

**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

October 18, 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 12906 Jean Lafitte (Treasure Island) Freeport, TX

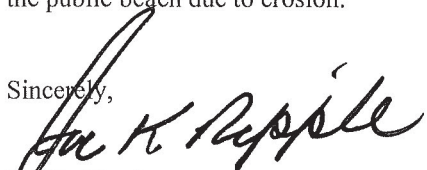
Dear Ms. Valdes,

This application is for a residential structure with 1843 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,

  
Joe K. Ripple  
Floodplain Department

Enclosures



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

October 23, 2023

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:** 12906 Jean Lafitte Dr, Freeport  
**Legal Description:** Treasure Island (A0029 S F Austin) Blk 13 Lot 3  
**Lot Applicant:** Garret Davison c/o Daniel Schmidt  
**GLO ID No.:** BDBC-23-0198

Dear Mr. Ripple:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a single-family residence with fibercrete paving beneath the habitable structure, a crushed concrete driveway, and a septic system. The proposed construction is located more than 200 feet landward of the seaward side of the rock revetment. 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:

- 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>1</sup> As proposed, the septic system appears to comply with this requirement.
- The applicant proposes to construct the habitable structure seaward of the Building Setback Line, which is prohibited without an exemption from Brazoria County.<sup>2</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>3</sup>
- Pervious materials such as brick pavers, gravel, or crushed limestone may be used to construct the driveway.<sup>4</sup> Crushed concrete as proposed is allowed.

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<sup>1</sup> Brazoria County Dune Protection and Beach Access Plan § 3(II)(K) & 31 Tex. Admin. Code § 15.4(c)(10).

<sup>2</sup> Brazoria County Erosion Response Plan § 5.

<sup>3</sup> Brazoria County Erosion Response Plan § 5.1.

<sup>4</sup> 31 Tex. Admin. Code § 15.6(f)(3).

Mr. Ripple  
October 23, 2023  
Page 2 of 2

- The County must limit the area of enclosures below BFE to 299 square feet.<sup>5</sup>
- The applicant should direct all stormwater inland away from the critical dune area, public beach and adjacent properties. 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.<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 Erosion Response Plan § 5.3.

<sup>6</sup> 31 Tex. Admin. Code § 15.6(h).

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

**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: Daniel Schmidt Phone: +1(815) 382-1724  
 Current/Mailing Address: 6209 Shannon Dr mchenry, IL 60050-7491  
 Street or PO Box City/State Zip Code

**Building Contractors Information:** Garrett Davison Address: 2631 Bluewater Hwy Suiside Phone: 979-709-6073

**LOCATION OF CONSTRUCTION:**

|                        |                 |                                                                            |               |               |               |
|------------------------|-----------------|----------------------------------------------------------------------------|---------------|---------------|---------------|
| <u>Treasure Island</u> |                 | <b>SITE ADDRESS (Where Structure Will Be Placed or Constructed)</b>        |               |               |               |
| Subdivision:           |                 | Street Address: <u>12906 Jean Lafitte</u> City (required): <u>Freeport</u> |               |               |               |
| Section:               | Block:          | Lot:                                                                       | Abstract No.: | Acreage:      | PID #:        |
| <u>N/A</u>             | <u>Block 13</u> | <u>Lot 3</u>                                                               | <u>29</u>     | <u>0.1148</u> | <u>257472</u> |

| TYPE OF IMPROVEMENT<br>Check Appropriate Box(es)                                                                                                                                                                                                                                                                                                                                                                                                                  | PROPOSED USE<br>Fill Out and Check Any That Apply to Your Application                                                                                                                                                                                                                                                                                                                                   | OWNERSHIP<br>Check Appropriate Box(es) Fill Out Cost & Sq. Ft.                                                                                                                                                                   | TYPE OF WATER SUPPLY<br>Check Appropriate Box                                                                  | TYPE OF SEWAGE DISPOSAL<br>Check Appropriate Box(es)                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New Building<br><input type="checkbox"/> Addition to Building<br><input type="checkbox"/> Manufactured Home<br><input type="checkbox"/> Mobile Home<br><input type="checkbox"/> Residential RV<br><input type="checkbox"/> Levee Construction<br><input type="checkbox"/> Relocated Building -<br><input type="checkbox"/> Came from Outside County<br><input type="checkbox"/> Mobile Home Park or RV Park # of Spaces _____ | <input checked="" type="checkbox"/> Residential<br>Number of Bedrooms: <u>3</u><br>Number of Bathrooms: <u>2</u> Full <u>1</u> Partial<br><input checked="" type="checkbox"/> One Family<br><input type="checkbox"/> Multi Family - # of Units: _____<br><input type="checkbox"/> Non-Residential<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Other: _____<br>(Type of Building) | <input checked="" type="checkbox"/> Private (Individual, Corp, Non-Profit)<br><input type="checkbox"/> Public (Federal, State, etc....)<br>Cost: \$ <u>225,000</u><br>Floor Area Sq. Ft. (including garage): <u>1843</u> sq. ft. | <input checked="" type="checkbox"/> Public/Private Company<br><input type="checkbox"/> Individual (Water Well) | <input type="checkbox"/> Public/Private Company<br><input checked="" type="checkbox"/> Individual (Septic)<br>Copy of Environmental Health Permit attached:<br><input type="checkbox"/> Yes <input type="checkbox"/> No<br>#: <u>2023-530</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: 8/13/23

