

1270 HOPPER RD.

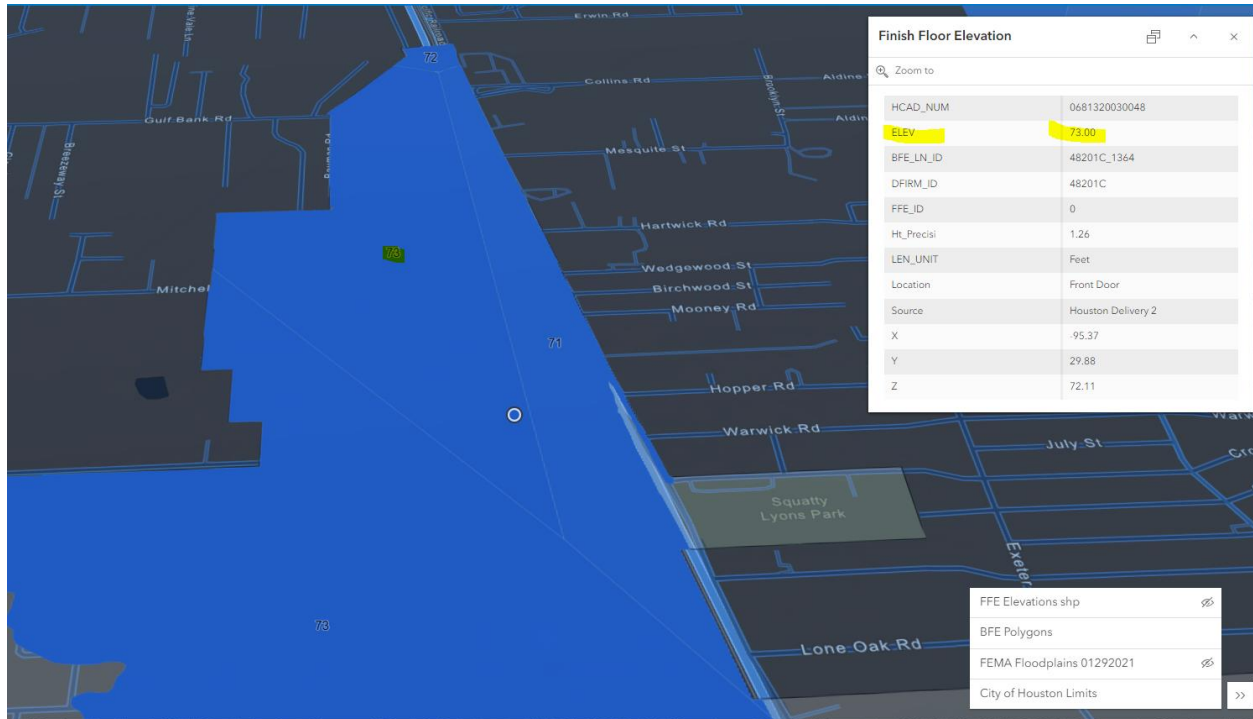
Supporting Bid Documents

