

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 JAMES D. MCCARTY (23162A - INITIAL)				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 20073 FM 1887				Company NAIC Number:	
City HEMPSTEAD		State Texas		ZIP Code 77445	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) R45003, CALLED 5.64127 AC, JARED E GROCE SURVEY, AB. 30, WALLER COUNTY, TEXAS					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N30D00'29.09"</u> Long. <u>-96D04'59.36"W</u> Horizontal Datum: ☐ NAD 1927 ☒ 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 <u>N.G.</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number WALLER COUNTY 480640			B2. County Name WALLER		B3. State Texas
B4. Map/Panel Number 48473C0150	B5. Suffix F	B6. FIRM Index Date 05-16-2019	B7. FIRM Panel Effective/ Revised Date 05-16-2019	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 148.75
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☐ FIRM ☐ Community Determined ☒ Other/Source: <u>LBRS</u>					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Other/Source: <u>LBRS</u>					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

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. 20073 FM 1887			Policy Number:
City HEMPSTEAD	State Texas	ZIP Code 77445	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: Q 1029 Vertical Datum: NAVD83

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.

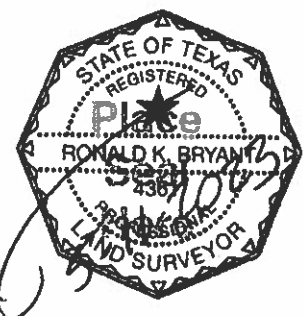
Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 150.7 | ☒ feet | ☐ meters |
| b) Top of the next higher floor | _____ | ☐ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | ☐ feet | ☐ meters |
| d) Attached garage (top of slab) | _____ | ☐ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 150.7 | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 150.3 | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 150.8 | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of 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 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 Ronald K. Bryant	License Number 4361		
Title R.P.L.S.			
Company Name A-Survey, Inc.			
Address 19 N. Miller			
City Bellville	State Texas		ZIP Code 77418
Signature <i>Ronald K. Bryant</i>	Date 05-11-2023	Telephone (979) 865-8111	Ext.

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)
B.M.: Q1029 RESET 1957 PID:AX0228 Benchmark located 4.0 Mi NE of Bellville, About 4.0 mi. NE along State Hwy. No. 159 from the junction with Hwy. No. 36 in Bellville, About 75 Ft. SE of the center line of the highway, 3 Ft. N of a power pole in the open yard between a small store and a small white house. It is about 20 Ft. NE of the NE fence line around the house and 25 yds. W of the store. A standard disk stamped Q 1029 Reset 1957 in a concrete post flush with the ground.
Residence will not have skirting. Reference T.B.M is located in Power Pole Approx. 30 Ft. South of old Mobile Home Location - BFE = 148.75 Ft. + 2 Ft. = 150.75 Ft. per Waller County Regulations. PLEASE MAKE NOTE: The current Lower Brazos River Study is being utilized for this Elevation Certificate.

ELEVATION CERTIFICATEOMB 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. 20073 FM 1887			Policy Number:
City HEMPSTEAD	State Texas	ZIP Code 77445	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 CERTIFICATEOMB No. 1680-0008
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. 20073 FM 1887			Policy Number:
City HEMPSTEAD	State Texas	ZIP Code 77445	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.

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

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.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
20073 FM 1887City
HEMPSTEADState
TexasZIP Code
77445**FOR INSURANCE COMPANY USE**

Policy Number:

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.

