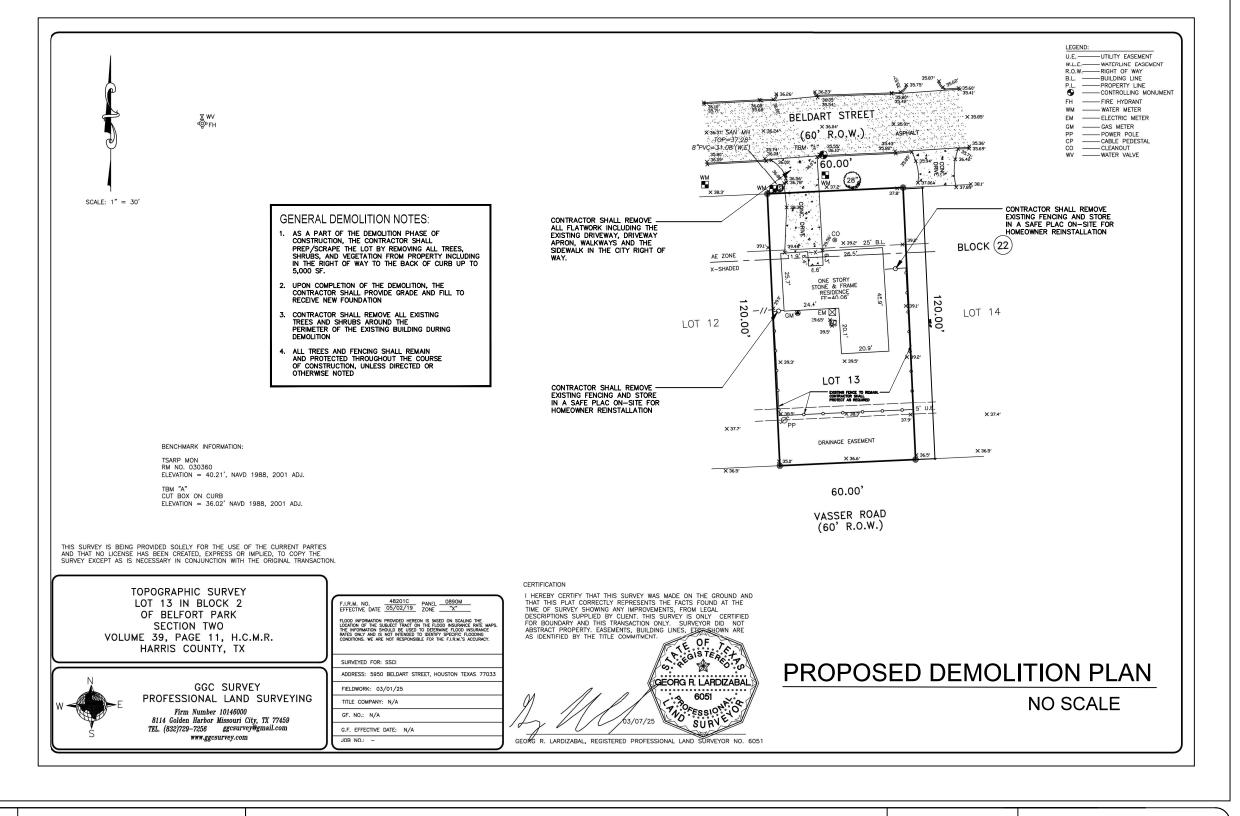
# 5950 Beldart Street (77033) Supporting Bid Documents





PROPOSED DEMO PLAN

A1.0



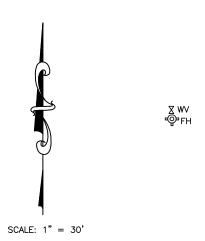
# NEW SINGLE FAMILY RESIDENCE 8905 BELDART STREET HOUSTON, TEXAS 77033

**DEMOLITION PLAN** 



#### CITY OF HOUSTON

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



BENCHMARK INFORMATION:

TSARP MON RM NO. 030360 ELEVATION = 40.21', NAVD 1988, 2001 ADJ.

TBM "A"
CUT BOX ON CURB
ELEVATION = 36.02' NAVD 1988, 2001 ADJ.

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.

