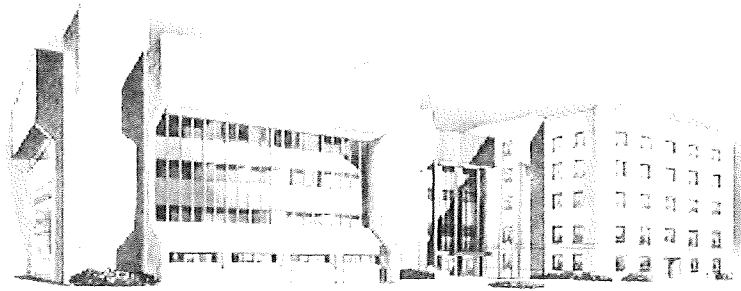


**JOE K. RIPPLE**  
FLOODPLAIN ADMINISTRATOR, CFM  
**SOFIA GARCIA GIBSON**  
FLOODPLAIN / BUILDING PERMITS  
OFFICE ASSISTANT SR.  
**BELINDA HOWELL**  
FLOODPLAIN / BUILDING PERMITS  
PERMIT TECHNICIAN  
**VICKIE THOMAS**  
FLOODPLAIN/BUILDING PERMITS  
FLOODPLAIN CONSULTANT



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

## **BRAZORIA COUNTY**

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

August 7, 2023

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 4394 CR 257 Freeport

Dear Ms. Valdes,

This application is for a residential structure with 1880 Square feet of living area with (3) bedrooms and two (2.5) 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,

A handwritten signature in black ink that reads "Joe K. Ripple". The signature is written in a cursive, flowing style.

Joe K. Ripple  
Floodplain Department

Enclosures

**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: Robert E Clark II Jennifer Clark Phone: 281 773 4227

Mailing Address: 16623 Canterra Way Houston Texas 77095  
Street or PO Box      City/State      Zip

Contractor Information: Cary Bullard Address: 1618 Brazosport Blvd Phone: 979 292 4894  
Richwood TX 77531

**LOCATION OF CONSTRUCTION:**

Subdivision: <u>San Luis Beach</u>	Street Address: <u>4394 Bluewater Hwy</u>	City (required): <u>Freeport 77541</u>
Section: <u>N/A</u>	Block: <u>1</u>	Lot: <u>2</u>
	Abstract No.: <u>29</u>	Acreage: <u>.11</u>
		Other: <u>698587</u>

TYPE OF IMPROVEMENT	PROPOSED USE	OWNERSHIP	TYPE OF WATER SUPPLY	TYPE OF SEWAGE DISPOSAL
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition to Building <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Levee Construction <input type="checkbox"/> Relocated Building - <input type="checkbox"/> Came from Outside County <input type="checkbox"/> Manufactured Home or RV Park. # of Spaces _____ <input type="checkbox"/> Filling/Grading	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> One Family <input type="checkbox"/> Multi Family - # of Units: _____ Number of Bedrooms: <u>3</u> Number of Bathrooms Full <u>2</u> Partial <u>1</u> <input type="checkbox"/> Non Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Private (Individual, Corp, Non Profit) <input type="checkbox"/> Public (Federal, State, etc...) Cost: <u>\$275000</u> Floor Area Sq. Ft. (including garage): <u>1836</u> sq. ft.	<input type="checkbox"/> Public/Private Company <input checked="" type="checkbox"/> Individual (Water Well)	<input type="checkbox"/> Public/Private Company <input checked="" type="checkbox"/> Individual (Septic) Copy of Environmental Health Permit attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No #: <u>2023-475</u>

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

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

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

Signature: Cary Bullard Date: 8/24/23

DO NOT WRITE BELOW THIS LINE										
Approved By: <u>Vukri Thomas</u>		Highest Natural Ground is <u>6.6</u> ft. Certified By: <u>Terry Singletary</u> RPLS # <u>4808</u> on <u>4/8/21</u>			Permit Fee \$ <u>75</u>	Inspection Fee \$ <u>75.44</u>	Date Of Permit	Permit Number		
Census Tract <u>/</u>	Electric <u>CP</u>	Mailbox Ltr <u>Yes</u>	Setback Ltr	Thoroughfare <u>Major</u>	Total Fee: \$ <u>150.44</u>		Check # <u>3378</u>	Receipt No. <u>18427</u>		
ETJ <u>Freeport</u>	Storm Water <u>/</u>	Inspection Ltr <u>Yes</u>	Ack Ltr <u>No</u>	Mobile Home Information <u>No</u>	FEMA Zone: <u>VE</u> <u>1672</u> Elevation: <u>18</u> MSL	Panel No.: <u>8501K</u>	Map Date: <u>12/30/20</u>	Class <u>B</u>		
Special Provisions: _____										
Mail	<input type="checkbox"/>	Fax	<input type="checkbox"/>	Email	<input type="checkbox"/>	To:	Pick Up <input checked="" type="checkbox"/> By:			

292-4894

Bullard Properties @ outlook.com



# Brazoria County Floodplain Receipt

(979) 864-1295

(281) 756-1295

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

Floodplain Administrator

Receipt No 00018427      Receipt Date 8/28/2023      Receipt Time 12:09:10 PM  
NO REFUND(S)

Received From: Gary Bullard

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: \$75.44

Comments: 4394 Bluewater Hwy Freeport CK#3378

## Payment Information

Payment Type: CHK      Check# / MO#: 3378      Pay Amount: \$150.44

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: \$150.44

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

STATE OF TEXAS

COUNTY OF BRAZORIA

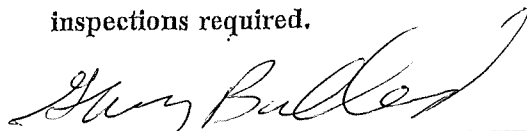
The undersigned holder of **Development Permit No.** \_\_\_\_\_ (whether acting individually or through a duly authorized agent or attorney) does hereby certify to Commissioners' Court of Brazoria County, Texas as follows.

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

AUG 03 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)864-1800 CLUTE (979)380-1800

2023-475

Permit Number

- \$250 Single Family
- \$450 All Others
- New
- Replacement
- Alteration
- Type \_\_\_\_\_

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 Clark II Robert E  
(NAME ON DEED) (LAST) (FIRST) (INT)

PHONE NUMBERS 281-773-4227

MAILING ADDRESS 16623 Canterra Way, Houston, TX 77095

SITE ADDRESS 4394 Bluewater Hwy (CR257), Freeport, TX 77541 Acres 0.1148

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

SINGLE FAMILY RESIDENCE: # of Bedrooms 3 Living Area (Sq Ft) 4250 Daily Wastewater Usage Rate \_\_\_\_\_

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 William Church Reg# 28902 Phone# 979-665-9058

MAINTENANCE PROVIDER Coastal Aerobic Reg# \_\_\_\_\_ Phone# \_\_\_\_\_

TREATMENT UNIT(S):  Septic Tank  Aerobic Tank # of Tanks/Components 3 Size 500 gal

Manufacturer Agua Klar or Equiv Model AK500

DISPOSAL SYSTEM: Drainfield Area 760 sq ft Trench Depth 6" inches

Gravily  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 380 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) Robert E Clark II Date 7/24/23

DEPARTMENT USE ONLY BELOW THIS LINE

APPLICATION:  APPROVAL  DISAPPROVAL DATE 8-24-23 INSPECTOR [Signature] LIC# 334119

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

Brazoria County Appraisal ID # 698587 ETJ Freeport Flood Plain Info:  New Construction  Upgrade

Legal Description: SUB San Luis Beach Ab 29 Sec. - Block 1 Lot 2 Precinct 1

Authorization to Construct Provided to Installer: Garry Bullard Date: 8-24-23  In person  Fax  Mail By: EL

