FLOODPLAIN DEVELOPMENT PERMIT

04/29/2024

Mindy Teague
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: 2024-136 – 4911 NW Industrial Drive Floodplain Development Permit

Dear Ms. Teague:

The Owner's engineer, A. Hinojosa Engineering, has supplied the Stormwater Management Report for the floodplain development permit for the lot at 4911 NW Industrial Drive. The development consists of placing an 8' perimeter fence around the property (0.34 acres), which is partially in the floodplain. The report provides hydraulic data and modelling that concludes that there will be no rise to the floodplain due to the proposed development.

As the City Engineer, Ardurra recommends approval of the floodplain development permit for this property since there is no impact to the floodplain.

This permit also requires permission from City Council to place a fence in any part of a floodplain/creek (per Sec. 8.09.002 of the City of Leon Valley Ordinance) for final approval. We recommend City Council's approval for this development to proceed.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
Ardurra (Formerly LNV, Inc)
TBPE Firm No. F-366

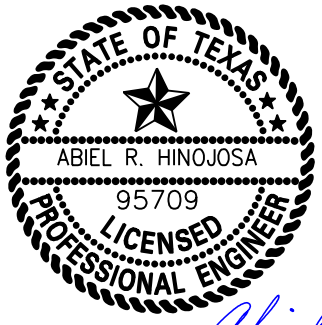
Ricardo J. Zamora, P.E., CFM
Senior Project Manager

8918 TESORO | SUITE 401 | SAN ANTONIO, TEXAS 78217
OFFICE 210.822.2232 | FAX 210.822.4032 | WWW.LNVINC.COM

Storm Water Management Report for:

Northwest Industrial Park
Leon Valley, Texas 78238

PREPARED FOR:
CITY OF LEON VALLEY
PLANNING & ZONING DEPARTMENT



Abiel R. Hinojosa

Prepared By: Abiel R. Hinojosa, P.E.

4-17-2024

TBPE Reg No F-24573

4-17-2024

Planning & Zoning Department
City of Leon Valley
6400 El Verde Rd
Leon Valley, Texas 78238

Re: Northwest Industrial Park
New Chain Link Fence – Lot 1, Block 1, CB 4428F

Dear Reviewer,

The above-referenced property is located at Industrial Center, Leon Valley, TX 78238. It is approximately 0.34 acres and zoned Industrial. The proposed improvements include the construction of a standard 8’ chain-link fence with barbed wire around the perimeter and one 12’ wide vehicular gate off Northwest Industrial Dr.

This Storm Water Management Report is intended for review by the City of Leon Valley Public Works Department only. It is not intended to revise or amend the effective National Flood Insurance Program Flood Insurance Rate Maps.

The increase in runoff due to this construction is minimal and will have no adverse impact on habitable structures, other properties, or public infrastructure. The attached stormwater report shows this.

Please call me if you have any questions or need additional information.

Sincerely,

Abiel R. Hinojosa

Abiel R. Hinojosa, P.E.
Consultant

TABLE OF CONTENTS

ATTACHMENTS

SITE DESCRIPTION

The proposed project is located at the southwest corner of Northwest Industrial Dr. and Bandera Rd within the limits of Bexar County, Texas, and the City of Leon Valley (see attached location map). The proposed development will be contained on Lot 1, Block 1, CB 4428F of the Northwest Industrial Park Subdivision Survey Plat as shown on the Plat of Record in Volume 6100, Page 171 of the Plat Records of Bexar County Texas (see attached Survey Plat). This site is not within a Mandatory Detention Area. The site is not located in the Edwards Aquifer contributing, recharge, or transition zones. The site is located within a floodplain per FEMA FIRM Map 48029C 0380G dated 9-29-2010.

This Storm Water Management Report is intended for review by the City of Leon Valley Public Works Department. It is not intended to be used to revise or amend the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) (see attached FEMA Firmette).

EXISTING CONDITIONS

The property (0.34 acres) is located within precipitation area (PA) 3, and in the Upper San Antonio River watershed. The existing site is undeveloped with poor vegetative cover. The lot drains in a southeast direction and outfalls onto Northwest Industrial Dr. then east along Bandera Rd and outfalls into Zarzamora Creek.

PROPOSED IMPROVEMENTS

The proposed improvements are the construction of a chainlink fence around the perimeter with steel posts in 1ft diameter concrete footings every 10ft and one vehicular gate along Northwest Industrial Drive. The increase in impervious area is 0.0011 acres. No other improvements are proposed at this time.

OVERALL HYDROLOGY AND HYDRAULICS

The Draft D-Firm (HEC-RAS and HEC-HMS) Models for Zarzamora Creek are the best available data, downloaded from the San Antonio River Authority D2MR, used to analyze this project. The rainfall data is based on NOAA Atlas 14, Volume 11 (A14) rainfall frequency estimates for Precipitation Area PA-3 for Bexar County.

ADVERSE IMPACT / DOWNSTREAM ANALYSIS

The downstream analysis chosen for the project is adverse impact option A ii, stormwater flows directly off the site and into Zarzamora Creek. Zarzamora Creek was analyzed using the latest HEC-RAS model (updated with Atlas-14 intensities) provided by SARA. The existing DFIRM floodplain and the HEC-RAS floodplain delineations (inundation boundaries) for the 100 year Atlas-14 existing, proposed, and ultimate conditions have been added to the Workmap located in the attachments along with the HEC-RAS table and cross sections for the river stations 39846 through 39055. The proposed fence was added to the post construction model as an obstruction; note the property is located in the ineffective area so there was no change to the water surface elevation. The results of the hydraulic analysis show that the 100-year existing, proposed, and ultimate floodplain delineations remain the same pre- and post-construction.

