL RESIDENTIAL CODE – published 2015
date

PER FREEPORT, TX CODE OF ORDINANCES



REFER TO ELEVATION CERTIFICATE FOR
 MINIMUM HEIGHT OF FIRST FLOOR
 MINIMUM HEIGHT SHALL BE BFE + 2'-0"

1 FIRST FLOOR PLAN
10/20/20



2 FOUNDATION/PILE PLAN
10/20/20

AFFIDAVIT TO THE PUBLIC
(TO BE REGISTERED WITH THE BRAZORIA COUNTY CLERK)

THE COUNTY OF BRAZORIA

STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage (OSSFs) Facilities, this document is filed in the Deed Records of Brazoria County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the following described real property lying and being situated in the County of Brazoria, State of Texas, to-wit: _____
Key Largo (A0029 S F Austin) Blk 4 Lot 1, Brazoria County, Texas

(insert legal description)

The property is owned by Plus 1 Construction Services LLC
(insert owner's full name)

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

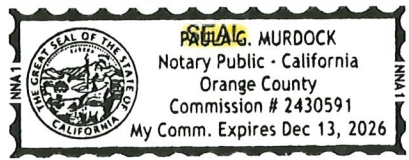
Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from Brazoria County Environmental Health Department.

WITNESS BY HAND(S) on this 25th day of March 2024
Charles S. Bertolini

Property Owner(s) Signature(s)
CHARLES S. BERTOLINI

Property Owner(s) Printed Name(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25th DAY OF March 2024



Paula G. Murdock
Notary Public, State of Texas
Paula G. Murdock 12/13/26
Notary's Printed Name/Expiration Date

NOTE: Recorder mail to: Brazoria County Environmental Health Department, 111 E Locust, Angleton, Texas. 77515
Rev 9/9/19 jcs

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

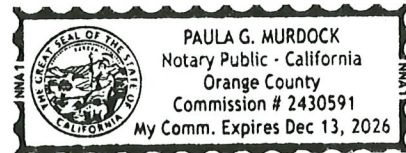
On March 25, 2024 before me, Paula G. Murdock Notary Public
(insert name and title of the officer)

personally appeared Charles Scott Bezdin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Paula G. Murdock (Seal)



Clear Form

Print Form

East



North



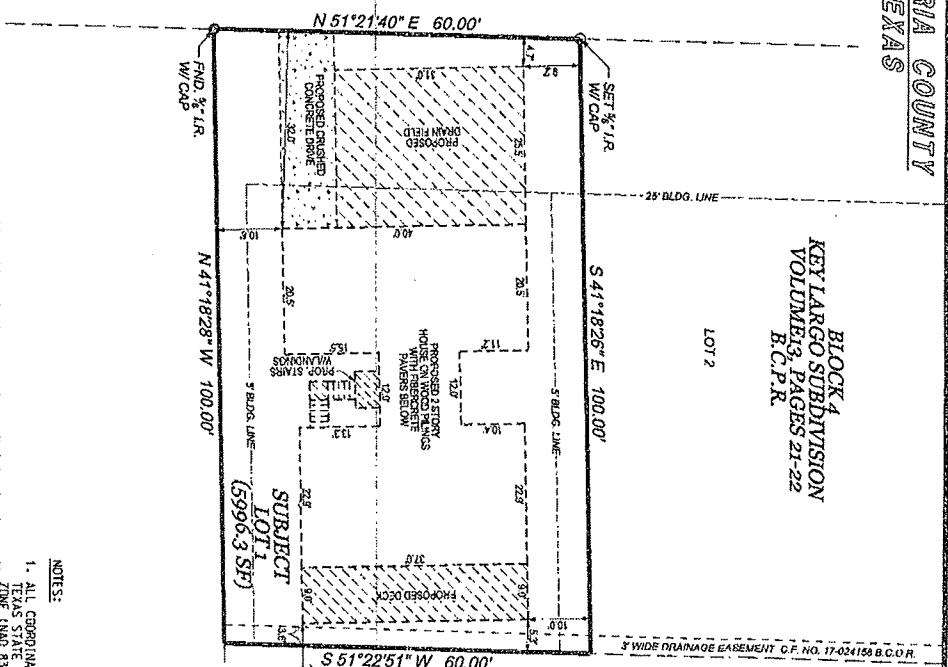




BRAZORIA COUNTY
TEXAS

BLOCK 4
KEY LARGO SUBDIVISION
VOLUME 13, PAGES 21-22
B.C.P.R.

BLUEWATER HIGHWAY (COUNTY ROAD 257)
(120' WIDE ROAD EASEMENT 821/639 B.C.D.R. AND 856/343 B.C.D.R.)

