

Building Permit - Bastrop County

This is the Building Permit issued by Bastrop County on 10/16/23 approving the development plan submitted.

The buyer will need to re-submit their own building permit, but having a copy of the permit issued on 10/16/23 may help speed up the process of obtaining a new permit.

Property owner (Seller) is needing to relocate to a different county and ended up not building on the property after all.

Subject **Project 2023-1457 - Conditional Class "A" Development Permit**

From <no-reply@mygovernmentonline.org>

Date 2023-10-16 09:22

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- Conditional Class _A_ Development Permit.pdf(~304 KB)
 - 2023-1457-PREFERRED RISK POLICIES, A SMALL INVESTMENT PROTECTS YOU FROM A BIG PROBLEM.pdf(~297 KB)
-

Bastrop County has emailed a copy of Conditional Class "A" Development Permit.

Congratulations! Your development application for a development permit has been processed and approved. You are required to sign pages 3 and 4 of the Conditional Class A Development Permit. Once signed, please send a copy of the entire permit back to Bastrop County Development Services and upload it into the portal. Your Development Permit is not valid until a signed copy is received by Bastrop County Development Services.

Additionally, information regarding flood insurance is attached. I encourage you to read it and become familiar with flood insurance.

If desired, paper copies of the permit and supplemental information are available upon request.

If you are the Owner's Agent, please provide the information in this correspondence to the Property Owner.

Development Permits are required to be posted on-site and visible from the public road. If Permits are not posted, you will be in violation of the Bastrop County Flood Damage Prevention Order.

Remember: Improving your property? Ask Bastrop County Development Services about required permits.

Want to learn more? Check out these helpful websites:

Bastrop County Development Services <https://www.co.bastrop.tx.us/page/ds.home>

Bastrop County Floodplain Management <https://www.co.bastrop.tx.us/page/dsen.floodplain>

FEMA Map Service Center: <https://msc.fema.gov/portal/home>

FEMA National Flood Insurance <https://www.fema.gov/flood-insurance>

Thanks,

Marlene Flores

Floodplain Administrator | Bastrop County

211 Jackson St | Bastrop, TX 78602

(512) 581-7159 | marlene.flores@co.bastrop.tx.us | <http://www.co.bastrop.tx.us>

External Attachments:

[2023-1457-WHY YOU NEED FLOOD INSURANCE.pdf](#)

[2023-1457-KNOW YOUR RISK BROCHURE.pdf](#)

Engineering & CIP Department

André Betit, P.E. – Director



Marlene Flores - Floodplain Administrator

211 Jackson St.
Bastrop, Texas 78602

512.581.7176

FAX: 512.581.7178

Marlene.flores@co.bastrop.tx.us

CONDITIONAL CLASS “A” DEVELOPMENT PERMIT

Date: 10/16/2023 Application Number: 2023-1457 PID: 47071

Property Owner: NORTHSTAR PARTNERS REVOCABLE TRUST

Legal Description: SMITHVILLE WEST, LOT 40, ACRES 5.000

Proposed Development: SINGLE-FAMILY RESIDENCE- SITE-BUILT HOME

FLOOD HAZARD INFORMATION

Community Name: Bastrop County Community Number: 481193

Property Lies Within Zone(s): A,X Approved Plans Allow For Development in Zone(s): X

Flood Insurance Rate Map (FIRM) Panel Number: 48021 C 0400E

FIRM Date: 1/19/2006 FIRM Index Date: 5/9/2023

The Bastrop County Floodplain Administrator has determined that the proposed development will be outside an identified 100-year floodplain according to the Flood Insurance Rate Map.

PERMIT CONDITIONS

To comply with floodplain management standards and to minimize potential flood damage, you must agree to construct your proposed development in accordance with the following special provisions:

CONSTRUCT/PLACE STRUCTURE AND MACHINERY/EQUIPMENT SERVICING THE STRUCTURE OUTSIDE THE 100-YEAR FLOODPLAIN AS SHOWN ON THE APPROVED PLANS

CHANGES – IF CHANGES IN DEVELOPMENT, DRIVEWAY, OR SEPTIC LOCATION OR DESIGN OCCUR, ALL WORK MUST CEASE AND A NEW PERMIT MUST BE OBTAINED. THIS PERMIT SHALL BECOME VOID FOR CHANGES TO THE APPROVED PLANS.