CONCLUSION

Due to the minimal increase of impervious cover (0.0011 acres) for the proposed conditions and the size of our drainage area compared to the contributing area of the existing floodplain, it can be concluded that the increased runoff resulting from the proposed development will not produce an adverse impact to the downstream properties, habitable structures, or drainage infrastructure systems to a point 2,000 feet downstream. There will be no rise to the floodplain due to the proposed development. Downstream conditions in this reach have been field verified by myself or members of my staff.

EXHIBITS

NTS

DATE: 4-5-2024

LOCATION MAP

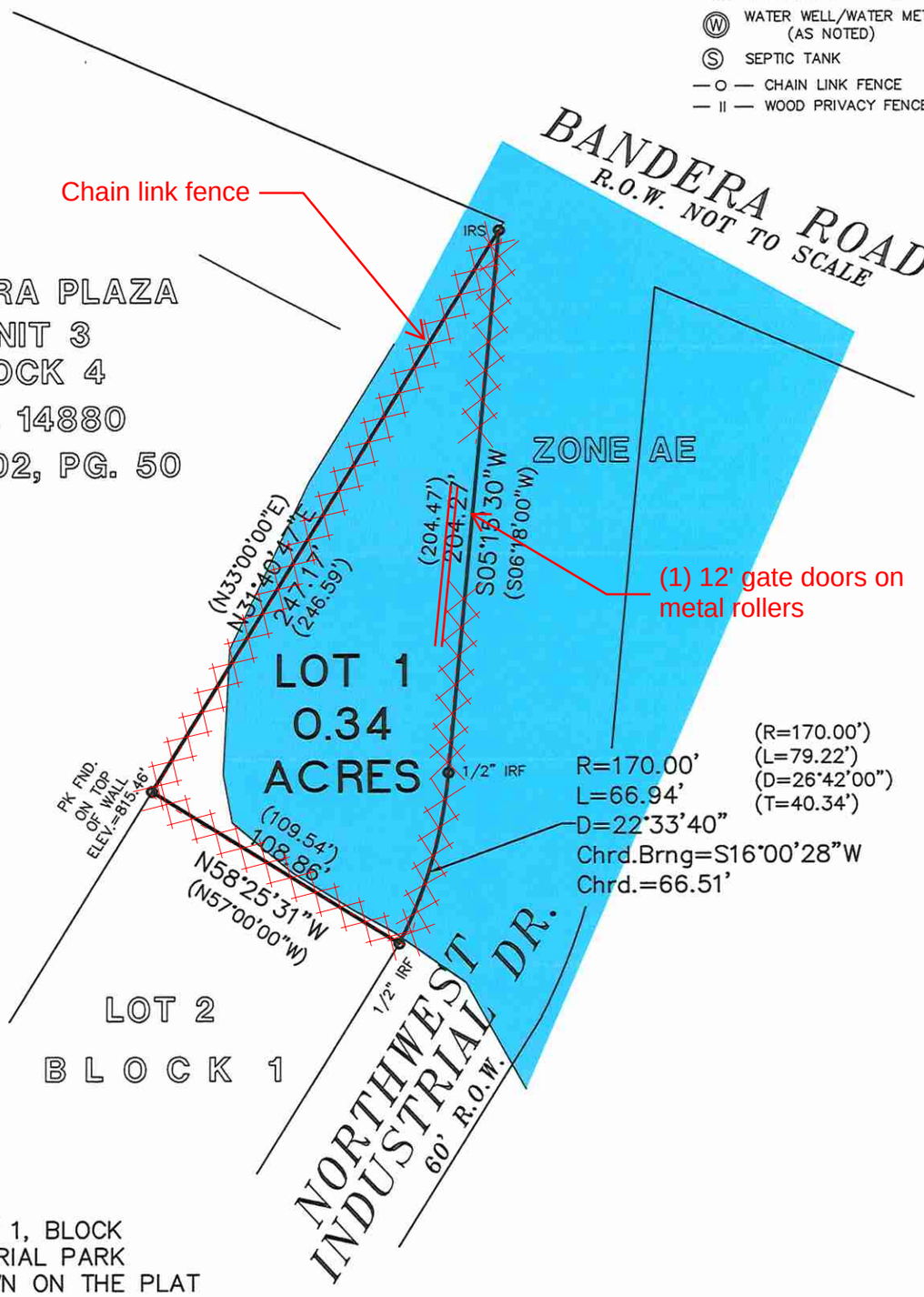
INDUSTRIAL PARK SUBDIVISION LOT 1

EDWIN ALEXANDER SURVEY NO. 149
COUNTY BLOCK 14880
CITY OF LEON VALLEY
BEXAR COUNTY, TEXAS

SCALE 1" = 60'

LEGEND

IRF – STEEL ROD FOUND
IRS – 1/2" REBAR SET WITH "POLLOK & SONS" CAP
CP – CORNER POST
DD°MM'SS" DIST.' – FIELD
(DD°MM'SS" DIST.') – RECORD
— x — BARBED WIRE FENCE
POWER/UTILITY POLE
(W) WATER WELL/WATER METER (AS NOTED)
(S) SEPTIC TANK
— O — CHAIN LINK FENCE
— II — WOOD PRIVACY FENCE



SURVEY PLAT OF LOT 1, BLOCK 1,,NORTHWEST INDUSTRIAL PARK SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 6100, PAGE 171 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR NOTES:

1.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
3.) THIS PLAT WAS PREPARED FO SHAMAM FARHAN. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE: VOL. 6100, PG. 171 – PLAT

POLLOK & SONS SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF BEXAR

STATE OF TEXAS REGISTERED LARRY J. POLLOK 5186 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 26TH DAY OF JANUARY, 20 24 A.D.