| DO NOT WRITE BELOW THIS LINE                                                                                                                                                  |                |                                                                                                                          |                         |                                                                 |                                   |                |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------|-----------------------------------|----------------|---------------|
| Approved By:<br><u>Vicki Thomas</u>                                                                                                                                           |                | Highest Natural Ground is <u>2.2</u> ft.<br>Certified By: <u>Terry Singletary</u><br>RPLS # <u>4808</u> on <u>5/4/23</u> |                         | Permit Fee<br>\$ <u>75</u>                                      | Inspection Fee<br>\$ <u>73.72</u> | Date Of Permit | Permit Number |
| Electric                                                                                                                                                                      | Mailbox Ltr    | Setback Ltr                                                                                                              | Thoroughfare            | Total Fee: \$ <u>148.72</u>                                     |                                   | Check #        | Receipt No.   |
| <u>CP</u>                                                                                                                                                                     | <u>Yes</u>     | <u>25'</u>                                                                                                               | <u>No</u>               |                                                                 |                                   | <u>1286</u>    | <u>18608</u>  |
| ETJ                                                                                                                                                                           | Inspection Ltr | Ack Ltr                                                                                                                  | Mobile Home Information | FEMA Zone: <u>VE</u><br><u>16+2</u><br>Elevation: <u>18</u> MSL | Panel No.: <u>67516</u>           | Class          |               |
| <u>Freeport</u>                                                                                                                                                               | <u>Yes</u>     | <u>No</u>                                                                                                                | <u>No</u>               |                                                                 | Map Date: <u>12/30/20</u>         | <u>B</u>       |               |
| <b>Special Provisions:</b><br>Mail <input type="checkbox"/> Email <input checked="" type="checkbox"/> To: <u>Davison gulfcoast@gmail.com</u> Pick Up <input type="checkbox"/> |                |                                                                                                                          |                         |                                                                 |                                   |                |               |

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

Floodplain Administrator

|                         |          |                     |           |                     |             |
|-------------------------|----------|---------------------|-----------|---------------------|-------------|
| <b>Receipt No</b>       | 00018608 | <b>Receipt Date</b> | 10/9/2023 | <b>Receipt Time</b> | 02:22:27 PM |
| <b>Received From:</b>   |          |                     |           | NO REFUND(S)        |             |
| Davison Gulf Coast, LLC |          |                     |           |                     |             |

|                     |       |                                                              |                             |               |         |
|---------------------|-------|--------------------------------------------------------------|-----------------------------|---------------|---------|
| <b>Trans Type:</b>  | RPR75 | <b>Permit Fee - NC - Residential, Mobile Homes and Barns</b> | <b>HUD / County Exempt:</b> | N             |         |
| <b>Misc. Descr:</b> |       | <b>Qty:</b>                                                  | 1                           | <b>Price:</b> | \$75.00 |

|                    |                        |   |                      |        |
|--------------------|------------------------|---|----------------------|--------|
| <b>Permit No:</b>  | <b>Square Footage:</b> | 0 | <b>Amount Sq. Ft</b> | \$0.00 |
| <b>Contractor:</b> |                        |   |                      |        |
| <b>Owner:</b>      |                        |   |                      |        |

**Amount Owed:** \$75.00

|                     |       |                       |                             |               |        |
|---------------------|-------|-----------------------|-----------------------------|---------------|--------|
| <b>Trans Type:</b>  | SQFTG | <b>Square Footage</b> | <b>HUD / County Exempt:</b> | N             |        |
| <b>Misc. Descr:</b> |       | <b>Qty:</b>           | 1                           | <b>Price:</b> | \$0.04 |

|                    |                        |   |                      |        |
|--------------------|------------------------|---|----------------------|--------|
| <b>Permit No:</b>  | <b>Square Footage:</b> | 0 | <b>Amount Sq. Ft</b> | \$0.00 |
| <b>Contractor:</b> |                        |   |                      |        |
| <b>Owner:</b>      |                        |   |                      |        |

**Amount Owed:** \$73.72**Comments:** 12906 Jean Lafitte Freeport CK # 1286**Payment Information**

|                      |     |                      |      |                    |          |
|----------------------|-----|----------------------|------|--------------------|----------|
| <b>Payment Type:</b> | CHK | <b>Check# / MO#:</b> | 1286 | <b>Pay Amount:</b> | \$148.72 |
| <b>Payment Type:</b> |     | <b>Check# / MO#:</b> |      | <b>Pay Amount:</b> | \$0.00   |

|                        |                   |                |
|------------------------|-------------------|----------------|
| <b>Office Use Only</b> | <b>Posted:</b>    | N              |
| <b>Rec. By:</b>        | 14554             |                |
| <b>Void:</b>           | N                 | <b>Void By</b> |
| <b>Void Date:</b>      |                   |                |
| <b>Void Reason:</b>    | <b>Void Time:</b> |                |

**Total Amount Received:** \$148.72

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.