TOPOGRAPHIC SURVEY
LOT 13 IN BLOCK 2
OF BELFORT PARK
SECTION TWO
VOLUME 39, PAGE 11, H.C.M.R.
HARRIS COUNTY, TX



# GGC SURVEY PROFESSIONAL LAND SURVEYING

Firm Number 10146000 8114 Golden Harbor Missouri City, TX 77459 TEL. (832)729-7256 ggcsurvey@gmail.com www.ggcsurvey.com F.I.R.M. NO. 48201C PANEL 0890M ZONE "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MEDICAL PROPERTY OF THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM.'S ACCURACY.

SURVEYED FOR: SSCI

ADDRESS: 5950 BELDART STREET, HOUSTON TEXAS 77033

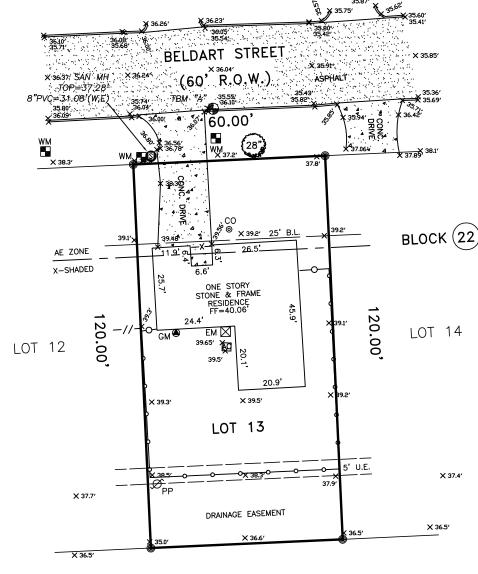
FIELDWORK: 03/01/25

TITLE COMPANY: N/A

G.F. EFFECTIVE DATE: N/A

JOB NO.: -

GF. NO.: N/A



60.00'

VASSER ROAD (60' R.O.W.)

#### 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



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

CO —— CLEANOUT WV —— WATER VALVE



# 3 BR/ 2 BATH/ TWO CAR "RANCH STYLE HOME" FOR REFERENCE ONLY

## HARRIS CENTRAL APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION

Tax Year: 2025



Owner and Property Information											
Owner Name & Mailing Address:  5950 BELDART ST HOUSTON TX 77033-1330					Legal Description: LT 13 BLK 22 BELFORT PARK SEC 2 Property Address: 5950 BELDART ST HOUSTON TX 77033			•			
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhoo	od	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>		
A1 Real, Residential, Single- Family	1001 Residential Improved	7,200 SF	919 SF	8421.01		8421.01		1312	132 1C South of Old Spanish Trail btwn SH 288 and I-45	5553C	534X

#### **Value Status Information**

Value Status	Shared CAD				
All Values Pending	No				

#### **Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
Residential Homestead	001	HOUSTON ISD	Pending	Pending	0.868300	
(Multiple)	040	HARRIS COUNTY	Pending	Pending	0.385290	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.048970	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.006150	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.163480	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004799	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.096183	
	061	CITY OF HOUSTON	Pending	Pending	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, 20	024	Value as of January 1, 2025			
	Market	Appraised		Market	Appraised	
Land	64,125		Land			
Improvement	68,557		Improvement			
Total	132,682	79,200	Total	Pending	Pending	

Land

	Market Value Land											
Line	Description	Site Code	Unit Type	LUNITS	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	6,300	1.00	1.00	1.00		1.00	Pending	Pending	Pending
2	1001 Res Improved Table Value	SF3	SF	900	1.00	0.50	1.00		0.50	Pending	Pending	Pending