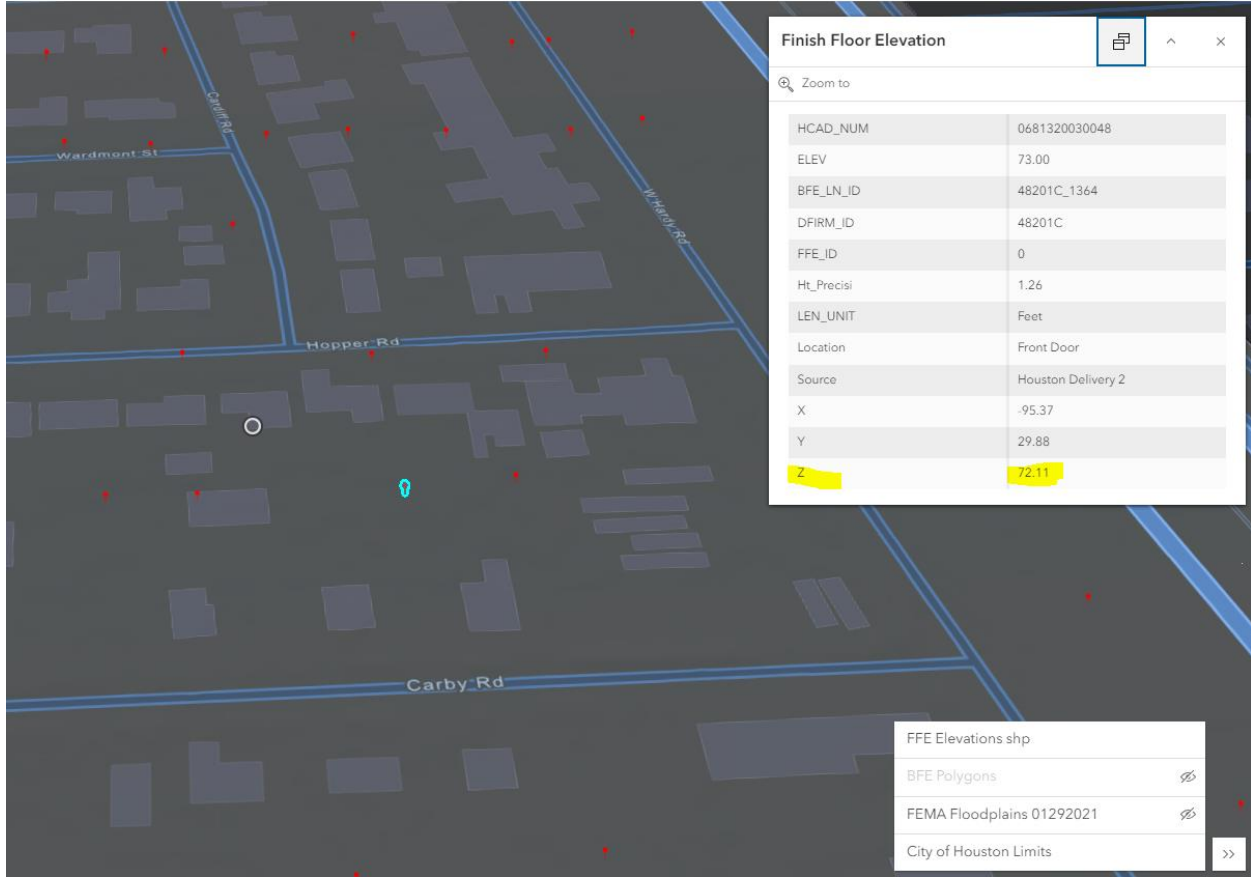
1270 Hopper, Houston, TX

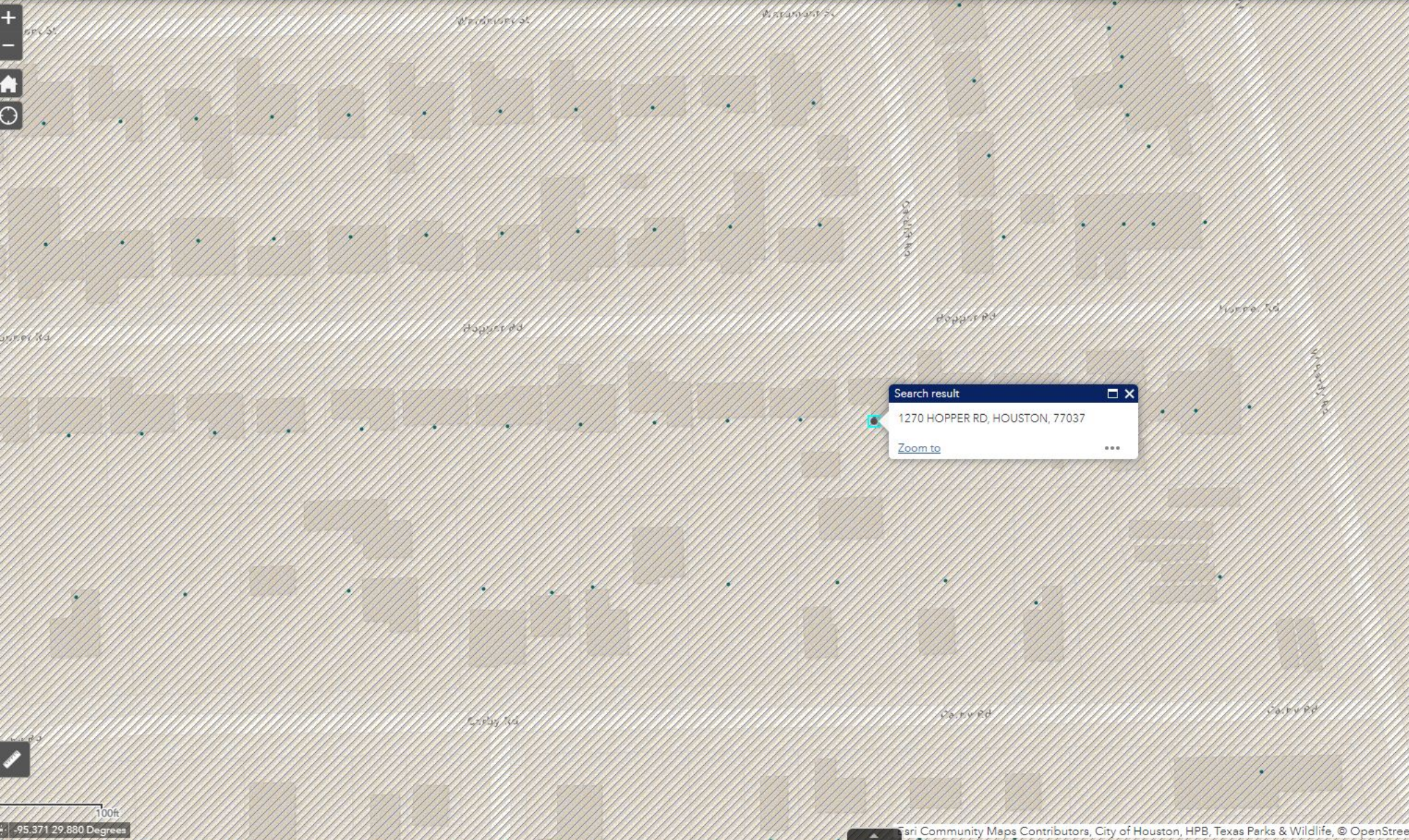
Please see Image.

