

JOE K. RIPPLE
FLOODPLAIN ADMINISTRATOR, CFM
VICKIE THOMAS
FLOODPLAIN / BUILDING PERMITS
TECHNICIAN
MARTHA ELIZONDO
FLOODPLAIN / BUILDING PERMITS
CLERK
MAVEL OLIVAREZ
FLOODPLAIN/BUILDING PERMITS
OFFICE ASSISTANT, SR.



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

BRAZORIA COUNTY

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

October 14, 2025

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 13107 Gulf Beach Dr, Freeport, TX.

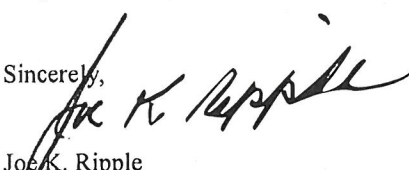
Dear Ms. Valdes,

This application is for a residential structure with 2500 Square feet of living area with (5) bedrooms and (4) (1) Partial 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

**BRAZORIA COUNTY
BUILDING PERMIT APPLICATION**

Angleton 979-864-1295

451 North Velasco, Suite 210, Angleton, TX 77515

Houston/Alvin 281-756-1295

OWNERSHIP INFORMATION:

Name: Kevin Kelly Phone: 832-952-2357

Current/Mailing Address: 14722 Timber Cliff Lane Cypress, TX 77429
Street or PO Box City/State Zip Code

Building Contractors Information: Garrett Davison	Address: 2631 Bluewater Hwy, Surfside Beach, TX 77541	Phone: 979-709-6073
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LOCATION OF CONSTRUCTION:

SUBDIVISION: <u>Treasure Island</u>		SITE ADDRESS (Where Structure Will Be Placed or Constructed)			
Section: <u>1</u>		Block: <u>8</u>		Lot: <u>18</u>	Abstract No.: <u>29</u>
Street Address: <u>13107 Gulf Beach Dr</u>		City (required): <u>Freeport</u>			
Acres: <u>0.137</u>		PID #: <u>257406</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"/> Came from Outside County <input type="checkbox"/> Mobile Home Park or RV Park # of Spaces _____	<input checked="" type="checkbox"/> Residential Number of Bedrooms: <u>5</u> Number of Bathrooms: <u>4</u> Full <u>4</u> Partial <u>1</u> <input checked="" type="checkbox"/> One Family <input type="checkbox"/> Multi Family - # of Units: _____ <input type="checkbox"/> Non-Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other: _____ (Type of Building)	<input checked="" type="checkbox"/> Private (Individual, Corp. Non-Profit) <input type="checkbox"/> Public (Federal, State, etc....) Cost: \$ <u>500,000</u> Floor Area Sq. Ft. (including garage): <u>2,500</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>2025-523</u>

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

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

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

Signature: [Signature] **Date:** Aug 7, 2025

DO NOT WRITE BELOW THIS LINE						
Approved By: <u>[Signature]</u>		Highest Natural Ground is <u>8.50</u> ft. Certified By: <u>Terry Singleton</u> RPLS # <u>4808</u> on <u>5/29/24</u>		Permit Fee <u>\$ 75</u>	Inspection Fee <u>\$ 100.00</u>	Date Of Permit
Electric	Mailbox Ltr	Setback Ltr	Thoroughfare	Total Fee: \$ <u>175.00</u>		Check #
<u>CP</u>	<u>Yes</u>	<u>25'</u>	<u>No</u>			<u>1672</u>
ETJ	Inspection Ltr	Ack Ltr	Mobile Home Information	FEMA Zone: <u>VE</u> <u>1742</u> Elevation: <u>19</u> MSL	Panel No.: <u>70016</u>	Receipt No.
<u>Freeport</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	Map Date: <u>12/30/20</u>		<u>21499</u>
Special Provisions:						
Mail <input type="checkbox"/>	Email <input checked="" type="checkbox"/>	To: <u>Kevin. Kelly. 1999@gmail.com</u>				Pick Up <input type="checkbox"/>

davisongulfcoast@gmail.com



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

November 12, 2025

Via Electronic Mail

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

Beachfront Construction Certificate and Dune Protection Permit in Brazoria County

Site Address: 13107 Gulf Beach Dr, Treasure Island
Legal Description: Treasure Island (A0029 S F Austin) Blk 8 Lot 18
Lot Applicant: Kevin Kelly
GLO ID No.: BDBC-25-0196a

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 crushed shell beneath the habitable structure, a crushed shell driveway, and a septic system. The applicant also proposes to place beach quality sand to elevate the driveway. The proposed construction is located within 200 feet landward of the line of vegetation, which is the seaward side of the rock revetment in this area. According to the Bureau of Economic Geology, the area is eroding at a rate of seven to ten feet per year.

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

- The applicant must provide the name of the property owner and property owner permission if the owner is different from the applicant.¹ The construction for the driveway is partially on property not owned by the applicant. The applicant must submit information demonstrating the legal property owner of the Gulf Beach Drive right-of-way has authorized the proposed construction to the County and GLO before the County may issue the beachfront construction certificate and dune protection permit.
- The applicant proposes to construct the habitable structure seaward of the Building Setback Line, which is prohibited without an exemption from Brazoria County.² To qualify for an exemption, the applicant must demonstrate to the satisfaction of the County that no practicable alternatives

¹ 31 Tex. Admin. Code § 15.3(s)(5)(A)(i).

² Brazoria County Erosion Response Plan § 5.

to construction seaward of the Building Setback Line exist.³ In this instance, practicable means available and capable of being done after taking into consideration existing building practices, site alternatives, and the footprint of the structure in relation to the area of the buildable portion of the lot, and considering the overall development scheme for the property.⁴

- If the County allows an exemption from the prohibition on building a structure seaward of the building setback line, the lowest habitable floor of the structure must be constructed at a minimum of two-foot freeboard above FEMA's Base Flood Elevation.⁵
- Gravel or crushed limestone may be used to construct driveways and parking areas in the area 50 feet landward of the line of vegetation to the Dune Protection Line.⁶ Crushed shell and beach quality sand as proposed is permissible.
- The County must limit the area of enclosures below BFE to 299 square feet.⁷
- The County must ensure the proposed habitable structure is designed for feasible relocation.⁸
- The applicant should direct all stormwater inland away from adjacent properties, the critical dune area, and public beach. The County shall not issue a certificate or permit authorizing construction unless the construction activities will minimize impacts on natural hydrology and will not cause erosion of adjacent properties, the critical dune area, or the public beach.⁹

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

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.¹⁰ 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

³ Brazoria County Erosion Response Plan § 5.1.

⁴ Brazoria County Erosion Response Plan § 5.1.

⁵ Brazoria County Erosion Response Plan § 5.2.

⁶ Brazoria County Dune Protection and Beach Access Plan § 5(IV)(B)(4) & 31 Tex. Admin. Code § 15.6(f)(5).

⁷ Brazoria County Erosion Response Plan § 5.3.

⁸ Brazoria County Erosion Response Plan § 5.2 & 31 Tex. Admin. Code § 15.6(f)(2).

⁹ 31 Tex. Admin. Code § 15.6(h).

¹⁰ 31 Tex. Admin. Code § 15.3(t)(5).

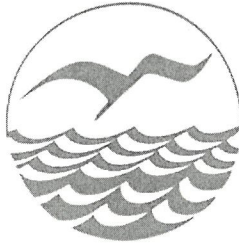
Rick Lawler
President

Bryce Langley
Vice President

Richard Roe
Treasurer

Mike Elam
Secretary

Roy Scott
Director



Treasure Island Municipal Utility District
146 Fathom Drive
Freeport, TX 77541

November 21, 2025

Resolution by the Board of Directors of Treasure Island Municipal Utility District

Date of Meeting: November 20, 2025

Time of Meeting: 6:00 p.m.

Board Members Present: Richard V. Lawler, President; Bryce Langley, Vice-President;
Richard Roe, Treasurer; Mike Elam, Secretary; Roy Scott, Director

Proposed: Approve A&M Wetland Consulting Services, LLC for construction of single home, Treasure Island (A0029 S F Austin), Block 8, Lot 18 for Kevin Kelly as presented. Project area includes 710 square feet within the Gulf Beach Drive road easement which TIMUD is granting access.

Voted For: Richard V. Lawler, Bryce Langley, Richard Roe, Mike Elam & Roy Scott

Voted Against: None

Richard V. Lawler, President TIMUD

**Brazoria County Floodplain Receipt****(979) 864-1295****(281) 756-1295**111 East Locust Bldg. A-29
Angleton, Texas 77515

Floodplain Administrator

Receipt No	00021499	Receipt Date	10/14/2025	Receipt Time	01:22:02 PM
NO REFUND(S)					

Received From: Davison Gulf Coast, 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:	RSQFT	Square Footage - Non Commercial	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: \$100.00

Comments: 13107 Gulf Beach Dr Freeport CK #1672

Payment Information

Payment Type:	CHK	Check# / MO#:	1672	Pay Amount:	\$175.00
Payment Type:		Check# / MO#:		Pay Amount:	\$0.00

Office Use Only	Posted:	N
Rec. By: 14554		
Void: N	Void By	
Void Date:		
Void Reason:	Void Time:	

Total Amount Received: \$175.00

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

STATE OF TEXAS

COUNTY OF BRAZORIA

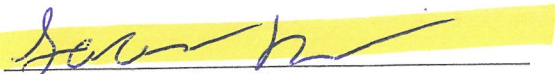
The undersigned holder of Development Permit No. _____ (whether acting individually or through a duly authorized agent or attorney) does hereby certify to Commissioners' Court of Brazoria County, Texas as follows.

