

3618 WARD STREET (77021)

Supporting Bid Documents

Google Maps 3619 Ward St

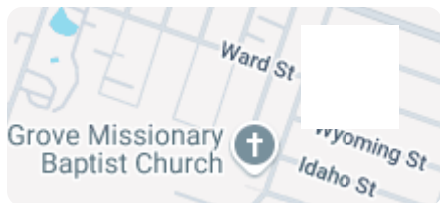
Houston, Texas

Google Street View

Jun 2022 [See more dates](#)



Image capture: Jun 2022 © 2024 Google





November 5, 2024

Emma Lou McGrew
3618 Ward Street
Houston, Texas 77021

ILMS Project Number: 24103553 **WCR File Number:**

Legal Description: 0.1515 acre of land being Lot 5, Block 15, La Salette Place, Section 4, located at 3618 Ward Street
Proposed Development: Construction of a single-family residence

Wastewater:

<i>Impact Fee:</i>	\$0.00
<i>Service Unit Credits:</i>	1.0 service unit credit for the removal of a single-family residence from this site
<i>Admin Fee:</i>	\$0.00
<i>Connection Point(s):</i>	City GIS System indicates an 8-inch sanitary sewer is located within the interior of the subject property. Since City Drawing Number 9641 indicates the 8-inch sanitary sewer is within a dedicated easement, no Joint Referral Committee action will be required. Please note, no buildings or structures may be constructed within the easement of the 8-inch sanitary sewer. Therefore, sanitary sewer connection will be permitted to the existing 8-inch sanitary sewer in the easement along the southern property line.
<i>Proposed Service Units:</i>	1.0000
<i>Treatment Plant:</i>	Sims Bayou
<i>Pumping Station:</i>	

Water:

<i>Impact Fee:</i>	\$0.00
<i>Service Unit Credits:</i>	1.0 service unit credit for the removal of a single-family residence from this site
<i>Admin Fee:</i>	\$0.00
<i>Connection Point(s):</i>	8-inch water main in Ward Street
<i>Proposed Service Units:</i>	1.0000
<i>Service Area:</i>	EWPP

Deidre VanLangen
Deputy Assistant Director
Infrastructure and Development Services
RPS:DV:HL (Council District D)

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



Emma Lou McGrew
ILMS Project No 24103553
November 5, 2024

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 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@houstontx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

- It will be necessary to validate this reservation within six (6) months from the date of this letter and prior to the issuance of a building permit by emailing the attached Wastewater Capacity Reservation Validation Form and a copy of this letter to the Impact Fee Administration Section at wcrtechs@houstontx.gov.

FAILURE TO COMPLETE THE VALIDATION PROCESS INDICATED ABOVE 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.

- NO CONSTRUCTION (SLAB OR STRUCTURE) WILL BE PERMITTED WITHIN FIVE (5') FEET OF THE WASTEWATER AND/OR WATER LINE.



INFRASTRUCTURE AND DEVELOPMENT SERVICES
VALIDATION FORM

AS FEE SIMPLE OWNER OF THE PROPERTY REFERENCED IN ILMS PROJECT NUMBER 24103553. I HEARBY REQUEST THAT THE CITY OF HOUSTON PERMANENTLY RESERVE THE WASTEWATER CAPACITY ALLOCATED BY THAT REFERENCED RESERVATION. I UNDERSTAND THAT THIS FORM MUST BE RETURNED TO THE CITY OF HOUSTON FOR VALIDATION WITHIN SIX (6) MONTHS OF THE DATE OF THE RESERVATION LETTER, OR PRIOR TO OBTAINING A BUILDING PERMIT. IF THIS FORM IS NOT VALIDATED WITHIN THE SPECIFIED TIME, THE RESERVATION WILL EXPIRE AND I WILL BE REQUIRED TO RE-APPLY FOR WASTEWATER CAPACITY.