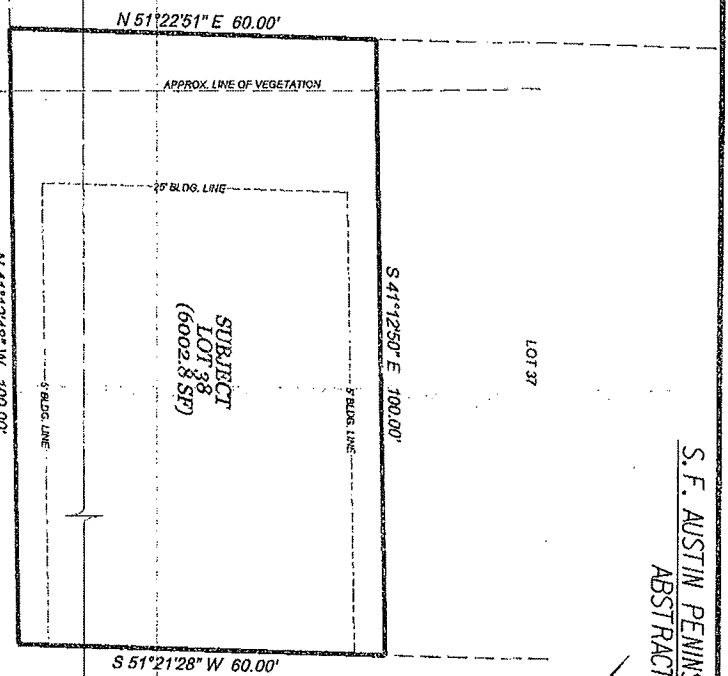


5' WIDE DRAINAGE EASEMENT OF NO. 17-024158 B.C.O.R.

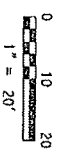
SURF DRIVE (UNDEVELOPED)

72' TO APPROX. LINE OF VEGETATION
 25' TO APPROX. LINE OF VEGETATION
 5' TO MEAN LOW WATER

TEXAS PARKS AND WILDLIFE DEPARTMENT
 C.F. NO. 2014-094561
 B.C.O.R.



S.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. (CS = 0.999883552)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "E" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 480330085A, DATED DECEMBER 30, 2020.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, BEYOND THOSE SHOWN HEREON.
5. BUILDING LINES ARE RECORDED IN COUNTY CLERK'S FILE NO. 2001-048478 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
6. THERE IS A R.O.W. SPOILAGE EASEMENT RECORDED IN VOLUME 72, PAGE 2571, OF THE BRAZORIA COUNTY DEED RECORDS.
7. THIS SURVEY MAY BE SUBJECT TO OTHER RESTRICTIONS RECORDED IN VOLUME 13, PAGE 21, VOLUME 1822, PAGE 393, AND VOLUME 864, PAGE 953, OF THE BRAZORIA COUNTY DEED RECORDS.

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8\"/>

LOTS 1 & 38, BLOCK 4
OF

KEY LARGO RESORT
RECORDED IN
VOLUME 13, PAGE 21
OF THE

BRAZORIA COUNTY PLAT RECORDS
IN THE
S.F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29
BRAZORIA COUNTY, TEXAS
FOR

SCOTT BERTOLINI
7896 BLUEWATER HIGHWAY



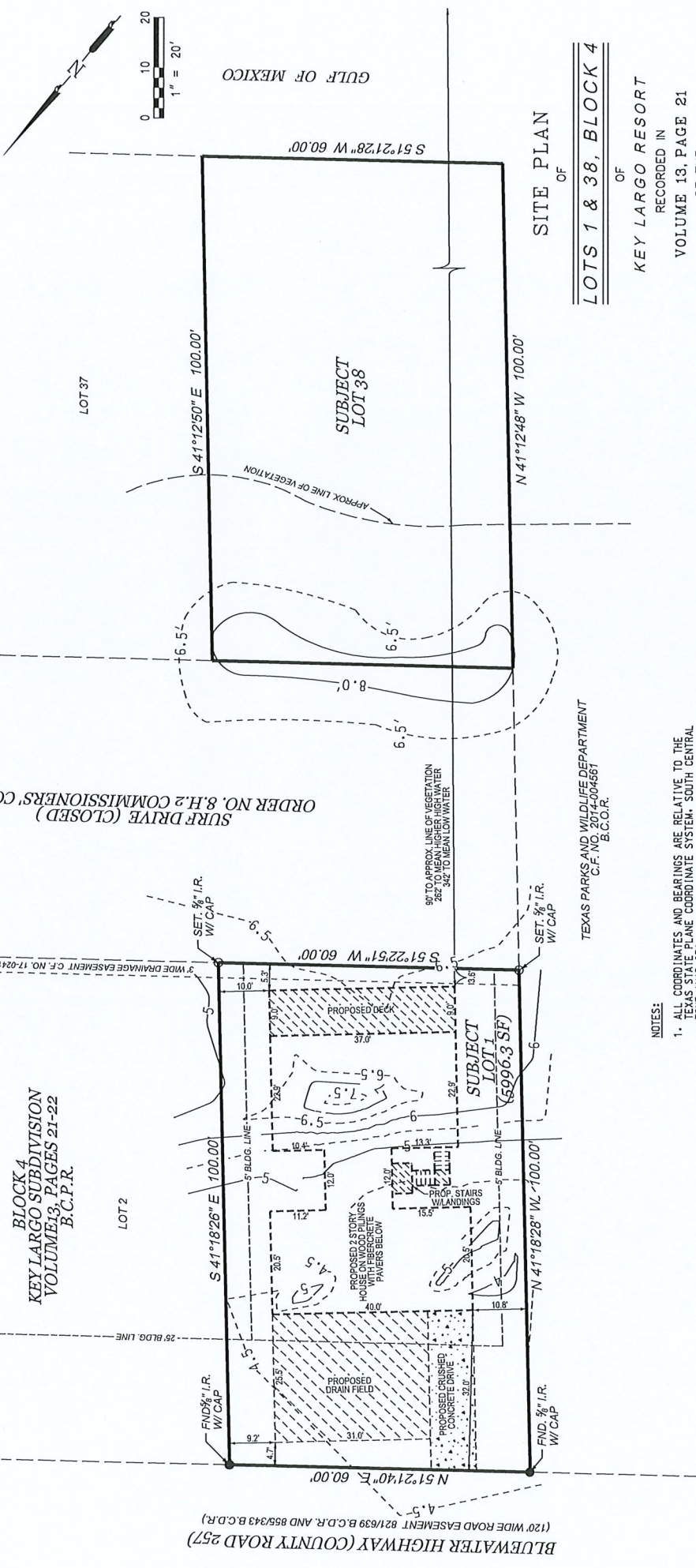
Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
141 COMMERCE STREET, SUITE 7751
DALLAS, TEXAS 75246
PHONE: 972.262.5222 FAX: 972.262.5240 EMAIL: DW@DWMI.COM