THE PERMIT WILL BE REVOKED IF IT IS DETERMINED THAT DEVELOPMENT HAS FAILED TO MEET THE REQUIREMENTS OF THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER AND/OR PERMIT CONDITIONS.

PERMIT TERM – This Permit becomes valid upon execution and shall expire if Construction of the development has started, then upon completion of the project for which the permit was granted or after three years have elapsed from the date the permit was issued, whichever occurs first; or
If Construction of the development has not started, 180 days after the permit was issued.

THIS NOTICE MUST BE POSTED ON-SITE WHERE THE INFORMATION SIDE WILL BE VISIBLE FROM THE ROAD.

Marlene Flores

Marlene Flores - Floodplain Administrator

Date: 10/16/2023

CONDITIONAL CLASS “A” DEVELOPMENT PERMIT

Application Number: 2023-1457

EASEMENTS AND DRAINAGE – Bastrop County does not permit temporary or permanent construction (i.e. buildings, fencing, landscaping, etc.) within an easement. Drainage easements shall be maintained by the Home / Property Owner’s Association or by each individual property owner of a lot that contains a drainage easement. It is the responsibility of the property owner to determine the exact location of property lines and easements. It is the responsibility of the builder/owner to assure that drainage patterns and roof sheet flow will not change from predevelopment state.

INFRASTRUCTURE – Receipt of an application and plans or Issuance of a permit does not obligate Bastrop County to provide any infrastructure improvements (roads, bridges, utility services, drainage systems, etc.). Nor does it obligate to maintain any such improvements or infrastructure already in existence but which have not been formally accepted into the County’s Maintenance Program pursuant to State Law.

ADDITIONAL PERMITS/LICENSES – Issuance of this permit by Bastrop County and/or its authorized agent does not imply, guarantee, or give assurance that other permits or licenses will be approved and issued. County permits or licenses include but are not limited to: On-Site Sewage Facility, Driveway, Automotive Wrecking/Salvage Yards, LPHCP, Retail Food, Care Facilities, Subdivision, etc.

DUE DILIGENCE – It is the responsibility of the applicant to perform all necessary research and implement actions necessary to comply with all laws, rules, regulations, and restrictions related to the development and activities which occur on the property.

BUILDING CODES/ INSPECTIONS – for the construction of a new single-family house or duplex, or the construction of an addition greater than 50% increase in square footage or appraised value) to an existing single-family house or duplex, construction shall conform to either the 2006 International Residential Code or the International Residential Code that has been adopted by the City of Bastrop. There are three required inspections, performed at: (1) the foundation stage, before the placement of concrete; (2) the framing and mechanical systems stage, before covering with drywall or other interior wall covering; and (3) completion of construction of the residence. The builder is responsible for contracting the required inspections and maintaining copies of inspection reports.

PUBLIC AND PRIVATE UTILITIES – Issuance of this permit does not imply, guarantee, or give assurance of the availability of public utilities or the feasibility of the installation of an on-site wastewater facility or water well.

SUBDIVISION – If it is contemplated that a portion of this property is to be sold or conveyed, the sale or conveyance of this land may require subdivision through the platting procedure. For further information please contact the Development Services Department at (512) 581-7176.

OTHER – The issuance of this permit does not presume to give authority to violate or cancel the provision of any local, state, or federal law relating to this permit, nor does it give authority or approval to violate any covenants or deed restrictions. The property owner(s) acting under this permit is personally responsible for compliance with all the above provisions and assume the entire risks incidental to the work being permitted.

ALTERATION OF APPROVED PLANS – If during construction it is found that the approved site plan (construction site) should require changes in plans or an encroachment into the 100-Year Floodplain, construction must cease and you are directed to contact the County Floodplain Administrator.

FILL WITHIN THE 100-YEAR FLOODPLAIN (AREAS SUBJECT TO A 1% CHANCE FLOOD) – Must furnish plans from a Registered Professional Engineer which should indicate the project will not cause an increase in flood heights.

