

8905 Richland Drive (77078)

Supporting Bid Documents

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8905 Richland Dr

8905 Richland Dr

Houston, Texas

Google Street View

Apr 2022

See more dates

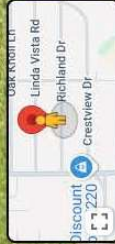


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THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

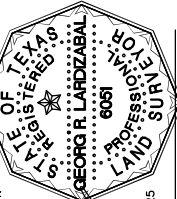
TOPOGRAPHIC SURVEY
LOT 62 IN BLOCK 3
OF CHATWOOD PLACE
VOLUME 31, PAGE 46, H.C.M.R.
HARRIS COUNTY, TX

GGC SURVEY
PROFESSIONAL LAND SURVEYING
Firm Number 10146000
8114 Golden Harbor Missouri City, TX 77459
TEL (832)723-7256 ggsurvey@gmail.com
www.ggsurvey.com



FIRM NO.	49251C	PANEL	0865L
EFFECTIVE DATE	02/28/25	ZONE	X
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SOURCE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.			
SURVEYED FOR: SSCI			
ADDRESS: 8805 RICHLAND DRIVE HOUSTON, TEXAS 77078			
FIELDWORK: 02/28/25			
TITLE COMPANY: N/A			
G.F. 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. NO IMPROVEMENTS, FROM LEGAL CERTIFIED SURVEYORS OR OTHERWISE, HAVE BEEN MADE SINCE THE SURVEY FOR BOUNDARY AND THIS TRANSACTION ONLY. NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



Georg R. Lardzabal
02/28/25

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

MH
● TOP=41.08'

LOT 84

LOT 83

LOT 82



- LEGEND:
- U.E. — UTILITY EASEMENT
 - W.E. — WATERLINE EASEMENT
 - W.M. — WATER METER
 - B.L. — BUILDING LINE
 - P.L. — PROPERTY LINE
 - CONTROLLING MONUMENT
 - WV — WATER VALVE
 - MH — MANHOLE
 - MB — MAIL BOX
 - CO — CLEANOUT
 - TH — FIRE HYDRANT
 - WM — WATER METER
 - EM — ELECTRIC METER
 - GM — GAS METER
 - PP — POWER POLE
 - CP — CABLE PEDESTAL
 - PLM — PIPELINE MARKER
 - TP — TELEPHONE PEDESTAL

BENCHMARK INFORMATION:

TSAPP MON
RM NO. 150370
ELEVATION = 34.28', NAVD 1988, 2001 ADL.
TBM "X"
ELEVATION = 40.49', NAVD 1988, 2001 ADL.

**GGC SURVEY
PROFESSIONAL LAND SURVEYING**

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS 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. LARDIZABA., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

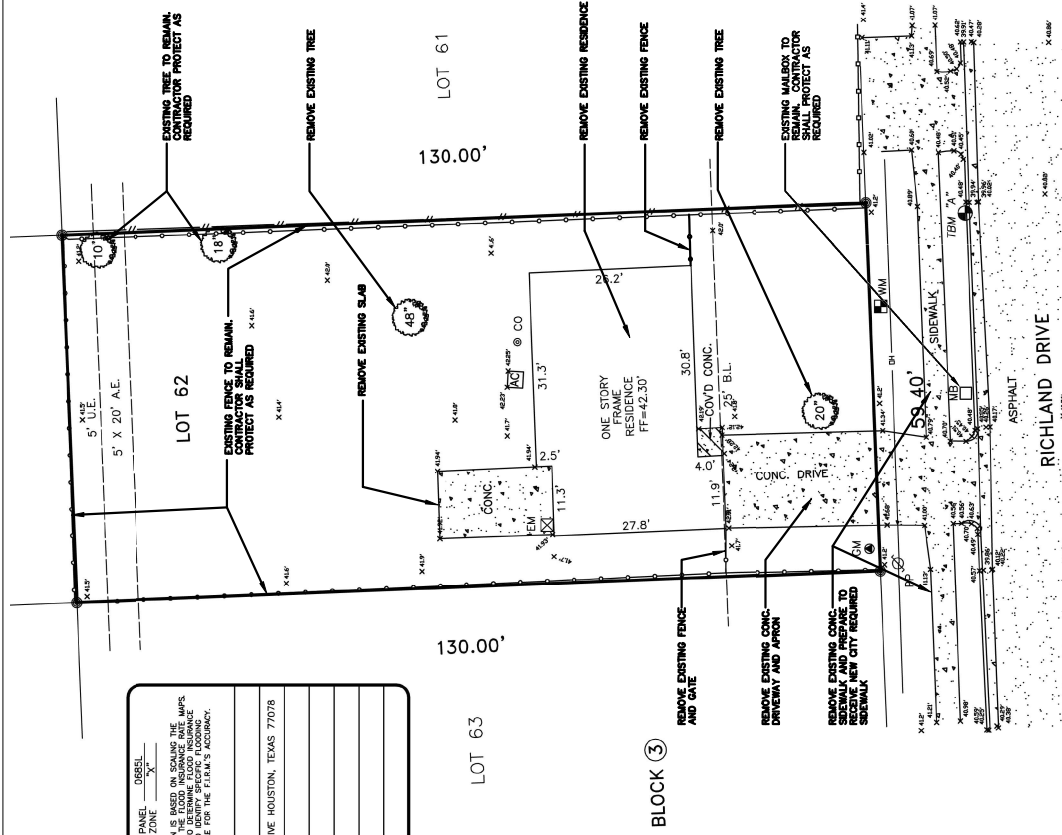
1. AS A PART OF THE DEMOLITION PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL PREP SCRAPES THE LOT BY REMOVING ALL TREES, SHRUBS, AND VEGETATION FROM PROPERTY INCLUDING IN THE MIGHT OF WAY TO THE BACK OF CURB UP TO 5,000 SF.
2. UPON COMPLETION OF THE DEMOLITION, THE CONTRACTOR SHALL FILL TO GRADE AND FILL TO EXISTING HIGH ELEVATION.