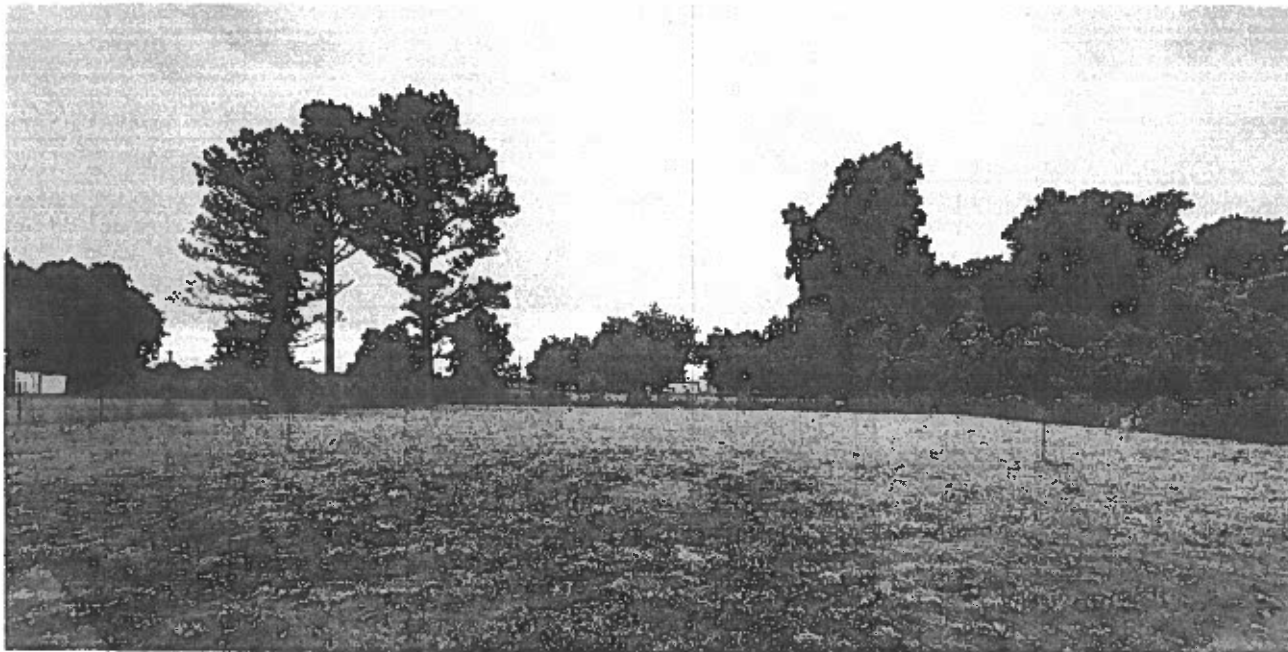


Photo One

Photo One Caption 05-10-2023 NATURAL GROUND - PROP. RESIDENCE AREA NORTH SIDE FACING SOUTH

Clear Photo One

Photo Two

Photo Two

Photo Two Caption

Clear Photo Two

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

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. 20073 FM 1887			Policy Number:
City HEMPSTEAD	State Texas	ZIP Code 77445	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