STATE OF TEXAS, COUNTY OF BRAZORIA, SURVEY NO. 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BRAZORIA COUNTY TEXAS

S.F. AUSTIN PENINSULAR LEAGUE ABSTRACT 29

**BLOCK 4
KEY LARGO SUBDIVISION
VOLUME 13, PAGES 21-22
B.C.P.R.**



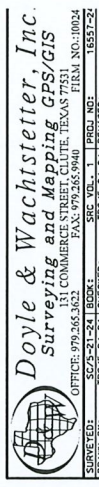
BLUWATER HIGHWAY (COUNTY ROAD 257) (120' WIDE ROAD EASEMENT R21/1639 B.C.D.R. AND 855/243 B.C.D.R.)

TEXAS PARKS AND WILDLIFE DEPARTMENT
C.F. NO. 2014-004581
B.C.O.R.

**SITE PLAN OF
LOTS 1 & 38, BLOCK 4**

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

SCOTT BERTOLINI
7896 BLUWATER HIGHWAY



DOYLE & WACHSTETTER, INC.
SURVEYING AND MAPPING GPS/GIS
COMMERCIAL, TEXAS, TEXAS, TEXAS
OFFICE: 979.246.3633
L.S. NO. 16557-24
S.C. NO. 16557-24
DRAWN BY: TBS/JS-24-241 CHECKED BY: TBS/JS-24-241 REVISED: 16557-24

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. (SF = 0.999883552)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "VE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 480950675K, DATED DECEMBER 30, 2020.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
5. BUILDING LINES ARE RECORDED IN COUNTY CLERK'S FILE NO. 2001-048478 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
6. THERE IS A R.O.W. SPOILAGE EASEMENT RECORDED IN VOLUME 12, PAGE 305, AND VOLUME 74, PAGE 291, OF THE BRAZORIA COUNTY DEED RECORDS.
7. THIS SURVEY MAY BE SUBJECT TO OTHER RESTRICTIONS RECORDED IN VOLUME 13, PAGE 21, VOLUME 12, PAGE 305, AND VOLUME 864, PAGE 355, OF THE BRAZORIA COUNTY DEED RECORDS.

LEGEND

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

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 21, 2024



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

BRAZORIA COUNTY TEXAS

S.F. AUSTIN PENINSULAR LEAGUE ABSTRACT 29

**BLOCK 4
KEY LARGO SUBDIVISION
VOLUME 13, PAGES 21-22
B.C.P.R.**



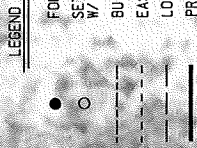
TEXAS PARKS AND WILDLIFE DEPARTMENT
C.F. NO. 2014-06651
B.C.O.R.

**SITE PLAN
OF
LOTS 1 & 38, BLOCK 4**

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

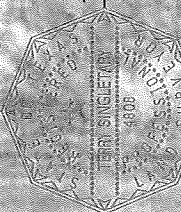
SCOTT BERTOLINI
7896 BLUEWATER HIGHWAY

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
OFFICE: 979.246.3631
COMMERCIAL: 979.246.3631
RESIDENTIAL: 979.246.3631
DRAWN BY: 18575-24-241 CHECKED BY: 18575-24-241 REVISED BY: 18575-24-241

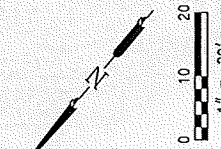


- NOTES:**
- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
 - ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99983852)
 - THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "VE" PER FLOOD INSURANCE RATE MAP NUMBER 809550076X DATED DECEMBER 30, 2020.
 - NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
 - BUILDING LINES ARE RECORDED IN COUNTY CLERK'S FILE NO. 2001-048478 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
 - THERE IS A R.O.W. SPOILAGE EASEMENT RECORDED IN VOLUME 72, PAGE 305, AND VOLUME 74, PAGE 291, OF THE BRAZORIA COUNTY DEED RECORDS.
 - THIS SURVEY MAY BE SUBJECT TO OTHER RESTRICTIONS RECORDED IN VOLUME 13, PAGE 21, OF THE BRAZORIA COUNTY DEED RECORDS, 854, PAGE 953, OF THE BRAZORIA COUNTY DEED RECORDS.