NO SCALE

A1.0



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



HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0760390030062

Tax Year: 2025



Owner and Property Information								
Owner Name & Mailing Address: 8905 RICHLAND DR HOUSTON TX 77078-4211				Legal Description: LT 62 BLK 3 CHATWOOD PLACE Property Address: 8905 RICHLAND DR HOUSTON TX 77078				
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	7,644 SF	929 SF	1165	1904	290 -- 1J Former North Forest ISD	5661D	455H

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 (Multiple)	001	HOUSTON ISD	Pending	Pending	0.868300	
	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, 2024			Value as of January 1, 2025		
	Market	Appraised		Market	Appraised
Land	35,445		Land		
Improvement	72,901		Improvement		
Total	108,346	84,357	Total	Pending	Pending

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	6,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF3	SF	1,644	1.00	0.10	1.00	--	0.10	Pending	Pending	Pending

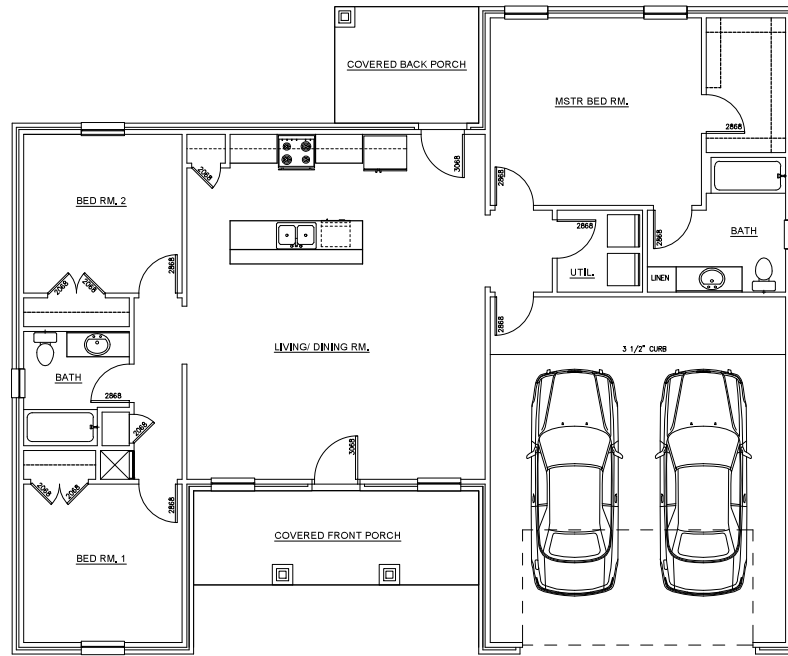
Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1970	Residential Single Family	Residential 1 Family	Average	929 *	Displayed
<p>* 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 <i>attached</i> garages is included in the square footage living area of the dwelling. Living area above <i>detached</i> 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.</p>						

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	None
Physical Condition	Average
Exterior Wall	Aluminum / Vinyl
Element	Units
Room: Total	6
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	929
OPEN FRAME PORCH PRI	16



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

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 Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