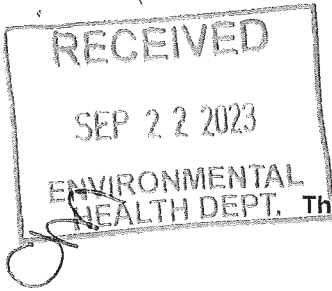
The undersigned permittee:

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



**ON-SITE SEWAGE FACILITY PERMIT APPLICATION**  
**BRAZORIA COUNTY ENVIRONMENTAL HEALTH DEPT**  
111 East Locust Bldg A-29, Suite 270 ANGLETON, TX 77616  
HOUSTON (281)766-1600 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)

2023-530  
Permit Number

☒ \$250 Single Family  
☐ \$450 All Others  
☒ New  
☐ Replacement  
☐ Alteration  
Type Drip w/CL2  
BCEHD USE ONLY

PROPERTY OWNER Schmidt Daniel M  
(NAME ON DEED) (LAST) (FIRST) (INT)  
PHONE NUMBERS (815) 382-1724

MAILING ADDRESS 6209 Shannon Dr. McHenry, IL 60050

SITE ADDRESS 12906 Jean Lafitte Dr. Freeport, TX 77541 Acres .12

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

SINGLE FAMILY RESIDENCE: # of Bedrooms 3 Living Area(Sq Ft) <2,500 Daily Wastewater Usage Rate 240

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

DESIGNER Jerry D. Monical Reg# RS3768 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 UNIT(S): ☐ Septic Tank ☒ Aerobic Tank # of Tanks/Compartments 1/3 Size 600 gal

Manufacturer Clearstream Model 600NC3

DISPOSAL SYSTEM: Drainfield Area 742 sq ft Trench Depth 6-10 inches

Gravity ☐ 3" with gravel ft ☐ 4" with gravel ft Trench width ft Gravel depth ft

☐ 8" gravelless ft ☐ 10" gravelless ft ☐ Leaching Chamber ft/panels

Other ☐ Low Pressure Dosing ft Trench width ft Gravel depth inches

☐ Surface Irrigation sq ft ☒ Drip Emitter 371 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) [Signature] Date 9/21/2023

DEPARTMENT USE ONLY BELOW THIS LINE

APPLICATION: ☒ APPROVAL ☐ DISAPPROVAL DATE 9/21/23 INSPECTOR [Signature] LIC# 31272

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

Brazoria County Appraisal ID # 257472 ETJ Freeport Flood Plain Info: ☒ New Construction ☐ Upgrade

Legal Description: SUB Treasure Island Ab 29 Sec — Block 13 Lot 3 Precinct 1

Authorization to Construct Provided to Installer: Jerry Monical Date: 9-27-23 ☐ In person ☐ Fax ☒ Mail By: me

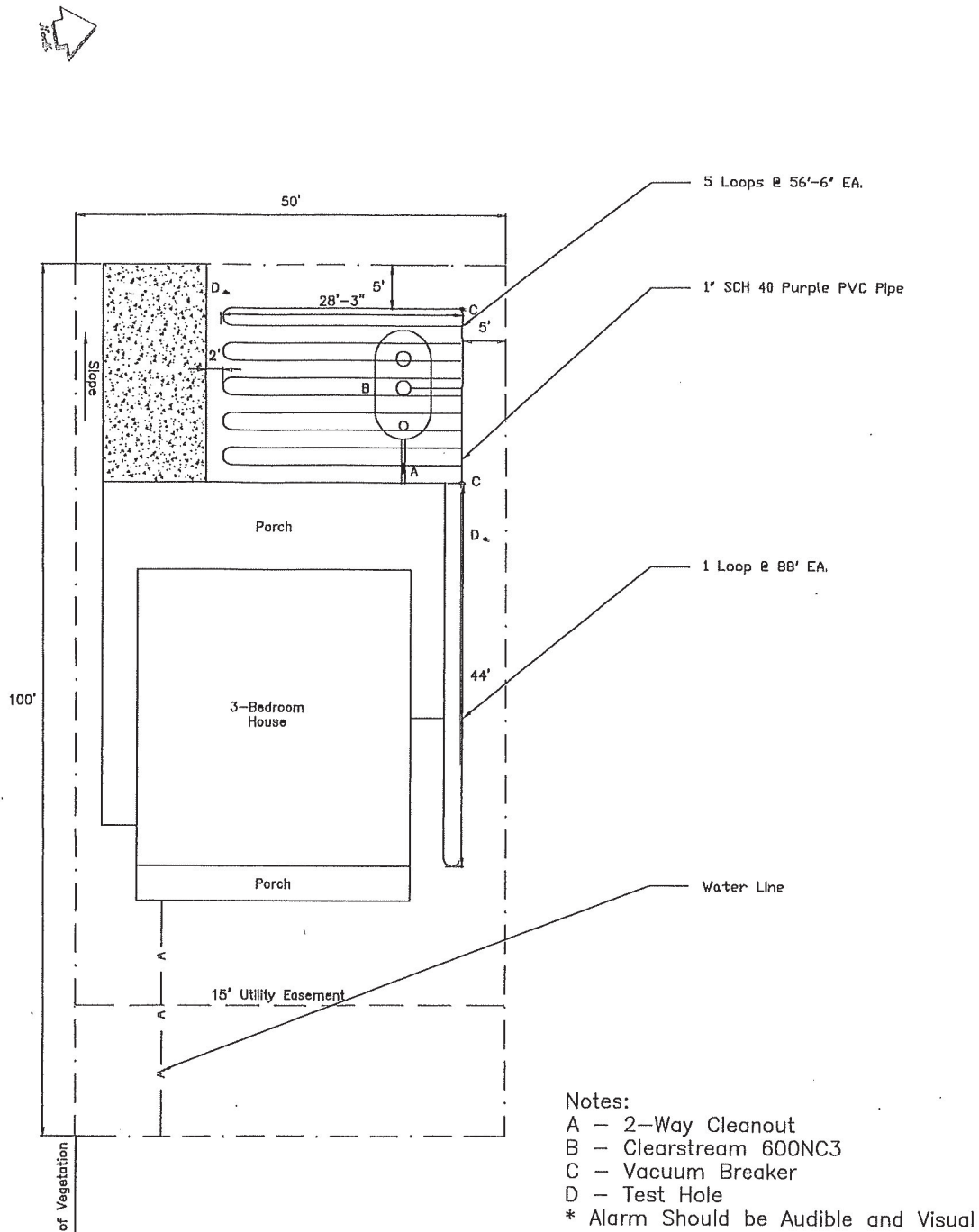
INSPECTION: ☐ APPROVAL ☐ DISAPPROVAL DATE INSPECTOR LIC#

