



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

April 17, 2025

Certified Mail: \_\_\_\_\_

Razada Investments  
3315 Coastwood Ln  
Pearland, Tx 77584-8113

**Re: Notice of Noncompliance – A0029 S F AUSTIN TRACT 29C (AFF OF REPLAT) (SD TR 2) ACRES 2.0667**

On November 20, 2024, the Texas General Land Office (GLO) received photographs from the property owner of 10602 Bluewater Highway showing reinforced concrete beneath the habitable structure, and a wooden retaining wall at 10602 and 10614 Bluewater Highway (Properties). On March 4, 2025, GLO staff visited the Properties and observed the reinforced concrete and retaining wall. The concrete paving and wooden retaining wall are not in compliance with Texas Natural Resources Code § 61.013(b), 31 Texas Administrative Code (TAC) Chapter 15, and the Brazoria County Dune Protection and Beach Access Plan (County Plan). Construction occurred without obtaining a beachfront construction certificate and dune protection permit from Brazoria County in violation of Texas Natural Resources Code § 61.013(b), 31 TAC § 15.3(s)(3), and the County Plan § 2(V). Reinforced concrete is prohibited within 200 feet landward of the line of vegetation under 31 TAC § 15.6(3) and § 3(II)(H) of the County Plan and retaining walls are prohibited within 200 feet landward of the line of vegetation under 31 TAC § 15.6(c) and § 5(I)(C) of the County Plan.

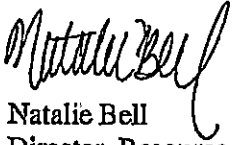
You are being sent this Notice of Noncompliance because Brazoria County Appraisal District records identify you as the owner of one of the properties where the violation occurred. This Notice of Noncompliance is intended to provide you the opportunity to bring the above-referenced Properties into compliance. You are encouraged to immediately begin taking actions to address these violations, such as submitting a beachfront construction certificate and dune protection permit application to Brazoria County to remove the concrete paving and wooden retaining wall.

Please contact Natalie Bell, GLO Director of Resource Management, at (512) 463-0413 to request an enforcement review meeting so that you may obtain the information necessary to come into compliance with the requirements of local and state rules. The steps necessary to come into compliance will be outlined in the enforcement review meeting. If the GLO is not contacted by May 2, 2025, to schedule an enforcement review meeting, the GLO may begin enforcement proceedings authorized by the Texas Natural Resources Code §§ 61.018 and 61.0181. Under these sections, the GLO may assess administrative penalties in the amount of \$50 to \$2,000 per day for each day the violation occurs or continues.

The GLO recognizes that the great majority of Texas coastal property owners want to ensure consistency with the local Dune Protection and Beach Access Plan, as well as the state rules and statutes. We dedicate considerable resources toward making voluntary compliance achievable. Where compliance has not been met, however, it is our duty to enforce the state's laws, regulations, and local government provisions.

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Sincerely,

A handwritten signature in black ink, appearing to read "Natalie Bell". The signature is fluid and cursive, with the first name "Natalie" being more prominent than the last name "Bell".

Natalie Bell  
Director, Resource Management  
Coastal Resources Division  
Texas General Land Office