STORAGE OF MACHINERY / EQUIPMENT IN THE FLOODPLAIN – Machinery and equipment may not be stored within the 100 - year floodplain. Examples of such items are lawn mower and yard maintenance equipment and recreational equipment (swing sets, trampolines, pools, lawn chairs/tables, etc.)

CONDITIONAL CLASS "A" DEVELOPMENT PERMIT

Application Number: 2023-1457

CHANNEL ALTERATIONS AND BRIDGES

- 1) Submit plans drawn to scale by a Registered Professional Engineer showing the location, dimensions, and elevations of proposed landscape alterations and the location of the foregoing in relation to areas of special flood hazard.
- 2) Submit data with the plans outlined in (1) above, including specifications of the extent to which the watercourse or natural drainage will be altered or relocated as a result of the alteration or bridge structure.
- 3) A plan must be furnished which specifies the means by which maintenance will be provided within the altered or relocated portion of the watercourse so that the flood carrying capacity is not diminished. Additional engineering data may be required to make this determination.
- 4) Must apply for and obtain an approved map revision or amendment from the Federal Emergency Management Agency for all the proposed channel modifications.

RESPONSIBILITIES OF DEVELOPERS, BUILDERS, SELLERS AND AGENTS – The developer, builder, seller, or agent shall inform in writing each prospective buyer of property located in flood hazardous areas that such property is in an identified flood hazard area and that a Development Permit will be required before a development or construction may begin. x`

WARNING AND DISCLAIMER The flood insurance rate maps and other data used in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This permit does not imply that development outside identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this permit shall not create liability on the part of Bastrop County, the Floodplain Administrator, or any employee of Bastrop County.

Marlene Flores
Marlene Flores - Floodplain Administrator

Date: 10/16/2023

ACKNOWLEDGEMENT – I acknowledge by my signature the terms and conditions noted above in this permit. Furthermore, I understand that this permit will become null and void for failure to acknowledge by my signature and return signed form to Bastrop County or upon violation of the permit terms and conditions and/or the regulations of the Bastrop County Flood Damage Prevention Order.

Signature: Property Owner or Owner’s Agent

Date

AGREEMENT TO DEVELOP OUTSIDE THE 100-YEAR FLOODPLAIN AND ACKNOWLEDGEMENT OF PERMITTING CONDITIONS

I, NORTHSTAR PARTNERS REVOCABLE TRUST, the property owner or NORTHSTAR PARTNERS REVOCABLE TRUST property owner's agent¹ of the above described property acknowledge and/or agree to the following:

- ✓ **I acknowledge** that a portion of my property lies within a mapped 100-year floodplain and **I agree** to limit all construction and development to that area outside the 100-year floodplain as shown on the approved site plan.
- ✓ **I acknowledge** receipt of information regarding construction methods that may prevent or lessen flood damages to my property.
- ✓ **I acknowledge** receipt of flood insurance information.
- ✓ **I acknowledge** that I am bound by the conditions placed on the Conditional Class A Permit as it is issued by Bastrop County.
- ✓ **I agree** that if my development plans should change, all work shall stop until I have received approval from the County Floodplain Administrator for those changes.
- ✓ **I acknowledge** that the general public and any future property owners may obtain copies of information or certifications pertaining to development of my property on file with this Department.
- ✓ **I acknowledge** that any and all future improvements, repairs, additions, etc must be permitted by Bastrop County prior to any development/construction/work.
- ✓ **I ACKNOWLEDGE THAT FAILURE TO COMPLY WITH CONDITIONS PLACED ON A PERMIT IS A VIOLATION OF THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER AND SUCH VIOLATIONS MAY RESULT IN:**
 - FINES UP TO \$500 FOR EACH DAY OF NON-COMPLIANCE (EACH DAY CONSTITUTES A SEPARATE OFFENSE)
 - A CERTIFICATE OF NON-COMPLIANCE FILED WITH THE COUNTY CLERK
 - A DECLARATION SUBMITTED TO FEMA PURSUANT TO SECTION 1316 OF THE NATIONAL FLOOD INSURANCE ACT OF 1968 THAT WOULD DENY FLOOD INSURANCE

Signature: _____

Date: _____

Property Owner Owner's Agent¹

1. Written legal document (i.e. power of attorney) which authorizes the Owner's Agent to act on behalf of the Property Owner in the application and process of County Permits.