LARRY J. POLLOK R.P.L.S. NO.5186

JOB NO. 24–019

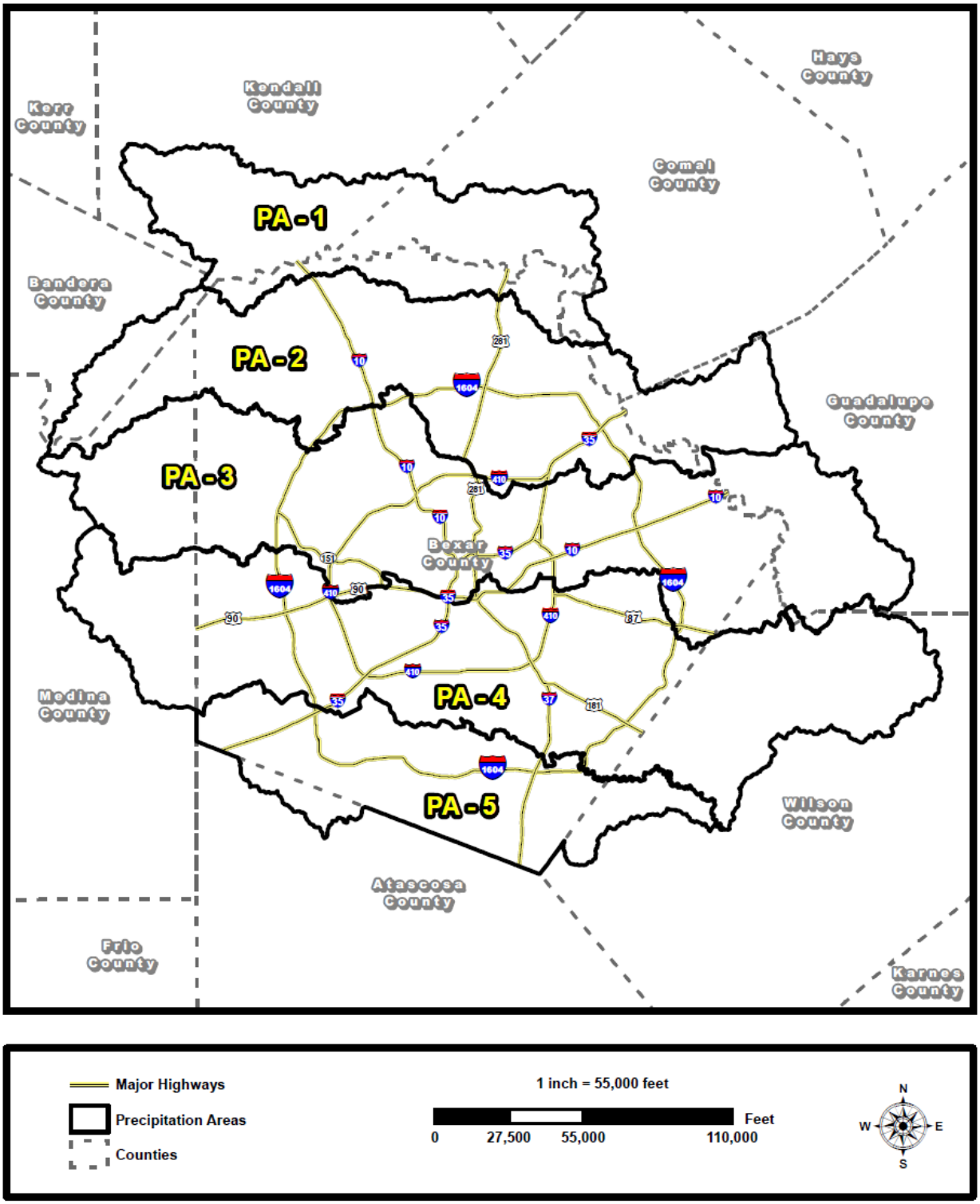
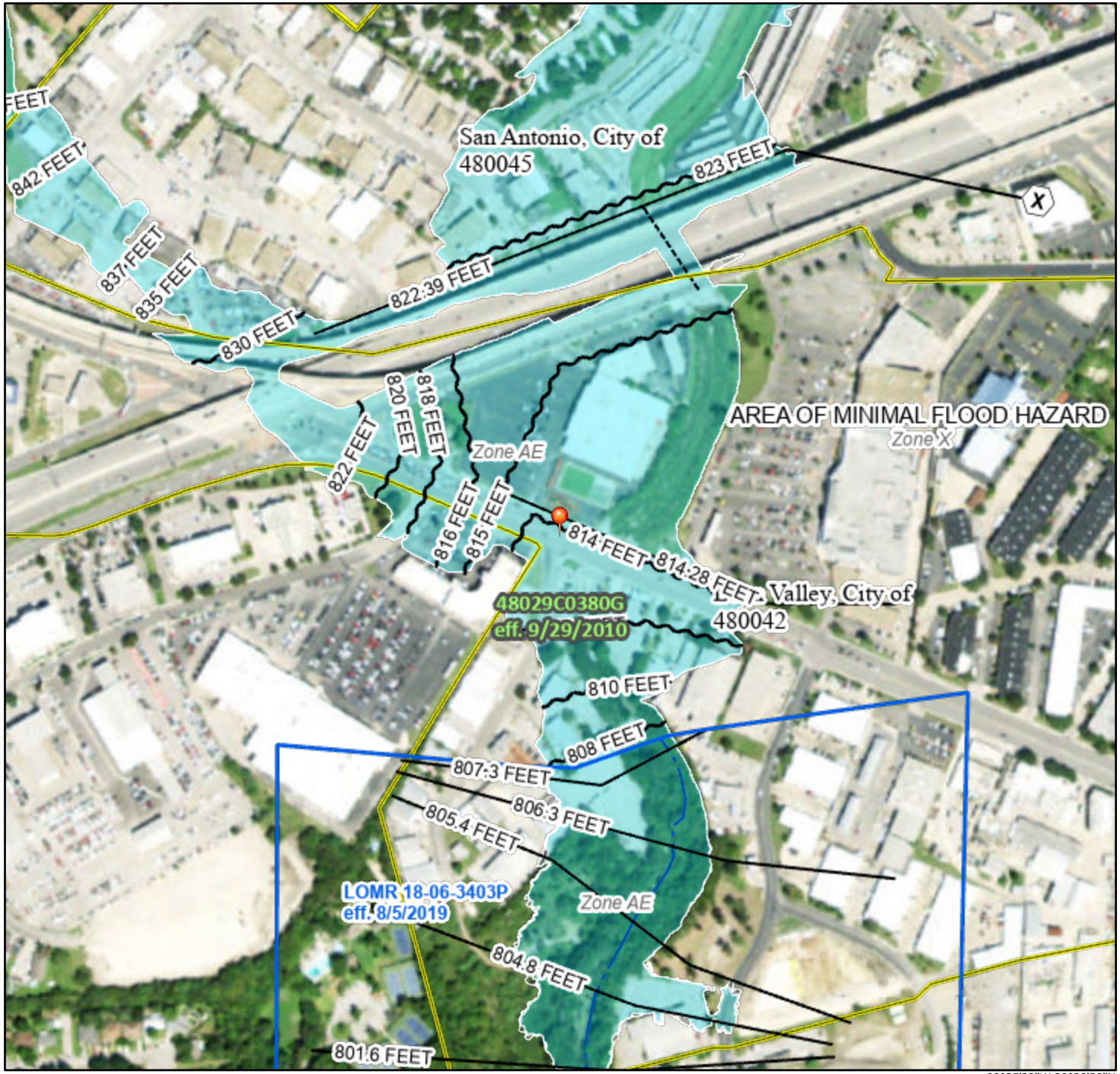