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

PURPOSE OF THE ELEVATION CERTIFICATE

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

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

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

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

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

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

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

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

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

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON 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: [REDACTED]	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 8905 Richland Drive	Company NAIC Number: _____
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77078</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 62, Block 3, Chatwood Place</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>N 29° 50' 18.016"</u> Long. <u>W 95° 15' 36.428"</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>48201C0685</u> B5. Suffix: <u>L</u>	
B6. FIRM Index Date: <u>06/18/2007</u> B7. FIRM Panel Effective/Revised Date: <u>06/18/2007</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.:

8905 Richland Drive

City: Houston

State: TX

ZIP Code: 77078

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: HCFRM 150370

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): 42.3 ☒ feet ☐ meters

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): 42.2 ☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 41.6 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 41.8 ☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 46.5 ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: 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: 02/28/2025



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Item C2(e) is an AC Pad.

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.: 8905 Richland Drive	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77078</u>	

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.:
8905 Richland Drive

City: Houston State: TX ZIP Code: 77078

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

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

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

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

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

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

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

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 8905 Richland Drive	FOR INSURANCE COMPANY USE
City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77078</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.

<div>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 8905 Richland Drive</div> <div>City: <u>Houston</u> State: <u>TX</u> ZIP Code: <u>77078</u></div>	<div>FOR INSURANCE COMPANY USE</div> <div>Policy Number: _____</div> <div>Company NAIC Number: _____</div>
---	--

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

Clear Photo One



Photo Two

Photo Two Caption: Rear w/ AC Pad

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.:
8905 Richland Drive

City: Houston State: TX ZIP Code: 77078

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: Left

Clear Photo Three



Photo Four

Photo Four Caption: Right

Clear Photo Four



January 30, 2025

8905 Richland Drive
Houston, Texas 77078

ILMS Project Number: 25006291 **WCR File Number:**

Legal Description: 0.1755 acre of land being Lot 62, Block 3, Chatwood Place located at 8905 Richland Drive

Proposed Development: Construction of a single family residence

Wastewater:

Impact Fee: \$0.00
Service Unit Credits: 1.0 service unit credit for the removal of a single family residence from this site
Admin Fee: \$0.00
Connection Point(s): 8-inch sewer in the easement
Proposed Service Units: 1.0000
Treatment Plant: F.W.S.D. #23
Pumping Station: Green River Drive

Water:

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

Robin Parish-Campbell

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

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



ILMS Project No 25006291
January 30, 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@houston.tx.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@houston.tx.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 25006291. 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.

[Signature]
(SIGNATURE OF FEE SIMPLE TITLE OWNER)

1/31/2025
(DATE)

Jalan Butler
(SIGNATURE OF CITY OF HOUSTON TECHNICIAN)

1/31/2025
(DATE)