[Handwritten Signature]

(SIGNATURE OF FEE SIMPLE TITLE OWNER)

11/6/2024

(DATE)

Jalan Butler

(SIGNATURE OF CITY OF HOUSTON TECHNICIAN)

11/12/2024

(DATE)

BUILDING ADDRESS

IMPACT FEE ADMINISTRATION
1002 WASHINGTON AVENUE
HOUSTON, TEXAS 77002

CONTACT INFORMATION

(832)-394-8888
WCRTECHS@HOUSTONTX.GOV

MAILING ADDRESS

INFRASTRUCTURE & DEVELOPMENT
SERVICES SECTION
P.O. BOX 2688
HOUSTON, TEXAS 77252-2688

v- 17759

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0770900200005

Tax Year: 2024



Owner and Property Information								
Owner Name & Mailing Address: MCGREW EMMA LOU 3618 WARD ST HOUSTON TX 77021-4710				Legal Description: LT 5 BLK 15 LA SALETTE PLACE SEC 4				
				Property Address: 3618 WARD ST HOUSTON TX 77021				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map [®]
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	1,564 SF	8409.02	1307	132 -- 1C South of Old Spanish Trail btwn SH 288 and I-45	5454A	533L

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	145,092	Certified: 08/16/2024	0.868300	
	040	HARRIS COUNTY	150,460	Certified: 08/16/2024	0.350070	
	041	HARRIS CO FLOOD CNTRL	150,460	Certified: 08/16/2024	0.031050	
	042	PORT OF HOUSTON AUTHY	150,460	Certified: 08/16/2024	0.005740	
	043	HARRIS CO HOSP DIST	150,460	Certified: 08/16/2024	0.143430	
	044	HARRIS CO EDUC DEPT	150,460	Certified: 08/16/2024	0.004800	
	048	HOU COMMUNITY COLLEGE	150,460	Certified: 08/16/2024	0.092231	
	061	CITY OF HOUSTON	150,460	Certified: 08/16/2024	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	104,160		Land	109,043	
Improvement	81,569		Improvement	51,116	
Total	185,729	136,782	Total	160,159	150,460

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	6,420	1.00	1.00	1.00	--	1.00	16.75	16.75	107,535.00
2	1001 -- Res Improved Table Value	SF3	SF	180	1.00	0.50	1.00	--	0.50	16.75	8.38	1,508.00

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1940	2018	Residential Single Family	Residential 1 Family	Average	1,564 *	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	7
Room: Full Bath	1
Room: Bedroom	4

Building Areas	
Description	Area
ONE STORY FRAME PRI	266
BASE AREA PRI	1,298
OPEN FRAME PORCH PRI	48
OPEN FRAME PORCH PRI	28
OPEN FRAME PORCH PRI	168

