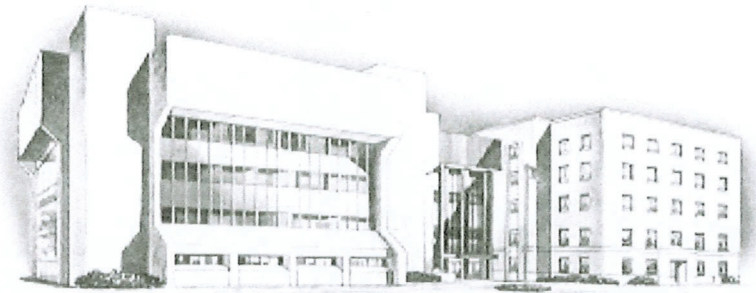


**JOE K. RIPPLE**  
FLOODPLAIN ADMINISTRATOR, CFM  
**SOFIA GARCIA GIBSON**  
FLOODPLAIN / BUILDING PERMITS  
OFFICE ASSISTANT SR.  
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## **BRAZORIA COUNTY**

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

June 24, 2024

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

Re: Beach front construction application for 5142 Bluewater Hwy (CR 257) Freeport, TX

Dear Ms. Valdes,

This application is for a residential structure with 3325 Square feet of living area with (5) bedrooms and (4.5) 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,

  
Joe K. Ripple  
Floodplain Department

Enclosures



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

October 14, 2024

Via Electronic Mail

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

**Beachfront Construction Certificate and Dune Protection Permit in Brazoria County**

**Site Address:** 5142 Bluewater Hwy (CR 257), Freeport  
**Legal Description:** Seahorse Estates (A0029 S F Austin) Lot 12  
**Lot Applicant:** Speich Custom Homes c/o Seahorse Beach Club  
**GLO ID No.:** BDBC-24-0131a

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 concrete paving beneath the habitable structure, a concrete driveway, and a septic system. The proposed construction is located more than 200 feet landward of the line of vegetation. According to the Bureau of Economic Geology, the area is stable.

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

- Paving or altering the ground below the lowest habitable floor in the area between the line of vegetation and 25 feet landward of the north toe of the dune is not proposed in this application and is prohibited.<sup>1</sup>
- The County must ensure the proposed construction is located as far landward as is practicable.<sup>2</sup> It appears the proposed driveway could be reduced, allowing the structure to be located farther landward.
- The applicant proposes to construct the habitable structure seaward of the Building Setback Line, which is prohibited without an exemption from Brazoria County.<sup>3</sup> To qualify for an exemption, the applicant must demonstrate to the satisfaction of the County that no practicable alternatives to construction seaward of the Building Setback Line exist.<sup>4</sup>

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<sup>1</sup> Brazoria County Dune Protection and Beach Access Plan § 3(II)(I).

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

<sup>3</sup> Brazoria County Erosion Response Plan § 5.

<sup>4</sup> Brazoria County Erosion Response Plan § 5.1.

Mr. Ripple  
October 14, 2024  
Page 2 of 2

- Cisterns, septic tanks, and septic fields are prohibited from being constructed seaward of any structure serviced by the cisterns, septic tanks, and septic fields.<sup>5</sup> As proposed, the septic system appears to comply with this requirement.
- The County must limit the area of enclosures below BFE to 299 square feet.<sup>6</sup>
- The County must ensure the proposed construction is consistent with the FEMA-approved county commissioners court order.<sup>7</sup>

Any deviations from what is proposed in this permit application requires a new or amended beachfront construction certificate and dune protection permit and further GLO review. If you have any questions, please contact me at (512) 463-5720 or at [meiling.valdes@glo.texas.gov](mailto:meiling.valdes@glo.texas.gov).

Sincerely,



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

cc: Vickie Thomas, Brazoria County

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

<sup>6</sup> Brazoria County Erosion Response Plan § 5.3.

<sup>7</sup> 31 Tex. Admin. Code § 15.6(e)(3).