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 21, 2024



Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4900



GULF OF MEXICO



Consultant:

Signature & Seal:

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL RIGHTS RESERVED.

Client: PLUS 1
CONSTRUCTION
SERVICES LLC
Project: KEY LARGO
DEVELOPMENT -
COASTAL TREND

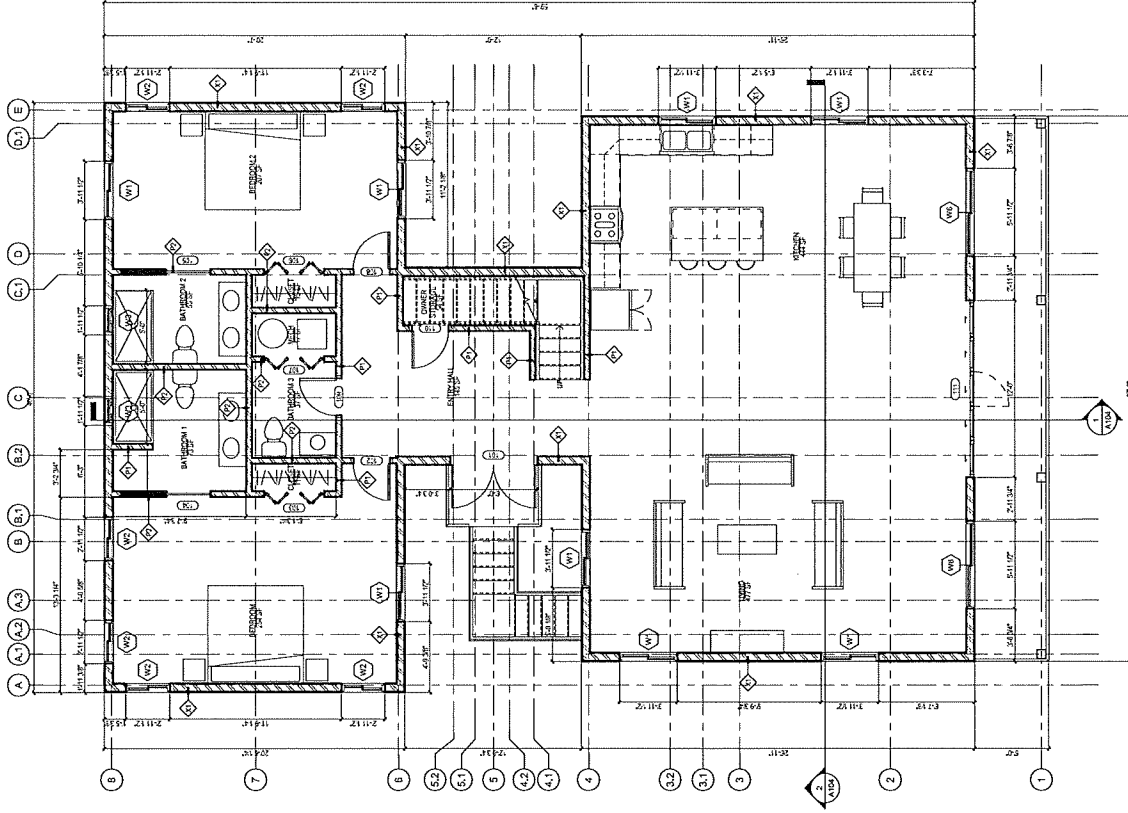
Project Address: INDIAN COUNTY, TEXAS

Drawing History: 1 - DATE - DESCRIPTION
2 - DATE - DESCRIPTION

Project Status: ISSUE FOR PERMIT

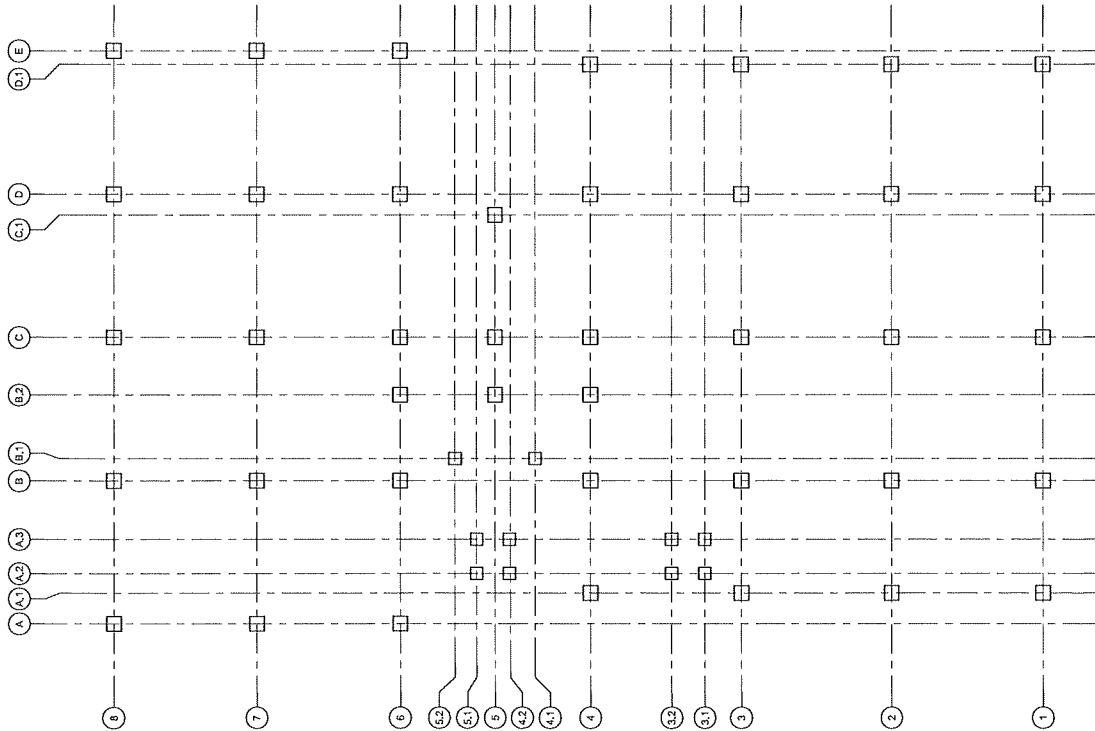
Date: 02/20/25
Project Number: 2024-12
Sheet Title: FLOOR PLANS