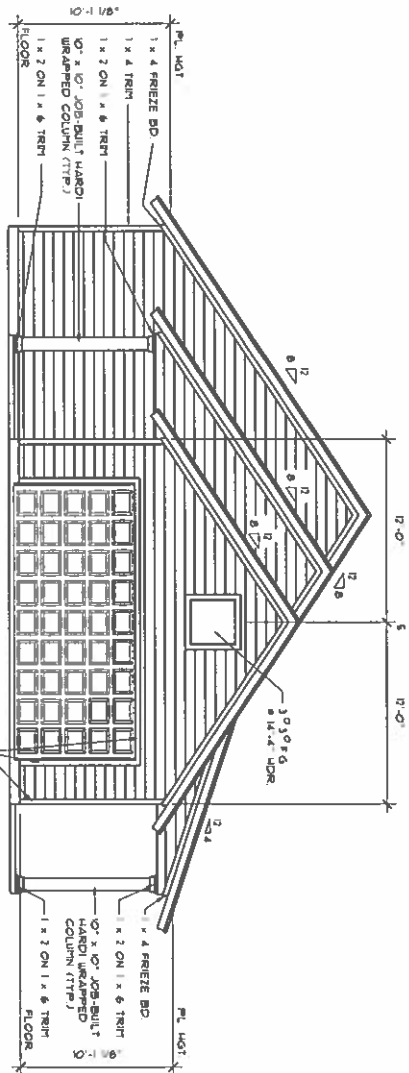
Clear Photo Three

Photo Four

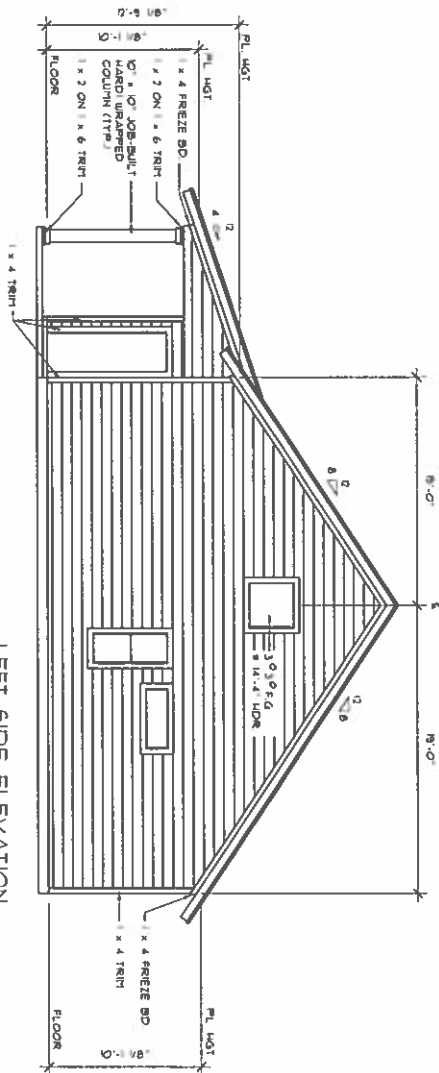
Photo Four

Photo Four Caption

Clear Photo Four



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

03-22-23 PRE-CONSTRUCTION REVISIONS

Revision No. 1
Date 03-22-23

Page 5 of 12
3 • 2

Drawing No.

This drawing and all plans, sketches, renderings, and specifications associated herein are and remain the property of Winston Sage Custom Homes. No person or other legal entity is authorized to reproduce, copy, or construct any structure or further develop for construction any drawing of Winston Sage Custom Homes without the express written consent of Winston Sage Custom Homes. Violators will be prosecuted.



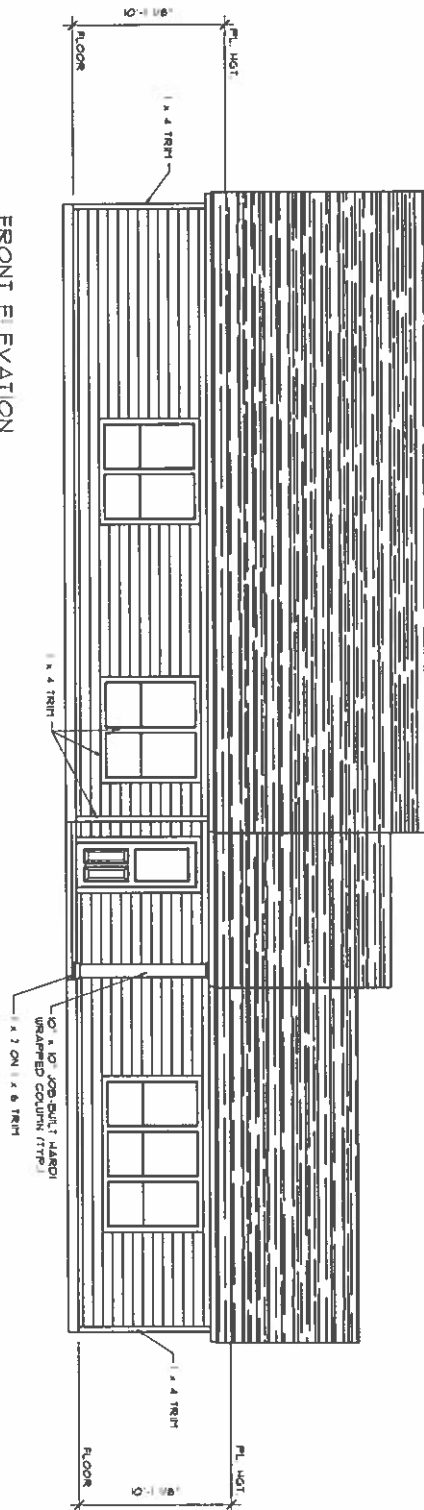
Designed by C.J.D.
Drawn by A.M.O.
Directed by C.J.D.