#### Building

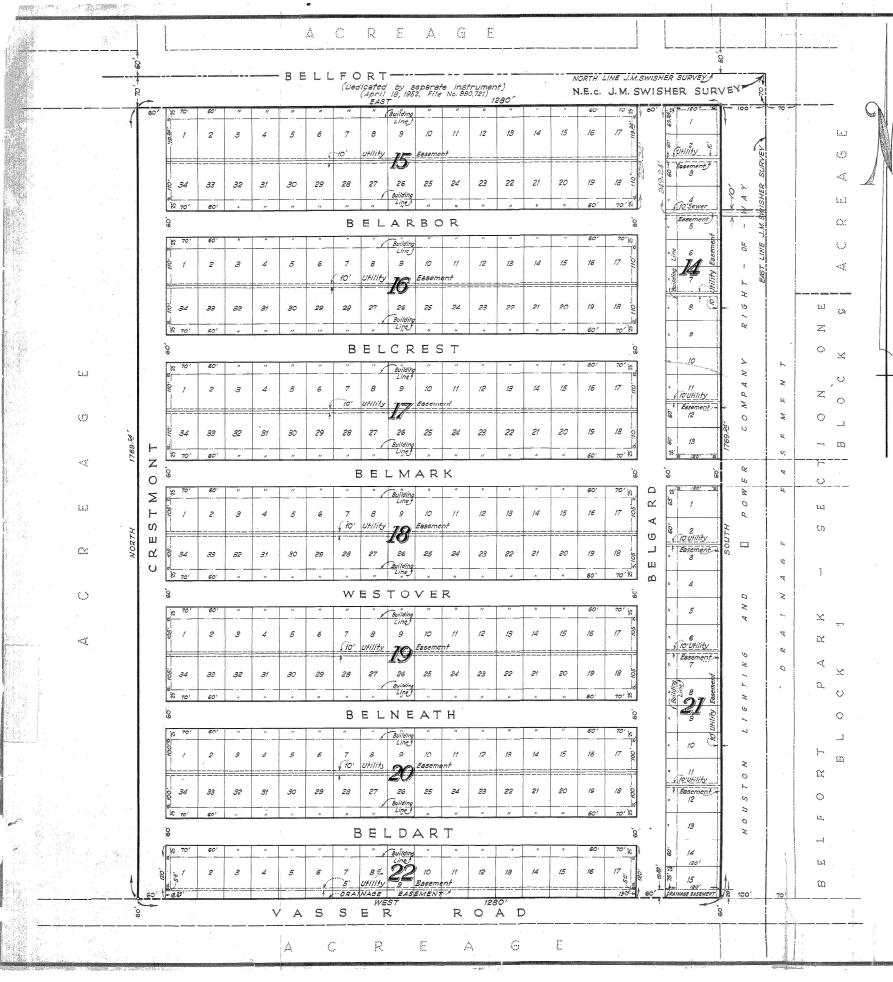
Building	Year Built	Туре	Style	Quality	Impr Sq Ft	Building Details
1	1950	Residential Single Family	Residential 1 Family	Average	919 *	Displayed

\* 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)

D						
Building	Data					
Element	Detail					
Cond / Desir / Util	Fair					
Foundation Type	Slab					
Grade Adjustment	С					
Heating / AC	Central Heat/AC					
Physical Condition	Average					
Exterior Wall	Shake Shingle					
Element	Units					
Room: Total	5					
Room: Full Bath	1					
Room: Bedroom	3					
Masonry Trim	1					

Building Areas						
Description	Area					
BASE AREA PRI	919					
FRAME GARAGE PRI	300					
OPEN FRAME PORCH PRI	42					



# BELFORT PARK SECTION TWO

A SUBDIVISION OF 51.99 ACRES OF LAND IN THE J.M. SWISHER SURVEY

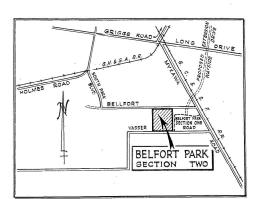
Scale: 1"= 100'

February 1952

E.S. & Robt. M. Atkinson CIVIL ENGINEERS

997856

A:10 MAY 9 1952



STATE OF TEXAS:

We, Earl Gregg and James E. Crosswell, President and Secretary respectively of Belfort Corporation, owner of the property subdivided in the above and Roregoing map of Belfort Park, Section Two, do here by make subdivision of said property for and on behalf of Said Belfort Corporation according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as Belfort Park, Section. Two, located in the U.M. Swisher Survey, Harris County, Texas, and on behalf of said Belfort Corporation, dedicate to the public use, as such, all of the streets, alleys, parks and easements shown thereon rorever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets and alleys to conform to such grades and to hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

Lots backing on Vasser Road are not to have driveway access to Vasser Road.

IN TESTIMONY WHEREOF, the Belfort Corporation has caused these presents to be signed by Earl Greys, its President, attacked by its Secretary, James E. Crosswell and its common seal hereunto affixed this Grey day of March, 4.0. 1952.

BU: Eaf Freg.

AHEST James Lassmell
SECTION

STATE OF TEXAS:

Before me, the undersigned authority, on this day personally appeared Earl Gregg, President, and James E. Crosswell, Secretary of the Belfort Corporation, 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 and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office this 3rd day of March, A.D. 1952.

Hama Telly Notary Public in any for Harris County, Texas.

This is to certify that I, Robt. M. Atkinson, a registered engineer of the State of Texas, have platted 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 rods, and that this plat correctly represents that survey made by me.