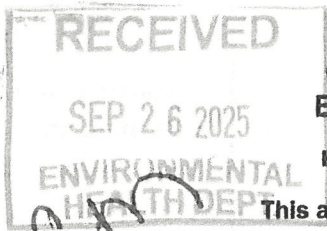
The undersigned permittee:

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

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

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


Applicant/Permittee Signature



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

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)

2025-523

Permit Number

- ☒ \$250 Single Family
☐ \$450 Multi-Hookup
☐ \$450 Commercial
☒ New
☐ Replacement
☐ Alteration

Type DRIP / CL2
BCEHD USE ONLY

PROPERTY OWNER Kelly Kevin
(NAME ON DEED) (LAST) (FIRST) (INT)

PHONE NUMBERS (832) 952-2357 EMAIL kevin.kelly.1999@gmail.com

MAILING ADDRESS 14722 Timber Cliff Ln Cypress, TX 77429

SITE ADDRESS 13107 Gulf Beach Drive Freeport, TX 77541 Acres 50' x 103'

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

SINGLE FAMILY RESIDENCE: # of Bedrooms 5 Living Area(Sq Ft) 2,500 Daily Wastewater Usage Rate 360

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

DESIGNER Jerry D. Monical Reg# RS3758 Phone# (979) 798-7678

SITE EVALUATOR Jerry D. Monical Reg# OS9673 Phone# (979) 798-7678

INSTALLER Jerry D. Monical Reg# OS29938 Phone# (979) 798-7678

MAINTENANCE PROVIDER Jerry D. Monical Reg# MP1870 Phone# (979) 798-7678

TREATMENT TANK(S):

Tank	# of Compartments	Size	Manufacturer	Model
#1	<u>3</u>	<u>800</u>	<u>CLEARSTREAM</u>	<u>800-2000</u>
#2	<u>1</u>	<u>850</u>	<u>CLEARSTREAM</u>	<u>850-PUMP</u>
#3				
#4				

DISPOSAL TYPE (check one):

☐ Standard ☐ Gravelless ☐ Leaching Chamber ☐ Low Pressure Dosing ☐ Surface Irrigation ☒ Drip Emitter
Disposal Area 958 sq. FT Disposal Length _____ Trench Depth _____ Trench width _____

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

Signature of Owner (Name on Deed) [Signature] Date Sept 16, 2025

DEPARTMENT USE ONLY BELOW THIS LINE

APPLICATION: ☒ APPROVAL ☐ DISAPPROVAL DATE 10/1/25 INSPECTOR [Signature] LIC# 31272

Well Log or Plug Report Required? ☐ Yes ☒ No Recorded Plat Required? ☐ Yes ☒ No Flood Zone: ☒ Yes ☐ No BOD Test Req? ☐ Yes ☒ No

Brazoria County Appraisal ID # 257406 ETJ FREEPORT Flood Plain Info: ☒ New Construction ☐ Upgrade

Legal Description: SUB TREASURE ISLAND Ab 29 Sec _____ Block 8 Lot 18 Precinct 1

Authorization to Construct Provided to Installer: Jerry Monical Date: 10-2-25 ☐ In person ☐ Fax ☒ Mail By: cm

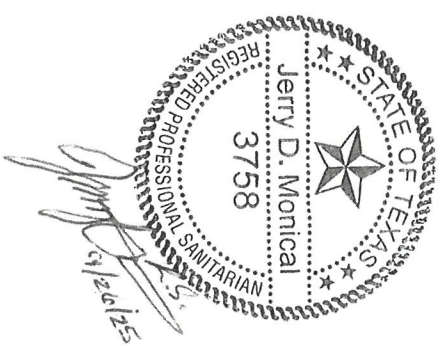
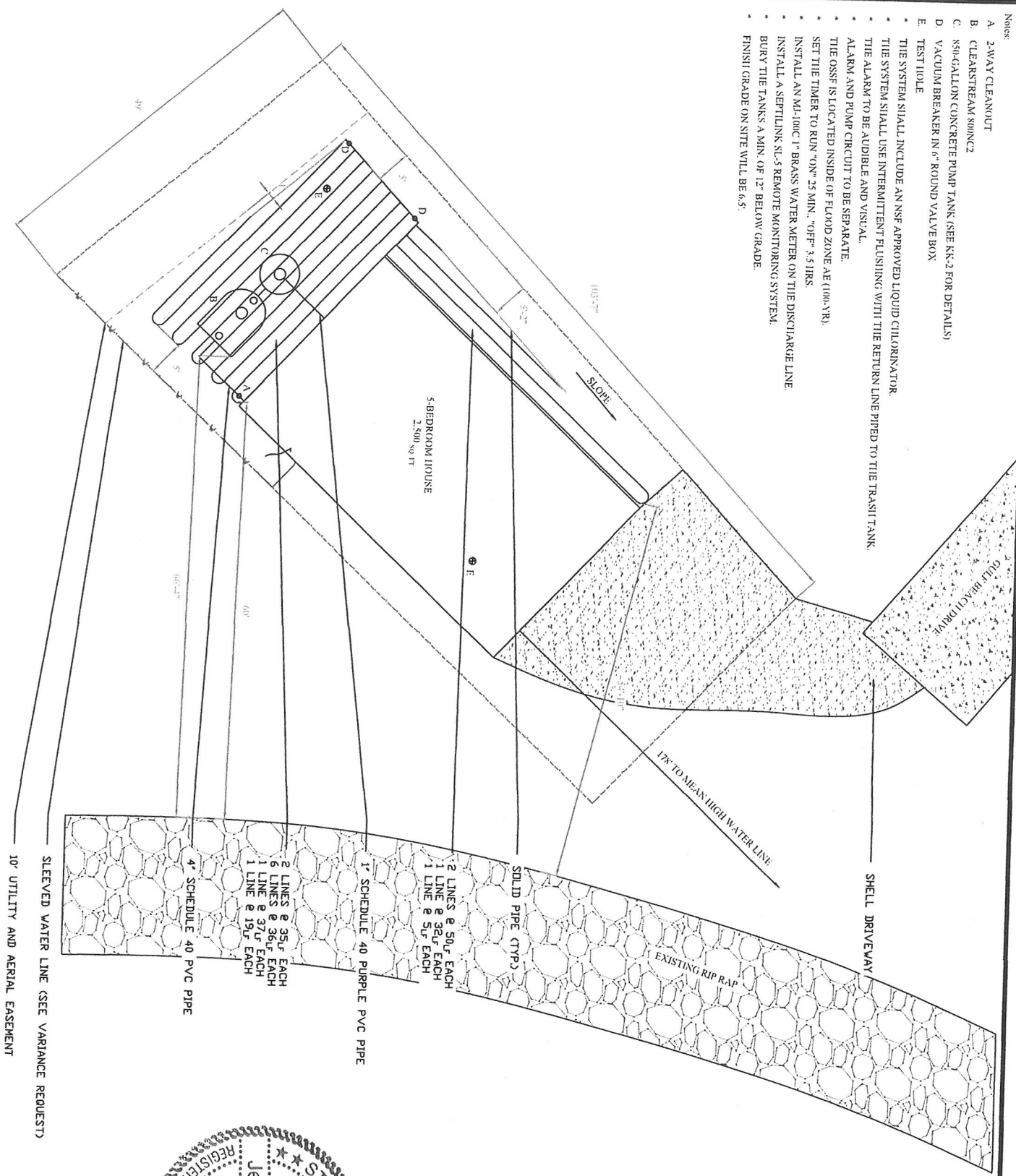
INSPECTION: ☐ APPROVAL ☐ DISAPPROVAL DATE _____ INSPECTOR _____ LIC# _____

Final Permit Copies Provided to Installer: _____ Date: _____ ☐ In person ☐ Fax ☐ Mail By: _____

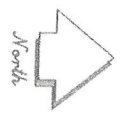
Provided to Maintenance Prov: _____ Date: _____ ☐ In person ☐ Fax ☐ Mail By: _____
Revised 3/22/24 jcs

Notes:

- A. 2-WAY CLEANOUT
- B. CLEARSTREAM 800NC2
- C. 850-GALLON CONCRETE PUMP TANK (SEE K.R.2 FOR DETAILS)
- D. VACUUM BREAKER IN 6" ROUND VALVE BOX
- E. TEST HOLE
- F. THE SYSTEM SHALL INCLUDE AN NSF APPROVED LIQUID CHLORINATOR.
- G. THE SYSTEM SHALL USE INTERMITTENT FLUSHING WITH THE RETURN LINE PIPED TO THE TRANSIT TANK.
- H. THE ALARM TO BE AUDIBLE AND VISUAL.
- I. ALARM AND PUMP CIRCUIT TO BE SEPARATE.
- J. THE OSSF IS LOCATED INSIDE OF FLOOD ZONE AE (100-YR).
- K. SET THE TIMER TO RUN 70N 25 MIN., OFF 3.5 HRS.
- L. INSTALL AN MD-100C 1" BRASS WATER METER ON THE DISCHARGE LINE
- M. INSTALL A SEPTILINK SL-3 REMOTE MONITORING SYSTEM.
- N. BURY THE TANKS A MIN. OF 12" BELOW GRADE.
- O. FINISH GRADE ON SITE WILL BE 6.5'.



GULF OF AMERICA



OWNER: KEVIN KELLY
ADDRESS: 13107 GULF BEACH DRIVE FREEPORT, TX 77541

COASTAL AEROBIC SYSTEMS, LLC
BRAZORIA, TEXAS

DATE: 9/25/25
SCALE: 1/20
COUNTY: BRAZORIA
AREA COVERED: 958 SQ. FT.
DRAWN BY: JDM
DRAWING: K.K.-1
REVISION: IFC

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>Kevin Kelly</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>Gulf Beach</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 18, Blk 8, Treasure Island Subdivision, Section 1 (Volume 9, Pg 73 B.C.P.R.)S.F. Austin Peninsular Leagye, Abstract 29</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>29°04'29.62" N</u> Long. <u>95°07'27.94" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: _____		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): _____ sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: _____ sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Brazoria County Unincorporated</u>		B1.b. NFIP Community Identification Number: <u>485458</u>
B2. County Name: <u>Brazoria</u>	B3. State: <u>TX</u>	B4. Map/Panel No.: <u>48039CO675</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>17.00</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input 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.:

Gulf Beach

City: Freeport

State: TX

ZIP Code: 77541

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

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

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: RTCM-REF 2521

Vertical Datum: NAVD 88

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

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

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

☐ Yes ☐ No

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

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): _____

☐ feet ☐ meters

b) Top of the next higher floor (see Instructions): _____

☐ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): _____

☐ feet ☐ meters

d) Attached garage (top of slab): _____

☐ feet ☐ meters

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

☐ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished

5.20

☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished

8.50

☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: _____

☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Terry Singletary License Number: 4808

Title: Registered Professional Land Surveyor

Company Name: Doyle & Wachtstetter Inc.