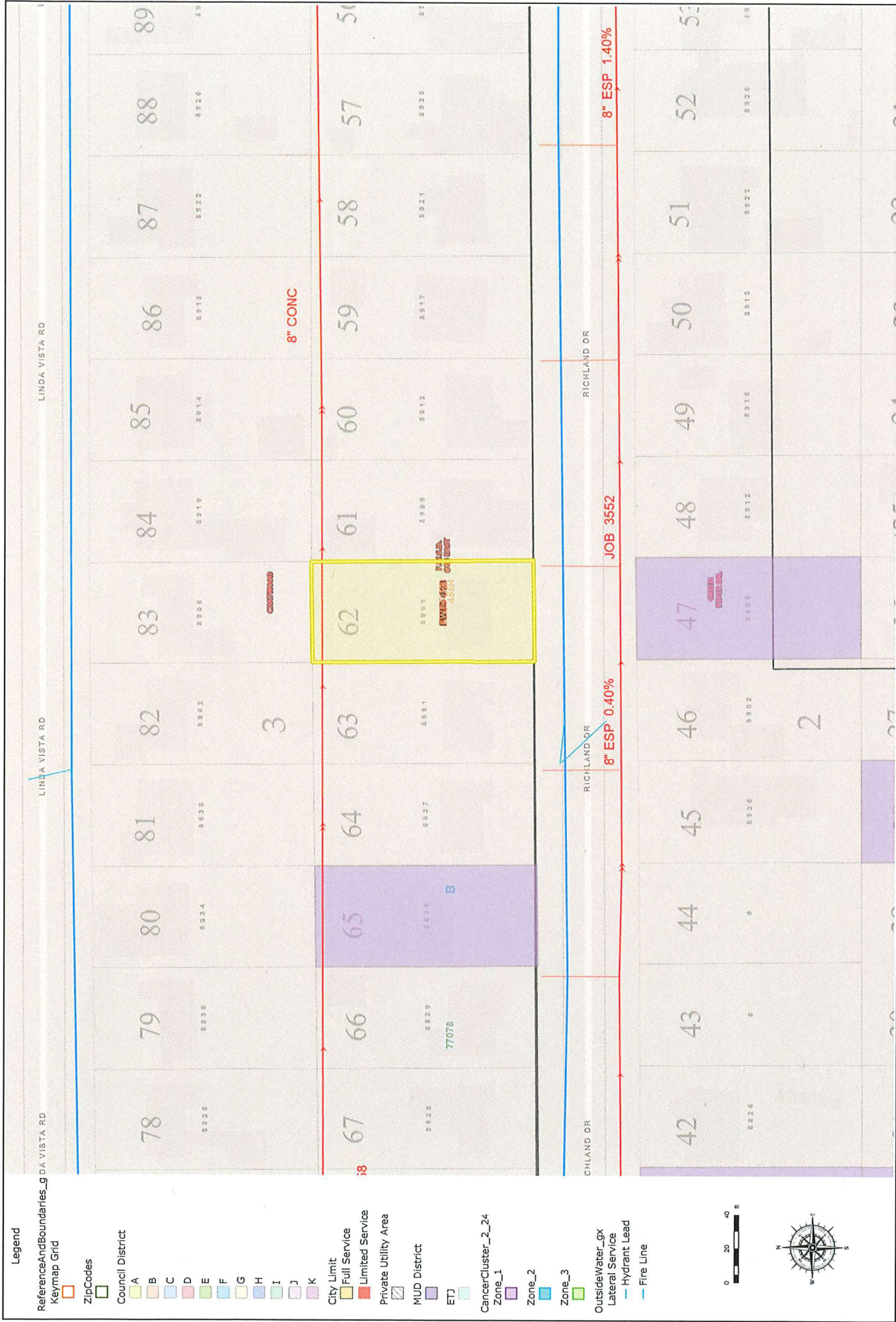
BUILDING ADDRESS
IMPACT FEE ADMINISTRATION
1002 WASHINGTON AVENUE
HOUSTON, TEXAS 77002

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

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

V- 18006

Map Title




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 warranty of any kind, either expressed or implied, and the Houston Public Works Department makes no representation, guarantee or warranty as to 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 and/or suitability of these datasets, which are provided "AS IS".

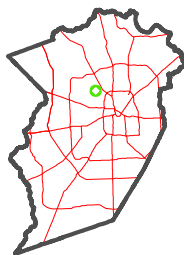


PUBLICATION DATE:
1/13/2025

N



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.

