

STATE OF TEXAS §
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COUNTY OF FORT BEND §

Metes & Bounds Property Description

A tract of land containing 3.0081 Acres (called 3.0077 Acres) in the William Petrus Survey, Abstract 68, Fort Bend County, Texas being the same tract recorded in the name of Hubert Barry Griffin and wife, Carmen M. Griffen under Fort Bend County Clerk’s File (F.B.C.C.F.) No. 2004049656 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said F.B.C.C.F. No. 2004049656 of the O.P.R.F.B.C.T.)

COMMENCING at a point on the west line of the Old Sugarland Railroad Right-of-Way at the most southerly southwest corner of the A.M. Miller 496.155 Acre Tract;

THENCE, with said west line of the Old Sugarland Railroad Right-of-Way the following two (2) courses:

- 1. NORTH 03° 18' 32" EAST, passing at a distance of 1,027.85 Feet the south line of Miller Road, passing at an additional 80.00 Feet the north line of said Miller Road, and continuing for a total distance of 1,764.81 Feet to a 5/8 Inch iron rod found;
- 2. NORTH 13° 40' 43" EAST, a distance of 75.97 Feet to an iron rod found at the southeast corner and POINT OF BEGINNING of this tract;

THENCE, with the lines of a tract recorded in the name of DMD Interests, Ltd. under F.B.C.C.F. No. 98089070 (Parcel No. 2) the following three (3) courses:

- 1. SOUTH 89° 57' 00" WEST, a distance of 412.00 Feet to a 5/8 Inch iron rod found at the southwest corner of this tract, from which a 5/8 Inch iron rod found bears North 01° 21' 34" East, a distance of 2.63 Feet;
- 2. NORTH 00° 02' 46" WEST, a distance of 318.98 Feet to a 5/8 Inch iron rod found at the northwest corner of this tract;
- 3. NORTH 89° 58' 08" EAST, a distance of 409.76 Feet (called 409.75 Feet) to a point on the aforementioned west line of the Old Sugarland Railroad Right-of-Way at the northeast corner of this tract from which a 5/8 Inch iron rod found bears North 20° 14' 52" West, a distance of 0.53 Feet;

THENCE, SOUTH 00° 26' 58" EAST, with said west line of the Old Sugarland Railroad Right-of-Way, a distance of 318.85 Feet (called 318.81 Feet) to the POINT OF BEGINNING and containing 3.0081 Acres of land.

(See attached drawing)

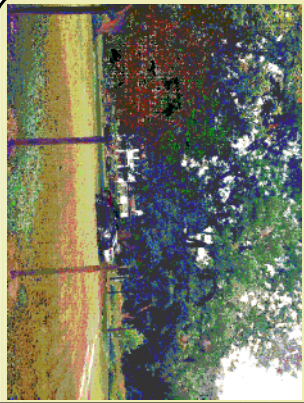


Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 17-09319
August 23, 2017

CF NO. 2220481-H060 FIRST AMERICAN TITLE
ADDRESS: 1502 MILLER ROAD
ROSHARON, TEXAS 77583
BORROWER: ERIC HELFMAN

3.0081 ACRES
IN THE
WILLIAM PETTUS SURVEY, A-68
OF FORT BEND COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: PIPE LINE EASEMENT SET AS PER VOL. 222, PG. 408
AND 584, PG. 703.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48157C 0455-1
MAP REVISION: 04/02/2014
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