Address: 131 Commerce St.

City: Clute

State: TX

ZIP Code: 77531

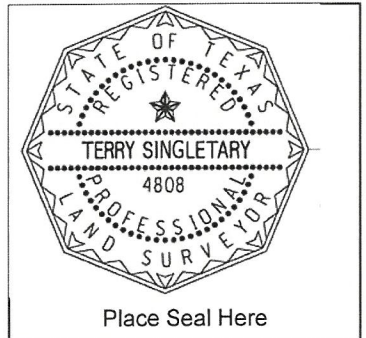
Signature: Terry Singletary

Date: 05/27/2024

Telephone: (979) 265-3622

Ext.: 1042

Email: t.singletary@dw-surveyor.com



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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

TBM- Set bridge spike in meter pole, southwest of subject tract.

TBM= 11.00 feet.

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.:

Gulf Beach

City: Freeport

State: TX

ZIP Code: 77541

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

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

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

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

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

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

a) Top of bottom floor (including basement, 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: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

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.:

Gulf Beach

City: Freeport

State: TX

ZIP Code: 77541

FOR INSURANCE COMPANY USE

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:

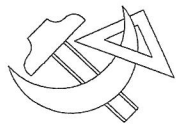
ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: Gulf Beach</div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black;">City: FreeportState: TXZIP Code: 77541</div>	FOR INSURANCE COMPANY USE <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Policy Number: _____</div> <div style="border-bottom: 1px solid black;">Company NAIC Number: _____</div>
<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:	<div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">Clear Photo One</div>
Photo Two	
Photo Two Caption:	<div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">Clear Photo Two</div>

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

Continuation Page

<div>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>Gulf Beach</u></div> <div>City: <u>Freeport</u> State: <u>TX</u> ZIP Code: <u>77541</u></div> <div style="margin-top: 10px;">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.</div> <div style="height: 250px; border: 1px solid black; margin-top: 10px;"></div> <div style="text-align: center; margin-top: 10px;">Photo Three</div>	<div>FOR INSURANCE COMPANY USE</div> <div>Policy Number: _____</div> <div>Company NAIC Number: _____</div>
<div>Photo Three Caption: _____</div> <div style="text-align: right; margin-top: 5px;">Clear Photo Three</div>	
<div style="text-align: center; margin-top: 10px;">Photo Four</div> <div>Photo Four Caption: _____</div> <div style="text-align: right; margin-top: 5px;">Clear Photo Four</div>	



MOONLIGHT HOUSE PLANS

PO BOX 177, LAKE JACKSON, TX. 77566

979-482-1967



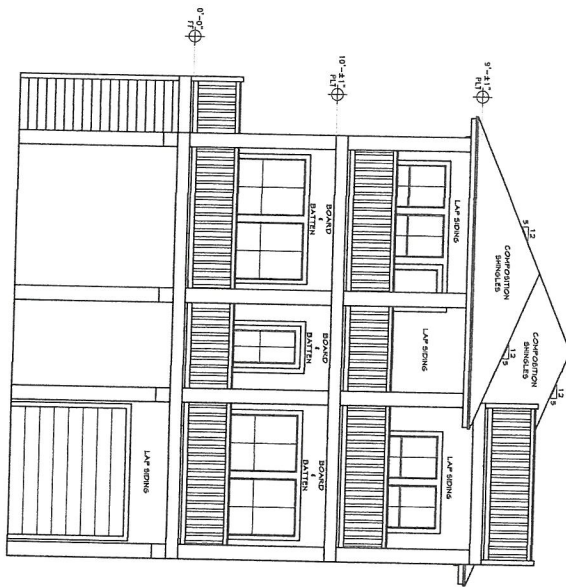
PLAN#: 20255127
1ST LIVING: 1250 SQ.FT.
2ND LIVING: 1250 SQ.FT.
GARAGE: 300 SQ.FT.
PORCH: 300 SQ.FT.
PORCH #2: 300 SQ.FT.
TOTAL: 3400 SQ.FT.

KELLY RESIDENCE

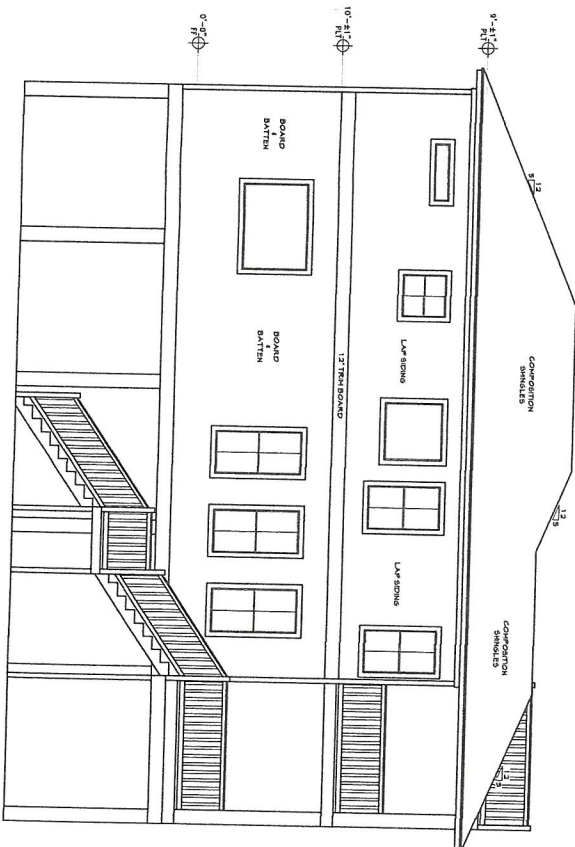
13107 GULF BEACH DRIVE - SURFSIDE BEACH, TEXAS

MOONLIGHT HOUSE PLANS IS A DRAFTING FIRM, NOT AN ENGINEERING OR ARCHITECTURAL FIRM. THESE PRINTS ARE TO BE USED AS A GUIDE ONLY. THE USER ASSUMES ALL RESPONSIBILITY FOR ANY STRUCTURAL OR DESIGN MISTAKES. ALL SUBCONTRACTORS SHALL VERIFY ANY & ALL DIMENSIONS, DETAILS & SPECIFICATIONS. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THESE DRAWINGS, SPECIFICATIONS AND IDEAS ARE THE PROPERTY OF MOONLIGHT HOUSE PLANS AND SHALL NOT BE REUSED, REPRODUCED, OR ALTERED IN ANY WAY.

1 FRONT VIEW
A1 SCALE 1/4" = 1'



2 LEFT SIDE VIEW
A1 SCALE 1/4" = 1'



A1

08-11-25

ELEVATIONS KELLY RESIDENCE

13107 GULF BEACH DRIVE - SURFSIDE BEACH, TEXAS

JOB #: 20255127

DWG. SCALE
1/4" = 1'-0"

REVISION HISTORY

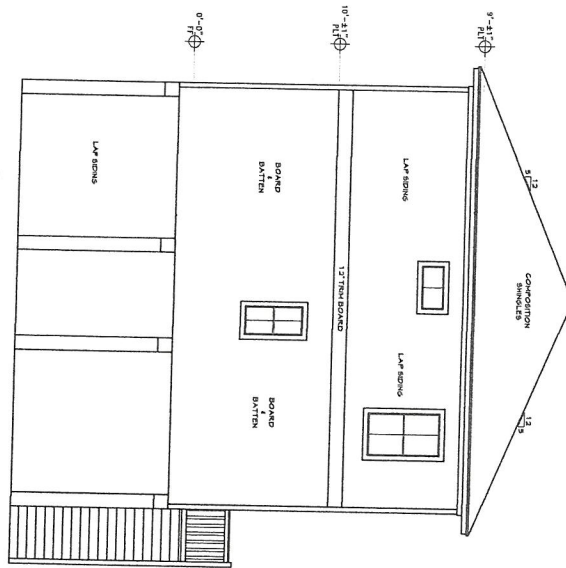
NUMBER DATE

Moonlight House

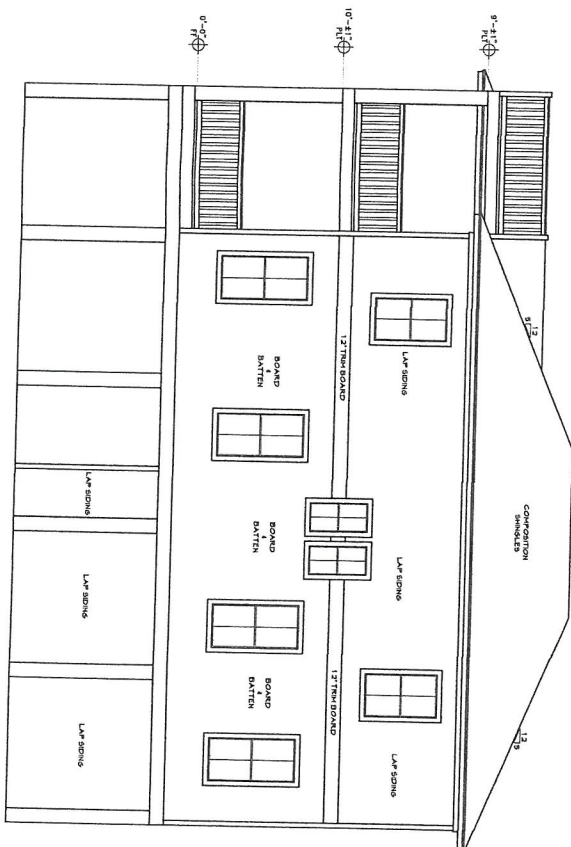
Plans
979-482-1967

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1 REAR VIEW
SCALE: 1/4" = 1'



2 RIGHT SIDE VIEW
SCALE: 1/4" = 1'



MOONLIGHT HOUSE PLANS IS A DRAFTING FIRM, NOT AN ENGINEERING OR ARCHITECTURAL FIRM. THESE PRINTS ARE BE APPROVED BY A LOCAL ENGINEER FOR ALL STRUCTURAL WORK. MOONLIGHT HOUSE PLANS IS NOT RESPONSIBLE FOR ANY STRUCTURAL OR DESIGN MISTAKES. ALL SUBCONTRACTORS SHALL VERIFY ANY & ALL DIMENSIONS, DETAILS & SPECIFICATIONS.
DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED.
THESE DRAWINGS, SPECIFICATIONS AND IDEAS ARE THE PROPERTY OF MOONLIGHT HOUSE PLANS AND SHALL NOT BE REPRODUCED, REPRODUCED, OR ALTERED IN ANY WAY.