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

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

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

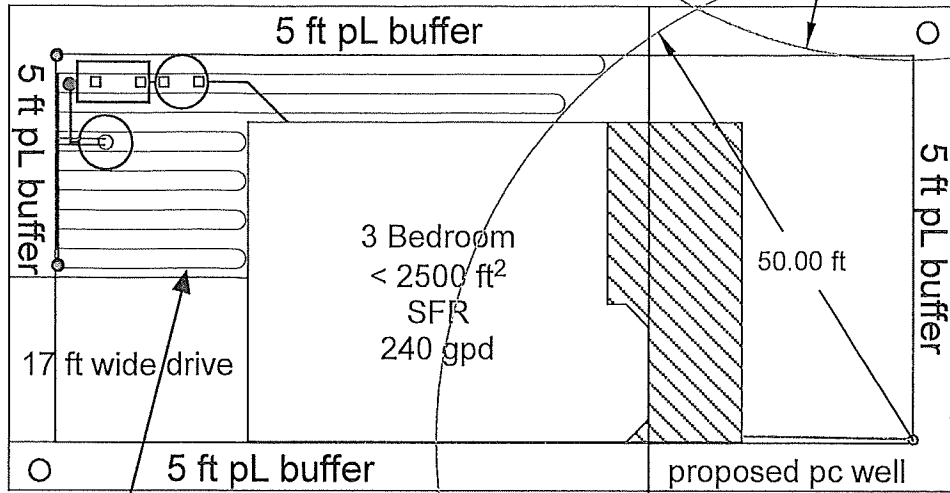
Revised 9/30/21 jcs

RECEIVED  
 AUG 08 2023  
 ENVIRONMENTAL  
 HEALTH DEPT.

neighbor's  
 p/c well  
 from permit  
 # 2015-534  
 Well log # 425555

neighbor's OSSF from permit # 2015-534

4394 BLUEWATER HWY (CR 257)



1 Looped Line at 114 feet &  
 1 Looped Line at 106 feet &  
 4 Looped Lines at 40 feet each  
 Total Linear Feet = 380 feet

scale 1" = 20'

- = 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



*[Handwritten signature]*

Revised  
 08-08-23  
 for water line

# 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 Robert Clark					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4394 CR 257 (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.) Lot 2, Block 1, San Luis Beach Subdivision, Section 1 (Volume 6, Page 100 B.C.P.R.), S.F. Austin Peninsular League, Abstract 29						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential Pre-Construction</u>						
A5. Latitude/Longitude: Lat. <u>28°59'33.00" N</u> Long. <u>95°14'06.84" 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 <u>5</u>						
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) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A8.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>0.00</u> 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 <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number Brazoria County Unincorporated Area 485458				B2. County Name Brazoria		B3. State Texas
B4. Map/Panel Number 48039C0850	B5. Suffix K	B6. FIRM Index Date 06-05-1989	B7. FIRM Panel Effective/ Revised Date 12-30-2020	B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 16.0'	
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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4394 CR 257 (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: RR-455 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)   | 18.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | 17.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 6.0  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 6.6  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | N/A  | <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 Registered Professional Land Surveyor			
Company Name Doyle & Wachtstetter Inc.			
Address 131 Commerce St.			
City Clute	State Texas		ZIP Code 77531
Signature <i>Terry Singletary</i>	Date 04-08-2021	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)

A bridge spike was set in a power pole near the north corner of Lot 2 for bench mark at elevation 10.00 feet.  
Elevations C2 (a) (c) are proposed elevations.

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4394 CR 257 (Bluewater Highway)			Policy Number:
City Freeport	State Texas	ZIP Code 77541	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (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 (elevation C2.b in the diagrams) 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 REPRESENTATIVE) CERTIFICATION**

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

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4394 CR 257 (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

## ELEVATION CERTIFICATE

See Instructions for Item A6.

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4394 CR 257 (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

Photo One Caption

Clear Photo One

Photo Two

Photo Two

Photo Two Caption

Clear Photo Two

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4394 CR 257 (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

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four



4394 CR 257 Bob Clark











































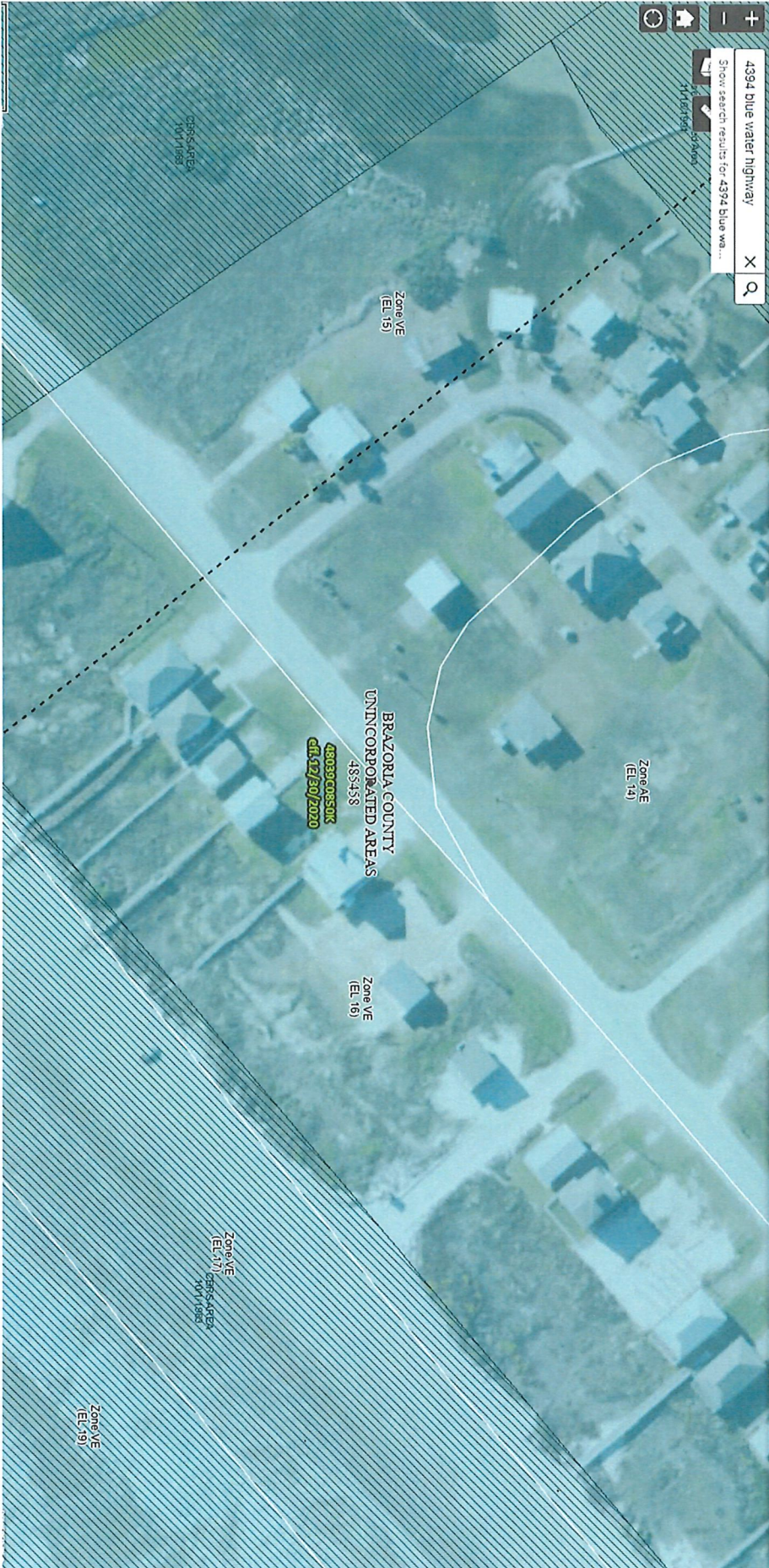


4394 blue water highway

Show search results for 4394 blue wa...