Taxas 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 Belfort Park, Section Two, 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 11th day of March AD 1952

Real S. Ele S. Secretary-Engineer

Secretary-Engineer

Jacob Chairman

THE 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 May 9. 1952, at 245 o'clock, 2. M., and duly recorded on June 26, 1952, at 245 o'clock, 2. M., in Volume 39, Page // , of record of Maps & Plats for said County.

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

W. D. MILLER
Clerk County Court, Herris County, Texas

By: W. R. Wissenan Deputy

W. W. RECORDS
MICROFILM
DATE 2/25/83

2351-7

# National Flood Insurance Program

# Elevation Certificate

and Instructions

2023 EDITION



OMB Control No. 1660-0008 Expiration Date: 06/30/2026

#### 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 disdosed 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.

OMB Control No. 1660-0008 Expiration Date: 06/30/2026

#### 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:	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 5950 Beld art Street	Company NAIC Number:
City: Houston State: TX	ZIP Code: 77033
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Num Lot 13 Block 22 Belfort Park Section 2	nber:
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential	
A5. Latitude/Longitude: Lat. N 29° 39' 41.915" Long. W 95° 19' 33.884" Horiz. Datum:	NAD 1927 🗷 NAD 1983 🗌 WGS 84
A6. Attach at least two and when possible four clear color photographs (one for each side) of the bu	ilding (see Form pages 7 and 8).
A7. Building Diagram Number:1A	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): N/A sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area?	☐ Yes ☐ No 🗵 N/A
<ul> <li>c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot Non-engineered flood openings:N/A</li> <li>Engineered flood openings:N/A</li> </ul>	
d) Total net open area of non-engineered flood openings in A8.c:N/A sq.in.	
e) Total rated are a of engineered flood openings in A8.c (attach documentation – see Instruction	ons):N/A sq. ft.
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions):N/A sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: N/A sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage?	Yes No X N/A
<ul> <li>c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjation Non-engineered flood openings:N/A</li> <li>Engineered flood openings:N/A</li> </ul>	_
d) Total net open area of non-engineered flood openings in A9.c: $N/A = N/A$ sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instruction	ons):N/A sq. ft.
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions):N/A sq. ft.	
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFOR	RMATION
B1.a. NFIP Community Name: City of Houston B1.b. NFIP Community Name:	munity Identification Number: 480296
B2. County Name: Harris B3. State: TX B4. Map/Panel No.: 4	18201C0890 B5. Suffix: M
B6. FIRM Index Date: 05/02/2019 B7. FIRM Panel Effective/Revised Date: 05/02/20	19
B8. Flood Zone(s): AE/X-Shaded B9. Base Flood Elevation(s) (BFE) (Zone AO, use E	Base Flood Depth): 35.1'
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:  ☐ FIS ▼ FIRM ☐ Community Determined ☐ Other:	
B11. Indicate elevation datum used for BFE in Item B9:   NGVD 1929  NAVD 1988  Other	/Source: NAVD 1988, 2001 ADJ
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Prote Designation Date:	ected Area (OPA)? Yes 🗷 No
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)?  Yes	No

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box N	No.: F	FOR INSURANCE COMPANY USE							
5950 Beldart Street	Po	Policy Number:							
City: Houston State: TX ZIP Code: 77033	Company NAIC Number:								
SECTION C - BUILDING ELEVATION INFORMATION (S	SURVEYRE	Q UI RE	D)						
C1. Building elevations are based on: Construction Drawings* Building Under *A new Elevation Certificate will be required when construction of the building is comp		<b>X</b> F	inished Construction						
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 030360  Vertical Datum: NAVD 1988, 2001 Adjusted									
Indicate elevation datumused 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 If Yes, describe the source of the conversion factor in the Section D Comments area.	on factor used		Yes X No						
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	40								
b) Top of the next higher floor (see Instructions):	N.	/A 🗷	feet meters						
c) Bottom of the lowest horizontal structural member (see Instructions):	N	/A 🗷	feet meters						
d) Attached garage (top of slab):	N	/A 🗷	feet meters						
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	39	.7 ×	feet meters						
f) Lowest Adjacent Grade (LAG) next to building: Natural 🗴 Finished	39	.1 ×	feet meters						
g) Highest Adjacent Grade (HAG) next to building: 🗌 Natural 🗵 Finished	39	.5 ×	feet meters						
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N	<u>∕</u> A □	feet meters						
SECTION D - SURVEYOR, ENGINEER, OR ARCHITEC	CT CERTIFIC	OITA	N						
This certification is to be signed and sealed by a land surveyor, engineer, or architect authinformation. I certify that the information on this Certificate represents my best efforts to infalse statement may be punishable by fine or imprisonment under 18 U.S. Code, Section	nterpret the dat								
Were latitude and longitude in Section A provided by a licensed land surveyor? X Yes	☐ No								
☐ Check here if attachments and describe in the Comments area.									
Certifier's Name: Georg R. Lardizabal License Number: 6051									
Title: RPLS			E OF						
Company Name: GGC Survey, Professional Land Surveying Firm No. 10146000		1	A EGISTEA CT						
Address: 8114 Golden Harbor		&G	EORG R. LARDIZABAL						
City: Missouri City State: TX ZIP Code: 77	459	K	6051						
Telephone: (832) 729-7256 Ext.: Email: ggcsurvey@gmail.com	Telephone: (832) 729-7256 Ext.: Email: ggcsurvey@gmail.com								
Signature: Date: 03/07/2025 Place Seal Here									
Signature: Date: 03/07   Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) ii		t/comps							
Comments (including source of conversion factor in C2; type of equipment and location p									
C2(e) is top of pad for A/C unit  500 Year Designated Flood Elevation(DFE)=39.2'	er Cz.e, and d	escripiii	on or any attachments).						