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

Provided to Maintenance Prov: Date: ☐ In person ☐ Fax ☐ Mail By:

Revised 9/30/21 jcs

*\* Does require chlorination in notes*



*JS*  
*9/20/23*

| COASTAL AEROBIC SYSTEMS, LLC<br>BRAZORIA, TEXAS |                          |                |
|-------------------------------------------------|--------------------------|----------------|
| OWNER : Daniel Schmidt                          |                          |                |
| ADDRESS : 12906 Jean Lafitte Dr.                |                          |                |
| COUNTY : Brazoria                               | AREA COVERED: 741 SQ. FT |                |
| SCALE : 1" = 20'                                | DRAWN BY : JDM           | DATE : 9/19/23 |

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

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

| SECTION A – PROPERTY INFORMATION                                                                                                                                                                                                                                                    |                 |                                   |                                                      | FOR INSURANCE COMPANY USE |                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------|------------------------------------------------------|---------------------------|----------------------------------------------------------------------|
| A1. Building Owner's Name<br>Daniel Schmidt                                                                                                                                                                                                                                         |                 |                                   |                                                      | Policy Number:            |                                                                      |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>12906 Jean Lafitte                                                                                                                                                         |                 |                                   |                                                      | Company NAIC Number:      |                                                                      |
| City<br>Freeport                                                                                                                                                                                                                                                                    |                 | State<br>Texas                    |                                                      | ZIP Code<br>77541         |                                                                      |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>Lot 3, Block 13, Treasure Island Subdivision (Volume 9, Pages 73-74 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>29°04'17.15" N</u> Long. <u>95°07'36.80" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983                                                                                                     |                 |                                   |                                                      |                           |                                                                      |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.                                                                                                                                                                       |                 |                                   |                                                      |                           |                                                                      |
| A7. Building Diagram Number _____                                                                                                                                                                                                                                                   |                 |                                   |                                                      |                           |                                                                      |
| A8. For a building with a crawlspace or enclosure(s):                                                                                                                                                                                                                               |                 |                                   |                                                      |                           |                                                                      |
| a) Square footage of crawlspace or enclosure(s) _____ 0.00 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 _____ 0.00 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 _____ 0.00 sq ft                                                                                                                                                                                                                               |                 |                                   |                                                      |                           |                                                                      |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>                                                                                                                                                                          |                 |                                   |                                                      |                           |                                                                      |
| c) Total net area of flood openings in A9.b _____ 0.00 sq in                                                                                                                                                                                                                        |                 |                                   |                                                      |                           |                                                                      |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                   |                 |                                   |                                                      |                           |                                                                      |
| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION                                                                                                                                                                                                                             |                 |                                   |                                                      |                           |                                                                      |
| B1. NFIP Community Name & Community Number<br>Brazoria County Unincorporated Area 485458                                                                                                                                                                                            |                 |                                   | B2. County Name<br>Brazoria                          |                           | B3. State<br>Texas                                                   |
| B4. Map/Panel Number<br>48039C0675                                                                                                                                                                                                                                                  | B5. Suffix<br>K | B6. FIRM Index Date<br>06-05-1989 | B7. FIRM Panel Effective/ Revised Date<br>12-30-2020 | B8. Flood Zone(s)<br>VE   | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)<br>16.0' |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:<br><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<br>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.<br>12906 Jean Lafitte |                |                   | Policy Number:                   |
| City<br>Freeport                                                                                                        | State<br>Texas | ZIP Code<br>77541 | Company NAIC Number              |

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Benchmark Utilized: RTCM-REF 3521

Vertical Datum: NAVD 88

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

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

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


Check the measurement used.