11/18/2023 10:11:58 AM



**Level One Designers**  
 8521-2823-0022

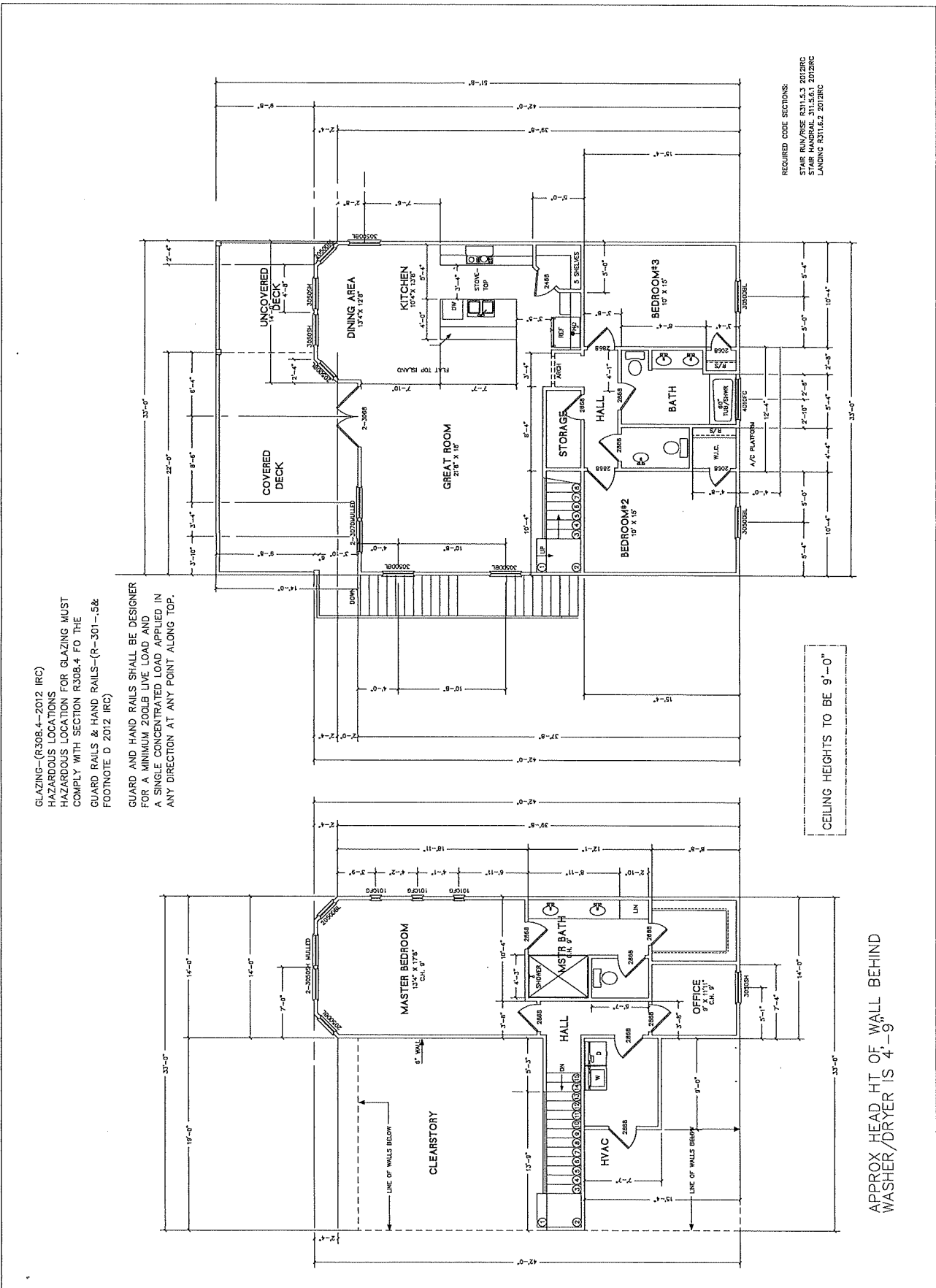
While the architect is responsible for the preparation of these plans, the contractor shall verify all dimensions and materials. The contractor must check all details before proceeding. If any error, omission, or discrepancy is noted, the contractor shall notify the architect immediately and in writing.

NOTES:

BUILDER:	UNKNOWN
CLIENT NAME:	CLARK
PROJECT ADDRESS:	4934 Blue Water Hwy Freeport, Texas 77541
ISSUED FOR PERMIT:	YES
DATE:	12-29-22
SHEET NAME:	FLOOR PLANS
SHEET NUMBER:	A-2
SCALE:	1/4"=1'-0"

GLAZING-(R308.4-2012 IRC)  
 HAZARDOUS LOCATIONS  
 HAZARDOUS LOCATION FOR GLAZING MUST  
 COMPLY WITH SECTION R308.4 FOR THE  
 GUARD RAILS & HAND RAILS-(R-301--5&  
 FOOTNOTE D 2012 IRC)

GUARD AND HAND RAILS SHALL BE DESIGNER  
 FOR A MINIMUM 200LB LIVE LOAD AND  
 A SINGLE CONCENTRATED LOAD APPLIED IN  
 ANY DIRECTION AT ANY POINT ALONG TOP.



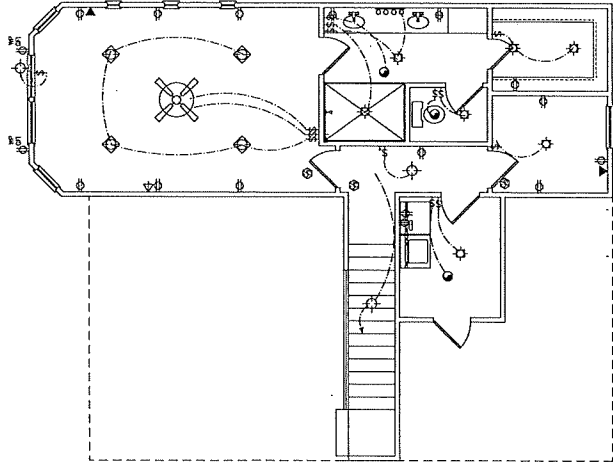
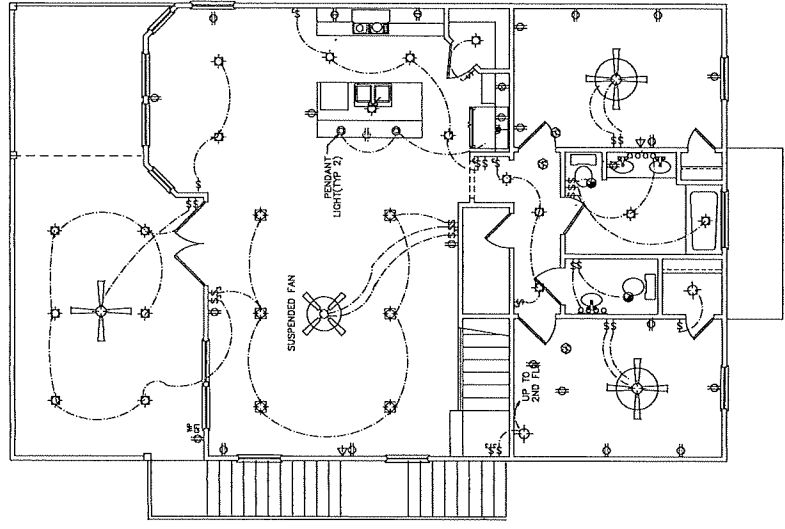
CEILING HEIGHTS TO BE 9'-0"

APPROX HEAD HT. OF WALL BEHIND  
 WASHER/DRYER IS 4'-9"



GLAZING-(R308.4-2012 IRC)  
 HAZARDOUS LOCATION FOR GLAZING MUST  
 COMPLY WITH SECTION R308.4 FOR THE  
 GUARD RAILS & HAND RAILS-(R-301--5&  
 FOOTNOTE D 2012 IRC)  
 GUARD AND HAND RAILS SHALL BE DESIGNER  
 FOR A MINIMUM 200LB LIVE LOAD AND  
 A SINGLE CONCENTRATED LOAD APPLIED IN  
 ANY DIRECTION AT ANY POINT ALONG TOP.