Building Street Address (including Apt., Unit, Suite 5950 Beld art Street	, and/or Bld	lg. No.) c	or P.O. Route and Bo	oxNo.:	FOR INSURANCE	COMPANY USE		
City: Houston	State: _	TX	_ ZIP Code: 7703	33	Policy Number: Company NAIC Num	nher:		
					Company NAIC Num			
SECTION E – BUILDING FOR ZONE			「INFORMATION O, AND ZONE A					
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.								
<ul> <li>a) Top of bottom floor (including basement crawlspace, or enclosure) is:</li> </ul>	t,		feet	☐ meters	above or l	pelow the HAG.		
<ul> <li>b) Top of bottom floor (including basement crawlspace, or enclosure) is:</li> </ul>	t,		feet	meters	above or l	pelow the LAG.		
E2. For Building Diagrams 6–9 with permanent next higher floor (C2.b in applicable Building Diagram) of the building is:	floodopeni	ings pro						
E3. Attached garage (top of slab) is:			feet	☐ meters		pelow the HAG.		
E4. Top of platform of machinery and/or equipm	nent			meters		ociow the HAO.		
servicing the building is:	IGIT		feet	☐ meters	above or l	oelow the HAG.		
E5. Zone AO only: If no flood depth number is a flood plain management ordinance?					ccordance with the con ust certify this informati	•		
SECTION F - PROPERTY OWNE	R (OR OV	VNER'S	AUTHORIZED	REPRESEN	TATIVE) CERTIFIC	ATION		
The property owner or owner's authorized represign here. The statements in Sections A, B, and Check here if attachments and describe in the	dE are corre	ect to the	e best of my knowle		one A (without BFE) o	r Zone AO must		
Property Owner or Owner's Authorized Represe	entative Nar	me:						
Address:		-						
City:				State:	ZIP Code:			
Telephone: Ext.:	Email:	:						
Signature:			Date:					
Comments:					<del></del>			
Comments.								

INFORTANT. NIOST FOL	LOW THE INST	RUCITONS ON IN	is tructic						
Building Street Address (including Apt., Unit, Suite, an 5950 Beldart Street	d/or Bldg. No.) o	r P.O. Route and Bo	xNo.:		URANCE COMPANY USE				
City: Houston	State: TX	ZIP Code: 7703	3	Policy Nun					
				Company NAIC Number:					
SECTION G - COMMUNITY INFORMA	TION (RECON	IMENDED FOR	COMMUNI	ITY OFFICIA	L COMPLETION)				
The local official who is authorized by law or ordina Section A, B, C, E, G, or H of this Elevation Certifica					rdinance can complete				
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. $\square$ A local official completed Section H for i	nsurance purpo	ses.							
G3.	local official des	scribes specific cor	rections to t	he information	n in Sections A, B, E and H.				
G4.	1) is provided for	r community flood	plain manag	ement purpos	ses.				
G5. Permit Number.	G6. Date Pe	emit Issued:							
G7. Date Certificate of Compliance/Occupancy I	ssued:								
G8. This permit has been issued for: New 0	Construction $\square$	Substantial Impro	vement						
G9.a. Elevation of as-built lowest floor (including b building:	asement) of the		feet	meters	Datum:				
G9.b. Elevation of bottom of as-built lowest horizon member:	ntal structural		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 requirement for the lowest floor or lowest homeomber:		al	☐ feet	☐ meters	Datum:				
G11. Variance issued? 🗌 Yes 🔲 No If yes	s, attach docume	entation and descri	_ be in the Co	mments area					
The local official who provides information in Sectio correct to the best of my knowledge. If applicable, I	n G must sign h	ere. I have complet	ed the infor	mation in Sec	tion G and certify that it is				
Local Official's Name:		Title: _							
NFIP Community Name:									
Telephone: Ext.:	Email:								
Address:									
City:									
Signature:									
Comments (including type of equipment and location Sections A, B, D, E, or H):	n, per C2.e; des	scription of any atta	chments; a	nd corrections	to specific information in				