BFE = 73'

FFE = 72.11' (0.89 below BFE)







Legend

- Major Collector
- TBW Major Collector
- Proposed Major Collector
- Transit Corridor Street
- TBW Transit Corridor Street
- Proposed Transit Corridor Street
- Minor Collector
- TBW Minor Collector
- Proposed Minor Collector

Flood Hazard

Floodway (Harris County)

100 YR Flood Plain (Harris, FEMA)

100 YR Flood Plain(Fort Bend, FEMA)

100 YR Flood Plain(Montgomery, FEMA)

100 YR Flood Plain (Liberty, FEMA)

100 YR Flood Plain (Waller, FEMA)

500 YR Flood Plain (Harris, FEMA)

ZONE_SUBTY

Reduced Risk Due to Levee (Harris, FEMA)

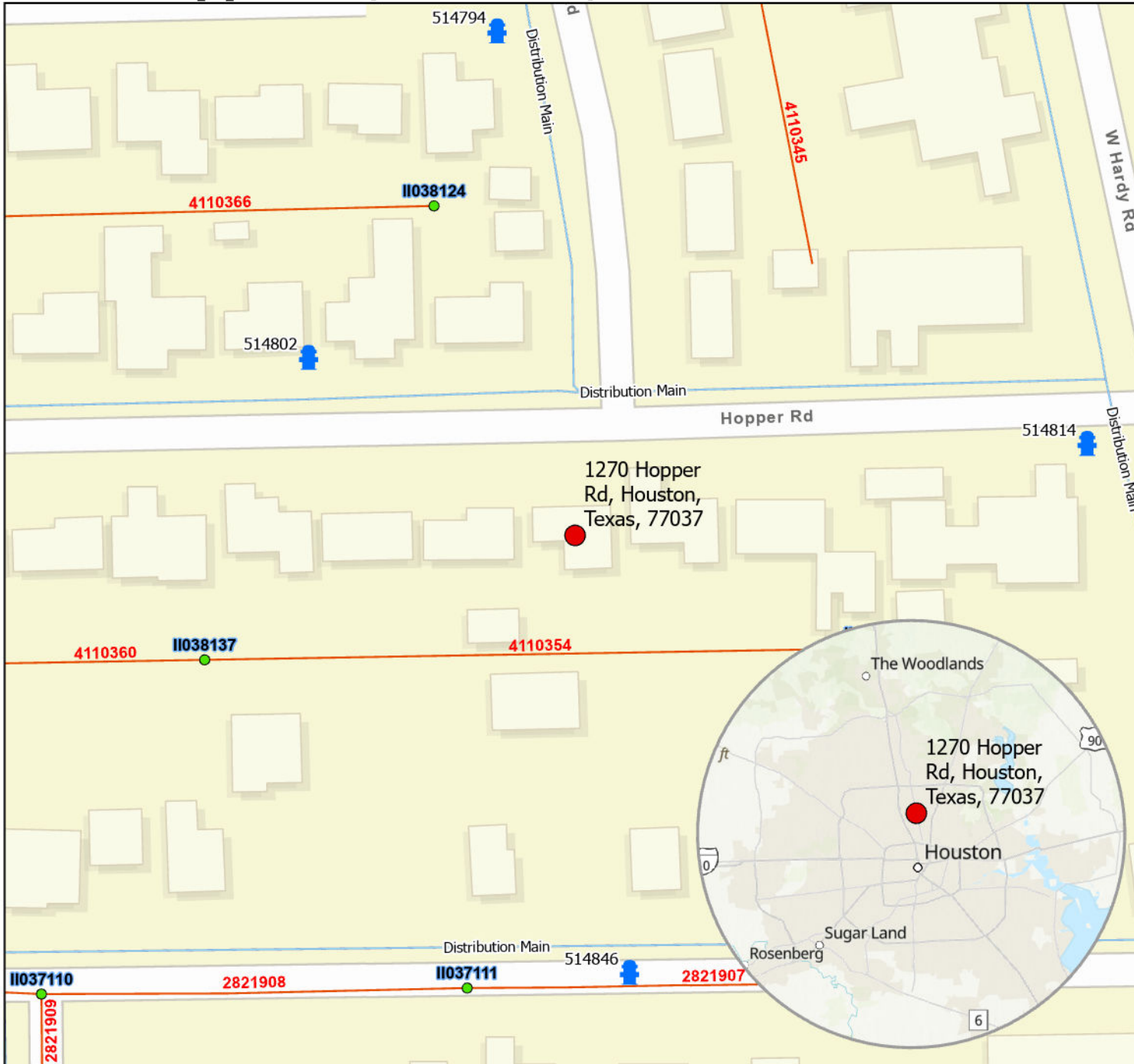
ZONE_SUBTY

Search result

1270 HOPPER RD, HOUSTON, 77037

[Zoom to](#)

Proximity of Water/Sewer and Fire Hydrant from 1270 Hopper Rd, Houston, TX 77037



1270 Hopper Rd

- Manholes
- Fire Hydrant
- Water Mains
- Gravity (Sewer) Mains

BFE (Base Flood Elevation):

BFE = 73'
FFE = 72.11' (0.89 below BFE)

Data Sources: Housing & Community Development Department; the City of Houston GIS; FEMA; and COH Public works