LEGEND	
⚡	SINGLE POLE SWITCH
⚡	3 WAY SWITCH
⚡	4 WAY SWITCH
⊕	100V OUTLET
⊕	200V OUTLET
⊕	ADJAC. COUNTER OUTLET
⊕	BATH EXHAUST
⊕	GAS
⊕	TELEPHONE
⊕	CABLE TV
⊕	GROUND FAULT INTERRUPT
⊕	WATER PROOF OUTLET
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
⊕	SUSPENDED INCANDESCENT
⊕	WALL MOUNT INCANDESCENT
⊕	RECESSED LIGHT
⊕	EXPOSED INCANDESCENT VANTY
⊕	PENDANT LIGHT
⊕	WALL SCONCE
⊕	2x4 FLUORESCENT LIGHT
⊕	CEILING FAN
⊕	CEILING FAN W/LIGHT
⊕	CHANGE DOOR OPENER



CEILING HEIGHTS TO BE 9'-0"

ENERGY CODE (2009-SARASOTA)  
 PLANS SHALL MEET MINIMUM REQUIREMENTS  
 OF THE FLORIDA ENERGY CODE 2012  
 LANDING R315.1.2 2012IRC  
 CARBON MONOXIDE DETECTORS (R315.1 IRC)

**Level One Designers**  
 Richard P. DeWitt  
 833-462-3822

While every effort has been made to avoid mistakes in the preparation of these plans, the designer assumes no liability for errors or omissions. The contractor must check all details for the same. Notify the owner immediately if any error is discovered and correction is required.

**NOTES:**

1. CEILING HEIGHTS SHALL BE 9'-0" MINIMUM

2. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2012

3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2012

4. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2012

5. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2012

**BUILDER:**  
UNKNOWN

**CLIENT NAME:**  
CLARK

**PROJECT ADDRESS:**  
4834 Blue Water Hwy  
Freeport, Texas 77541

**Issued for PERMIT**

**DATE:** 12-29-22

**SHEET NAME:**

**ELECTRICAL PLANS**

**SHEET NUMBER**

**A-3**

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



**Level One Designers**  
 8001 West 10th Street  
 Suite 100  
 Fort Worth, Texas 76102  
 817-332-9822

NOTE: While every attempt has been made to avoid mistakes in the preparation of these plans, the designer shall not be responsible for any errors or omissions, and the contractor shall be responsible for the same. Notify the owner immediately if any error or omission is discovered and correction is required.

**NOTES:**

FIRST FLOOR HEADER HEIGHTS TO BE 7'  
 SECOND FLOOR HEADER HEIGHTS TO BE 7'

**BUILDER:**  
 UNKNOWN

**CLIENT NAME:**  
 CLARK

**PROJECT ADDRESS:**  
 4834 Blue Water Hwy  
 FREETPORT, TEXAS 77541

**ISSUED FOR:** PERMIT

**DATE:** 12-29-22

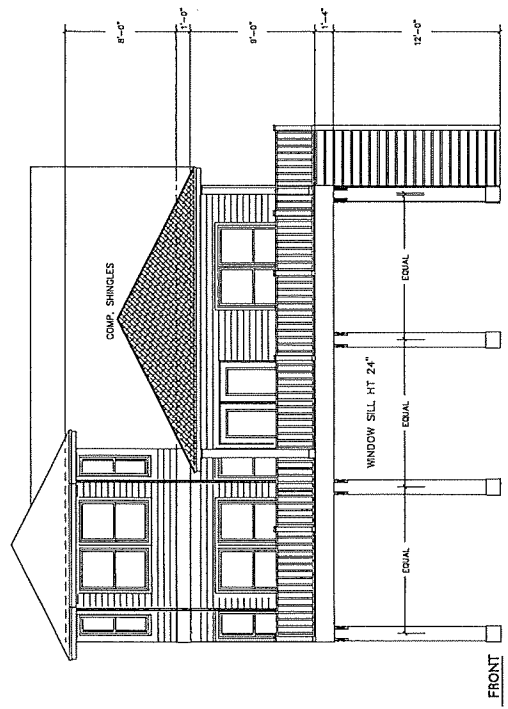
**SHEET NAME:**

**ELEVATIONS**

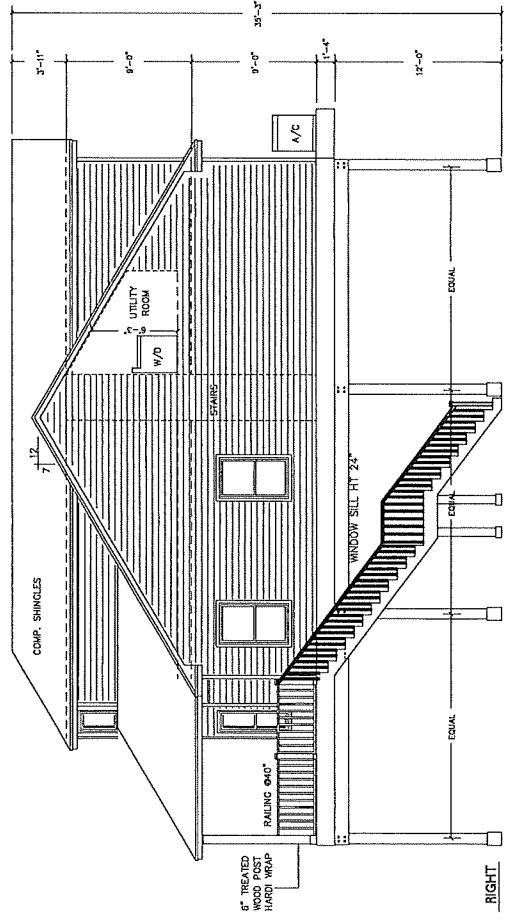
**SHEET NUMBER**

**A-1**

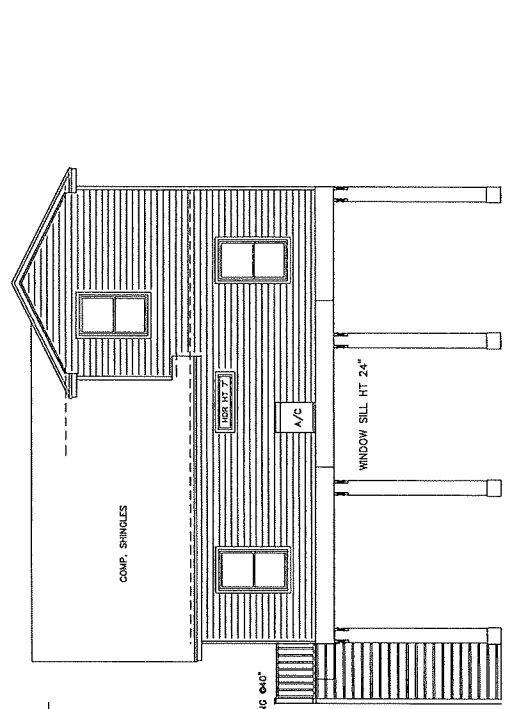
**SCALE:** 1/4"=1'-0"