Harris Central Appraisal District

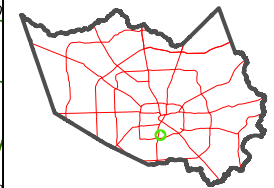


0 45 90 180 Feet

PUBLICATION DATE: 4/8/2024

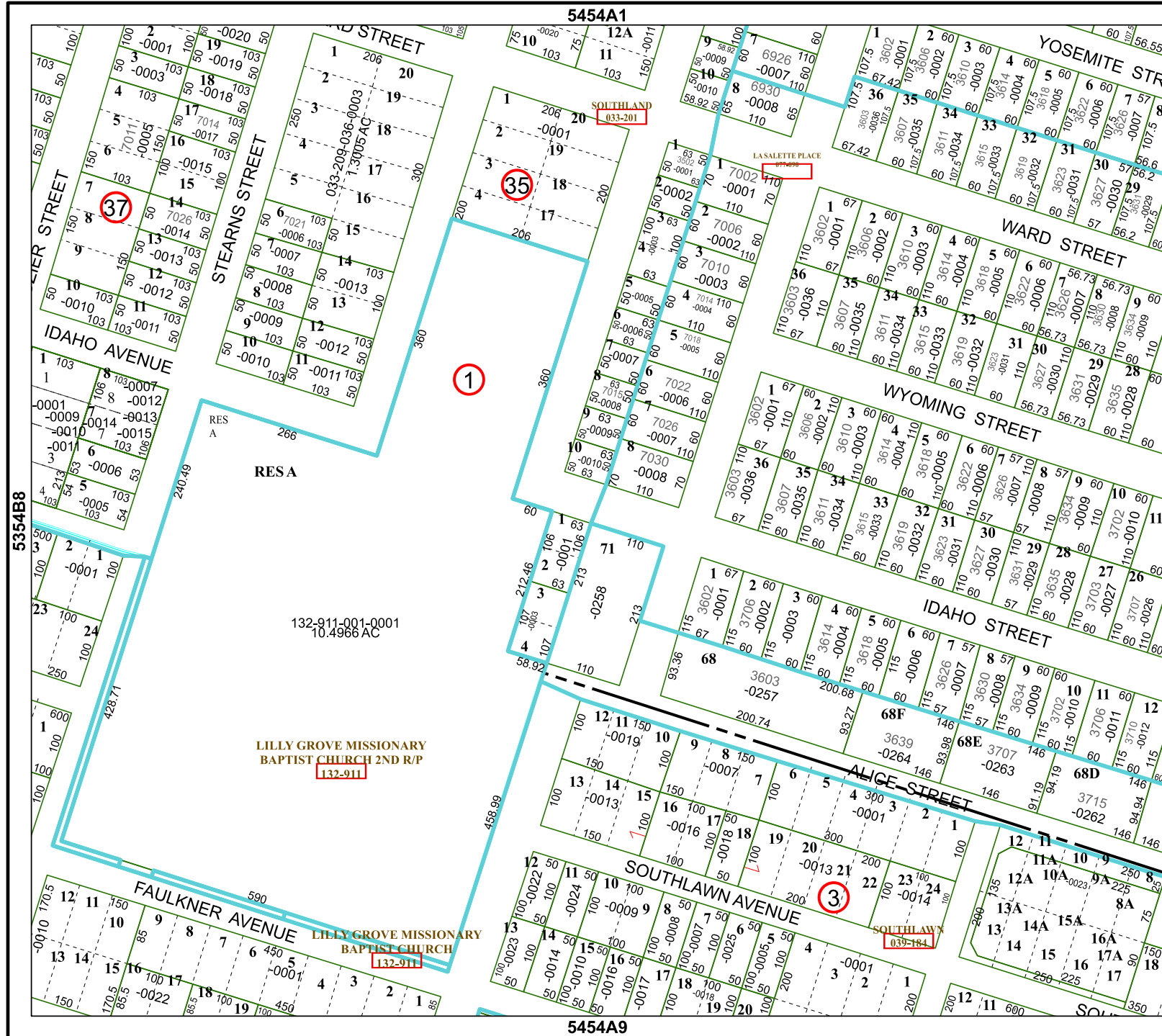
Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5454A5

