

LEGEND

CONCRETE
 COLORED AREA
 TYPICAL SETBACK

1. ALL SURVEY DATA...
 2. THE TOTAL AREA...
 3. THE TOTAL AREA...
 4. THE TOTAL AREA...
 5. THE TOTAL AREA...

TRACT 1: A TRACT OF LAND CONTAINING 0.1107 ACRES (4,823 SQ. FT.) SITUATED IN THE W.H. JACK SURVEY, ABSTRACT 13, GALVESTON COUNTY, TEXAS, SAID TRACT 12 OF THE VICTOR MADING SURVEY IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 264-A PAGE 62, DEED RECORDS LATER TRANSMITTED TO VOLUME PAGE 15, MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

Survey I, Inc.
 Land Survey Company

12-160120-25

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1107 ACRES (4,823 SQUARE FEET) SITUATED
IN THE W.H. JACK SURVEY, ABSTRACT 13
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.1107 acres (4,823 square feet), situated in the W.H. Jack Survey, Abstract 13, Galveston County, Texas, being that same tract of land conveyed unto Felipe Fernandez and Lydia Fernandez, by deed recorded under County Clerk's File No. 2001056781, of the Official Public Records of Galveston County, Texas and being out of Lot 13, of the L.M. Hitchcock Subdivision according to the map or plat thereof recorded in Volume 119, Page 24, of the Plat Records of Galveston County, Texas. Said 0.1107-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe for the northwest corner of Lot 12, of Victor Matranga Subdivision, according to the map or plat thereof recorded in Volume 5, Page 13, of the Plat Records of Galveston County, Texas and the northeast corner of the said tract herein described;

THENCE South $19^{\circ}03'28''$ West, a distance of 73.20 feet (called 73.02 feet) to a found 2-inch iron pipe for the southeast corner of the said tract herein described;

THENCE North $70^{\circ}56'32''$ West, a distance of 65.89 feet to a 2-inch metal post for the southwest corner of the said tract herein described;

THENCE North $19^{\circ}03'28''$ East, a distance of 73.20 feet (called 73.02 feet) to the northwest corner of the said tract herein described, from which a 4-inch wood post bears South $83^{\circ}32'$ East, a distance of 0.9 feet;

THENCE South $70^{\circ}56'32''$ East, a distance of 65.89 feet to the POINT OF BEGINNING and containing 0.1107 acres (4,823 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated December 12, 2025, job number 12-160120-25.






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: <u>Sound Capital LLC</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>7502 Matranga</u>		Company NAIC Number: _____
City: <u>Hitchcock</u>	State: <u>Texas</u>	ZIP Code: <u>77563</u>
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Part of Lot 13, Victor Matranga</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.):		<u>Residential</u>
A5. Latitude/Longitude: Lat. <u>29° 20' 27.03"N</u> Long. <u>95° 01' 28.12"W</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>1B</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>220</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 Hitchcock</u>		B1.b. NFIP Community Identification Number: <u>485479</u>
B2. County Name: <u>Galveston</u>	B3. State: <u>Texas</u>	B4. Map/Panel No.: <u>48167C 0385</u> B5. Suffix: <u>G</u>
B6. FIRM Index Date: <u>8-15-19</u>	B7. FIRM Panel Effective/Revised Date: <u>8-15-19</u>	
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>14.0'</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input 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		
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.:
7502 Matranga

City: **Hitchcock** State: **Texas** ZIP Code: **77563**

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: **AW0475** Vertical Datum: **NAVD 1988**

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

NGVD 1929 NAVD 1988 Other: _____

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.

Yes No

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): **13.61** 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): **13.18** 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): **14.20** feet meters

f) Lowest Adjacent Grade (LAG) next to building: Natural Finished **12.8** feet meters

g) Highest Adjacent Grade (HAG) next to building: Natural Finished **13.0** feet meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: **N/A** 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: **Richard Fussell** License Number: **4148**

Title: **R.P.L.S**

Company Name: **Survey 1, Inc. Firm#100758-00**

Address: **2408 Mustang Road**

City: **Alvin** State: **Texas** ZIP Code: **77511**

Telephone: **281.393.1382** Ext.: _____ Email: **survey1@survey1inc.com**

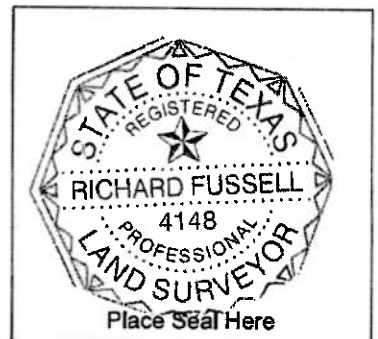
Signature: _____ Date: **12-10-2025**

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):

- 1). Centerline of Street Elevation - 13.21'
- 2). TBM Elevation - 13.21'
- 3). TBM Location - Mag nail in centerline of Matranda Street near front of driveway
- 4). C2e used for A/C
- 5). Pictures are attached, labeled and dated

Job# 12-160120-25



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.:
7502 Matranga

FOR INSURANCE COMPANY USE

City: **Hitchcock** State: **Texas** ZIP Code: **77563**

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

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

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

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

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

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
7502 Matranga

FOR INSURANCE COMPANY USE

City: **Hitchcock** State: **Texas** ZIP Code: **77563**

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 PHOTOGRAPHS
 See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
7502 Matranga

FOR INSURANCE COMPANY USE

City: Hitchcock State: Texas ZIP Code: 77563

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.