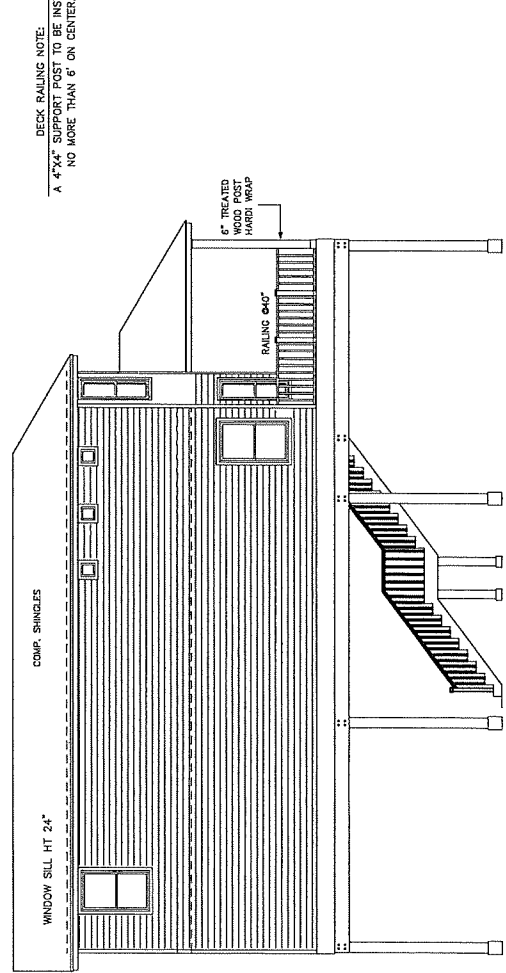
**FRONT**



**RIGHT**



**REAR**



**LEFT**

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

- F- PROVIDE G.I. STEP AND HORIZONTAL FLASHING AT ALL ROOF AND 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 R408.4 OF THE 2018 IRC.
- H- ESCAPE/EGRESS WINDOW AND SILL HEIGHTS PER R310 & R613.2 2018 IRC EGRESS WINDOW OPENING CLEAR SIZE 34" WIDTH 24-18 HEIGHT AND 5.709 SF NO 2 FLOOR SILL SHALL BE BELOW 24" A.F.F.

- A- GEMENTIOUS 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 LOCATION  
 HAZARDOUS LOCATION FOR GLAZING MUST COMPLY WITH SECTION R308.4 FO THE  
 GUARD RAILS & HAND RAILS--(R-301-5& FOOTNOTE D 2018 IRC)  
 GUARD AND HAND RAILS SHALL BE DESIGNER FOR A MINIMUM 200LB LIVE LOAD AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG TOP.

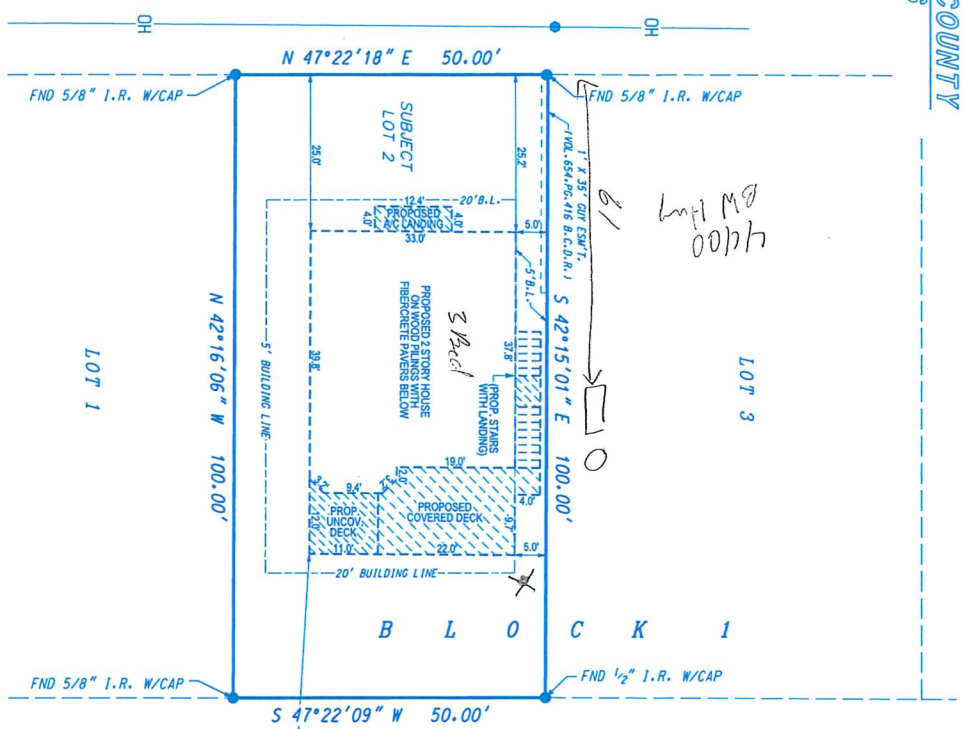


*Terry Singletary*  
 TERRY SINGLETARY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 4808

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
 DATE SURVEYED: MAY 3, 2023

BLUEWATER HIGHWAY (120' R.O.W.)  
 COUNTY ROAD 257

BRAZORIA COUNTY  
 TEXAS



- LEGEND
- FOUND IRON PIPE/ROD
  - SET IRON PIPE/ROD
  - POWER POLE
  - OH— OVERHEAD WIRE
  - — — BUILDING LINE
  - — — PROPERTY LINE

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE VE. PER FLOOD INSURANCE RATE MAP COMMANDITY PANEL NUMBER 4803908050 K, DATED 12-30-2020.
4. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY FIDELITY NATIONAL TITLE, OF NO. 105076-GA781 WITH AN EFFECTIVE DATE OF MARCH 23, 2021 FOR ALL ITEMS OF RECORD.
5. THIS PROPERTY MAY BE SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED IN VOLUME 600, PAGE 326 AND VOLUME 931, PAGE 231 OF THE BRAZORIA COUNTY DEED RECORDS.
6. FRONT AND REAR BUILDING LINES ARE PER RECORDED PLAT.
7. SIDE BUILDING LINES ARE RECORDED IN VOLUME 600, PAGE 326, OF THE BRAZORIA COUNTY DEED RECORDS.

KEY TO APPROX. LINE OF VEGETATION  
 388' TO MEAN LOW WATER  
 402' TO MEAN LOW WATER

S. F. AUSTIN PENINSULAR LEAGUE  
 ABSTRACT 29

GULF OF MEXICO



SITE PLAN  
 OF  
 LOT 2, BLOCK 1

SAN LUIS BEACH SUBDIVISION  
 SECTION 1  
 RECORDED IN  
 VOLUME 6, PAGE 100  
 OF THE

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

ROBERT E. CLARK, II  
 AND JENNIFER CLARK  
 4394 BLUEWATER HIGHWAY

**Doyle & Wachstetter, Inc.**  
 Surveying and Mapping GPS/GIS  
 131 COMMERCE STREET, SUITE 7751  
 HOUSTON, TEXAS 77051  
 PHONE: 281.486.1100 FAX: 281.486.1101  
 WWW.DOYLEANDWACHSTETTER.COM





**BRAZORIA COUNTY**

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

**(TO BE SUBMITTED BY BUILDER)**

Received

2023-475  
Related OSSF  
Application #

Permit #

107  
IRC #

**BUILDERS NAME:** Gary Bullard

**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 4394 Bluewater Hwy Freeport Tx

Lot and Block # 2 & 1 Subdivision San Luis Beach

or Survey \_\_\_\_\_ Tract/Acreage \_\_\_\_\_

or Deed Reference \_\_\_\_\_ Property ID (MCAD)# 698587

**RESIDENTIAL CODE USED IN CONSTRUCTION:**

- 1) INTERNATIONAL RESIDENTIAL CODE – published 2018   
date

## GLO Response

### Beachfront Construction Certificate & Dune Protection Permit in Brazoria County

**Site Address:** 4394 Bluewater Highway (CR 257), Freeport  
**Legal Description:** San Luis Beach (A0029 SF Austin) Blk I Lot 2 Acres 0.1148  
**Lot Applicant:** Gary Bullard c/o Robert E Clark II & Jennifer Clark  
**GLO ID No.:** BDBC-23-0181

- The photographs submitted for the application on September 7, 2023 show that the property was filled and graded prior to obtaining a Beachfront Construction Certificate and Dune Protection Permit (permit). Any unauthorized activities or activities not in compliance with the Brazoria County Dune Protection and Beach Access Plan as well as state statutes and rules is subject to enforcement action by Brazoria County and the GLO, which may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day. Each day the violation occurs or continues constitutes a separate violation.<sup>1</sup>

The unauthorized construction activities that occurred are in compliance with the the Brazoria County Dune Protection and Beach Access Plan.