Figure 5.5- Precipitation Area (PA) Map for Major San Antonio River Watersheds *(Precipitation Areas are available in GIS format at https://www.sanantonio.gov/GIS)*

National Flood Hazard Layer FIRMette

FEMA

98°36'10"W 29°29'9"N



98°35'32"W 29°28'38"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

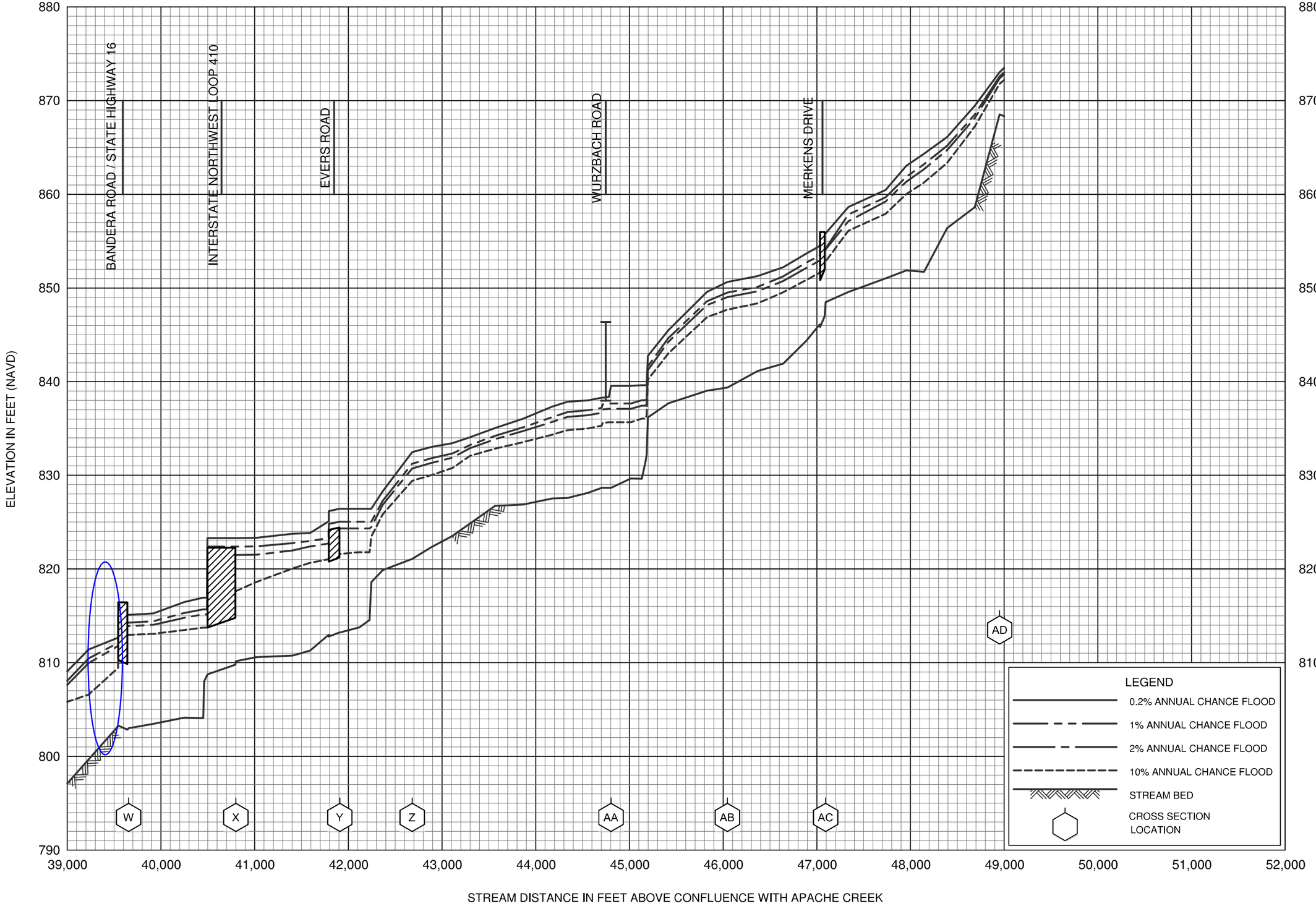
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/3/2024 at 12:16 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