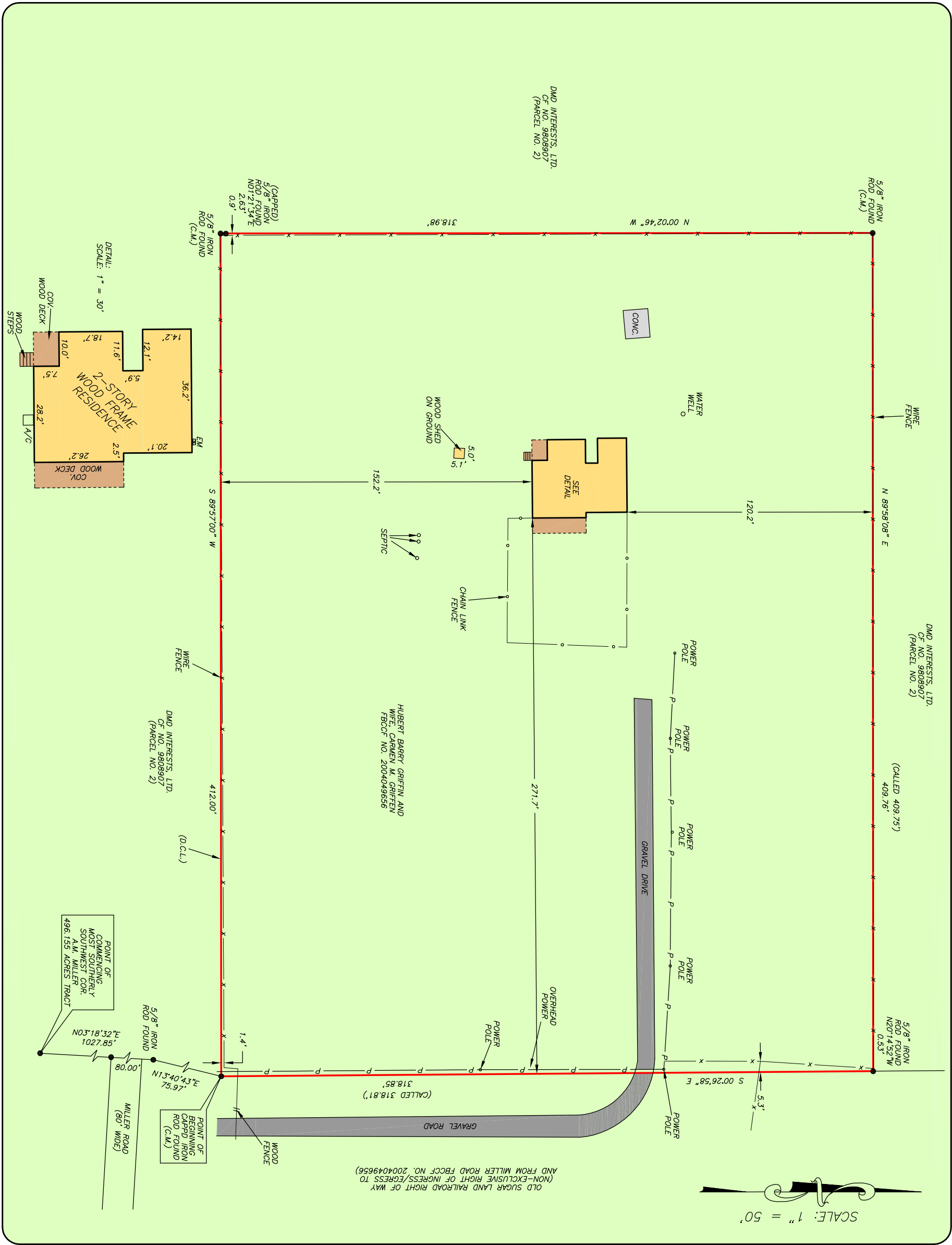
D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: FBCCF NO. 2004049656

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JOB NO. 17-09319
AUGUST 21, 2017



DRAWN BY: JB



PRECISION
surveyors

281-496-1566
950 THREEWHEELER STREET SUITE 150 HOUSTON, TEXAS 77079

1-800-LANDSURVEY
www.precisionsurveyors.com
FAX 281-496-1867
FIRM NO. 10063700

210-829-4941
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name ERIC HELFMAN				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1502 MILLER ROAD				Company NAIC Number:	
City ROSHARON		State Texas		ZIP Code 77583	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 3.0081 ACRES IN THE WILLIAM PETTUS SURVEY, A-68, FORT BEND COUNTY, TEXAS					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>29.454496</u> Long. <u>-95.497608</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) _____ sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage _____ sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A9.b _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number FORT BEND COUNTY, 480288			B2. County Name FORT BEND		B3. State Texas
B4. Map/Panel Number 48157 C 0455	B5. Suffix L	B6. FIRM Index Date 04/02/2014	B7. FIRM Panel Effective/ Revised Date 04/02/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 58.0 FEET
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
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					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1502 MILLER ROAD			Policy Number:
City ROSHARON	State Texas	ZIP Code 77583	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

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

Benchmark Utilized: GPS OBSERVATIONS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>60. 6</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | _____ | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>58. 8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>57. 1</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>57. 3</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | <input checked="" 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 law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☒ Check here if attachments.

Certifier's Name
TERRANCE MISH

License Number
4981

Title
REGISTERED PROFESSIONAL LAND SURVEYOR

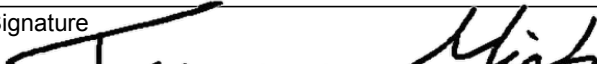
Company Name
PRECISION SURVEYORS, INC.

Address
950 THREADNEEDLE STREET, SUITE 150

City
HOUSTON

State
Texas

ZIP Code
77079

Signature


Date
08/23/2017

Telephone
(281) 496-1586



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

Comments (including type of equipment and location, per C2(e), if applicable)
C2. e): AIR CONDITIONING PAD.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1502 MILLER ROAD			Policy Number:
City ROSHARON	State Texas	ZIP Code 77583	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1502 MILLER ROAD			Policy Number:
City ROSHARON	State Texas	ZIP Code 77583	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE**IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1502 MILLER ROAD

Policy Number:

City
ROSHARONState
TexasZIP Code
77583

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW, 08-18-2017



Photo Two

Photo Two Caption REAR VIEW, 08-18-2017