Sheet Number: A101



1 FIRST FLOOR PLAN
1/8" = 1'-0"

REFER TO ELEVATION CERTIFICATE FOR
MINIMUM HEIGHT OF FIRST FLOOR.
MINIMUM HEIGHT SHALL BE FEE + 2'-0".



2 FOUNDATION/PILE PLAN
1/8" = 1'-0"



Consultant:

Signature & Seal:

INVESTING ATTENDING TO THE
 DOMAINS NOT COMPARED TO
 THE MARKET AND THE MARKET
 NOT PUBLISHED. ALL RIGHTS RESERVED.

Client: PLUS 1
 CONSTRUCTION
 SERVICES LLC
 Project: KEY LARGO
 DEVELOPMENT -
 COASTAL TREND

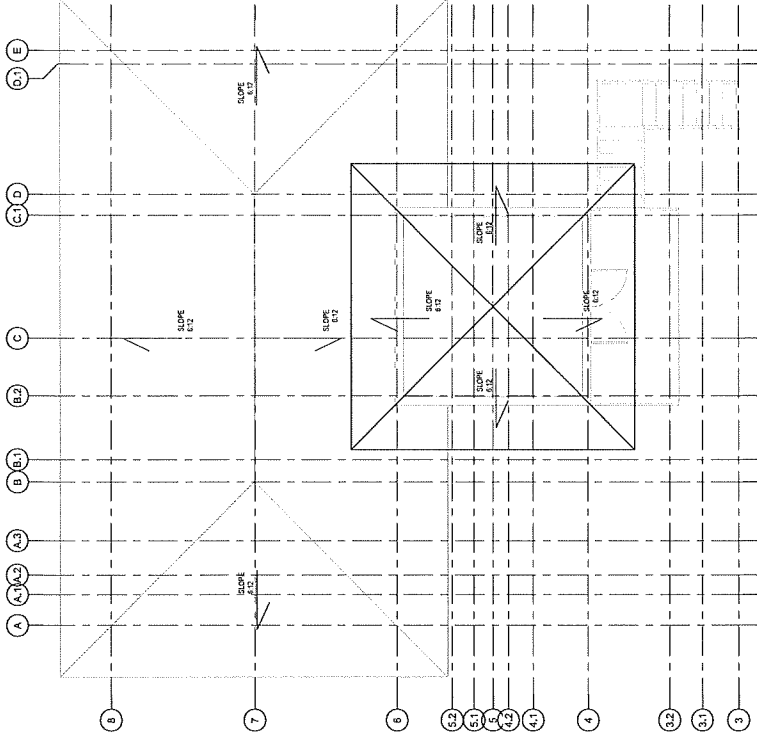
Project Address: BIRMGHAM COUNTY, TEXAS

Drawing History: 1 - 10/2020 - 10/2020 - 10/2020 - 10/2020

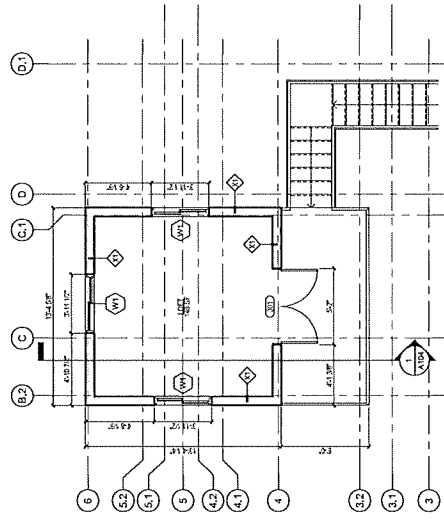
Project Status: ISSUE FOR PERMIT

Date: 10/20/20
 Project Number: 2004126
 Sheet Title: SECOND, THIRD
 FLOOR & ROOF
 PLAN