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



5454A1

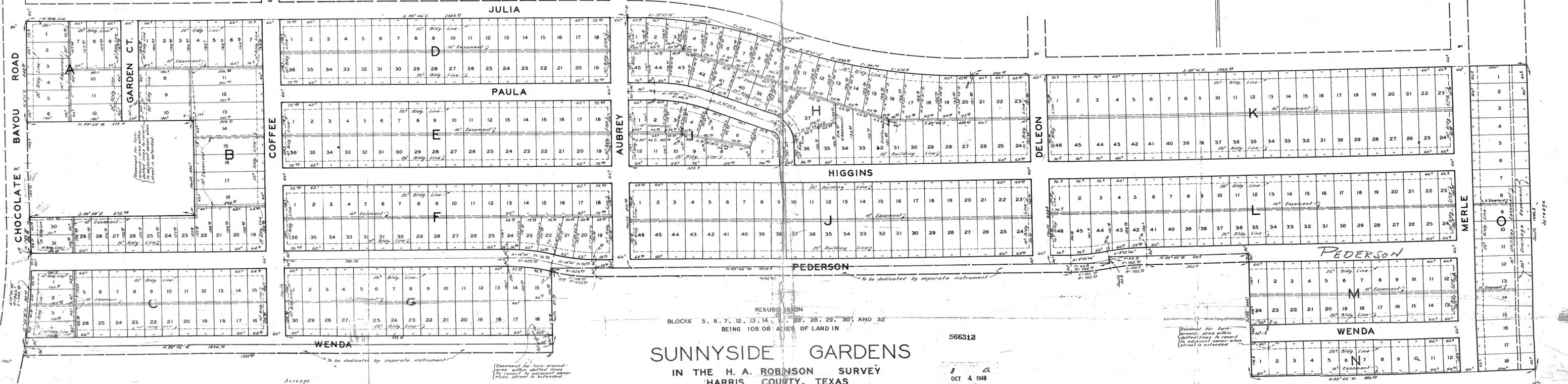
5454A9

5354B8

5454A6

SUNNYSIDE

GARDENS



RESUBDIVISION
 BLOCKS 5, 6, 7, 12, 13, 14, 23, 28, 29, 30, AND 32
 BEING 108.08 ACRES OF LAND IN
 566312
 OCT 4 1948
 E. S. & ROBT. M. ATKINSON
 CIVIL ENGINEERS

SUNNYSIDE GARDENS
 IN THE H. A. ROBINSON SURVEY
 HARRIS COUNTY, TEXAS

STATE OF TEXAS:
 COUNTY OF HARRIS:
 We, ROY PEDERSON and E. J. BANZRAM, owners of the property subdivided in the above and foregoing map of a RESUBDIVISION OF BLOCKS 5, 6, 7, 12, 13, 14, 23, 28, 29, 30, AND 32 OF SUNNYSIDE GARDENS, do hereby make resubdivision of said property according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown, and designate said subdivision as a RESUBDIVISION OF BLOCKS 5, 6, 7, 12, 13, 14, 23, 28, 29, 30, AND 32 OF SUNNYSIDE GARDENS in the H. A. ROBINSON SURVEY, Harris County, Texas, and dedicate to public use as such the streets, alleys, parks, and easements shown thereon, forever, and do hereby leave any claims for damages occasioned by the establishing of grades as approved for the streets and alleys delineated or indicated on the plat, the surface of any portion of streets or alleys to conform to such grades and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane thirty (30) feet above the ground upward located adjacent to all easements shown hereon.

FURTHER, We do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gutters, ravines, drains, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, All of the property in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable, at the option of Harris County, by Harris County or its citizens thereof, by injunction or otherwise:

- The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage 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). Culverts, or bridges, must be used for driveways and/or walks.

WITNESS our hand in Houston, Harris County, Texas, this 15th day of September, A.D. 1948.

[Signatures]
 Roy Pederson
 E. J. Banzram

THIS IS TO CERTIFY that the above and foregoing plat and resubdivision complies with all rules and regulations of the Commissioners' Court of Harris County, Texas in effect this date.

[Signatures]
 County Engineer
 APPROVED by the Commissioners' Court of Harris County, Texas, this 1st day of October, A.D. 1948.

[Signatures]
 Commissioner Precinct 1
 County Judge
 Commissioner Precinct 3
 Commissioner Precinct 4

THIS IS TO CERTIFY that I, Robt. M. Atkinson, 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 1" diameter iron pins and that this plat correctly represents that survey made by me.

[Signature]
 Engineer
 Texas Registration No. 6275

THIS IS TO CERTIFY that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of a RESUBDIVISION OF BLOCKS 5, 6, 7, 12, 13, 14, 23, 28, 29, 30, AND 32 OF SUNNYSIDE GARDENS as shown hereon.

IN TESTIMONY WHEREOF witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 31st day of September, A.D. 1948.

[Signatures]
 Secretary, Engineer
 Chairman

STATE OF TEXAS:
 COUNTY OF HARRIS:
 Before me, the undersigned authority, on this day personally appeared ROY PEDERSON and E. J. BANZRAM, 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 set forth.