Building Street Address (including Apt., Unit 5950 Beld art Street	, Suite, and/or Bld	g. No.) c	or P.O. Route and	d Box No.:	FOR INSURANCE COMPANY L	JSE	
City: Houston	State:	TX	ZIP Code: 77	7033	Policy Number:		
Oity			_ 211 0000		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):							
<ul> <li>a) For Building Diagrams 1A, 1B, 3 floor (include above-grade floors only crawlspaces or enclosure floors) is:</li> </ul>	3, and 5–8.Top of for buildings with	f b ot tom		[ feet [	meters above the LAG		
<ul> <li>b) For Building Diagrams 2A, 2B, 4 higher floor (i.e., the floor above base enclosure floor) is:</li> </ul>				leet [	meters above the LAG		
H2. Is <b>all</b> 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?							
SECTION I - PROPERTY O	WNER (OR OW	NER'S	AUTHORIZE	D REPRESEN	TATIVE) 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. <b>Note:</b> If the local flood plain 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 Re	epresentative Nan	ne:					
Address:							
City:				State:	ZIP Code:		
Telephone: Ex	t.: Email:						
Signature:			Date:		<u></u>		
Comments:							

# 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 an	nd BoxNo.: FOR INSURANCE COMPANY USE
5950 Beldart Street  City: Houston State: TX ZIP Code: 7	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 w/ AC Pad.

Clear Photo Two

# IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11 **BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite,	FOR INSURANCE COMPANY USE			
5950 Beldart Street  City: Houston	State: _	TX	ZIP Code: 77033	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: Left view

Clear Photo Three



Photo Four

Photo Four Caption: Right view

Clear Photo Four





February 6, 2025

**ILMS Project Number:** 

25009676

WCR File Number:

Legal Description:

0.1653 acre of land being Lot 13, Block 22, Belfort Park Subdivision, Section 2, located at 5950

**Beldart Street** 

**Proposed Development:** 

Construction of a single family residence

Wastewater:

Impact Fee:

\$0.00

Service Unit Credits:

1.0000 service unit credit for the removal of a single family residence from this site

Admin Fee:

\$0.00

Connection Point(s):

8-inch or 6-inch sewer in Beldart Street

Proposed Service Units:

1.0000

Treatment Plant:

Sims Bayou

Pumping Station:

**Brock** 

Water:

Impact Fee:

\$0.00

Admin Fee:

\$0.00

Connection Point(s):

8-inch water main in Beldart Street

Proposed Service Units:

1.0000

Service Area:

**FWPP** 

Regina Otu

For

Deidre VanLangen

Deputy Assistant Director

Infrastructure and Development Services

RVM:DV:RO (Council District D)

For Randall V. Macchi

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



Bettie N. Jackson ILMS Project No 25009676 February 6, 2025

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 wortechs@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.





# INFRASTRUCTURE AND DEVELOPMENT SERVICES VALIDATION FORM

AS FEE SIMPLE OWNER OF THE PROPERTY REFERENCED IN ILMS PROJECT NUMBER 25009676. 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

(DATE)

Maria Contraras Garza

(SIGNATURE OF CITY OF HOUSTON TECHNICIAN)

2/6/2025
(DATE)