- It appears that adverse effects to dunes or dune vegetation occurred due to construction activities commencing prior to the issuance of a permit. The GLO requires a grading and layout plan identifying all pre-existing elevations (in reference to the National Oceanic and Atmospheric Administration datum), and existing contours of the project area (including the location of dunes and swales).<sup>2</sup>

The construction activities that occurred did not cause adverse effect to the dune system as shown in the attached survey. I have attached a survey that identifies the limits of the spread material, the pre-existing grade, and the northern toe of the dune. It shows that the unauthorized construction activities had no adverse effects to the dune system and dune vegetation.

- The applicant must submit a comprehensive mitigation plan to undertake corrective actions to mitigate at a 1:1 ratio for the adverse effects to dune vegetation by providing an equal or greater area of vegetative cover as compared to the dune vegetation damaged by the grading. Mitigation
- The construction activities that occurred are not in violation of the Brazoria County Dune Protection and Beach Access Plan. I have attached a survey that identifies the limits of the spread material, the pre-existing grade, and the northern toe of the dune. It shows that the unauthorized construction activities had no adverse effects to the dune system and dune vegetation.

must provide equal or greater area of vegetative cover and dune volume, an equal or greater degree of protection against damage to natural resources, and an equal or greater degree of protection against flood and erosion damage and other nuisance conditions to adjacent properties.<sup>3</sup>

**The attached Exhibit shows that no adverse effect occurred to the dune system or dune vegetation. Please see attached**

- The property owner must provide a sediment analysis of the fill material that was placed seaward of the dune protection line to the County and the GLO. Any sand, soil, sediment, or dredged spoil deposited within critical dune areas or seaward of the local dune protection line must be of an acceptable mineralogy or grain size as compared to the sediments found onsite.<sup>4</sup>

**Please See Attached**

- The applicant must submit an accurate map, site plan, or plat of the site identifying the distance between the proposed construction and the north toe of the dunes.<sup>5</sup>

**Please See Attached**

The applicant must demonstrate that the proposed construction will not include a proposal to alter or pave the ground in the area between the line of vegetation and 25 feet from the landward toe of the back dune.<sup>6</sup>

The requested information must be provided to the GLO for review and comment before the County is able to issue a permit. Please forward the requested information to our office for review. Reference should be made to the GLO ID number listed above. If you have any questions, please contact me at (512) 463-5720 or at [meiling.valdes@21o.texas.gov](mailto:meiling.valdes@21o.texas.gov).

cc: Vickie Thomas, Brazoria County

---



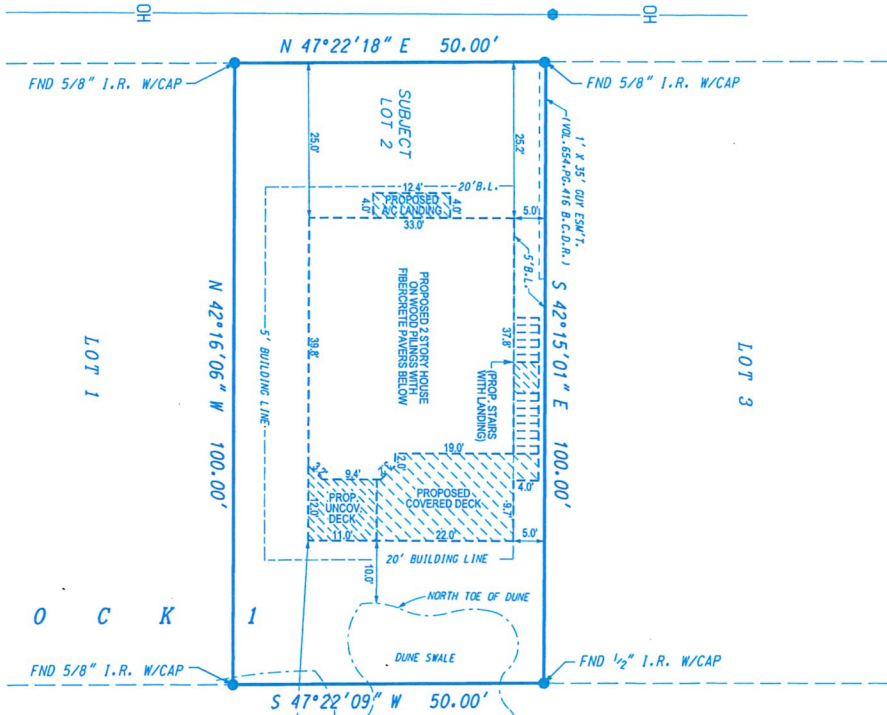


*Terry Singletary*  
 TERRY SINGLETARY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 4808

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR  
 DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A  
 SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE  
 NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
 DATE SURVEYED: MAY 3, 2023

BLUEWATER HIGHWAY (120' R.O.W.)  
 COUNTY ROAD 257

BRAZORIA COUNTY  
 TEXAS



B L O C K 1

- LEGEND
- FOUND IRON PIPE/ROD
  - SET IRON PIPE/ROD
  - POWER POLE
  - OH— OVERHEAD WIRE
  - — — BUILDING LINE
  - — — PROPERTY LINE

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE VE, PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4803500850 K, DATED 12-30-2020.
4. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY FIDELITY NATIONAL TITLE OF NO. 105076-64781 WITH AN EFFECTIVE DATE OF MARCH 23, 2021 FOR ALL ITEMS OF RECORD.
5. THIS PROPERTY MAY BE SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED IN VOLUME 600, PAGE 326 AND VOLUME 931, PAGE 231 OF THE BRAZORIA COUNTY DEED RECORDS.
6. FRONT AND REAR BUILDING LINES ARE PER RECORDED PLAT.
7. SIDE BUILDING LINES ARE RECORDED IN VOLUME 600, PAGE 326, OF THE BRAZORIA COUNTY DEED RECORDS.