FLOOD PROFILES

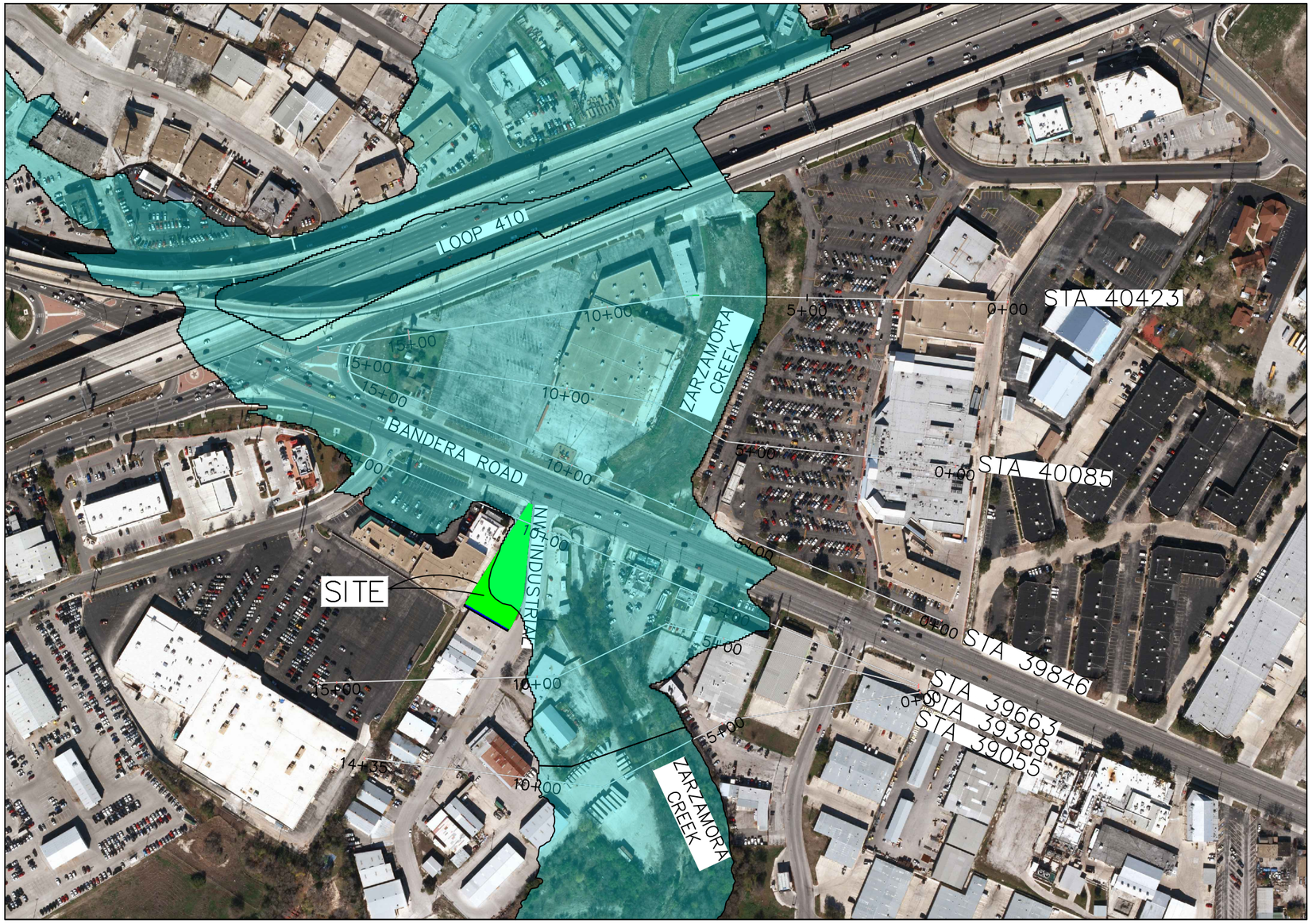
ZARZAMORA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