**BUILDING ADDRESS** 

IMPACT FEE ADMINISTRATION 1002 WASHINGTON AVENUE HOUSTON, TEXAS 77002 CONTACT INFORMATION

(832)-394-8888

WCRTECHS@ HOUSTONTX.GOV

MAILING ADDRESS

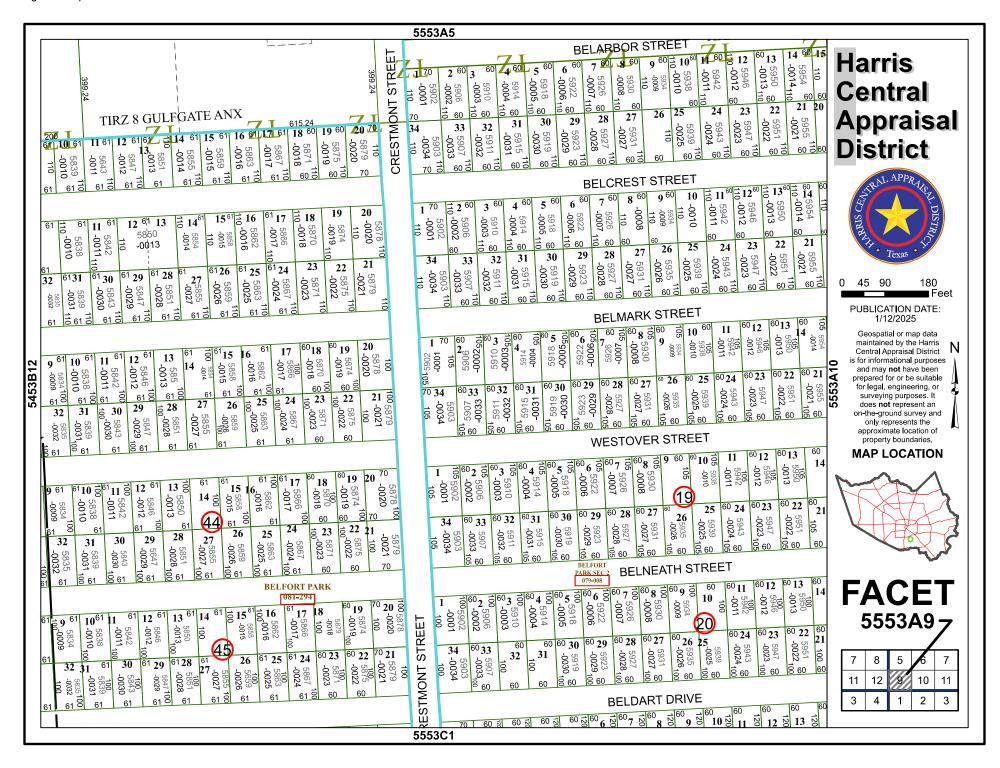
INFRASTRUCTURE & DEVELOPMENT

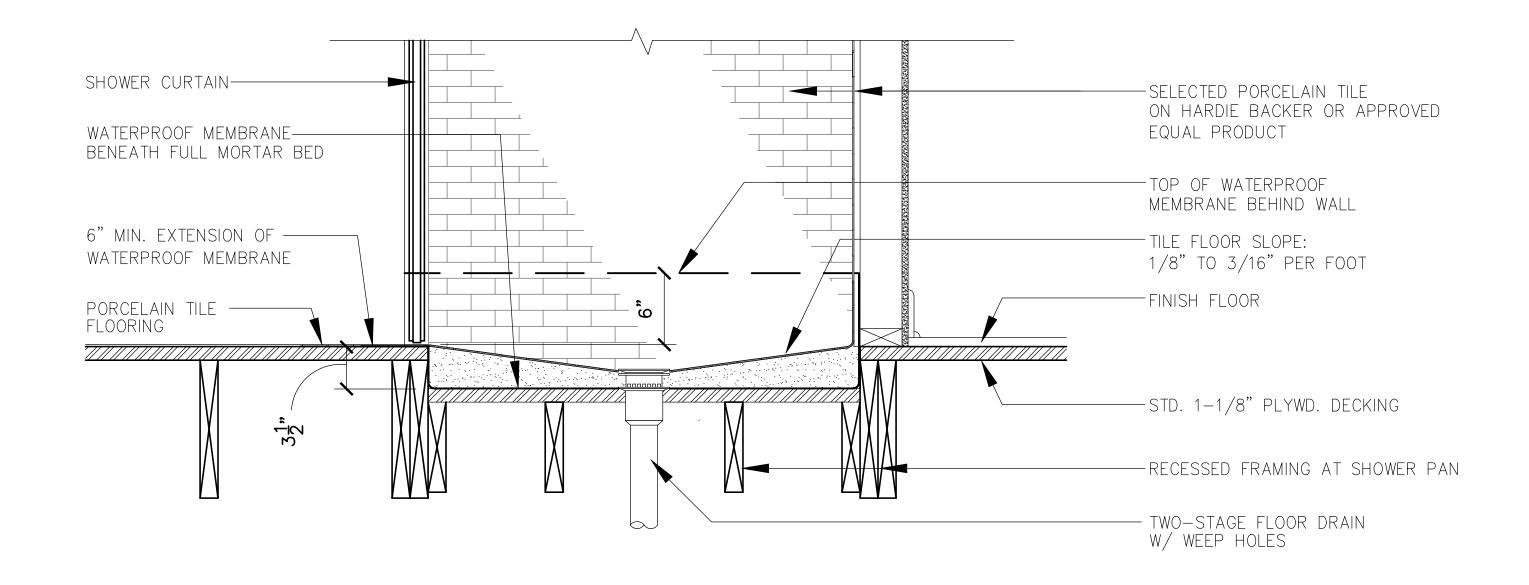
SERVICES SECTION

P.O. BOX 2688

HOUSTON, TEXAS 77252-2688

18021





## SHOWER DETAIL AT RECESSED FARMING ON ELEVATED FOUNDATION

1 1/2"=1'-0"