163' TO APPROX LINE OF VEGETATION  
 388' TO MEAN HIGHER HIGH WATER  
 402' TO MEAN LOW WATER

APPROXIMATE LINE OF VEGETATION



GULF OF MEXICO

S. F. AUSTIN PENINSULAR LEAGUE  
 ABSTRACT 29

SITE PLAN  
 OF  
 LOT 2, BLOCK 1

SAN LUIS BEACH SUBDIVISION  
 SECTION 1  
 RECORDED IN  
 VOLUME 6, PAGE 100  
 OF THE  
 BRAZORIA COUNTY PLAT RECORDS  
 IN THE  
 S. F. AUSTIN PENINSULAR LEAGUE  
 ABSTRACT 29  
 OF  
 BRAZORIA COUNTY, TEXAS

ROBERT E. CLARK, II  
 AND JENNIFER CLARK

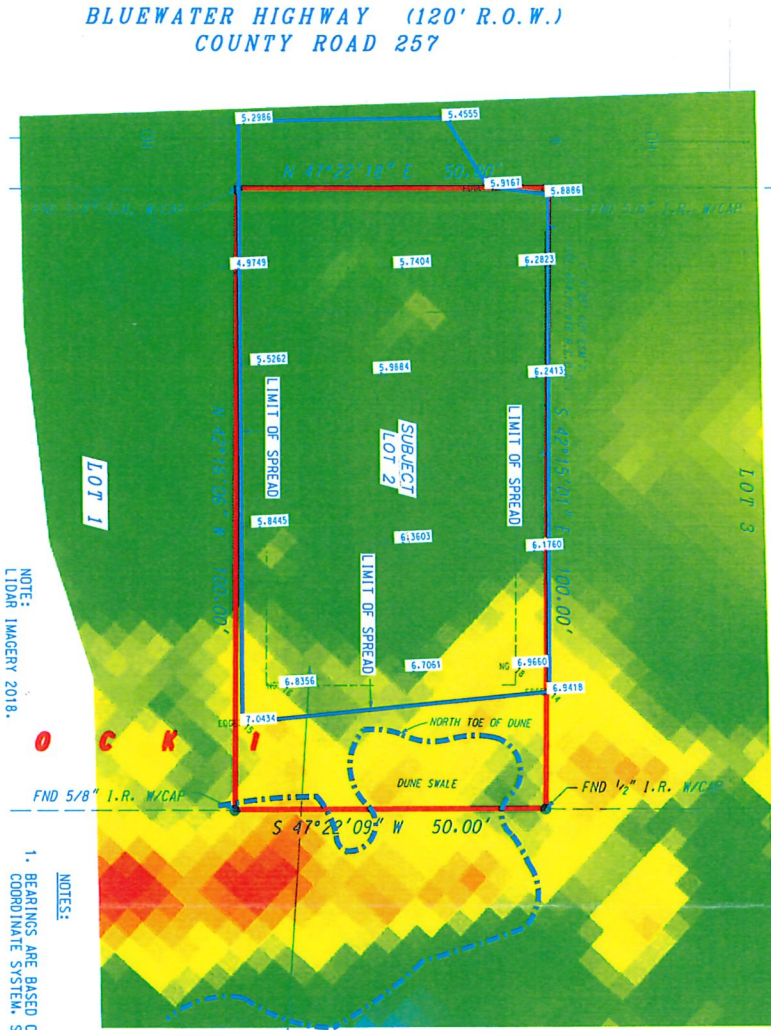
4394 BLUEWATER HIGHWAY

**Doyle & Wachstetter, Inc.**  
 Surveying and Mapping GPS/GIS  
 131 COMMERCE STREET, CLUTE, TEXAS 77531  
 OFFICE: 979.263.5122 FAX: 979.263.9940  
 FIRM NO.: 10004500 SAN TITLE PROJECT NO.: 1482-21-02



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

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR  
 DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A  
 SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE  
 NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
 DATE SURVEYED: MAY 3, 2023



NOTE:  
 LIDAR IMAGERY 2018.

**B L O C K**

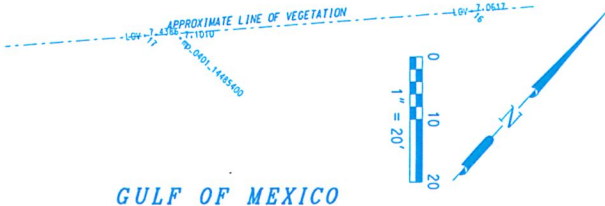
FND 5/8" I.R. W/CAP  
 NORTH TOE OF DUNE  
 DUNE SWALE  
 FND 1/2" I.R. W/CAP  
 S 47°20'09" W 50.00'

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE VE, PER FEMA LEAD HAZARDOUS MATERIAL COMMUNITY PANEL NUMBER 4803500950 K, DATED 12-30-2020.
4. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY FIDELITY NATIONAL, TITLE, OF NO. 105076-64781 WITH AN EFFECTIVE DATE OF MARCH 23, 2021 FOR ALL ITEMS OF RECORD.
5. THIS PROPERTY MAY BE SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED IN VOLUME 600, PAGE 326 AND VOLUME 931, PAGE 231 OF THE BRAZORIA COUNTY DEED RECORDS.
6. FRONT AND REAR BUILDING LINES ARE PER RECORDED PLAT.
7. SIDE BUILDING LINES ARE RECORDED IN VOLUME 600, PAGE 326, OF THE BRAZORIA COUNTY DEED RECORDS.

- LEGEND**
- FOUND IRON PIPE/ROD
  - SET IRON PIPE/ROD
  - POWER POLE
  - OH— OVERHEAD WIRE
  - BUILDING LINE
  - PROPERTY LINE

162' TO APPROX. LINE OF VEGETATION  
 338' TO MEAN HIGHER HIGH WATER  
 442' TO MEAN LOW WATER



GULF OF MEXICO

BRAZORIA COUNTY  
 TEXAS

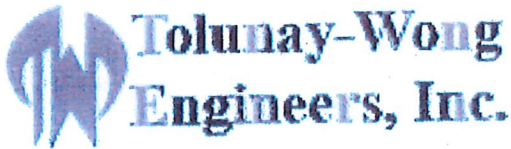
S. F. AUSTIN PENINSULAR LEAGUE  
 ABSTRACT 29

SITE PLAN  
 OF  
 LOT 2, BLOCK 1  
 OF  
 SAN LUIS BEACH SUBDIVISION  
 SECTION 1  
 RECORDED IN  
 VOLUME 6, PAGE 100  
 OF THE  
 BRAZORIA COUNTY PLAT RECORDS  
 IN THE  
 S. F. AUSTIN PENINSULAR LEAGUE  
 ABSTRACT 29  
 OF  
 BRAZORIA COUNTY, TEXAS

ROBERT E. CLARK, II  
 AND JENNIFER CLARK  
 4394 BLUEWATER HIGHWAY

**Doyle & Wachstetter, Inc.**  
 Surveying and Mapping GPS/GIS  
 131 COMMERCE STREET, SUITE 7751  
 RICHMOND, TEXAS 77401  
 PHONE: 832-992-5000 FAX: 832-992-5000  
 WWW.DOYLEANDWACHSTETTER.COM





Tolunay-Wong Engineers, Inc.  
 1821 Avenue J  
 Freeport, Texas 77541  
 Ph. (979) 239-4111  
 www.tweinc.com

### REPORT OF MOISTURE-DENSITY RELATIONS

PAGE 1 OF 1

**CLIENT:** River Bottom Sand, LLC  
 122 West Way  
 Suite 325  
 Lake Jackson TX 77566

**PROJECT NO.:** 15.03.052  
**REPORT NO.:** 8986  
**DATE OF SERVICE:** 10/14/2015  
**AUTHORIZATION:** Drew Van Cleave  
**REPORT DATE:** 10/30/2015

**PROJECT:** Soils Testing Services  
 Lake Jackson, Texas

**SERVICES:** To sample materials at the project site and return to the laboratory for testing in accordance with the project documents and the appropriate test methods.