Disclaimer:
All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

Production Date: 05/02/2024



Google

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0942330000003

Tax Year: 2024



Owner and Property Information									
Owner Name & Mailing Address: SANDERS DANA JONES 1270 HOPPER RD HOUSTON TX 77037-3527				Legal Description: LT 3 BLK 6 MELROSE PARK SEC 2					
				Property Address: 1270 HOPPER RD HOUSTON TX 77037					
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area		Map Facet	Key Map ^A ®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,955 SF	1,544 SF	7064.04	1513	151 -- 1E Liberty/Kashmere/Houston/Croyden Gardens Areas		5362B	413Q

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/19/2024	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
Residential Homestead (Multiple)	001	HOUSTON ISD	131,769	Not Certified	0.868300	
	040	HARRIS COUNTY	131,769	Not Certified	0.350070	
	041	HARRIS CO FLOOD CNTRL	131,769	Not Certified	0.031050	
	042	PORT OF HOUSTON AUTHY	131,769	Not Certified	0.005740	
	043	HARRIS CO HOSP DIST	131,769	Not Certified	0.143430	
	044	HARRIS CO EDUC DEPT	131,769	Not Certified	0.004800	
	048	HOU COMMUNITY COLLEGE	131,769	Not Certified	0.092231	
	061	CITY OF HOUSTON	131,769	Not Certified	0.519190	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	42,996		Land	42,996	
Improvement	108,265		Improvement	110,964	
Total	151,261	119,790	Total	153,960	131,769

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,000	1.00	1.00	1.00	--	1.00	5.75	5.75	40,250.00

2	1001 -- Res Improved Table Value	SF3	SF	955	1.00	0.50	1.00	--	0.50	5.75	2.88	2,746.00
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Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1962	Residential Single Family	Residential 1 Family	Average	1,544 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

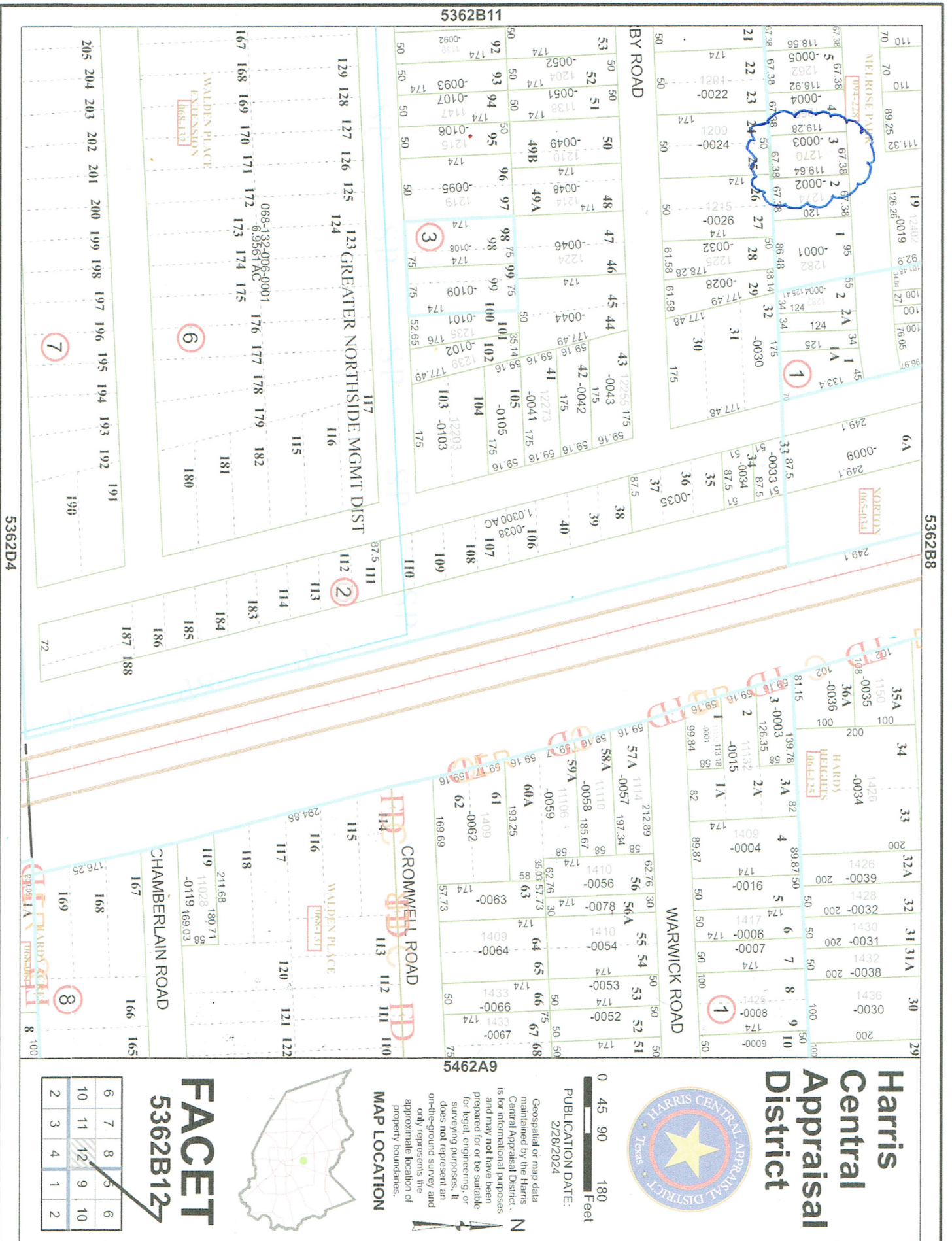
Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Element	Units
Room: Total	5
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
ONE STORY FRAME PRI	484
BASE AREA PRI	1,060
OPEN FRAME PORCH PRI	60