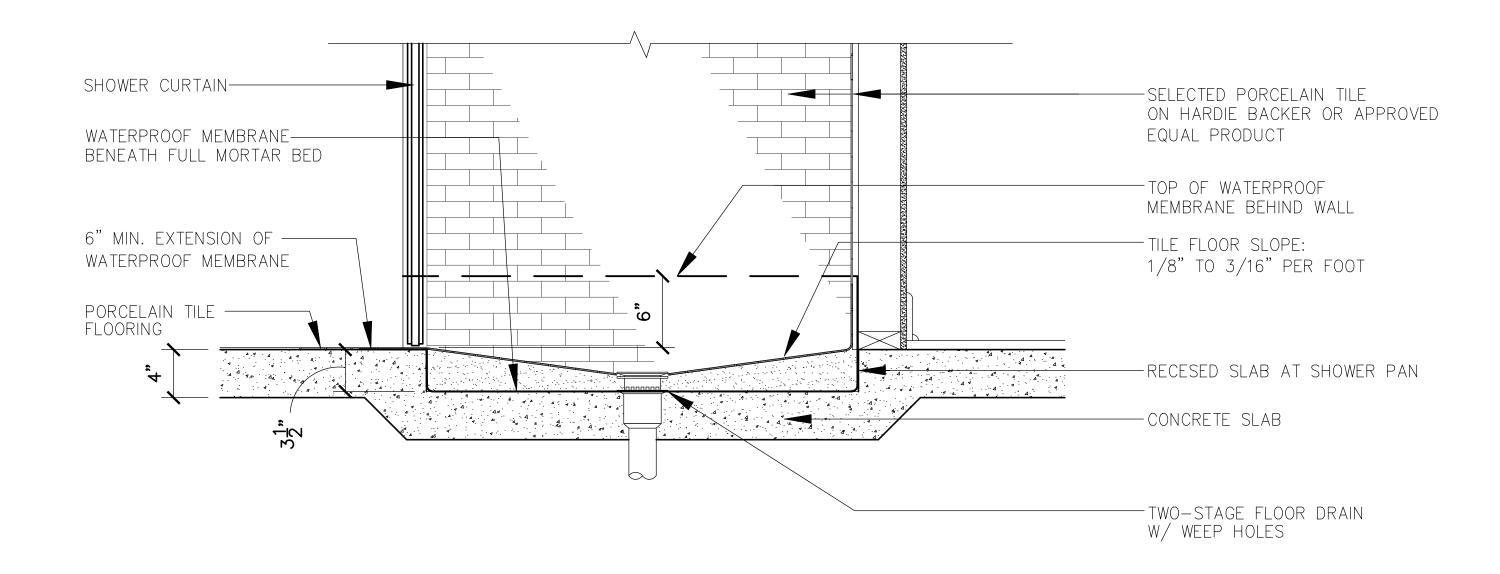
#### TYP. SHOWER DETAIL ON ELEVATED FOUNDATION

HCDD MINIMUM CONSTRUCTION STANDARDS

**DIAGRAM 2024-01B** 

HOUSING AND COMMUNITY DEVELOPMENT





# SHOWER DETAIL AT RECESSED CONCRETE SLAB ON GRADE FOUNDATION

1 1/2"=1'-0"



### TYPICAL SHOWER DETAIL AT SLAB ON GRADE FOUNDATION

HCDD MINIMUM CONSTRUCTION STANDARDS

**DIAGRAM 2024-01A** 

HOUSING AND COMMUNITY DEVELOPMENT