- |                                                                                                                               |            |                                          |                                 |
|-------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)                                                   | _____      | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| b) Top of the next higher floor                                                                                               | _____      | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)                                                           | _____      | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)                                                                                              | _____      | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | _____      | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)                                                                    | <u>2.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)                                                                   | <u>2.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | _____      | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

|                                                |                                |                                                                                       |                   |
|------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------|-------------------|
| Certifier's Name<br>Terry Singletary           | License Number<br>TX RPLS 4808 |  |                   |
| Title<br>Registered Professional Land Surveyor |                                |                                                                                       |                   |
| Company Name<br>Doyle & Wachtstetter Inc.      |                                |                                                                                       |                   |
| Address<br>131 Commerce St.                    |                                |                                                                                       |                   |
| City<br>Clute                                  | State<br>Texas                 |                                                                                       | ZIP Code<br>77531 |
| Signature<br><i>Terry Singletary</i>           | Date<br>05-04-2023             | Telephone<br>(979) 265-3622                                                           | Ext.<br>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 railroad spike was set in a power pole near Southeast corner of subject tract for bench mark at elevation 6.0 feet.

# 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.<br>12906 Jean Lafitte |                |                   | Policy Number:                   |
| City<br>Freeport                                                                                                        | State<br>Texas | ZIP Code<br>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.<br>12906 Jean Lafitte |                |                   | Policy Number:                   |
| City<br>Freeport                                                                                                        | State<br>Texas | ZIP Code<br>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

**IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

12906 Jean Lafitte

Policy Number:

City

State

ZIP Code

Freeport

Texas

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

Front View

Clear Photo One

Photo Two

Photo Two

Photo Two Caption

Rear View

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.<br>12906 Jean Lafitte |                |                   | Policy Number:                   |
| City<br>Freeport                                                                                                        | State<br>Texas | ZIP Code<br>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