Moonlight House
Plans
979-482-1967

REVISION HISTORY	
NUMBER	DATE

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

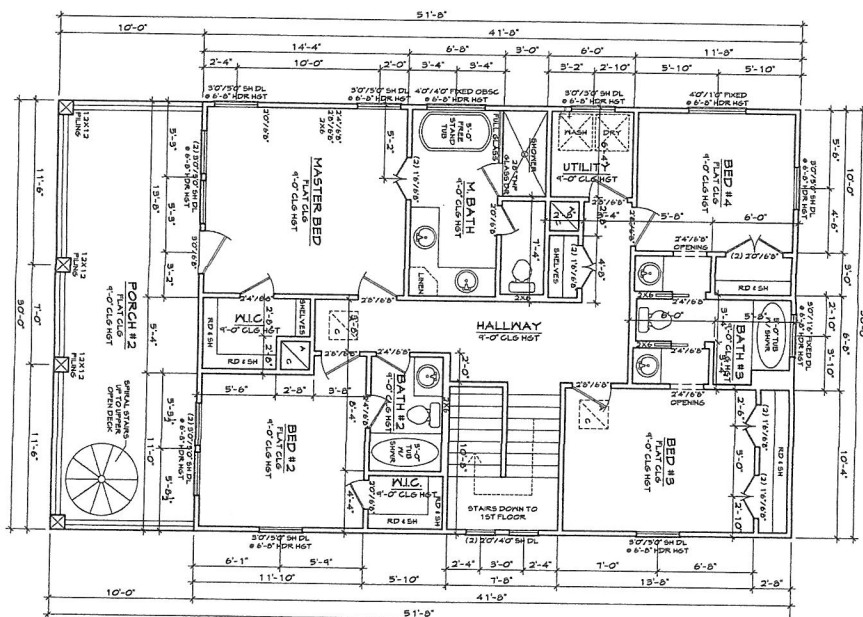
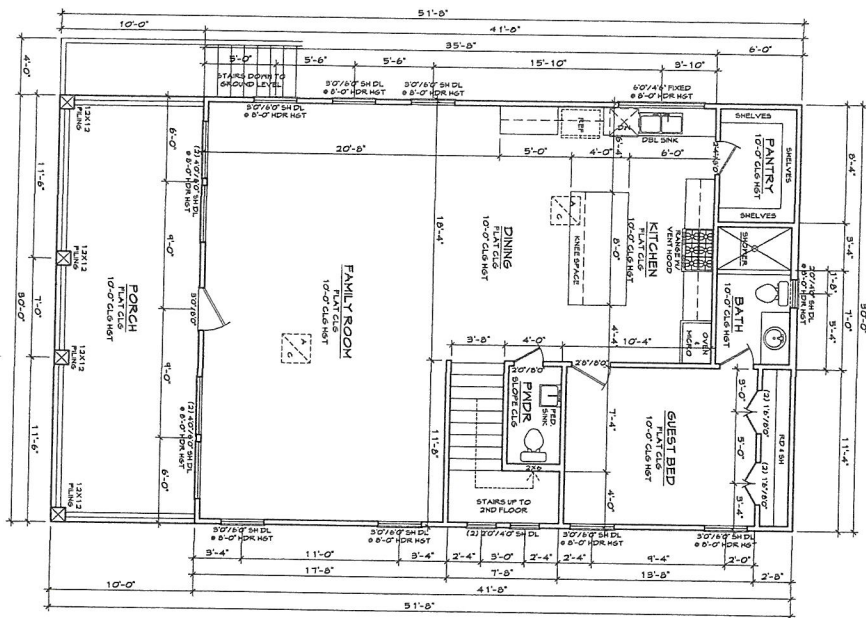
ELEVATIONS
KELLY RESIDENCE

13107 GULF BEACH DRIVE - SURFSIDE BEACH, TEXAS

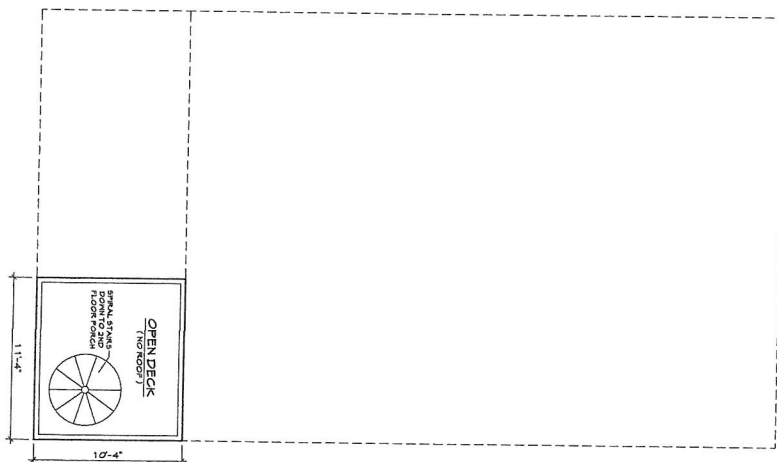
JOB #: 20255127

08-1-25

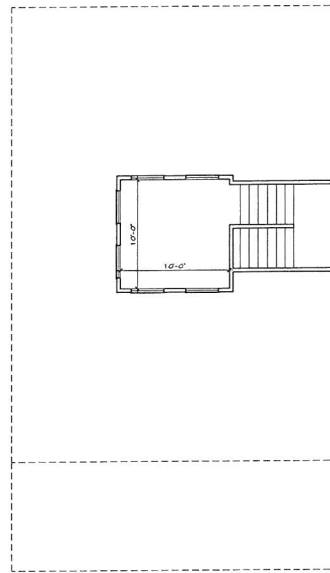
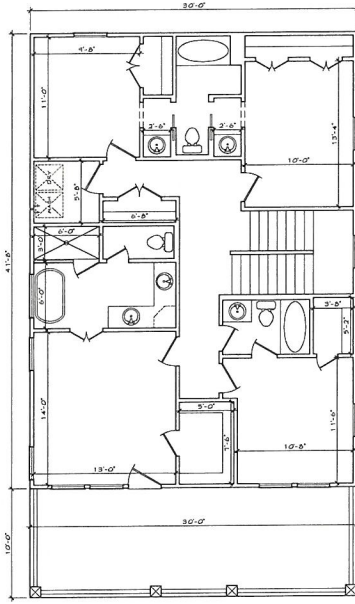
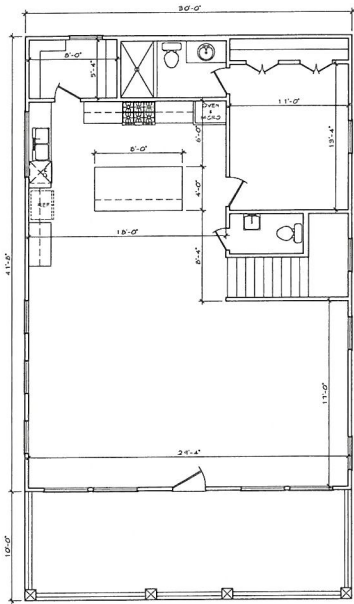
A2



ABBREVIATIONS			
SN	SINGLE HUNG	EB	EYE BROW
DL	DIVIDED LIGHTS	PK	POCKET
HD	HEADER	DR	DOOR
HT	HEIGHT	F6	FIXED GLASS
CU	CURB	OB65	OBSCURED GLASS
SECT	SECTIONAL	/BTH	HALF BATH
		CL6	CEILING
		PAN	PANTRY
		RN	RAMP
		CL5T	CLOSET
		SHV6	SHUTTERS
		CM	COLD WATER TAP
		MYR	MOTOR
			MASTER
			WALK-IN CLOSET
			DOUBLE
			SHOWER



ABBREVIATIONS					
SW	SINGLE HING	EB	EYE BROW	PA	PANTRY
DL	DOUBLE LIGHTS	PKY	POCKET	RM	ROOM
W	W	DR	DOOR	CLT	CLOSET
ST	STAIR	FR	FRIDGE	SH	SHOWER
OV	OVERHEAD	OBSS	OBSCURED GLASS	SH-S	SHOWER
ECT	SECTIONAL	7/8TH	HALF BATH	CLC	CLOSET



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.