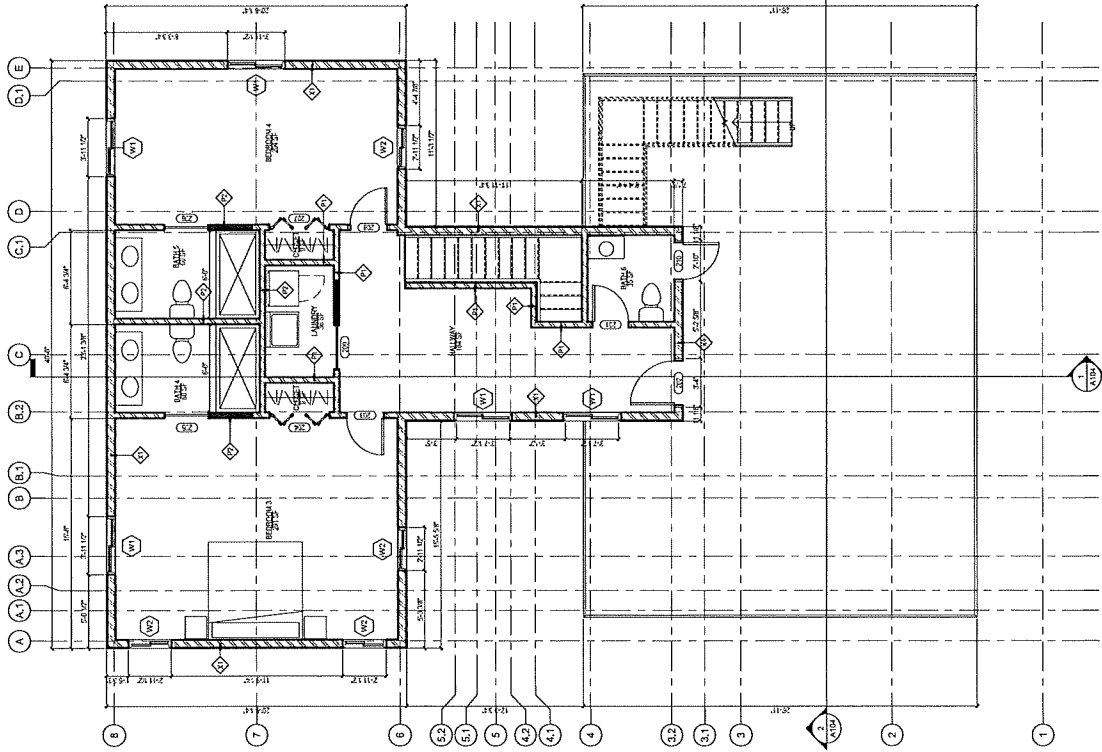
Sheet Number: A102



2 ROOF PLAN



3 THIRD FLOOR PLAN



1 SECOND FLOOR PLAN



WELL DONE
CONSTRUCTION
SERVICES

Consultant:

Signature & Seal:

MAKING A REFERENCE TO THIS DOCUMENT FOR CONFORMANCE TO ANY OTHER CODES OR REGULATIONS IS NOT FORWARDED. ALL RIGHTS RESERVED.

Client: PLUS 1
CONSTRUCTION SERVICES LLC
Project: KEY LARGO DEVELOPMENT - COASTAL TREND

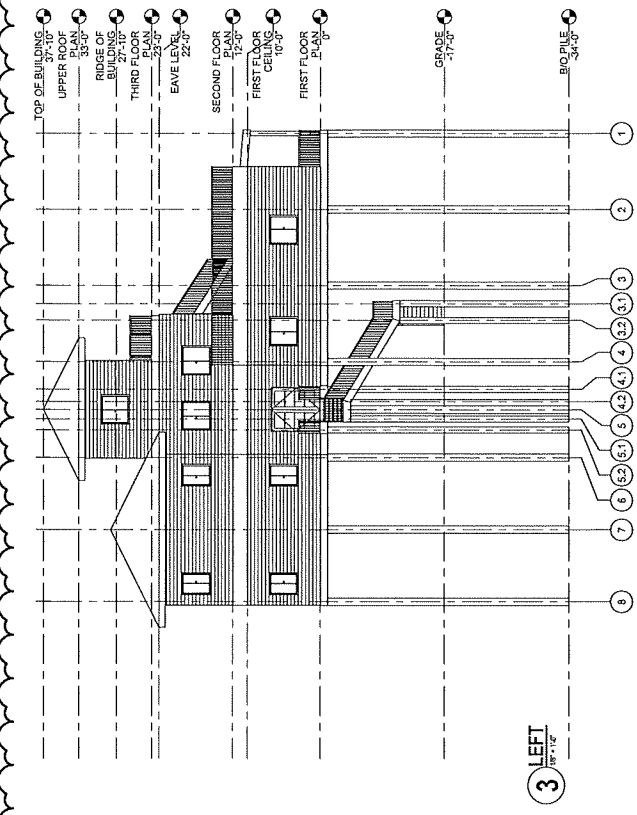
Project Address: BROWARD COUNTY, TEXAS

Drawing History:
1. Date: 08/20/2020
2. Description: ISSUE FOR PERMIT
3. Drawn: [Name]