Left Side View

Clear Photo Three

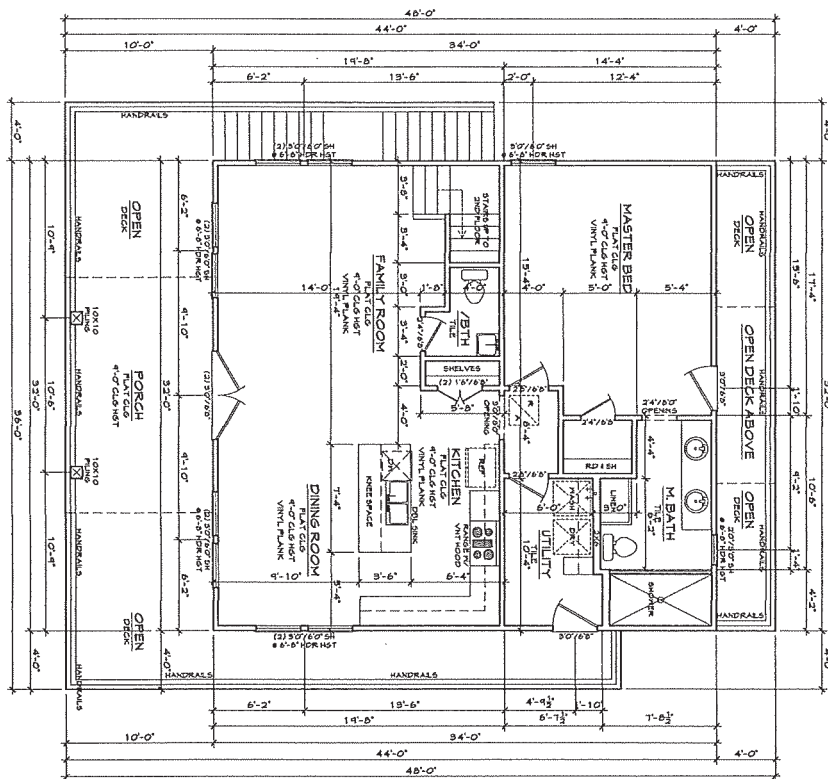
Photo Four

Photo Four

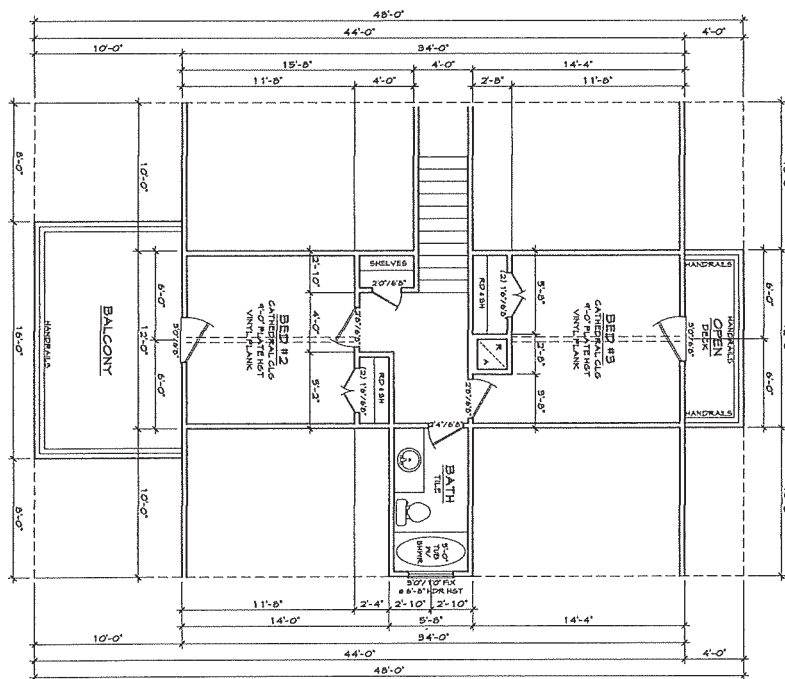
Photo Four Caption

Right Side View

Clear Photo Four



1  
A2 1ST FLOOR PLAN  
SCALE 1/4" = 1'



1  
A2 2ND FLOOR PLAN  
SCALE 1/4" = 1'

A2

01-12-22

# FLOOR PLAN SCHMIDT RESIDENCE

12906 JEAN LA FITTE - FREEPORT, TEXAS

JOB #: 20224183

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

## REVISION HISTORY

| NUMBER | DATE |
|--------|------|
|        |      |

*Moontlight House*  
Plans



979-482-1867



MOONLIGHT HOUSE PLANS IS A DRAFTING FIRM, NOT AN ARCHITECTURAL OR ARCHITECTURAL FIRM. THESE PLANS ARE TO BE APPROVED BY A LOCAL ENGINEER FOR ALL STRUCTURAL REVISIONS. MOONLIGHT HOUSE PLANS IS NOT RESPONSIBLE FOR ANY STRUCTURAL OR DESIGN MISTAKES. ALL DIMENSIONS SHALL BE IN FEET & INCHES. 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.



TITLE COMPANY:



# Alamo Title Company

G.F. #

ATCH-09-ATCH19090749ME

ISSUE DATE:

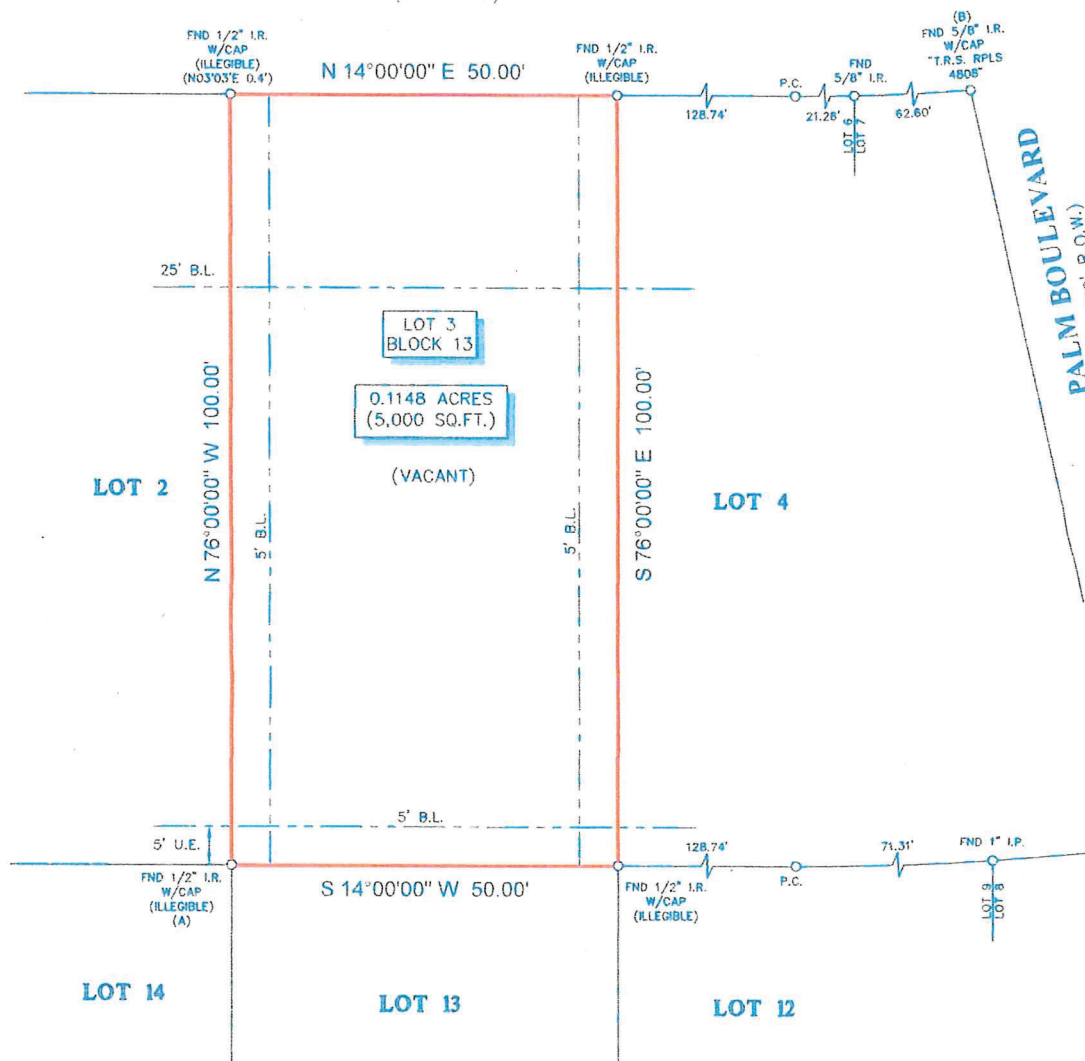
AUGUST 21, 2019



SCALE 1"=20'

## JEAN LA FITTE DRIVE

(60' R.O.W.)

Palm Boulevard  
(70' R.O.W.)

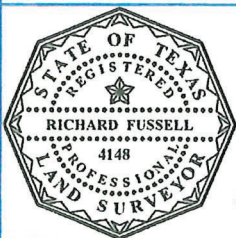
### NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON AUGUST 21, 2019, UNDER G.F. NO. ATCH-09-ATCH19090749ME.

### LEGEND

B.L. = BUILDING LINE  
U.E. = UTILITY EASEMENT

LEGAL DESCRIPTION: LOT 3, BLOCK 13, OF TREASURE ISLAND, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 73 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE  
FACTS FOUND ON THE GROUND DURING THE COURSE OF A  
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON  
AUGUST 22, 2019 AND THAT THIS PLAT SUBSTANTIALLY  
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND  
THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS  
EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPLS #4148

### CLIENT:

DANIEL SCHMIDT AND TRACY SCHMIDT

### ADDRESS:

12906 JEAN LA FITTE DRIVE

www.survey1inc.com  
survey1@survey1inc.com**Survey 1, Inc.**  
Your Land Survey CompanyFirm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

### FIELD CREW:

JR

### DRAFTER:

MA

### DATE:

AUGUST 26, 2019

### JOB#

8-76431-19

### TECH:

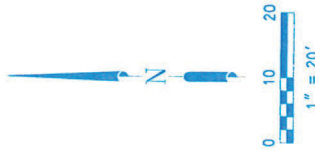
EF

### FINAL CHECK:





S.F. AUSTIN PENINSULAR LEAGUE  
ABSTRACT 129

**BLOCK 13  
TREASURE ISLAND  
VOLUME 9, PAGES 73-74  
B.C.P.R.  
LOT 4**

JEAN LA FITTE DRIVE (60' R.O.W.)



### LEGEND

-  FOUND IRON PIPE/ROD  
 BUILDING LINE  
 EASEMENT  
 LOT LINE  
 PROPERTY LINE

# SITE PLAN

LOT 3, BLOCK 13

TREASURE ISLAND  
OF  
AS RECORDED IN  
VOLUME 9, PAGES 73-74

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

BRAZORIA COUNTY, TEXAS  
FOR

DANIEL SCHMIDT

12906 JEAN LA FITTE DRIVE

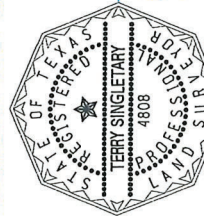


**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531

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 2, 2023

Teng Senglang

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



- NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987763784)
3. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
4. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE "VE" PER FEMA FLOOD INSURANCE RATE MAP NO. 48039C0700K, DATED DECEMBER 30, 2020.
5. BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT.