Moonlight House Plans
978-482-1807

REVISION HISTORY
NUMBER DATE

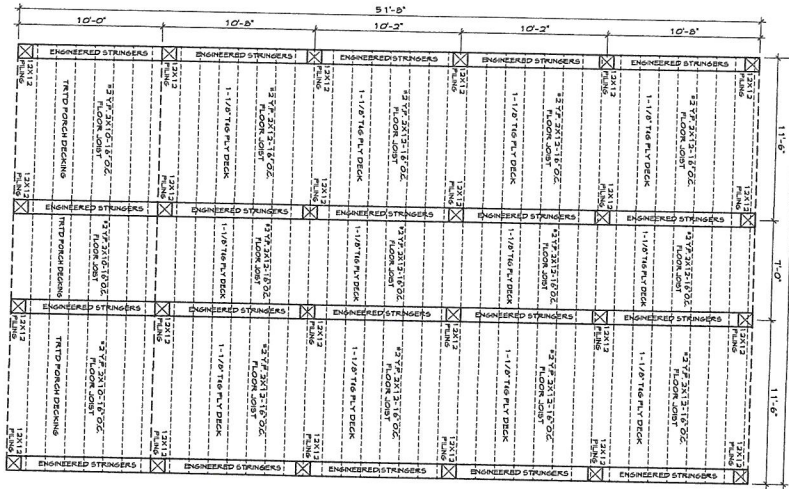
DWG. SCALE:
1/4" = 1'-0"

FLOOR PLAN

A3

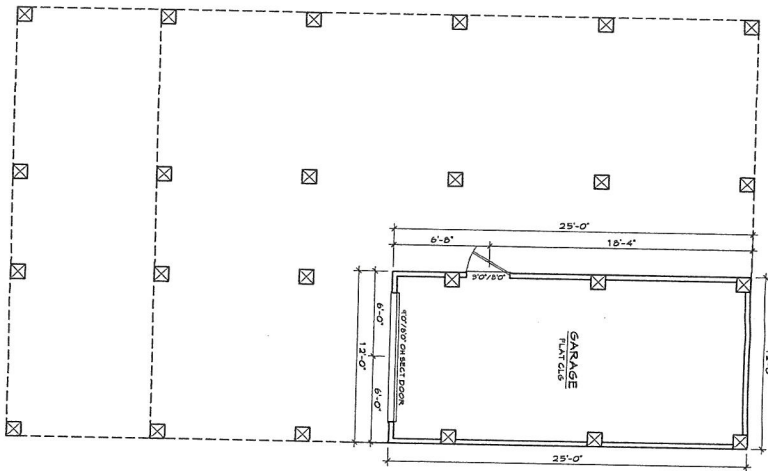
1 FOUNDATION

SCALE 1/4" = 1'



2 GROUND LEVEL

SCALE 1/4" = 1'



LEGEND

- 1 RIDGE
- 2 HIP
- 3 VALLEY
- 4 OUTLOOKERS
- 5 KICKOUTS
- 6 CRICKET
- 7 PURLINS

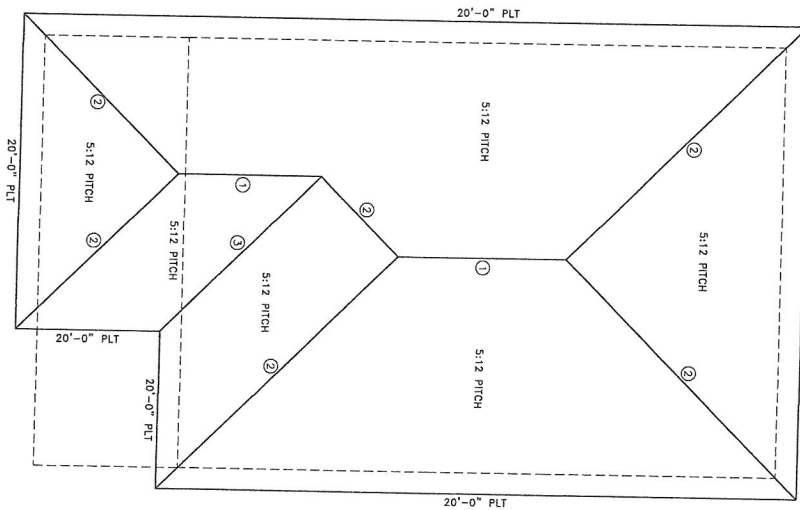
NOTES

UNLESS NOTED OTHERWISE (U.N.O.)

- 01. 5:12 PITCH
- 02. 10'-4 1/2" PLT. HTS.
- 03. COMPOSITION SHINGLES
- 04. 18" OVERHANG FROM OUTSIDE OF STUD WALL

3 ROOF LAYOUT

SCALE 1/4" = 1'



S1

08-11-25

FOUNDATION
KELLY RESIDENCE

13107 6ULF BEACH DRIVE - SURFSIDE BEACH, TEXAS

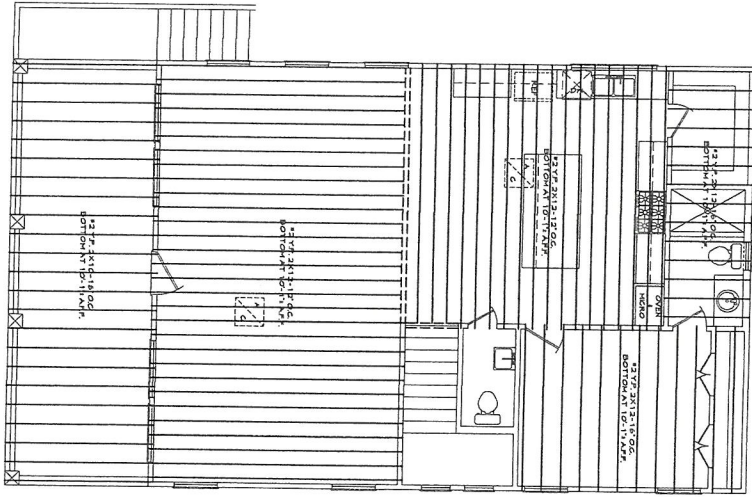
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DWG SCALE
1/4" = 1'-0"

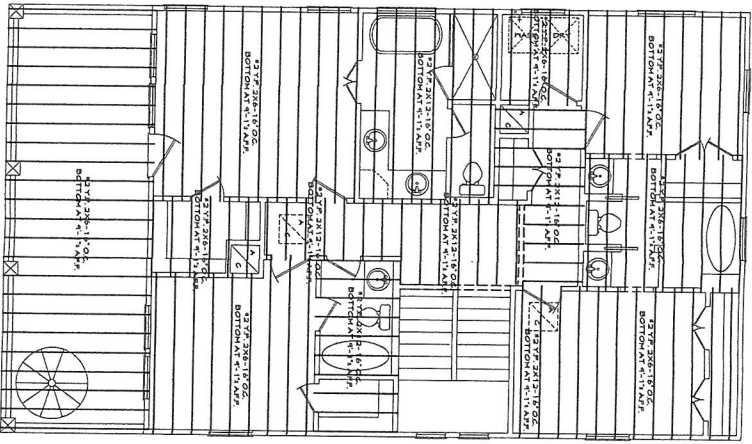
REVISION HISTORY	
NUMBER	DATE

Moonlight House
Plans
979-482-1967

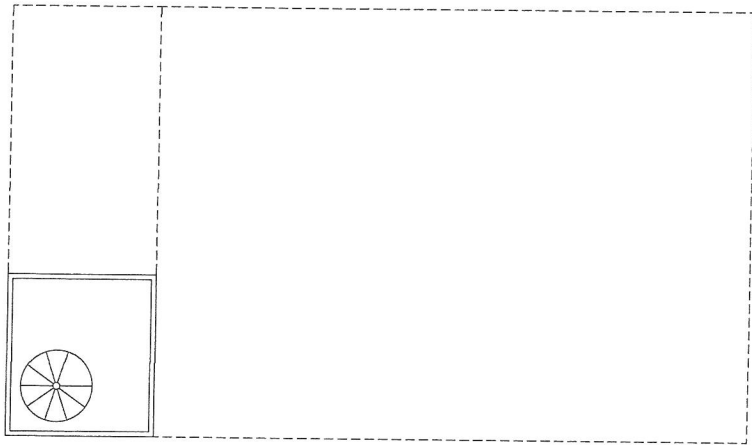
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1 1ST CEILING JOIST
52 SCALE 1/4" = 1'



2 2ND CEILING JOIST
52 SCALE 1/4" = 1'



3 LOOK-OUT JOIST
52 SCALE 1/4" = 1'

52

08-11-25

CEILING JOIST
KELLY RESIDENCE
13101 GULF BEACH DRIVE - SURFSIDE BEACH, TEXAS
JOB #: 20255127

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

REVISION HISTORY	
NUMBER	DATE

Moonlight House
Plans
979-482-1967

WOODLIGHT HOUSE PLANS IS A RAFTING FIRM, NOT AN ENGINEERING OR ARCHITECTURAL FIRM. THESE PRINTS ARE TO BE APPROVED BY A LOCAL BUSINESS FOR ALL STRUCTURAL SERVICE. WOODLIGHT HOUSE PLANS IS NOT RESPONSIBLE FOR ANY STRUCTURAL OR DESIGN MISTAKES. ALL SUBCONTRACTORS SHALL VERIFY ANY & ALL DIMENSIONS, DETAILS & SPECIFICATIONS. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THESE DRAWINGS, SPECIFICATIONS AND IDEAS ARE THE PROPERTY OF WOODLIGHT HOUSE PLANS, AND SHALL NOT BE REPRODUCED, REPRODUCED, OR ALTERED IN ANY WAY.

A & M Wetland Consulting Services, LLC

502 Vivit
Angleton, TX 77515
281-627-2659
andy@texaswetland.com
mike@texaswetland.com



October 10, 2025

Construction of a Single Family Home

Building Permit Department
111 East Locust, BLDG. A-29, Suite 210
Angleton, TX 77515
Attn: Joe Ripple

Legal Description: Treasure Island (A0029 S F Austin), Block 8, Lot 18
Lot Applicant: Kevin Kelly
14722 Timber Cliff Lane
Cypress, TX 77429
832-952-2357
kevin.kelly.1999@gmail.com

Dear Mr. Ripple,

Mr. Kelly plans to construct a single-family home on his lot. The total project area contains 5,655 square feet of land mass. The project area includes 1) 4,945 square feet within Lot 18, and 2) 710 square feet within the Gulf Beach Drive road easement.

In addition to the home, improvements include 1) 1,550 square feet of Crushed Shell under the home and deck, 2) 1,015 square feet of Crushed Shell driveway/parking, 3) 365 square feet of Crushed Shell slope along the driveway/parking area, and 4) a 1,001 square foot septic field. After construction the lot will be 100% pervious.

This project will have no negative impact on coastal erosion as home construction and improvements will be landward of the existing stone revetment.

A layout showing the existing contours and a layout showing the final contours is included with this submittal. The contour of the lot will be shaped to provide a uniform slope under the home.

The home construction and amenities will not adversely affect the public or public beach access as all improvements will be made within Lot 18 and the Gulf Beach Drive road easement. No improvements will occur on the public beach.