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Frame Utility Shed	Average	Average	169.00	2013



Harris Central Appraisal District



0 45 90 180 Feet
 PUBLICATION DATE: 2/28/2024

Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
MAP LOCATION



FACET
 5362B12

6	7	8	5	6
10	11	12	9	10
2	3	4	1	2

5462A9

5362B8

5362B11

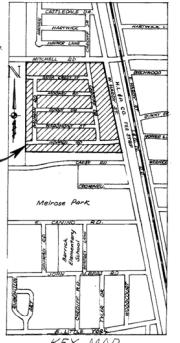
5362D4

MELROSE PARK SEC I



MELROSE PARK SECTION II
A SUBDIVISION OF 51.1 ACRES
OUT OF THE JOHN A. ARCHER SURVEY
A-106

HARRIS COUNTY, TEXAS
188 LOTS 8 BLOCKS
OWNER: J. E. C. BUILDING COMPANY
JOHN A. LOMAX, JR. PRESIDENT
W.M. F. SULLIVAN
CONSULTING ENGINEERS & PUBLIC SURVIVORS



- NOTES:
1 One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets and adjacent drainage tracts, the location of such restriction being that when the adjacent property is subdivided in a replatted plat, the one-foot reserve shall thereon become vested in the public for street right-of-way purposes and the fee title thereon shall revert in the dedication to the public.
2 All 10-foot utility easements shown extend 5 feet on either side of a common lot line unless otherwise indicated.
3 The easement shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility and adjoining lots shall not be permitted to drain into this easement except by means of an approved drainage structure.
4 The 10-foot utility easement lying adjacent to the east R.O.W. line of the 25' floor H.C.P.C. drainage easement along the east portion of the plat shall be kept clear of fences, buildings, planting and other obstructions.
5, etc. indicates building line, U.S. indicates utility easement.

STATE OF TEXAS COUNTY OF HARRIS We, John A. Lomax, Jr. and John W. Anderson, Jr., President and Secretary respectively of J.E.C. Bldg. Co., owner of the property subdivided in the above and foregoing map of the Melrose Park, Section II, do hereby make subdivision of said property...

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property and shall be enforceable at the option of Harris County, by Harris County or any citizen thereof, in injunction, as follows:
1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. Damage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1 3/4) square feet (18 diameter pipe culvert). Covers or grates must be used for driveways and/or roads.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.
This is to certify that we, John A. Lomax, Jr. and John W. Anderson, Jr., President and Secretary respectively of J.E.C. Bldg. Co., owner of the property subdivided in the above and foregoing map of Melrose Park, Section II, have complied with all laws of the State of Texas...

W.M. F. Sullivan, a single man, Louis J. Garby, a single man, D. Mulligan, Sam A. Belmont, and wife Demora L. Belmont, owners and holders of lots upon said property, do hereby certify and confirm said subdivision and dedication, and in all things subordinate to said subdivision and dedication that the same comply with all laws of the State of Texas...

STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared John A. Lomax, Jr., President and John W. Anderson, Jr., Secretary of the J.E.C. Bldg. Co., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein set out, and as the act and deed of said corporation.

BEFORE ME, the undersigned authority, on this day personally appeared W.M. Sullivan, a single man, and Louis J. Garby, a single man, and holders of lots upon said property, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein set out, and as the act and deed of said corporation.

This is to certify that I, W.M. Sullivan, a registered engineer of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are properly marked with iron pipes 1/2 inch diameter, and that this plat correctly represents the plat survey made by me.
This is to certify that the City Planning Commission of the City of Houston, Texas, has approved the plat and subdivision of Melrose Park, Section II, as shown hereon.

I, Richard P. Davis, County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as stipulated by the Harris County Commission's Court and further, that it complies with all of the laws of the State of Texas...

I, H.A. Hansen, Flood Control Engineer of Harris County Road Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with requirements for internal subdivision drainage as stipulated by Commission's Court...

STATE OF TEXAS COUNTY OF HARRIS I, R.E. Thompson, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on this 31st day of January, 1961, at 10:00 a.m., and duly received on this 31st day of January, 1961, at 10:00 a.m., page 1 of 2 of record of 3-1-61 for said County.