IRC Registration for Builders / Contractors – Effective as of 7-1-2010

Date: 10/9/23 IRC # 511

Name of Company: Davison Gulf Coast LLC

Owner: Garrett Davison

Address: ~~2631~~ 2631 Bluewater HWY Surfside TX 77541

Phone: work: 979-7096073 Cell: \_\_\_\_\_

Email: davisongulfcoast@gmail.com



**BRAZORIA COUNTY**

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

**(TO BE SUBMITTED BY BUILDER)**

10/4/23  
Received

2023-530  
Related OSSF  
Application #

Permit #

511  
IRC #

**BUILDERS NAME:** Garrett Davison

**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 12906 Jean Lafitte

Lot and Block # Lot 3 Block 13 Subdivision Treasure Island

or

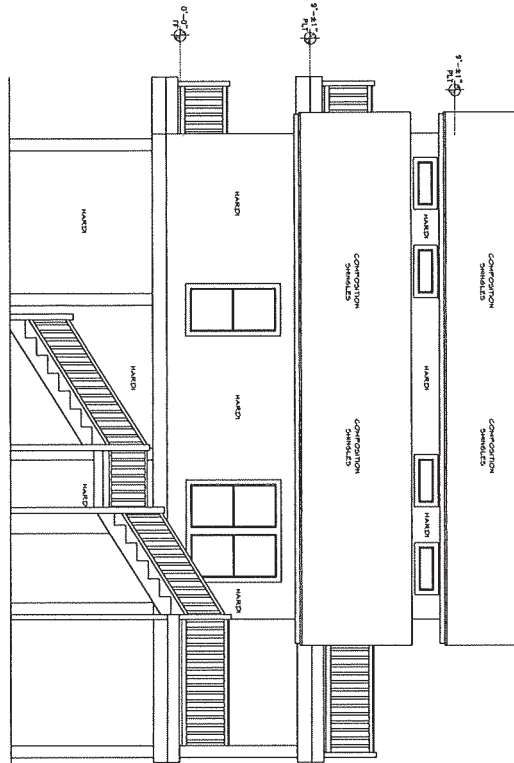
Survey \_\_\_\_\_ Tract/Acreage \_\_\_\_\_

or

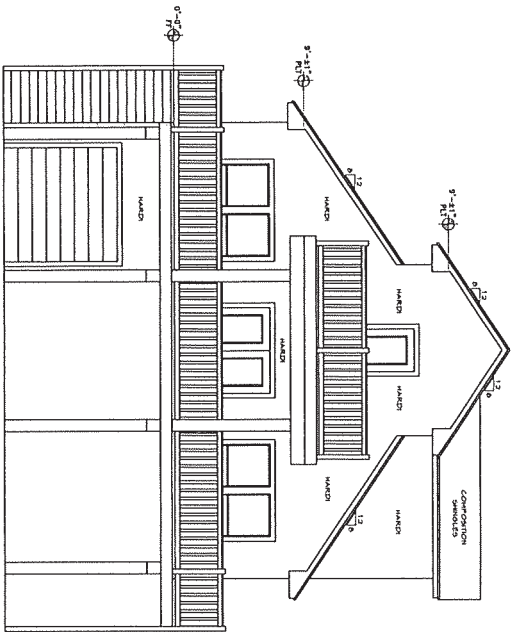
Deed Reference \_\_\_\_\_ Property ID (MCAD)# 257472

**RESIDENTIAL CODE USED IN CONSTRUCTION:**

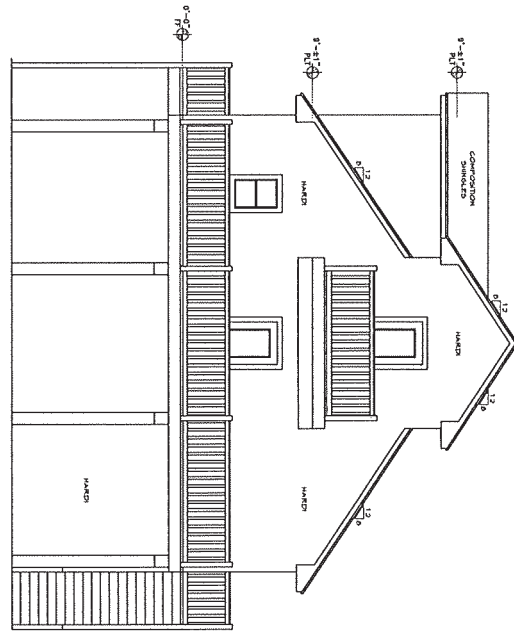
- 1) INTERNATIONAL RESIDENTIAL CODE – published 2006 ☐  
date



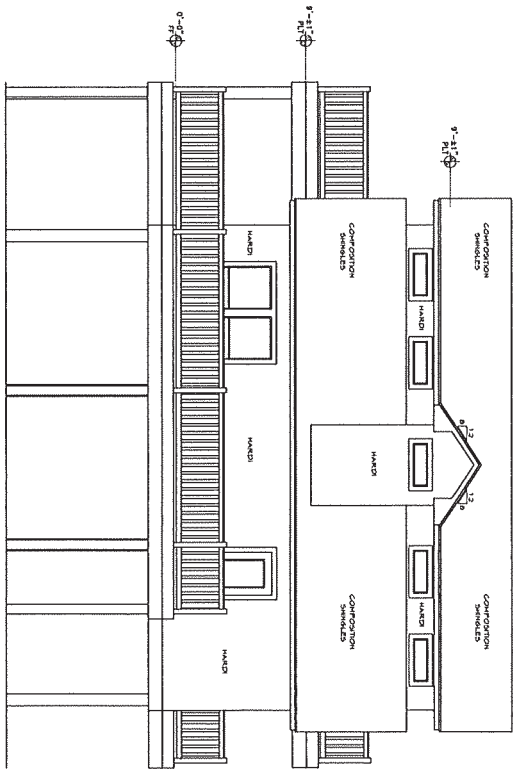
2 LEFT SIDE VIEW  
A1 SCALE 1/4\"/>



1 FRONT VIEW  
A1 SCALE 1/4\"/>



1 REAR VIEW  
A2 SCALE 1/4\"/>



2 RIGHT SIDE VIEW  
A2 SCALE 1/4\"/>