The shoreline in this area is eroding. An interactive map on The Bureau of Economic Geology's web site (coastal.beg.utexas.edu) was utilized to determine the average annual

shoreline change in this area. The "Linear Regression Rate" at Site 2827 on the interactive map is -15.81 feet/year.

The home is in Zone VE (EL 19 feet) according to FEMA's National Flood Hazard Layer (NFHL) Viewer and does lie within a 100-year flood plain.

The applicant will hire a contractor who will post a bond or provide proof of insurance.

The applicant will notify the Brazoria County, in writing, when work begins. The applicant will be responsible for any mitigating costs associated with this project.

Respectfully submitted this October 10, 2025,

Two handwritten signatures in blue ink. The signature on the left is "Andy R. Bouse" and the signature on the right is "Michael J. Christley, P.E.".

Andy R. Bouse
281-627-2659

Michael J. Christley, P.E.
979-549-7063

A & M Wetland Consulting Services, LLC

BRAZORIA COUNTY
TEXAS

S.F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29





KEVIN KELLY
LOCATION MAP
TREASURE ISLAND, LOT 18, BLOCK 8

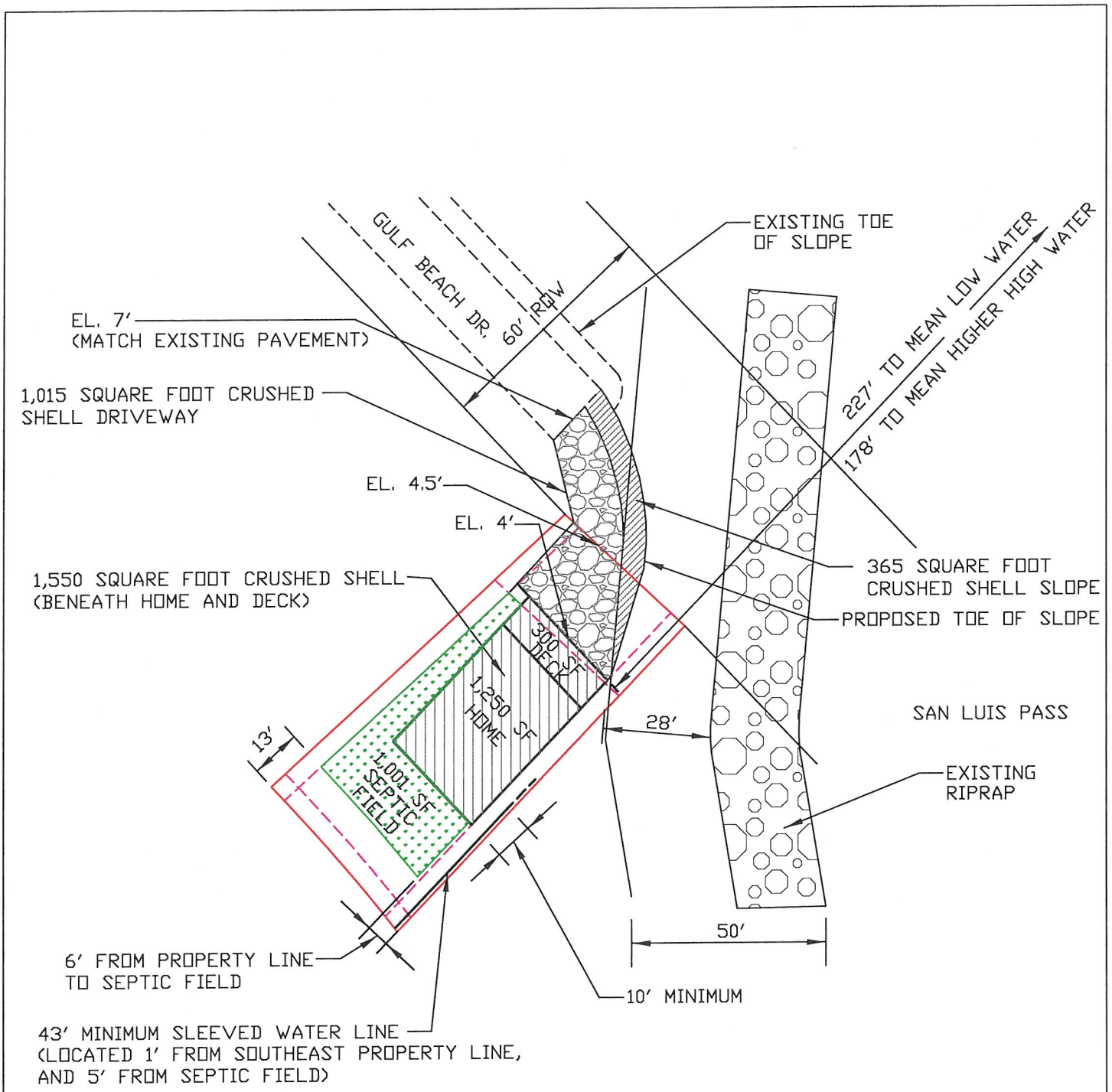
BRAZORIA COUNTY, TEXAS



THE SITE IS LOCATED IN TREASURE ISLAND

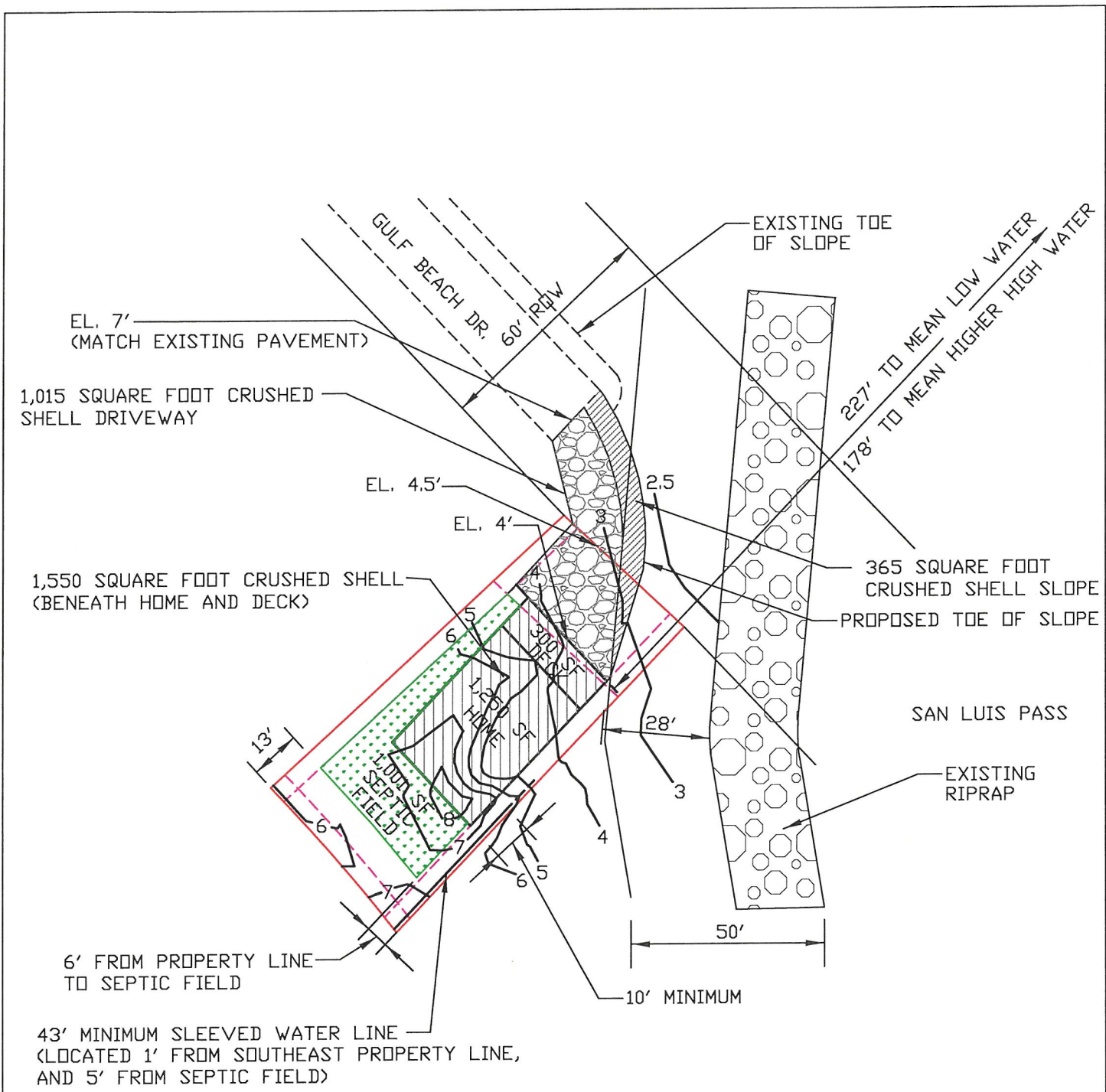
SHEET 1 OF 1

SEPTEMBER 6, 2025



NOTE:
SEE DECK DETAIL FOR LOCATION OF COVERED AND UNCOVERED DECK.

<p>KEVIN KELLY 13107 GULF BEACH DR. TREASURE ISLAND, LOT 18, BLOCK 8</p> <p>BRAZORIA COUNTY, TEXAS</p>	<div data-bbox="812 1690 1153 1774"> <p>— PROPERTY LINE</p> <p>- - - BUILD LINE</p> </div> <div data-bbox="1380 1690 1477 1816"> </div> <div data-bbox="836 1942 1518 1984"> <p>SHEET 1 OF 1</p> <p>SEPTEMBER 6, 2025</p> </div>
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NOTE:
SEE DECK DETAIL FOR LOCATION OF
COVERED AND UNCOVERED DECK.