PROPERTY OF CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS CITY OF HOUSTON PUBLIC WORKS 418 01 HOUSTON

2913-A

2913-A

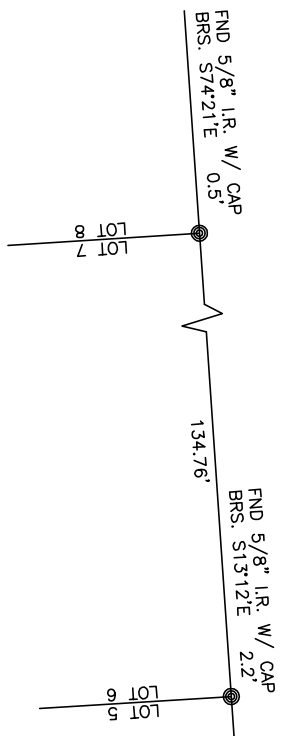
3-9-63

2913-A



SCALE: 1" = 20'

- LEGEND:
- U.E. — UTILITY EASEMENT
 - W.L.E. — WATERLINE EASEMENT
 - R.O.W. — RIGHT OF WAY
 - B.L. — BUILDING LINE
 - P.L. — PROPERTY LINE
 - ⊕ — CONTROLLING MONUMENT
 - FH — FIRE HYDRANT
 - WM — WATER METER
 - EM — ELECTRIC METER
 - GM — GAS METER
 - PP — POWER POLE
 - CP — CABLE PEDESTAL
 - WV — WATER VALVE
 - TP — TELEPHONE PEDESTAL



TOPOGRAPHIC & BOUNDARY SURVEY
LOT 3 IN BLOCK 6
OF MELROSE PARK
SECTION 2
VOLUME 79, PAGE 40, H.C.M.R.
HARRIS COUNTY, TX

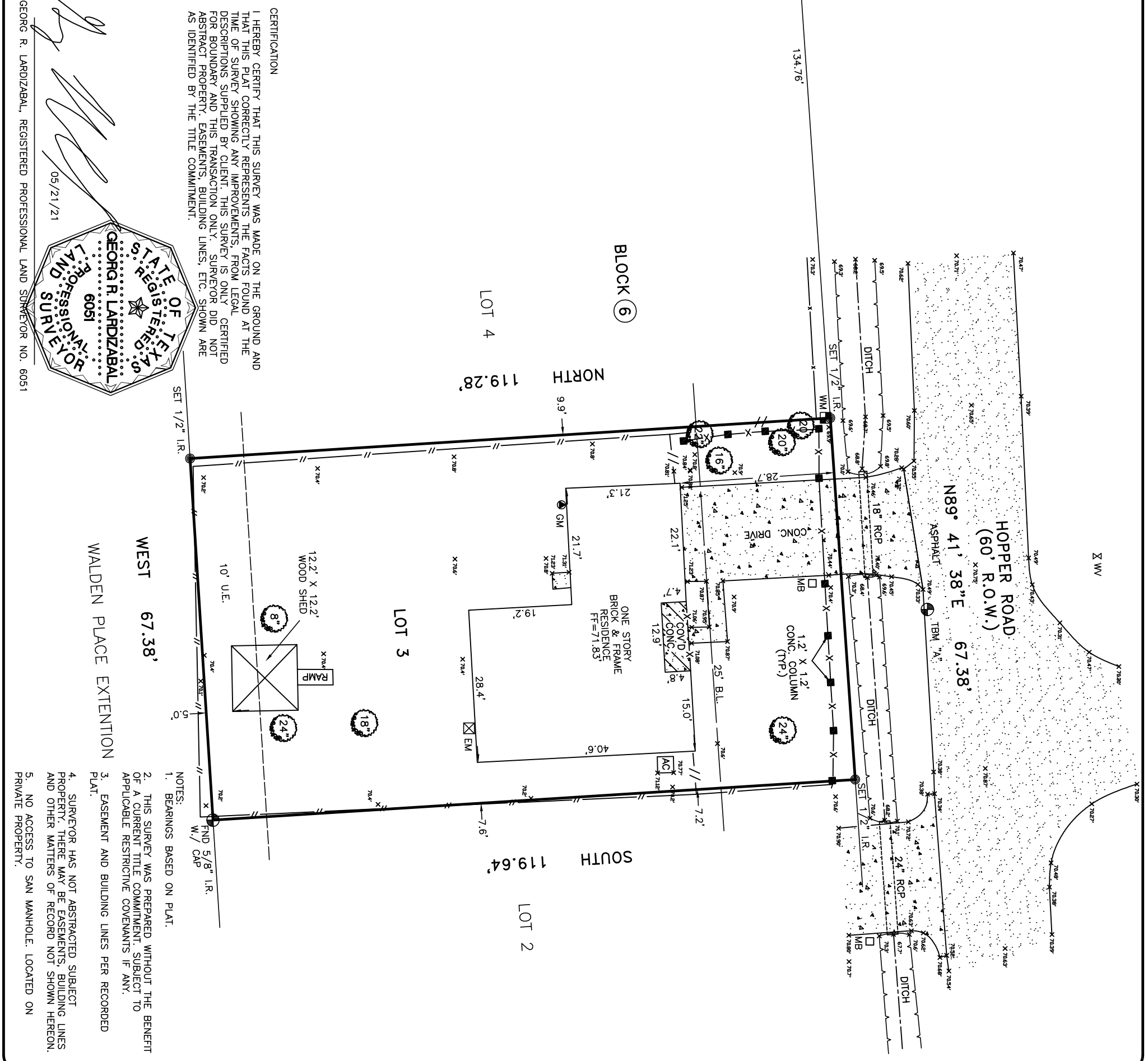
GGC SURVEY, PLLC
 Firm Number 10146000
 8114 Golden Harbor Missouri City, TX 77459
 TEL. (832)729-7256 ggcsurvey@gmail.com
 WWW.GGCsurvey.com

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

BENCHMARK INFORMATION:
 TSARP MON
 RM NO. 150400
 ELEVATION = 74.46', NAVD 1988, 2001 ADJ.
 TBM "A"
 SET P.K. NAIL IN ASPHALT
 ELEVATION = 70.57' NAVD 1988, 2001 ADJ.