BEXAR COUNTY, TX

AND INCORPORATED AREAS

672P



A HINOJOSA ENGINEERING

9323 WILDSTONE PLACE
San Antonio, Texas 78254
TBPE Reg. No. F-24573

NORTHWEST INDUSTRIAL

WORK MAP

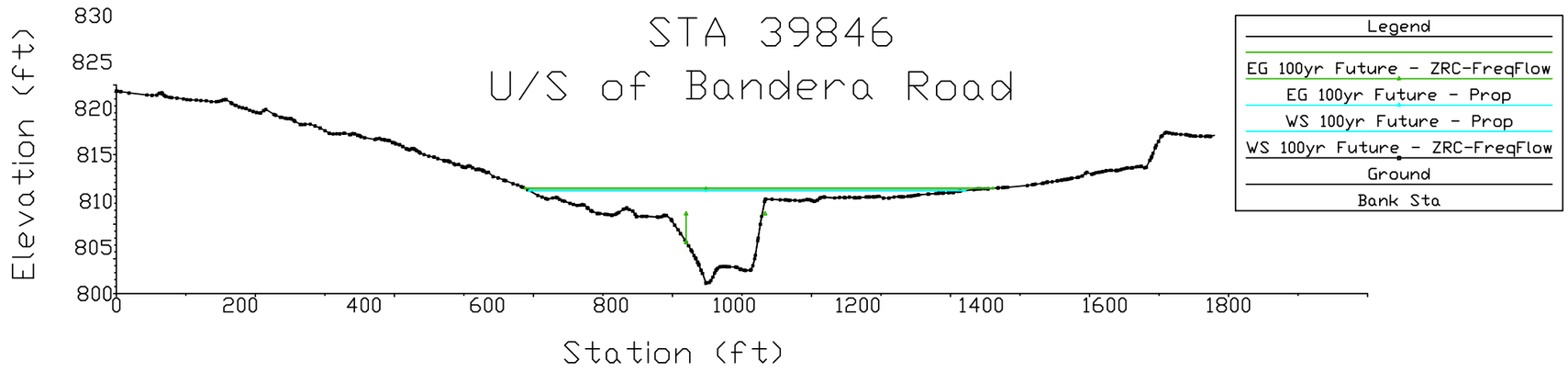
___% SUBMITTAL	PROJECT NO.: _____		DATE: APRIL 2024
DRWN. BY: _____	DSGN. BY: _____	CHKD. BY: _____	SHEET NO.: __OF__