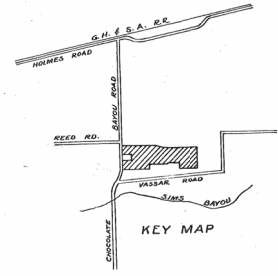
Given under my hand and seal of office this 15th day of September, A.D. 1948.

[Signature]
 Notary Public in and for Harris County, Texas
 Aubrey E. Bailey

STATE OF TEXAS:
 COUNTY OF HARRIS:
 I, W. D. Miller, 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 October 3, 1948, at 2:08 o'clock P. M., and duly recorded on 10-11-48, at 2:08 o'clock P. M., in Vol. 36 Page 55 of record of plat books for said County.

WITNESS my hand and seal of office, at Houston, the day and date last above written.

W. D. Miller
 Clerk County Court, Harris County, Texas
 by W. R. [Signature] Deputy

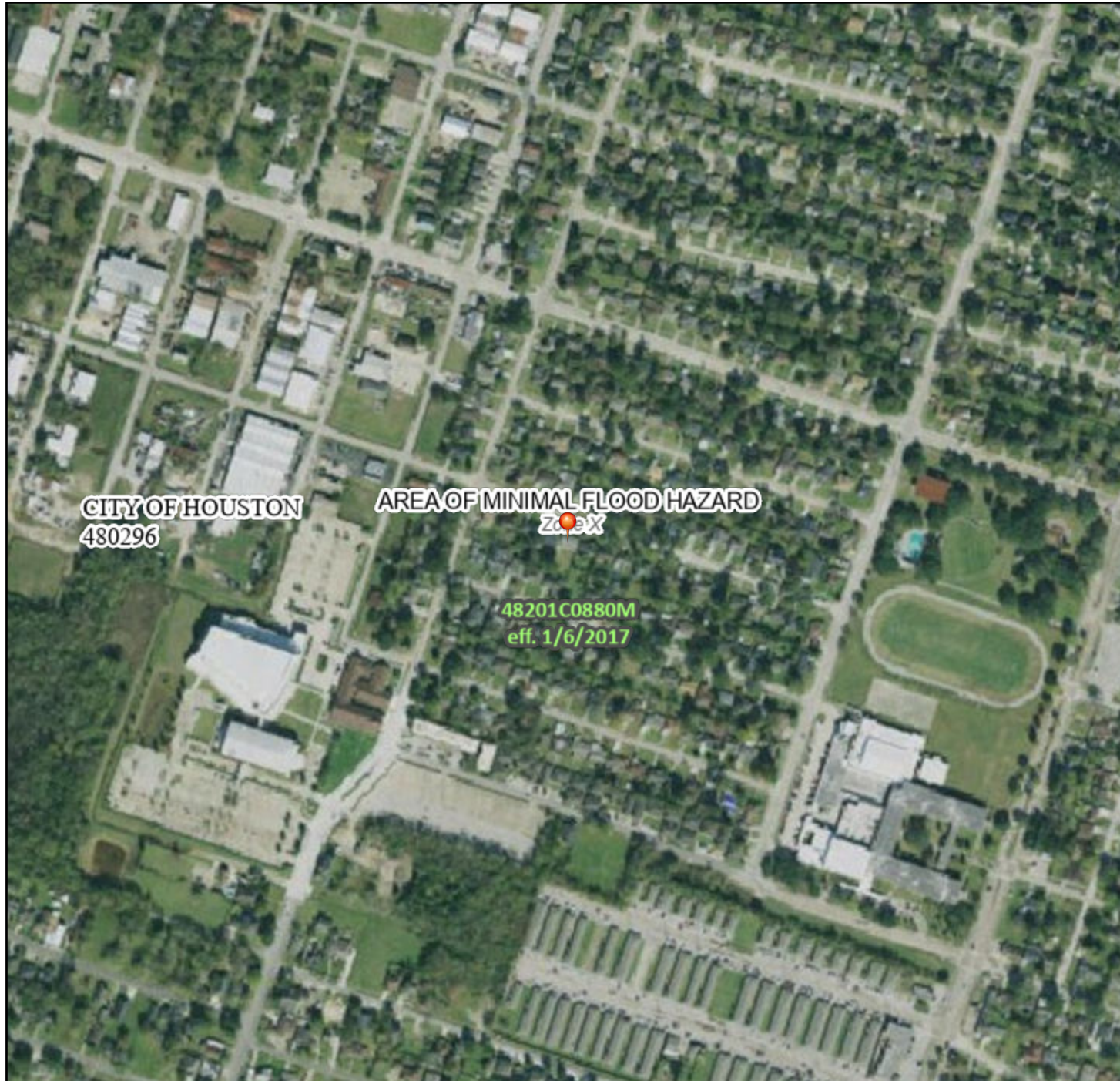


W. V. RECORDS
 MICROFILM
 DATE 2/11/83

National Flood Hazard Layer FIRMMette



95°22'19"W 29°41'52"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

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
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Profile Baseline
	Hydrographic Feature	

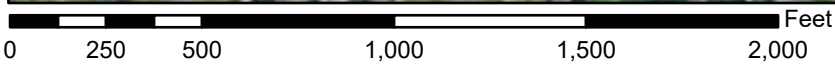
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

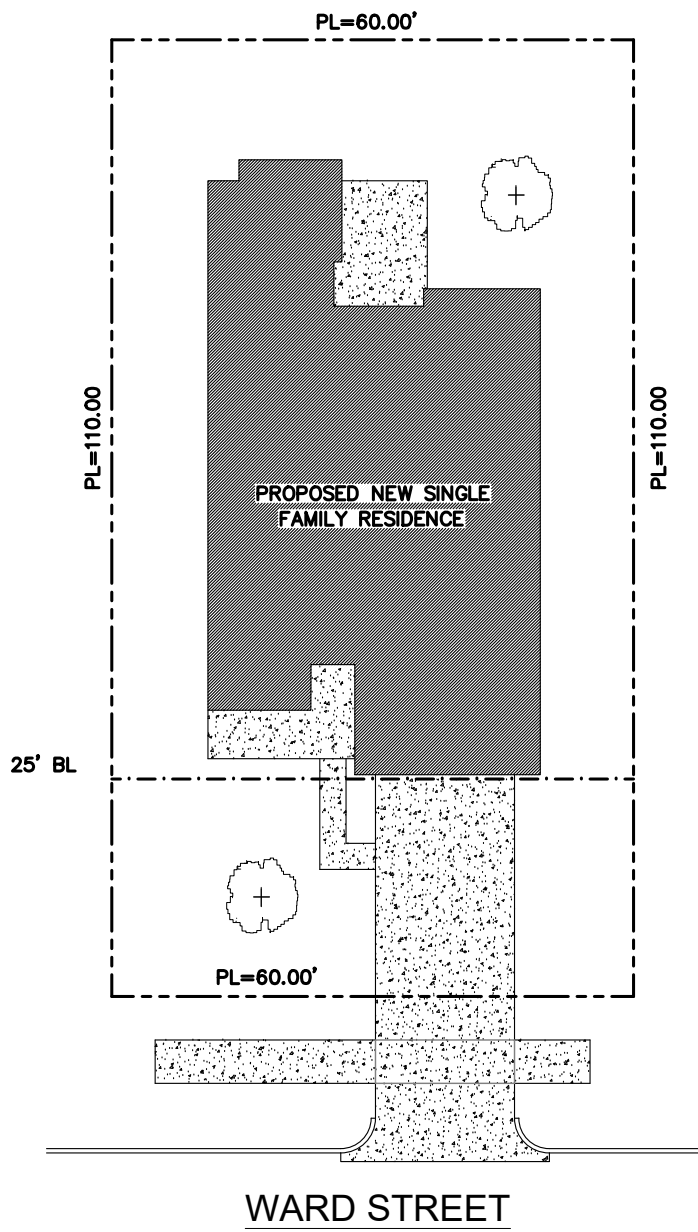
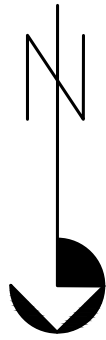
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/13/2024 at 4:06 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.