F.I.R.M. NO. 48201C PANEL 0490L
 EFFECTIVE DATE 06/18/07 ZONE AE
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SEALING THE LIPS OF THE DITCHES TO PREVENT FLOODING. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO DENY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: SSCU
 ADDRESS: 1270 HOPPER ROAD HOUSTON, TEXAS 77037
 FIELDWORK: 05/16/24
 TITLE COMPANY: N/A
 GF. NO.: N/A
 G.F. EFFECTIVE DATE: N/A
 JOB NO.:



CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
GEORG R. LARDIZABAL
 6051
 LARDIZABAL & ASSOCIATES, P.C.
 05/21/21

- NOTES:**
1. BEARINGS BASED ON PLAT.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
 3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
 4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 5. NO ACCESS TO SAN MANHOLE. LOCATED ON PRIVATE PROPERTY.

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 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 File 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

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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
<p>A1. Building Owner's Name: <u>Dana Jones Sanders</u></p> <p>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. : <u>1270 Hopper Road</u></p> <p>City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77037</u></p> <p>A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 3 Block 6 Melrose Park Section 2 HCAD No. 0942330000003</u></p> <p>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u></p> <p>A5. Latitude/Longitude: Lat. <u>N 29° 52' 45.66"</u> Long. <u>W 95° 22' 08.94"</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84</p> <p>A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).</p> <p>A7. Building Diagram Number: <u>1A</u></p> <p>A8. For a building with a crawlspace or enclosure(s):</p> <p>a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.</p> <p>b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u></p> <p>d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.</p> <p>e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.</p> <p>f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.</p> <p>A9. For a building with an attached garage:</p> <p>a) Square footage of attached garage: <u>N/A</u> sq. ft.</p> <p>b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u></p> <p>d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.</p> <p>e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.</p> <p>f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.</p>	<p>Policy Number: _____</p> <p>Company NAIC Number: _____</p>

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>City of Houston</u>	B1.b. NFIP Community Identification Number: <u>480296</u>
B2. County Name: <u>Harris</u>	B3. State: <u>TX</u>
B4. Map/Panel No. : <u>48201C0490</u>	B5. Suffix: <u>L</u>
B6. FIRM Index Date: <u>11/15/2019</u>	B7. FIRM Panel Effective/Revised Date: <u>06/18/2007</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>73.0'</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: <u>NAVD 1988, 2001 ADJ</u>	
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 Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1270 Hopper Road	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77037</u>	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: HCFRM 150400 ELEV=74.46' Vertical Datum: NAVD 1988, 2001 Adjusted

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: NAVD 1988, 2001 Adjusted

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): | <u>71.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> 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): | <u>71.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>70.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>71.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>N/A</u> | <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 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: Georg R. Lardizabal License Number: 6051

Title: R.P.L.S.

Company Name: GGC Survey, PLLC

Address: 8114 Golden Harbor

City: Missouri City State: TX ZIP Code: 77459

Telephone: (832) 729-7256 Ext.: _____ Email: ggcsurvey@gmail.com

Signature:  Date: 05/22/2024



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):

500 Year Designated Flood Elevation(DFE)=75.1'

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1270 Hopper Road	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77037</u>	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: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1270 Hopper Road	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77037</u>	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 INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1270 Hopper Road	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77037</u>	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 5–8.** Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

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: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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.:
1270 Hopper Road

City: Houston State: TX ZIP Code: 77037

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: Front View

Clear Photo One



Photo Two

Photo Two Caption: Left View

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1270 Hopper Road

City: Houston State: TX ZIP Code: 77037

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: Rear View

Clear Photo Three



Photo Four

Photo Four Caption: Right view

Clear Photo Four



May 30, 2024

Dana Jones Sanders
1270 Hopper Road
Houston, Texas 77037

ILMS Project Number: 24048146 **WCR File Number:**

Legal Description: 0.1826 acre of land being Lot 3, Block 6, Melrose Park, Section 2 located at 1270 Hopper Road
Proposed Development: Construction of a single family residence

Wastewater:

Impact Fee: \$0.00
Service Unit Credits: 1.0 service unit credit for previous validation form number V-10775
Admin Fee: \$32.16
Connection Point(s): 8-inch sewer in the easement
Proposed Service Units: 1.0000
Treatment Plant: Northside/69th Street
Pumping Station: Iroquois

Water:

Impact Fee: \$0.00
Service Unit Credits: 1.0 service unit credit for previous validation form number V-10775
Admin Fee: \$32.16
Connection Point(s): 8-inch water main in Hopper Road
Proposed Service Units: 1.0000
Service Area: NEWPP

Robin Parish-Campbell

For Deidre VanLangen
Deputy Assistant Director
Infrastructure and Development Services
RPS:DV:RPC (Council District H)

For Richard P. Smith
Interim Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six



Dana Jones Sanders
ILMS Project No 24048146
May 30, 2024

inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Ms. Helen Hou in the City Engineer's Office at (832) 394-9125 prior to engineering the plans for connection.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