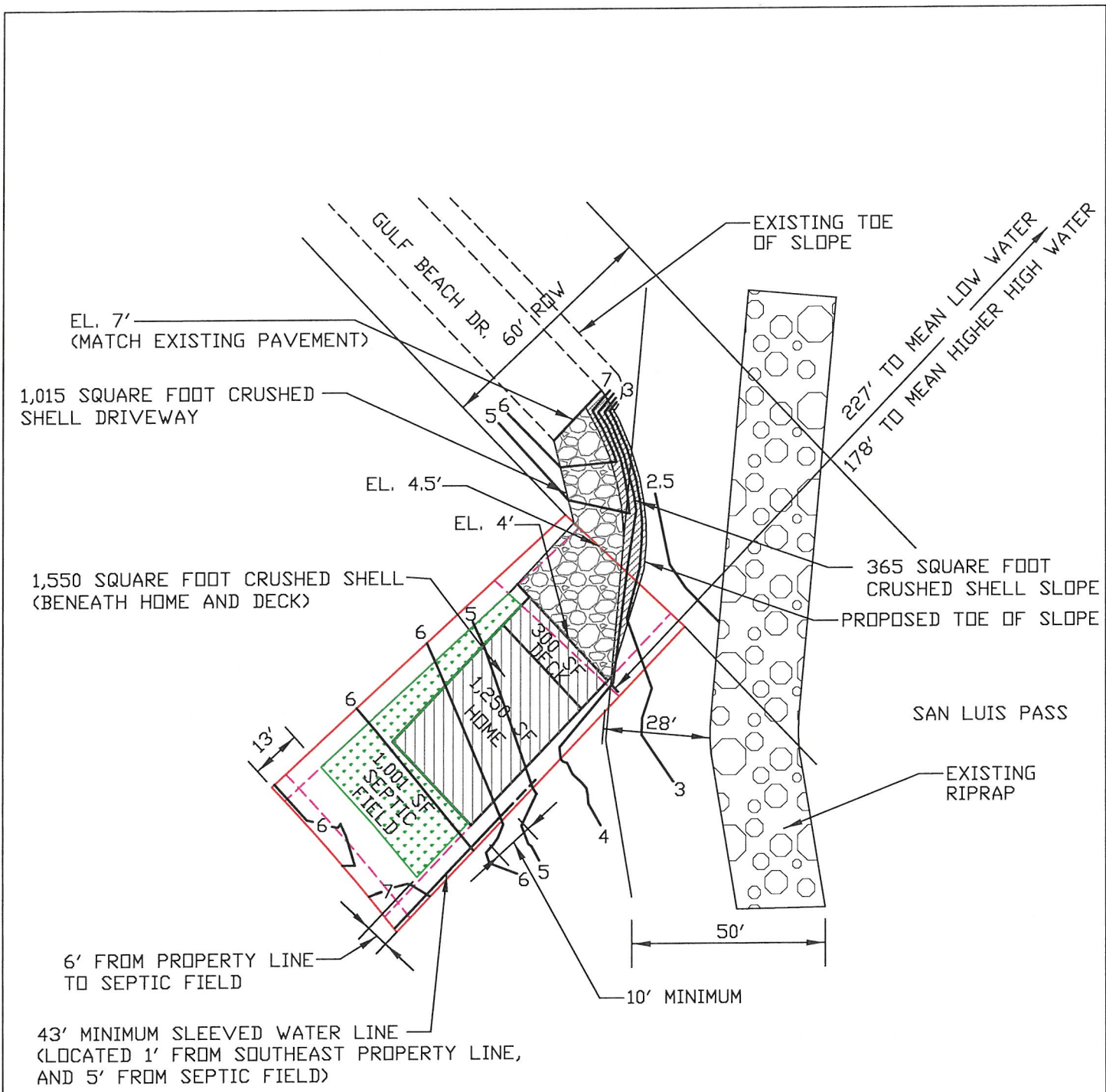
KEVIN KELLY
13107 GULF BEACH DR.
TREASURE ISLAND, LOT 18, BLOCK 8

EXISTING CONTOURS

BRAZORIA COUNTY, TEXAS

— PROPERTY LINE
- - - BUILD LINE





NOTE:
SEE DECK DETAIL FOR LOCATION OF
COVERED AND UNCOVERED DECK.

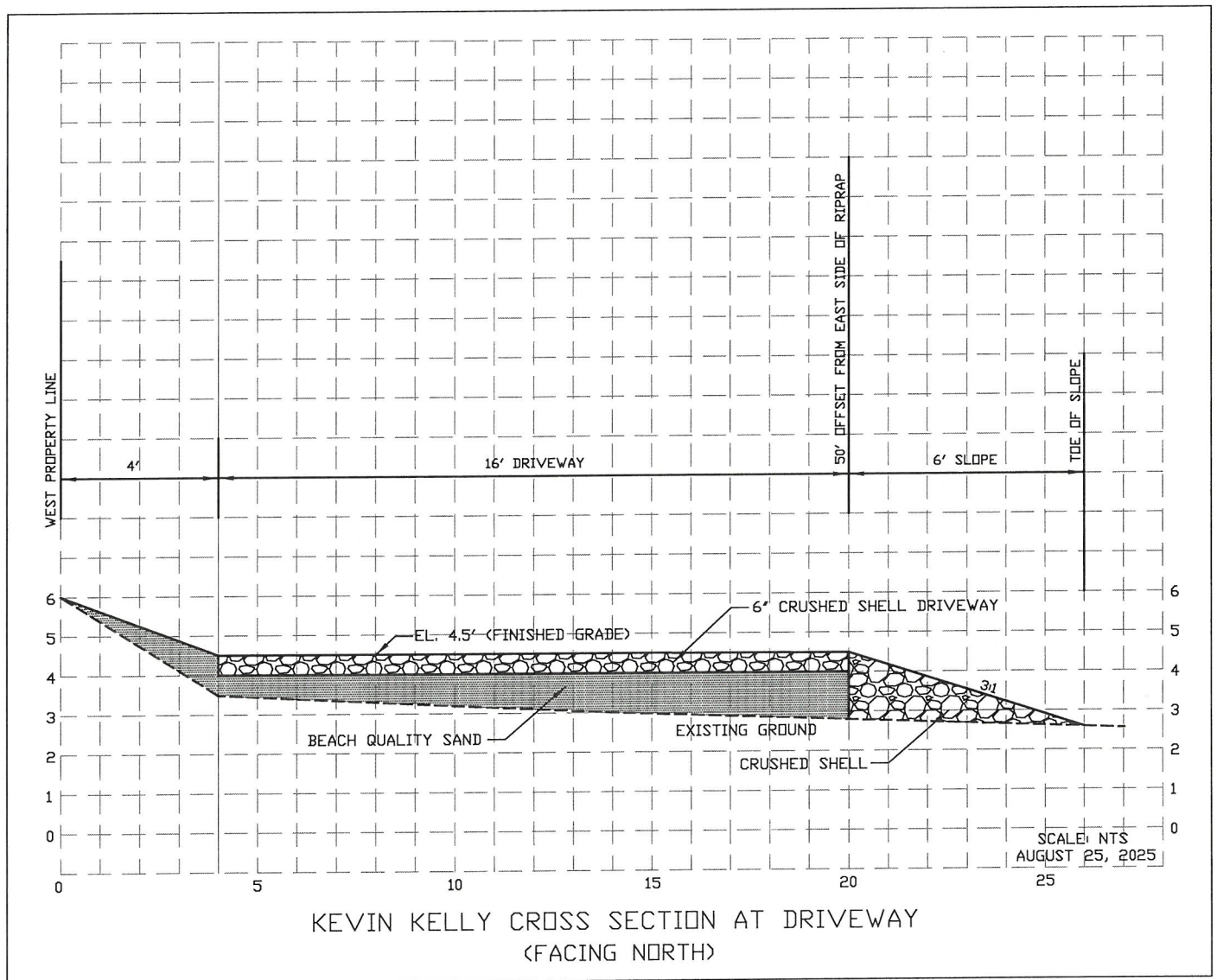
KEVIN KELLY
13107 GULF BEACH DR.
TREASURE ISLAND, LOT 18, BLOCK 8