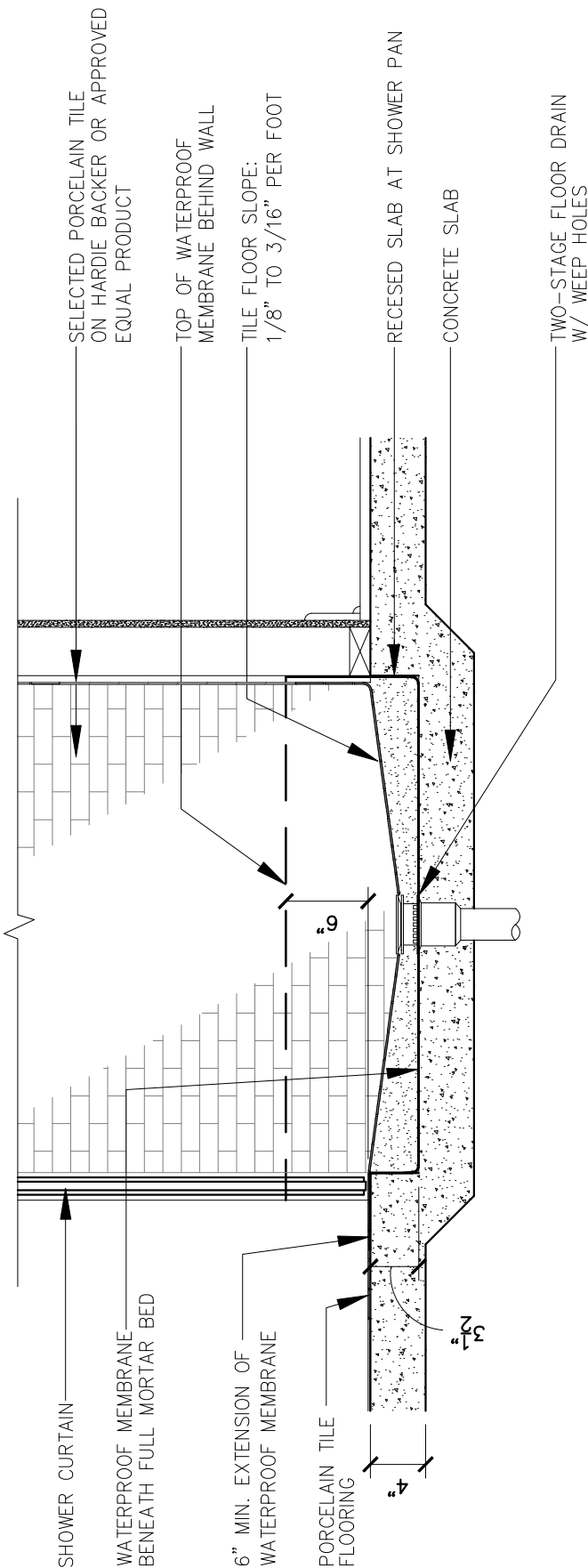


MAP LOCATION

FACET
5661D97

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

[illegible]



SHOWER DETAIL AT RECESSED CONCRETE SLAB ON GRADE FOUNDATION
1 1/2"=1'-0"



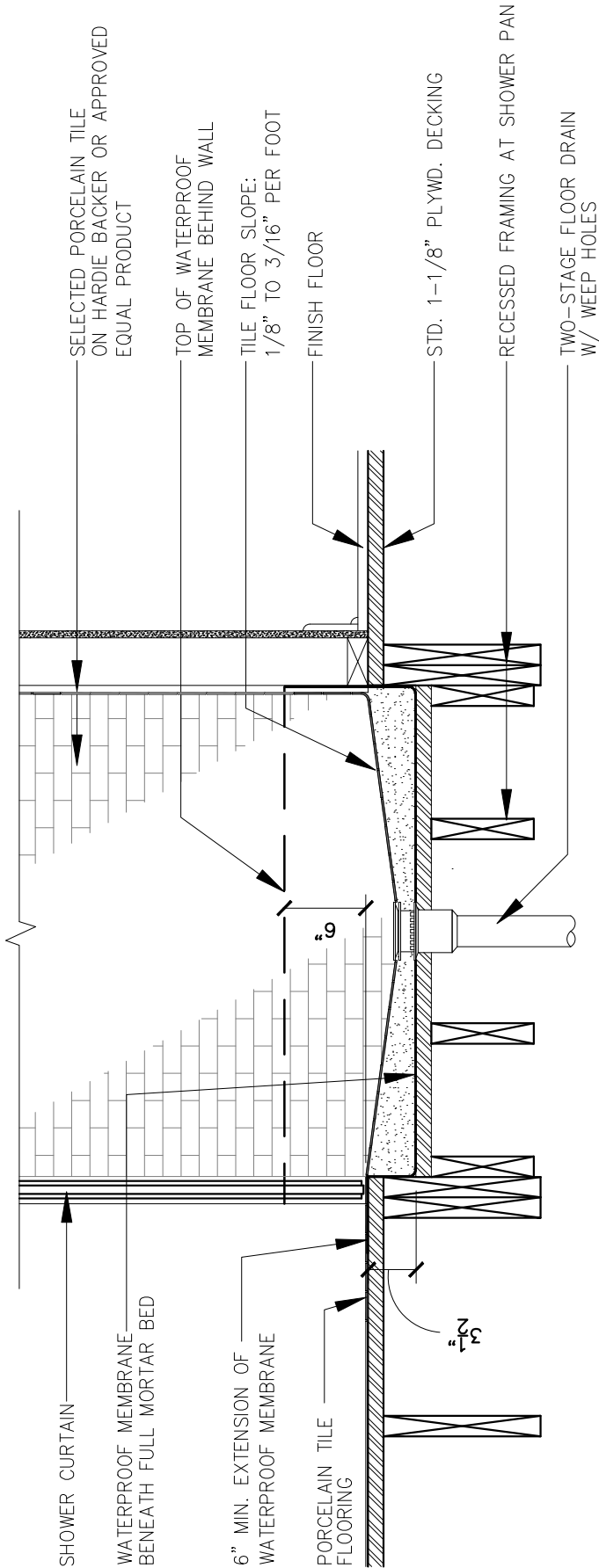
TYPICAL SHOWER DETAIL AT SLAB ON GRADE FOUNDATION

HCDD MINIMUM CONSTRUCTION STANDARDS

DIAGRAM 2024-01A

HOUSING AND COMMUNITY DEVELOPMENT





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