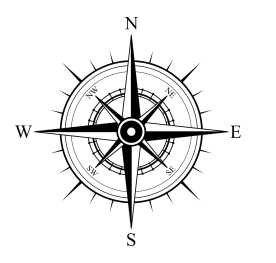
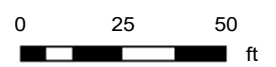
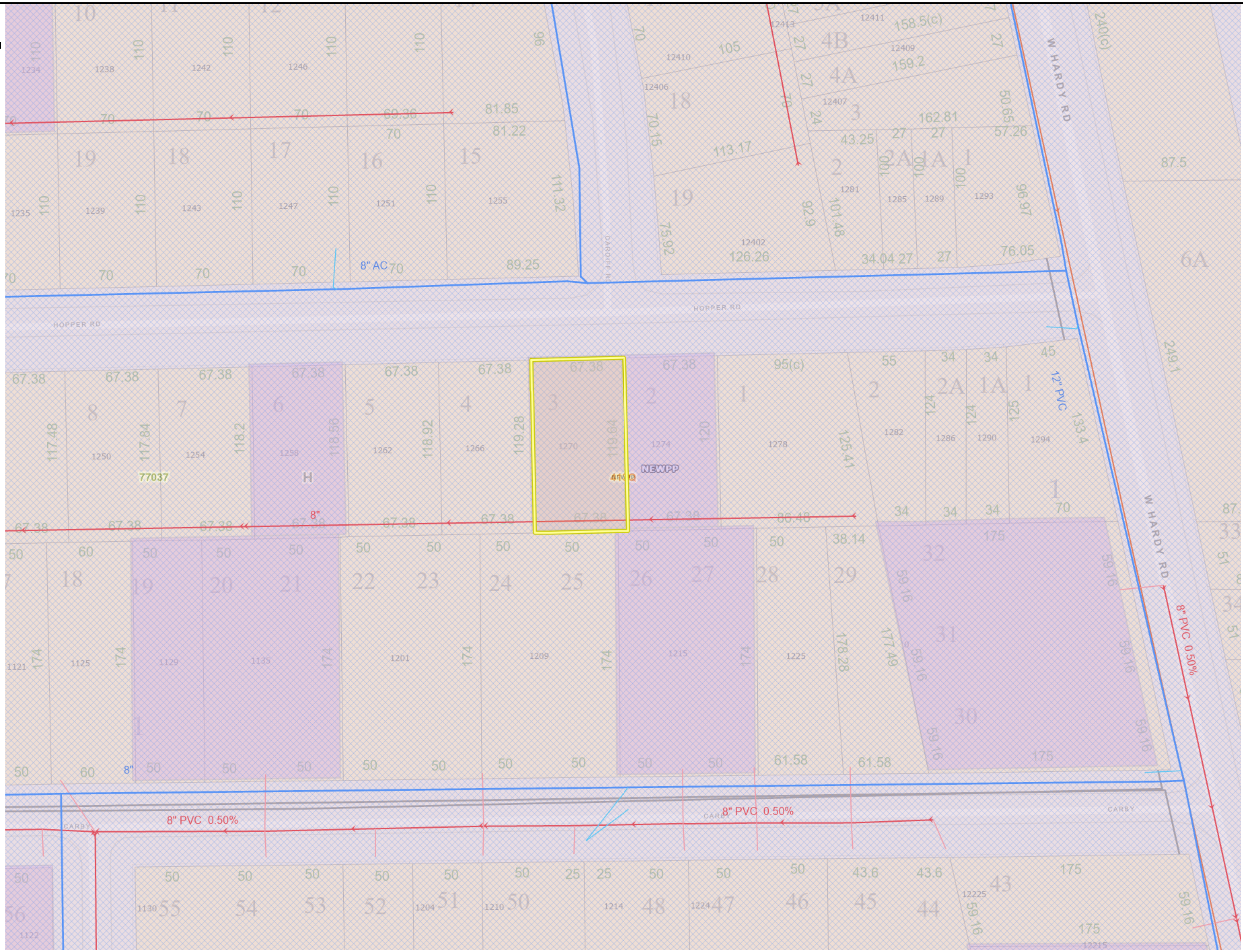
Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houston.tx.gov. Be sure to reference the ILMS project number listed in this letter.

Map Title

- Legend**
- ReferenceAndBoundaries_g
 - Keymap Grid
 - ZipCodes
 - Council District
 - A
 - B
 - C
 - D
 - E
 - F
 - G
 - H
 - I
 - J
 - K
 - City Limit
 - Full Service
 - Limited Service
 - Private Utility Area
 - MUD District
 - ETJ
 - CancerCluster_2_24
 - Zone_1
 - Zone_2
 - Zone_3
 - OutsideWater_gx
 - Lateral Service
 - Hydrant Lead
 - Fire Line



The following data sets were generated by and for the Houston Public Works Department. The asset information within this map are continually being updated, refined and are being provided to your organization for official use only and remains the property of the Houston Public Works Department. Providing this document to you does not constitute a release under the Freedom of Information Act (5 U.S.C. [section] 552), and due to the sensitivity of the information, this document must be appropriately safeguarded. PLEASE NOTE that these data sets are NOT intended to be used as an authoritative public record for any geographic location or as a legal document and have no legal force or effect. Users are responsible for checking the accuracy, completeness, currency and/or suitability of these datasets themselves. The Department makes no representation, guarantee or warranty as to the accuracy, completeness, currency, or suitability of these datasets, which are provided "AS IS"