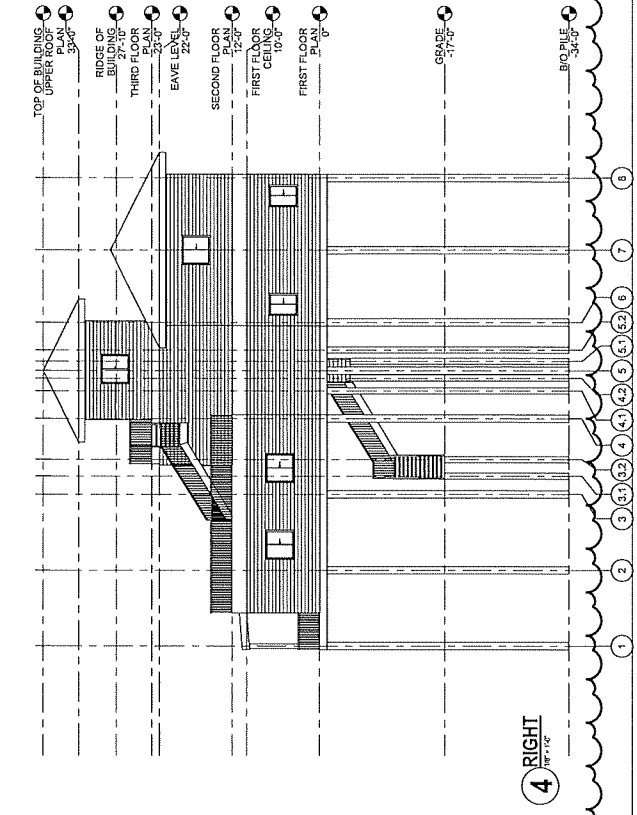
Project Status: ISSUE FOR PERMIT

Date: 08/20/2020
Project Number: [Number]
Sheet Title: EXTERIOR ELEVATIONS

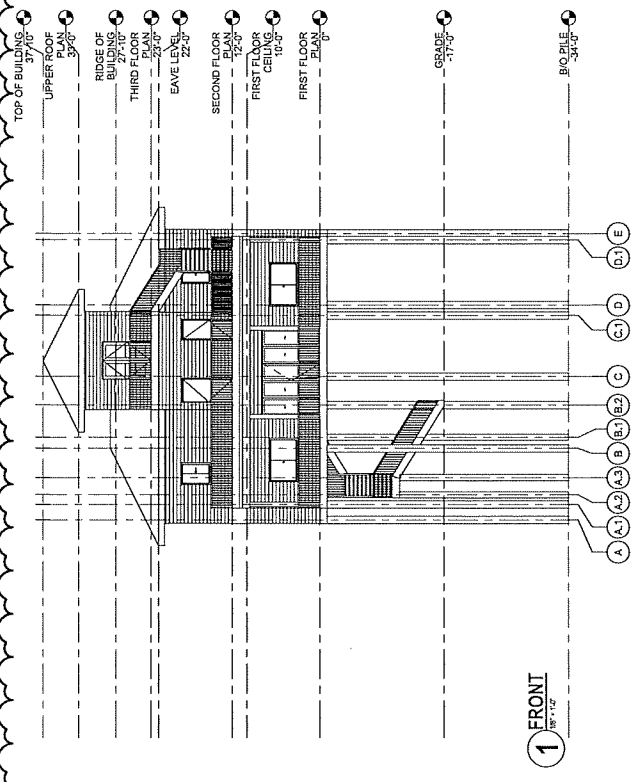
Sheet Number: A103



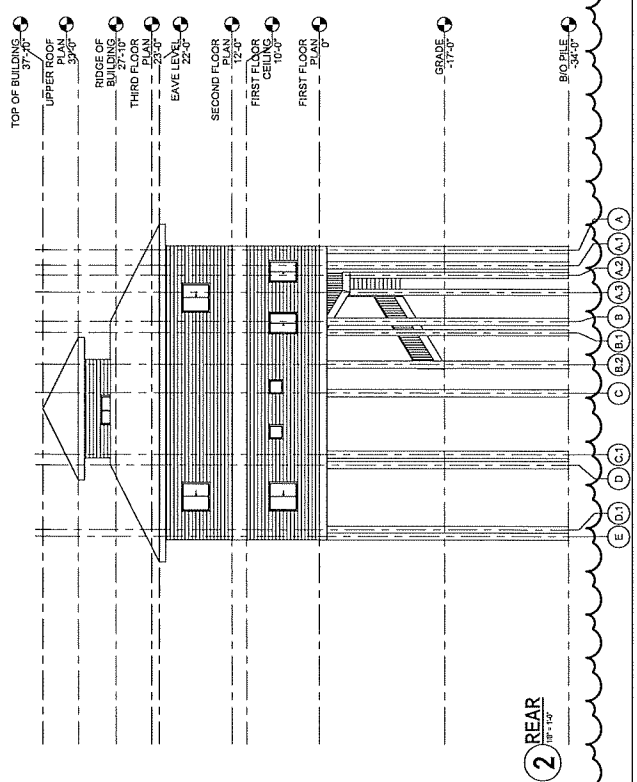
3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"



1 FRONT
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"









Consultant:

Signature & Seal:

THIS PLAN AND THE WORKS SHOWN HEREON ARE TO BE CONSIDERED AS THE PROPERTY OF PLUS 1 HOME KITS. ALL RIGHTS RESERVED.