### PROJECT DATA

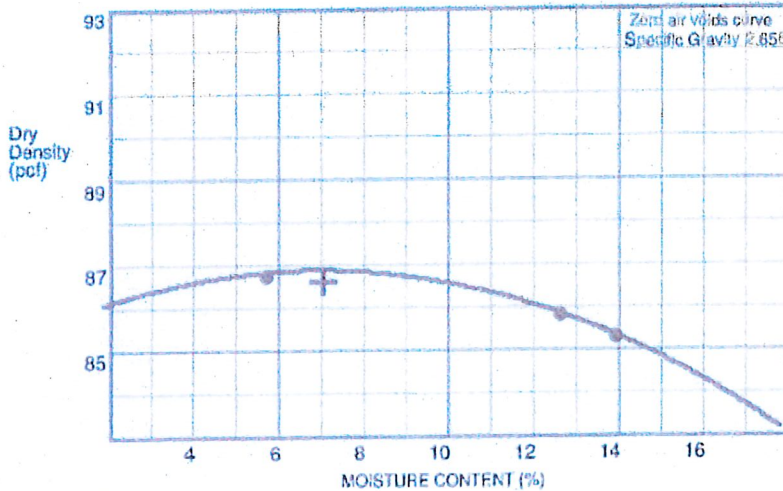
**CONTRACTOR:** River Bottom Sand, LLC  
**DATE SAMPLED:** 10/14/2015  
**SAMPLED BY:** Client  
**TEST FOR:** Fill Material  
**SAMPLE LOCATION:** Lake Jackson

**TEST DATE:**  
**MATERIAL:**  
 Tan Beach Sand

**MATERIAL PREPARATION METHOD:** Moist  
**CLASSIFICATION:** SP

**RAMMER TYPE:** Mechanical  
**METHOD OF TEST:** ASTM D698, METHOD A

### REPORT OF TESTS



**MAXIMUM DENSITY, PCF:** 86.9  
**OPTIMUM MOISTURE (%):** 7.0  
**PLASTICITY INDEX:** NP  
**% PASSING #200:** 3.0

NP equals non-plastic

ADDITIONAL COMMENTS:

**Technician:** William Benge, Laboratory Technician

**Report Distribution:**  
 (1) River Bottom Sand, LLC

**TOLUNAY-WONG ENGINEERS, INC.**

*James Str...*

James Str  
 Branch Ma

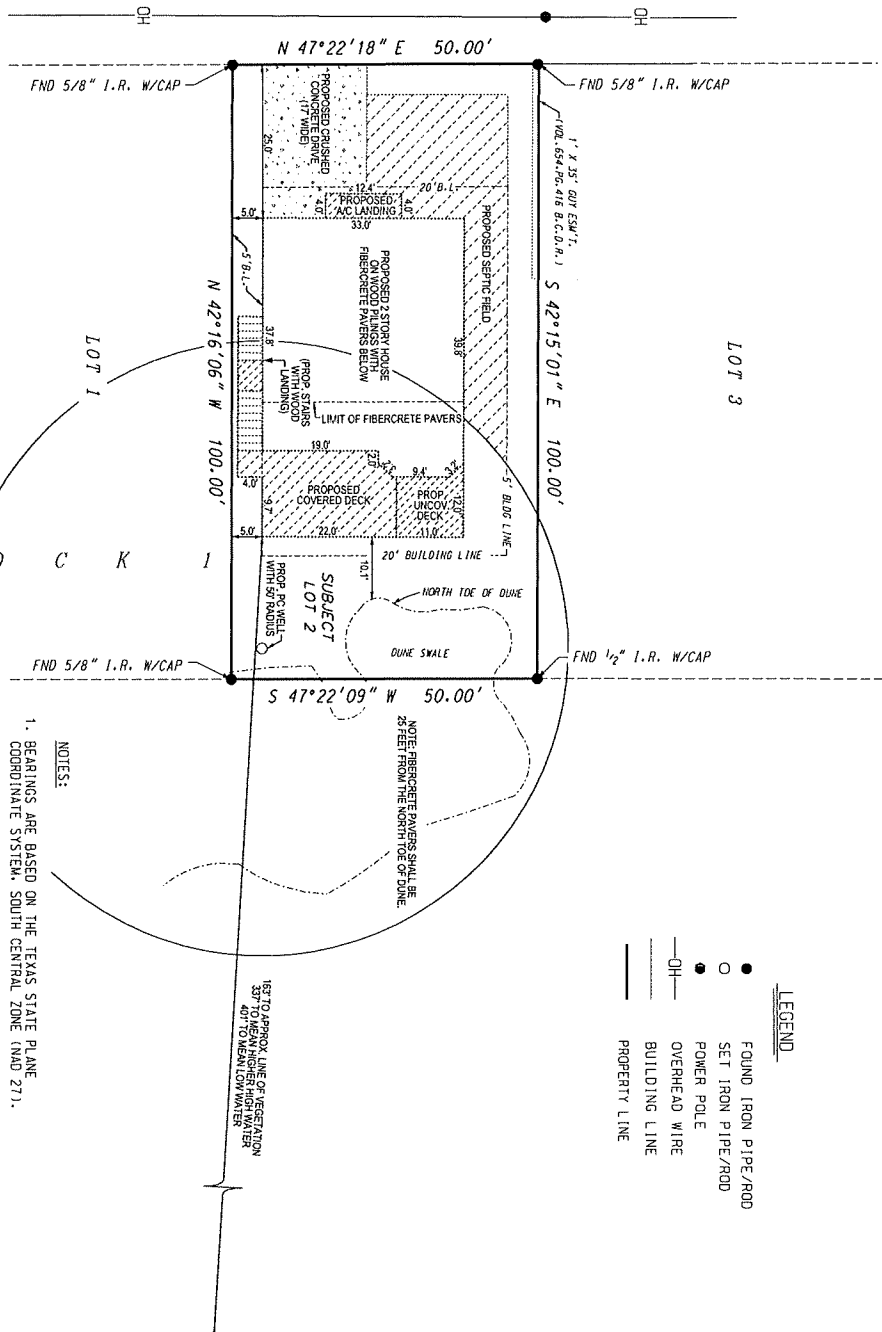


Our letters and reports are for the exclusive use of the client to whom they are addressed and shall not be reproduced except in full without the approval of the testing laboratory. The use of our name must receive our written approval. Our letters and reports apply only to the sample tested and/or inspected, and are not indicative of the quantities of apparently identical or similar products.

BRAZORIA COUNTY  
TEXAS

S. F. AUSTIN PENINSULAR LEAGUE  
ABSTRACT 29

BLUEWATER HIGHWAY (120' R.O.W.)  
COUNTY ROAD 257



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: NOVEMBER 1, 2023



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

NOTES:

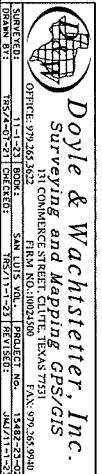
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE VE PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4803500830 K, DATED 12-30-2020.
4. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY FLORENTIA NATIONAL TITLE, OF NO. 105075-6A181 WITH AN EFFECTIVE DATE OF MARCH 23, 2021 FOR ALL ITEMS OF RECORD.
5. THIS PROPERTY MAY BE SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED IN VOLUME 600, PAGE 326 AND VOLUME 931, PAGE 231 OF THE BRAZORIA COUNTY DEED RECORDS.
6. FRONT AND REAR BUILDING LINES ARE PER RECORDED PLAT.
7. SIDE BUILDING LINES ARE RECORDED IN VOLUME 600, PAGE 326, OF THE BRAZORIA COUNTY DEED RECORDS.

SAN LUIS BEACH SUBDIVISION  
SECTION 1  
RECORDED IN  
VOLUME 6, PAGE 100  
OF THE  
BRAZORIA COUNTY PLAT RECORDS

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

ROBERT E. CLARK, II  
AND JENNIFER CLARK  
4394 BLUEWATER HIGHWAY

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



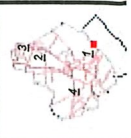
OFFICE: 409.346.8400  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
SAN LUIS ISLAND, TEXAS 77551  
PROJECT NO. 15482-23-02  
DRAWN BY: HRS/AVP/STP  
CHECKED BY: HRS/AVP/STP  
DATE: 11-17-23  
DATE: 11-17-23





Sources: Esri, HERE, Garmin, Intermap, Inverment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

NOTE: This map has been prepared for the convenience of the public. It is not intended to be an official document of the state and no warranty is made by the state for any use of the data shown hereon. Any data depicted on this map is the property of the state and is not to be used for any other purpose without the express written consent of the state.



Brazer County  
Engineering

**Legend**

- Address Points
- Parcel Information

Date Printed: August 3, 2023