1:6,000

95°21'42"W 29°41'20"N



PROPOSED SITE PLAN

1" = 20'-0"

CITY OF HOUSTON
 HOUSING AND
 COMMUNITY DEVELOPMENT
 SINGLE FAMILY HOME
 REPAIR PROGRAM
 601 SAWYER, 4TH FLOOR
 HOUSTON, TX 77007



NEW SINGLE FAMILY RESIDENCE
 3618 WARD STREET
 HOUSTON, TEXAS 77021

DESIGN DEVELOPMENT

DESIGNED BY: K. BINGHAM, HCDD/SFHR PROJECT MGR.



PROPOSED
SITE PLAN

A1.0



SCALE: 1" = 30'

⊕-FH

⊕ SAN MH
TOP=40.68'

BENCHMARK INFORMATION:

TSARP MON
RM NO. 030375
ELEVATION = 42.20', NAVD 1988, 2001 ADJ.
TBM "A"
CUT BOX ON CURB
ELEVATION = 39.46' NAVD 1988, 2001 ADJ.

TOPOGRAPHIC SURVEY
LOT 5 IN BLOCK 15
OF LA SALETTE PLACE
FOURTH SECTION
VOLUME 38, PAGE 60, H.C.M.R.
HARRIS COUNTY, TX

GGC SURVEY
PROFESSIONAL LAND SURVEYING

Plan Number 10146000
8114 Golden Harbor Missouri City, TX 77459
TEL. (832)729-7256 gcsurvey@gmail.com
www.gcsurvey.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.

F.I.R.M. NO. 48201C PANEL 0890M
EFFECTIVE DATE 01/06/17 ZONE "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT PLOT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: SSOI