Client: PLUS 1 CONSTRUCTION SERVICES LLC
 Project: KEY LARGO DEVELOPMENT - BLEUWATER

Project Address: BRAZORIA COUNTY, TEXAS

Drawing History: # Date Description

Project Status: NOT FOR CONSTRUCTION

Date: 2/24/23
 Sheet Number: 21
 Sheet Title: GRADING PLAN PROPOSED ELEVATIONS

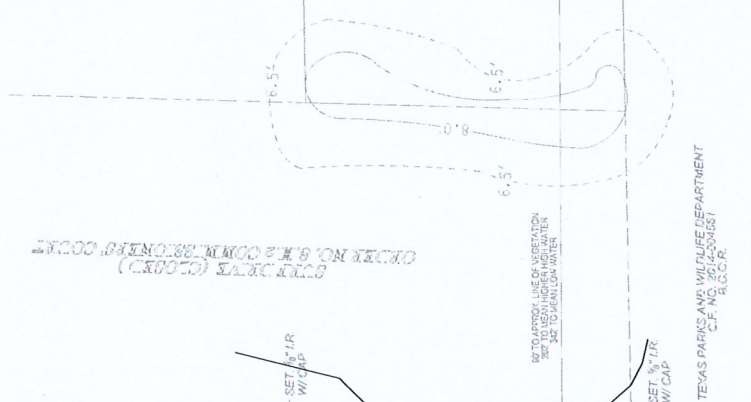
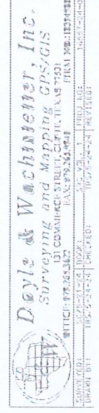
Sheet Number: C110

S.F. AUSTIN PENINSULAR LEAGUE ABSTRACT 29



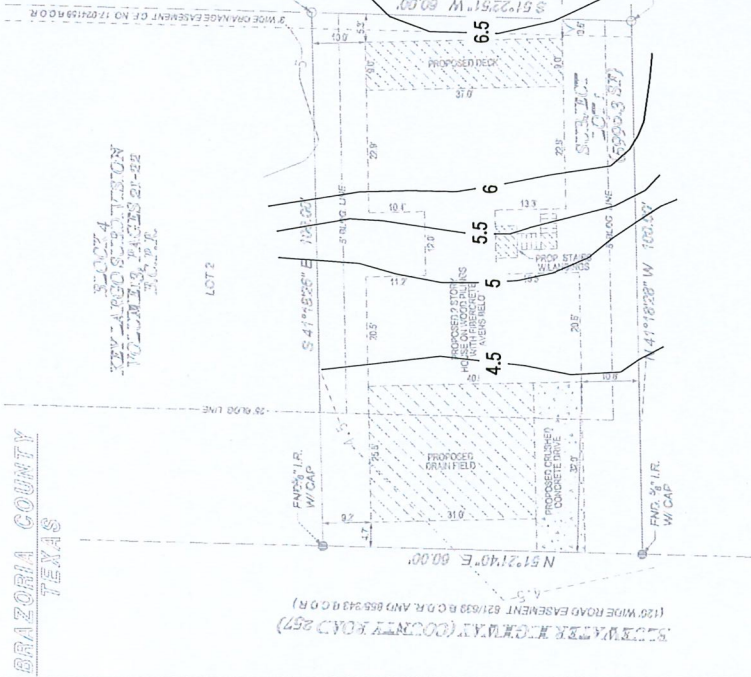
SITE PLAN OF LOTS 1 & 38, BLOCK 4 OF KEY LARGO RESORT

RECORDED IN VOLUME 13, PAGE 21 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE S.F. AUSTIN PENINSULAR LEAGUE ABSTRACT 29 BRAZORIA COUNTY, TEXAS FOR SCOTT BERTOLINI 7096 BLEUWATER HIGHWAY



- NOTES:
1. ALL CONTAINERS AND BEARINGS ARE RELATIVE TO THE TEXAS COUNTY COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND 93.
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SEE 10-03988255).
 3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "VE" OF THE 1952 AND VOLUME 74, PAGE 251, OF THE BRAZORIA COUNTY DEED RECORDS.
 4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. PROPERTY NOT SHOWN HEREON.
 5. BUILDING LINES ARE RECORDED IN COUNTY CLERK'S FILE NO. 2017-0475 OF THE BRAZORIA COUNTY DEED RECORDS.
 6. THERE IS A 6.0'-0\"/>

- LEGEND
- FOUND 1000 PFC/100 SET 3/4" IRON ROD W/ 1/2" CAP
 - BUILDING LINE
 - EASEMENT
 - LOT LINE
 - PROPERTY LINE



- NOTES:
1. TERRI 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 21, 2024.



1 PROPOSED SITE ELEVATIONS



BRAZORIA COUNTY

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

(TO BE SUBMITTED BY BUILDER)

Received

2024-121
Related OSSF
Application #

Permit #

480
IRC #

BUILDERS NAME: Coastal Construction & Consulting, Inc.
Charles Scott Bertolini

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 7896 BLUEWATER HIGHWAY (CR 257)

Lot and Block # LOT 1 BLOCK 4 Subdivision _____

or Survey _____ Tract/Acreage ABSTRACT 29 0.14 ACRES

or Deed Reference _____ Property ID (MCAD)# _____

RESIDENTIAL CODE USED IN CONSTRUCTION:

- 1) INTERNATIONAL RESIDENTIAL CODE – published 2015

PER FREEPORT, TX CODE OF ORDINANCES