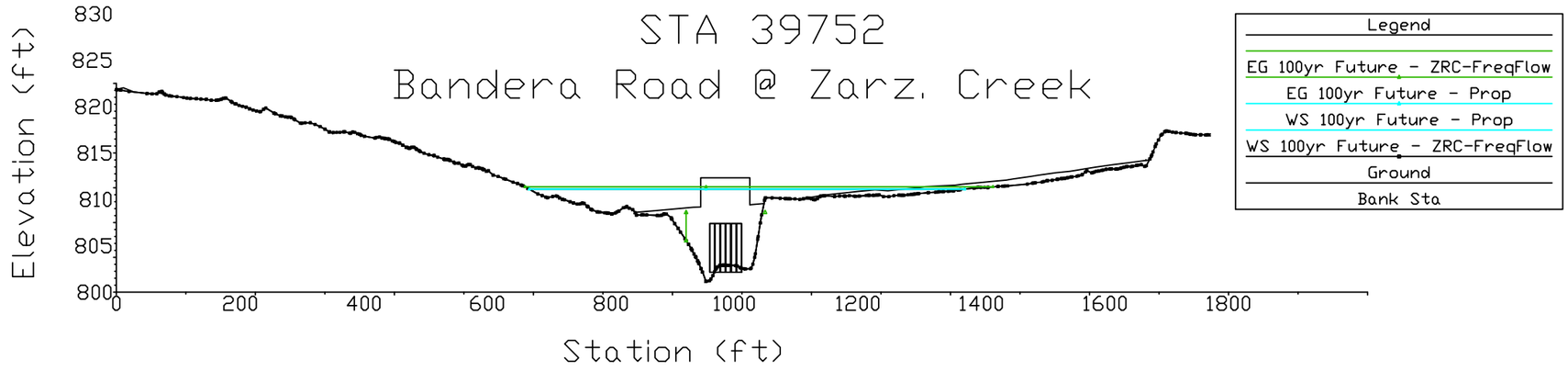
Profile Output Table - Standard Table 1

File Options Std. Tables Locations Help

HEC-RAS Locations: User Defined Profile: 100yr Future

River	Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
					(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Zarzamora Creek	Reach 1	39846	100yr Future	ZRC-FreqFlow	7642.00	801.53	814.82	809.48	815.15	0.001081	4.97	2077.79	628.10	0.28
Zarzamora Creek	Reach 1	39846	100yr Future	Prop	7642.00	801.53	814.81	809.48	815.13	0.001090	4.98	2067.34	626.35	0.28
Zarzamora Creek	Reach 1	39752			Culvert									
Zarzamora Creek	Reach 1	39663	100yr Future	ZRC-FreqFlow	7642.00	801.34	810.91	808.97	812.62	0.002031	10.50	755.91	625.34	0.65
Zarzamora Creek	Reach 1	39663	100yr Future	Prop	7642.00	801.34	810.91	808.97	812.62	0.002031	10.50	755.91	570.81	0.65
Zarzamora Creek	Reach 1	39388	100yr Future	ZRC-FreqFlow	8383.00	799.25	809.79	808.49	811.37	0.016358	11.75	1129.86	351.63	0.81
Zarzamora Creek	Reach 1	39388	100yr Future	Prop	8383.00	799.25	809.79	808.49	811.37	0.016358	11.75	1129.86	351.63	0.81
Zarzamora Creek	Reach 1	39055	100yr Future	ZRC-FreqFlow	8383.00	797.66	808.09		808.70	0.004140	6.54	1679.42	450.92	0.42
Zarzamora Creek	Reach 1	39055	100yr Future	Prop	8383.00	797.66	808.09		808.70	0.004140	6.54	1679.42	450.92	0.42





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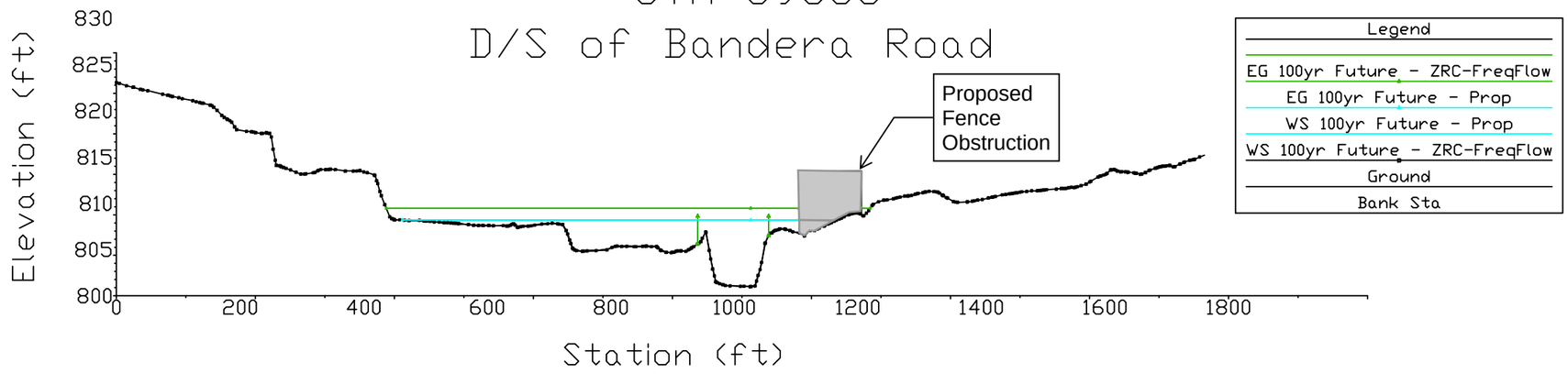
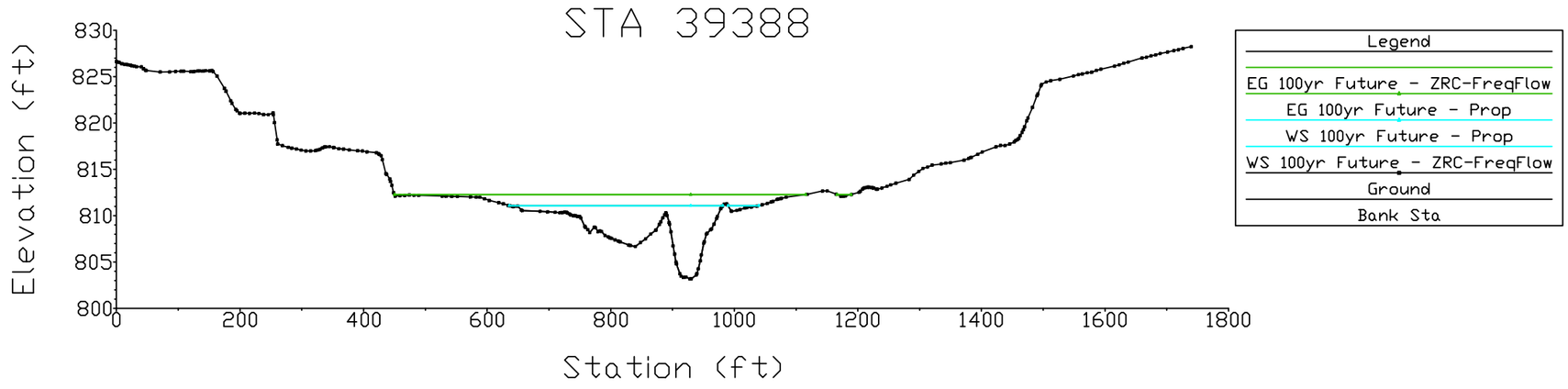
ENGINEERING
9323 WILDSTONE PLACE
San Antonio, Texas 78254
TBPE Reg. No. F-24573