Date 02/08/23

Plan Number 1579
Plan Name MCCARTY

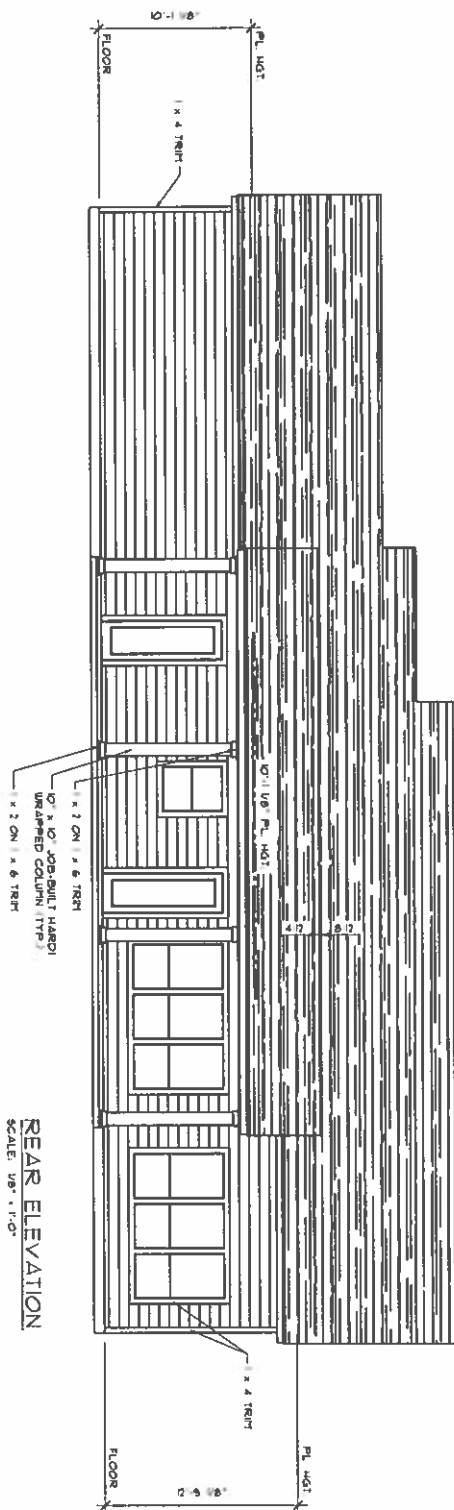
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



03-21-23 PRE-CONSTRUCTION REVISIONS

Drawing No. 3
 Page 4 of 12
 Reason No. 1
 Date 03-21-23

This drawing and all plans, sketches, renderings, and specifications associated herewith are and remain the property of Winston Sage Custom Homes. No person or other legal entity is authorized to reproduce, copy, or construct any structure or further develop for construction any change of Winston Sage Custom Homes without the express written consent of Winston Sage Custom Homes. Violators will be prosecuted.



Date: 02/08/23
 Designed by: C.J.D.
 Drawn by: A.M.O.
 Checked by: C.J.D.

Plan Number: 1519
 Plan Name: MCCARTY

Ida Sepeda

From: Charles Dibala <cdibala@winstonsagehomes.com>
Sent: Wednesday, June 14, 2023 9:44 AM
To: Ida Sepeda
Subject: Re: [Junk released by User action] Fwd: Initial Flood Elevation Certificate - 20073 FM 1887, Hempstead, Waller County, Texas

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Good morning. Upon review with my customer, we respectfully request a meeting with you and the county engineer to discuss the development criteria imposed upon this property. If an elevation certificate is acceptable to verify compliance with Waller County development regulation, we feel it should in turn be accepted to show this property should not be held to the SFHA criteria as the existing natural ground elevation is above the BFE. As we both know, the LOMA process is a lengthy task with no guarantees with FEMA. Elevation Certificates are accepted by the insurance industry to illustrate the elevation above the BFE which in turn determines individual flood insurance rates.

Again, we respectfully request a meeting with your department to discuss this matter and determine an acceptable resolution. Should you wish to speak with me, I can be reached at 979-942-9048.

I look forward to your reply. Thank you, and have a great day!

Chuck Dibala
Winston Sage Custom Homes

On Fri, Jun 2, 2023 at 11:31 AM Ida Sepeda <i.sepeda@wallercounty.us> wrote:

If the customer is wanting to contest the validity of the floodplain determination and not be subject to the floodplain requirements then they will need to provide us with a LOMA (Letter of Map Amendment) from FEMA.

The Elevation Certificate alone is not enough to remove this Parcel from the SFHA, in fact FEMA is the only entity that can do that by way of a LOMA.

See link below on how to request a LOMA

https://www.fema.gov/sites/default/files/documents/fema_request-loma-lomrf.pdf