ADDRESS: 3618 WARD STREET HOUSTON, TEXAS 77021

FIELDWORK: 11/06/24

TITLE COMPANY: N/A

GF. NO.: N/A

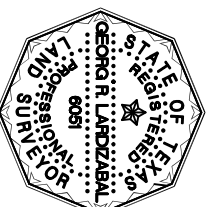
G.F. EFFECTIVE DATE: N/A

JOB NO.: 109323

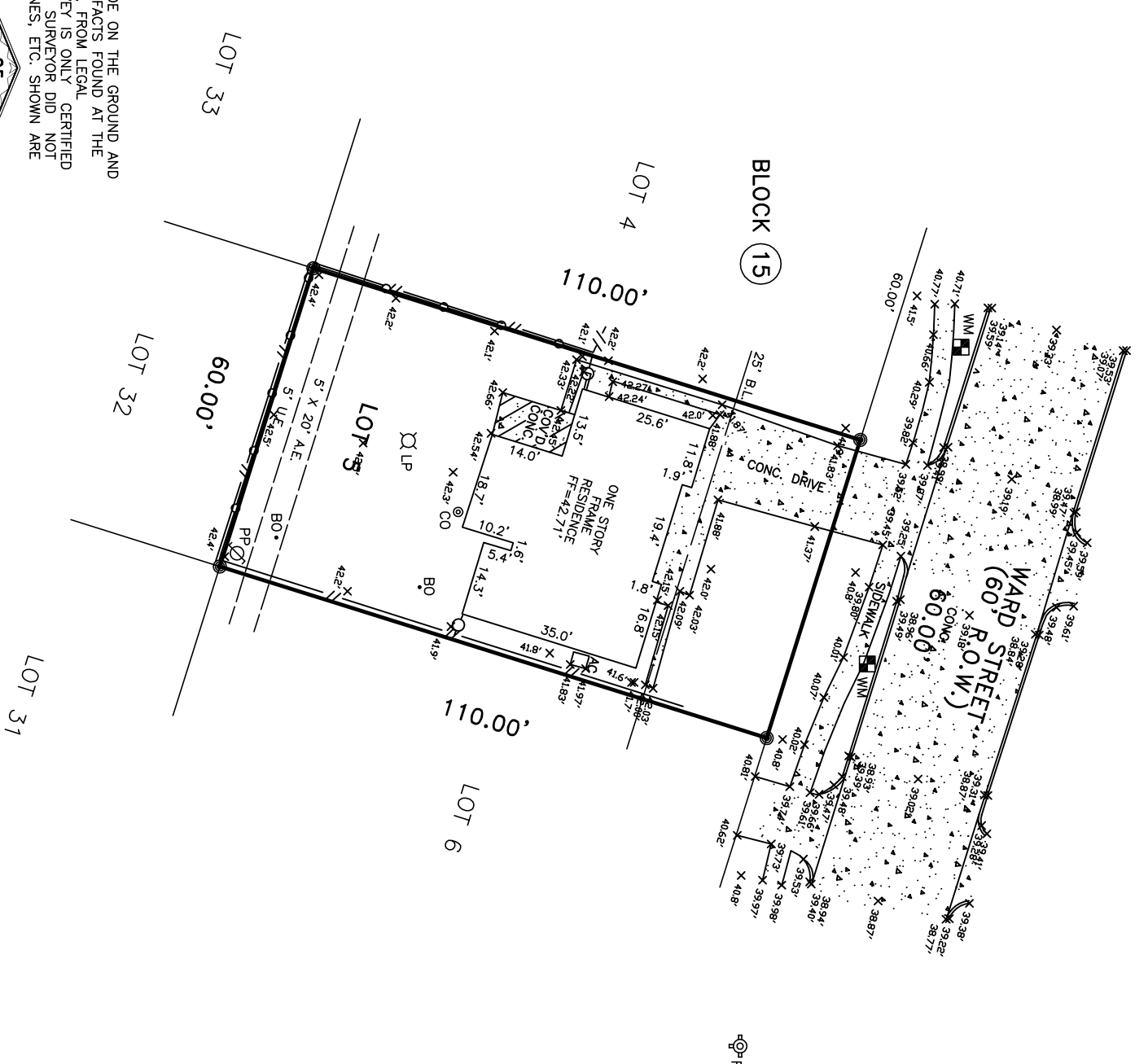
CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAN 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.

Georg R. Lardzabal
11/10/24



GEORG R. LARDZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051



- 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
 - BO — BOLLARD
 - SAN MH — SANITARY MANHOLE
 - LP — LIGHT POLE

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

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

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
A1. Building Owner's Name: <u>Emma Lou McGrew</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>3618 Ward Street</u>	Company NAIC Number: _____
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77021</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 5 Block 15 La Salette Place Section 4 HCAD No. 0770900200005</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>N 29° 41' 36.36"</u> Long. <u>W 95° 22' 00.62"</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
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).	
A7. Building Diagram Number: <u>1A</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) 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	
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>	
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
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	
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>	
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
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>48201C0880</u> B5. Suffix: <u>M</u>	
B6. FIRM Index Date: <u>11/15/2019</u> B7. FIRM Panel Effective/Revised Date: <u>01/06/2017</u>	
B8. Flood Zone(s): <u>X</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</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.: 3618 Ward Street	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77021</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 030375 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>42.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>N/A</u> | <input 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>41.8</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>42.0</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>42.3</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: RPLS

Company Name: GGC Survey, Professional Land Surveying Firm No. 10146000

Address: 8114 Golden Harbor

City: Missouri City State: TX ZIP Code: 77459

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

Signature: Date: 11/10/2024



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):
 C2(e) is top of pad for A/C unit

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.: 3618 Ward Street	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77021</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.: 3618 Ward Street	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77021</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.: 3618 Ward Street	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77021</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 _____ feet meters above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

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.:
3618 Ward Street

City: Houston State: TX ZIP Code: 77021

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: Rear 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.:
3618 Ward Street

City: Houston State: TX ZIP Code: 77021

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: Right View

Clear Photo Three



Photo Four

Photo Four Caption: Left View with AC Pad.

Clear Photo Four