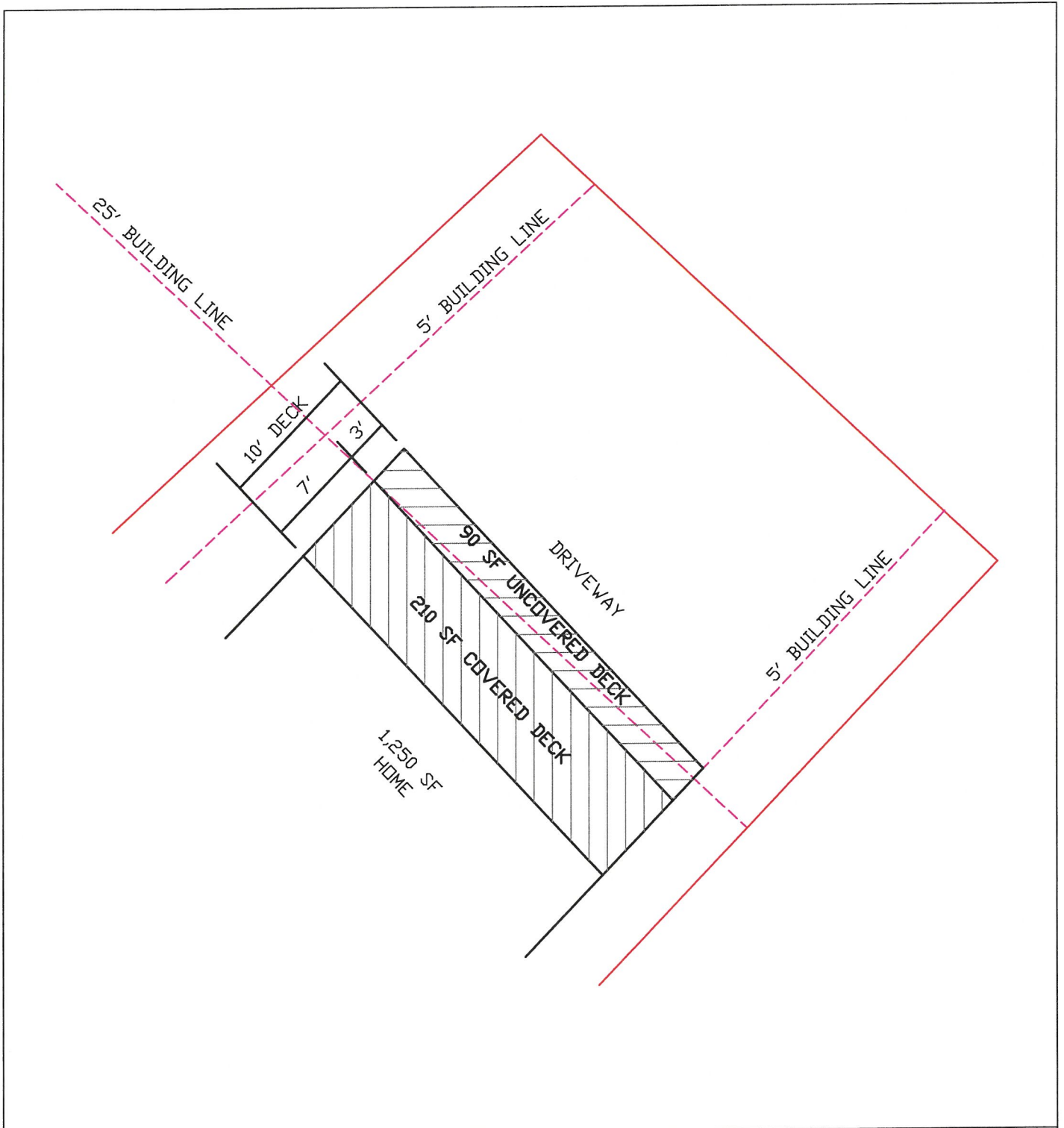
FINAL CONTOURS

BRAZORIA COUNTY, TEXAS

— PROPERTY LINE
- - - BUILD LINE







KEVIN KELLY
13107 GULF BEACH DR.
TREASURE ISLAND, LOT 18, BLOCK 8
300 SF DECK DETAIL

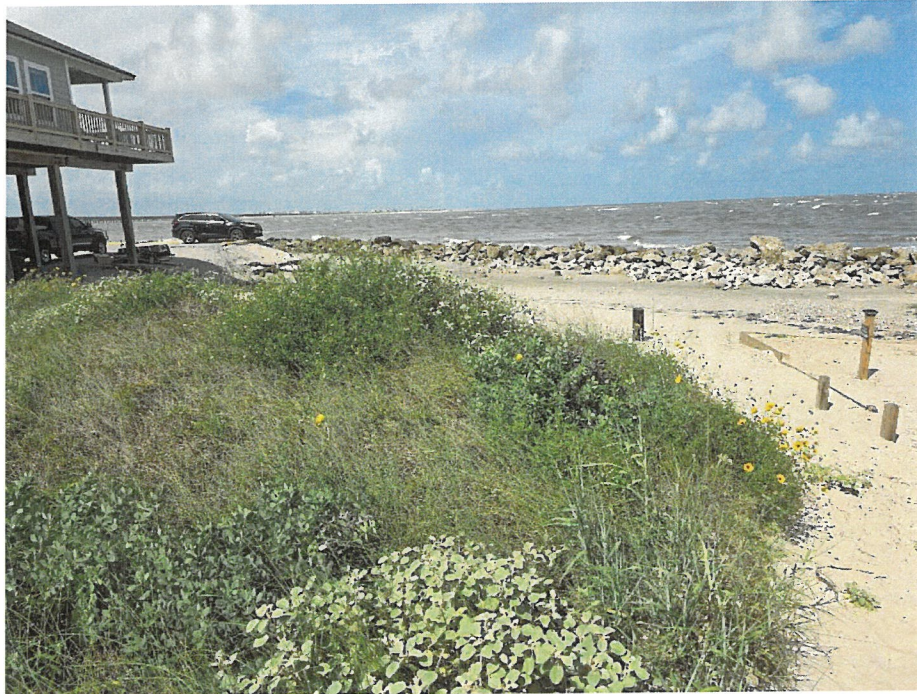
BRAZORIA COUNTY, TEXAS

— PROPERTY LINE
- - - BUILD LINE



SHEET 1 OF 1

SEPTEMBER 4, 2025



Northerly view of the site. San Luis Pass is beyond the rock revetment. July 8, 2025



Southerly view of the site as seen from the Gulf Beach Drive easement. July 8, 2025



Easterly view of the site along the Gulf Beach Dr. easement. July 8, 2025



Easterly view of the site in the vicinity of the future home. July 8, 2025



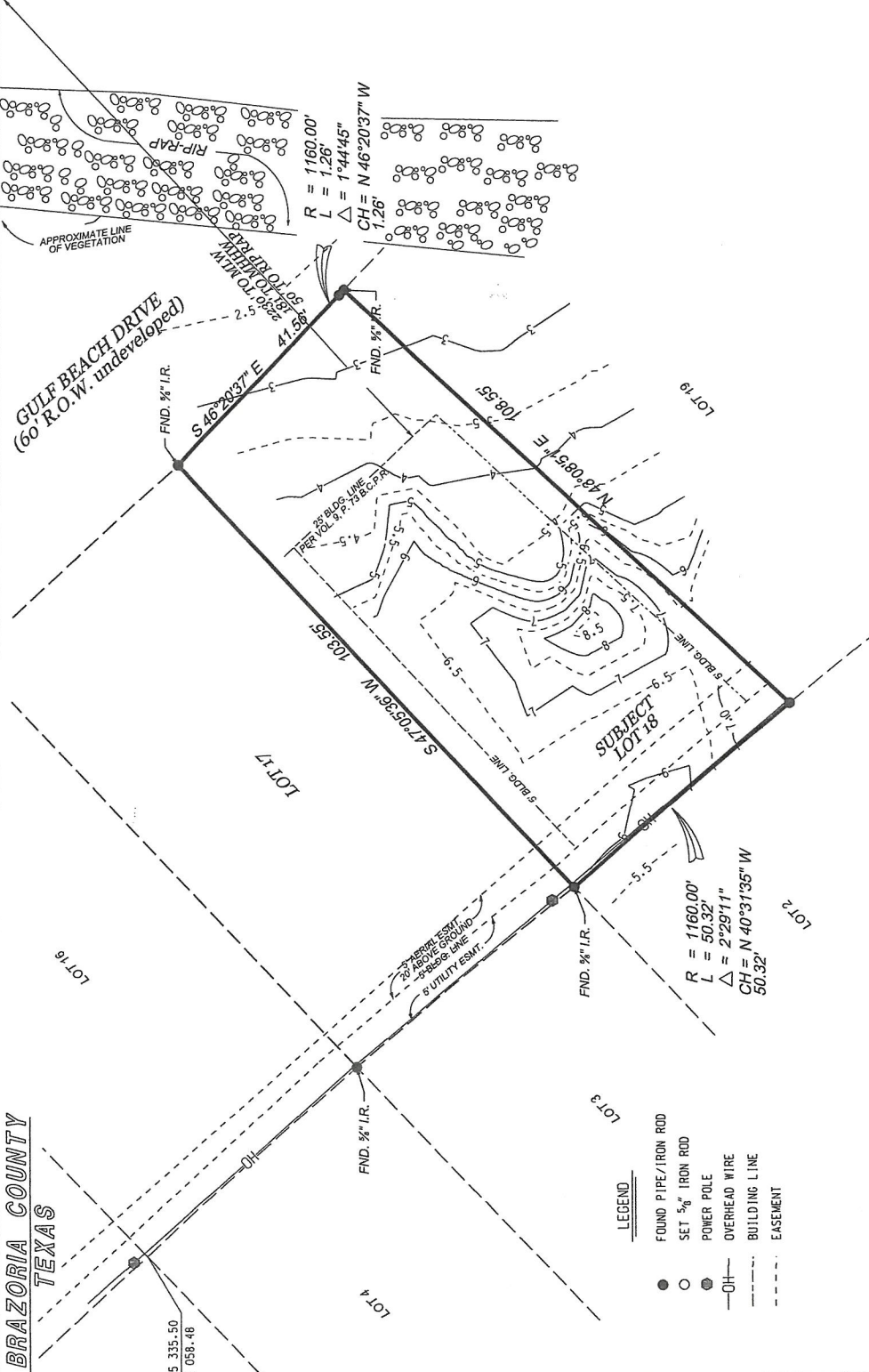
Westerly view of the site near Gulf Beach Dr. July 8, 2025



Westerly view of the site in the vicinity of the future home. July 8, 2025

S.F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29

GULF OF MEXICO



SURVEY PLAT
LOT 18, BLOCK 8

OF
TREASURE ISLAND SUBDIVISION
AS RECORDED IN
VOLUME 9, PAGE 73

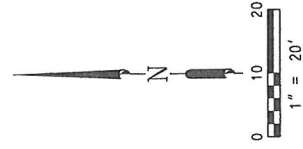
OF THE
BRAZORIA COUNTY PLAT RECORDS
IN THE
S.F. AUSTIN PENINSULAR LEAGUE
ABSTRACT 29

OF
BRAZORIA COUNTY, TEXAS
FOR

KEVIN KELLY

GULF BEACH DRIVE

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCIAL STREET, SUITE 100, DALLAS, TEXAS 75201
OFFICE: 972.463.1022 FAX: 972.463.1022
CELL: 972.463.1022 TOLL FREE: 1-877-686-1022



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.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE VE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0675K, DATED 12-30-2020.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD THAT AFFECT SUBJECT PROPERTY.

1. 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 27, 2024.



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



BRAZORIA COUNTY

NOTICE OF RESIDENTIAL CONSTRUCTION
INSPECTION COMPLIANCE
IN UNINCORPORATED AREA
(TO BE SUBMITTED BY BUILDER)

Received

2025-523

Related OSSF
Application#

Permit#

511

IRC#

BUILDERS NAME: Davison Gulf Coast LLC

PROJECT INFORMATION

TYPE OF CONSTRUCTION: (Check One)

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

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

LOCATION:

Address: 13107 Gulf Beach Dr

Lot and Block #: Lot 18 B1K8 Subdivision: Treasure Island

Survey: _____ Tract/Acreage: _____

Deed Reference: _____ Property ID (MCAD)#: 257406

RESIDENTIAL CODE USED IN CONSTRUCTION:

- 1) INTERNATIONAL RESIDENTIAL CODE- published 2018 ☐
Date