NORTHWEST INDUSTRIAL

HEC-RAS SECTIONS

___% SUBMITTAL	PROJECT NO.: _____		DATE: APRIL 2024
DRWN. BY: _____	DSGN. BY: _____	CHKD. BY: _____	SHEET NO.: __OF__





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NORTHWEST INDUSTRIAL

HEC-RAS SECTIONS

___% SUBMITTAL	PROJECT NO.: _____		DATE: APRIL 2024
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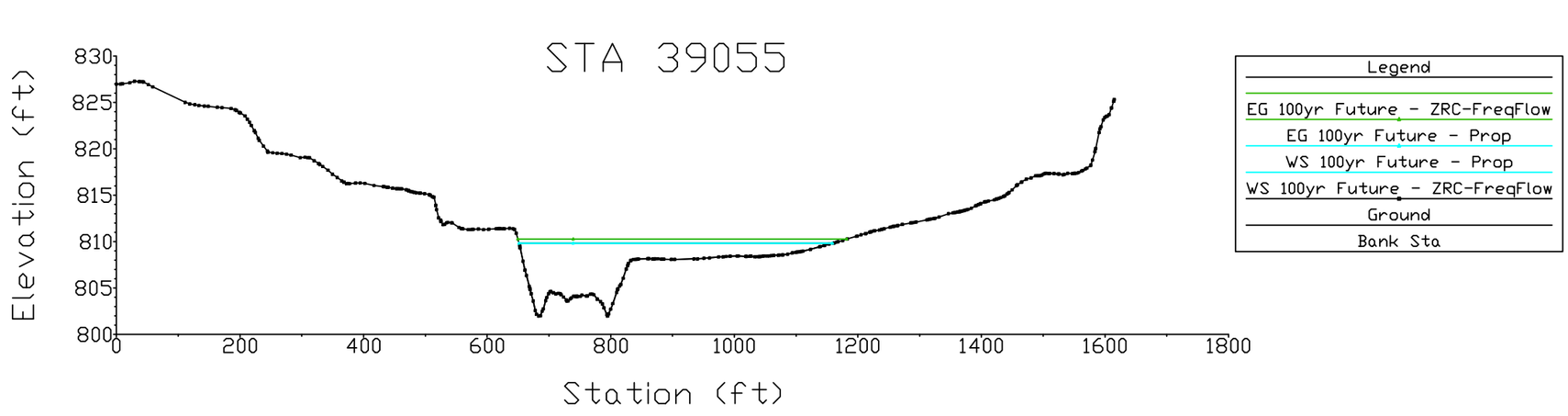

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NORTHWEST INDUSTRIAL

HEC-RAS SECTIONS

___% SUBMITTAL	PROJECT NO.: _____		DATE: APRIL 2024
DRWN. BY: _____	DSGN. BY: _____	CHKD. BY: _____	SHEET NO.: __OF__

National Flood Insurance Program

Elevation Certificate

and Instructions

2022 EDITION

FEMA

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 AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

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

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Shamam Farhan

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4921 NW Industrial

City: Leon Valley State: TX ZIP Code: 78238

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: PID 27390 - 1.00 acres out of Volume 1238, Page 189

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Non-Residential

A5. Latitude/Longitude: Lat. 29-28-51.87 N Long. 98-35-52.19 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ 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? ☐ Yes ☐ No ☐ 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? ☐ Yes ☐ No ☐ 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: City of San Antonio B1.b. NFIP Community Identification Number: 480045

B2. County Name: Bexar B3. State: TX B4. Map/Panel No.: 48029C0380 B5. Suffix: G

B6. FIRM Index Date: 09/29/2010 B7. FIRM Panel Effective/Revised Date: 09/29/2010

B8. Flood Zone(s): AE/X B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 813

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ 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.: 4921 NW Industrial

City: Leon Valley State: TX ZIP Code: 78238

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: VRS GPS Network Vertical Datum: NAVD 1988

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	810.60	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	812.49	☒ 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: Larry J. Pollok License Number: 5186

Title: President

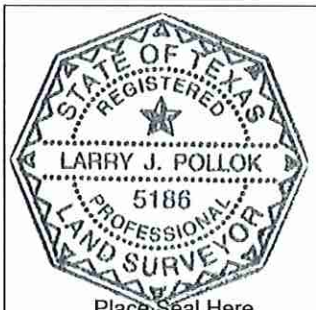
Company Name: Pollok & Sons Surveying, Inc.

Address: 1008 B Street

City: Floresville State: TX ZIP Code: 78114

Signature: Date: 1-31-24

Telephone: (830) 393-4770 Ext.: Email: polloksurveying@yahoo.com



Place Seal Here

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):
No structure existed on this tract at the time of the survey nor were any construction plans provided. The TBM is a "PK" nail in concrete located at the westerly property corner of this tract of land having an elevation of 815.46 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.: 4921 NW Industrial City: Leon Valley State: TX ZIP Code: 78238	**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:

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.: 4921 NW Industrial City: Leon Valley State: TX ZIP Code: 78238	**FOR INSURANCE COMPANY USE** Policy Number: Company NAIC Number:

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

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

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.: 4921 NW Industrial City: Leon Valley State: TX ZIP Code: 78238	**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 floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

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.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
4921 NW Industrial

City: Leon Valley State: TX ZIP Code: 78238

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

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.

Photo One

Photo One Caption:

Clear Photo One

Photo Two

Photo Two Caption:

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
4921 NW Industrial

City: Leon Valley State: TX ZIP Code: 78238

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

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.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four