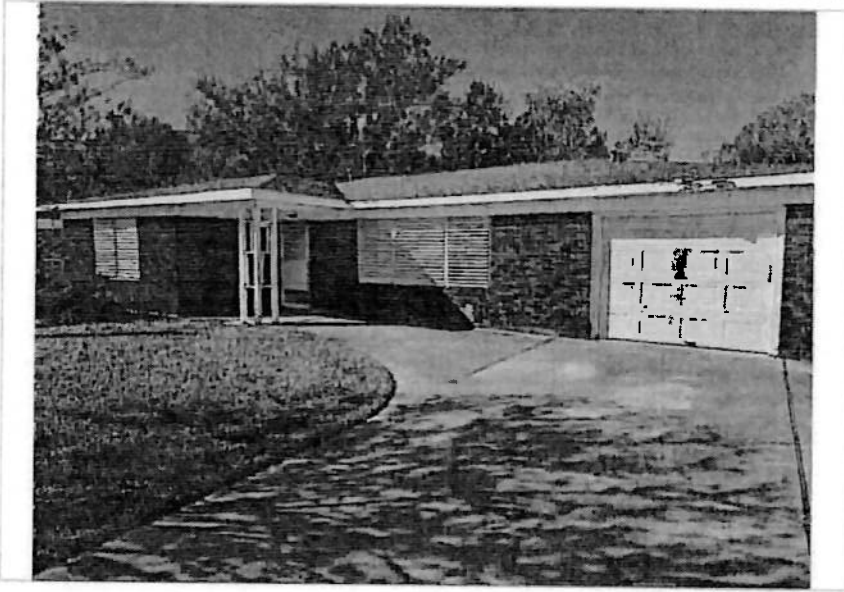


Photo One

Photo One Caption: **Front of Home 12-9-2025**

Clear Photo One

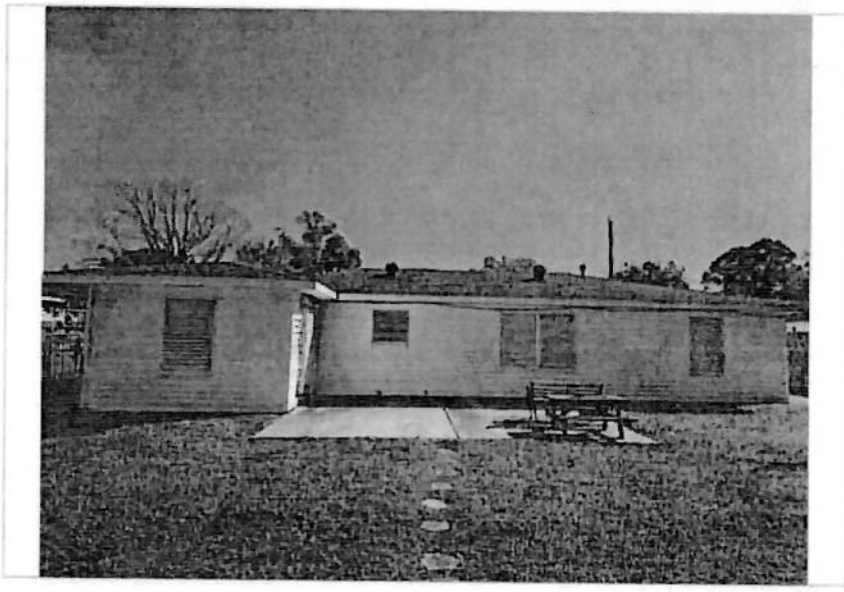


Photo Two

Photo Two Caption: **Back of Home 12-9-2025**

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.:
7502 Matranga

City: **Hitchcock** State: **Texas** ZIP Code: **77563**

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.

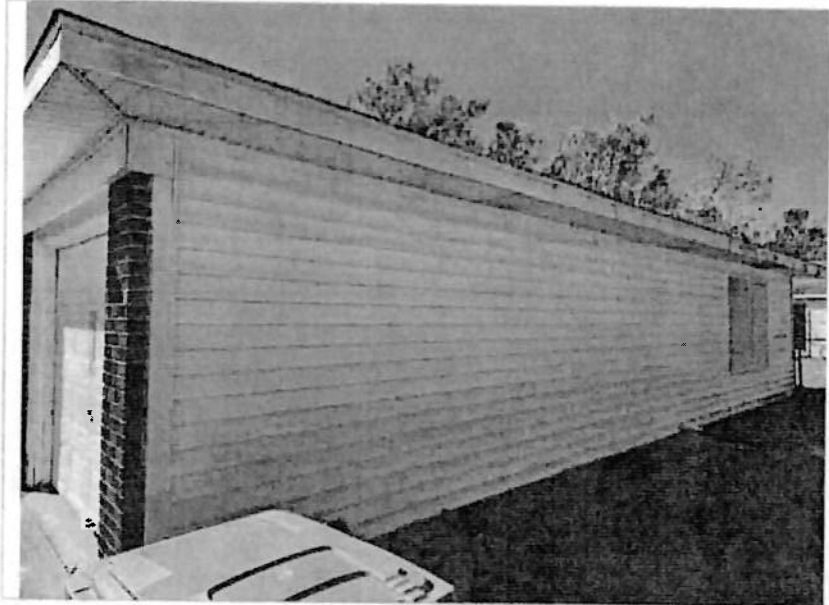


Photo Three

Photo Three Caption: **Side of Home 12-9-2025**

Clear Photo Three

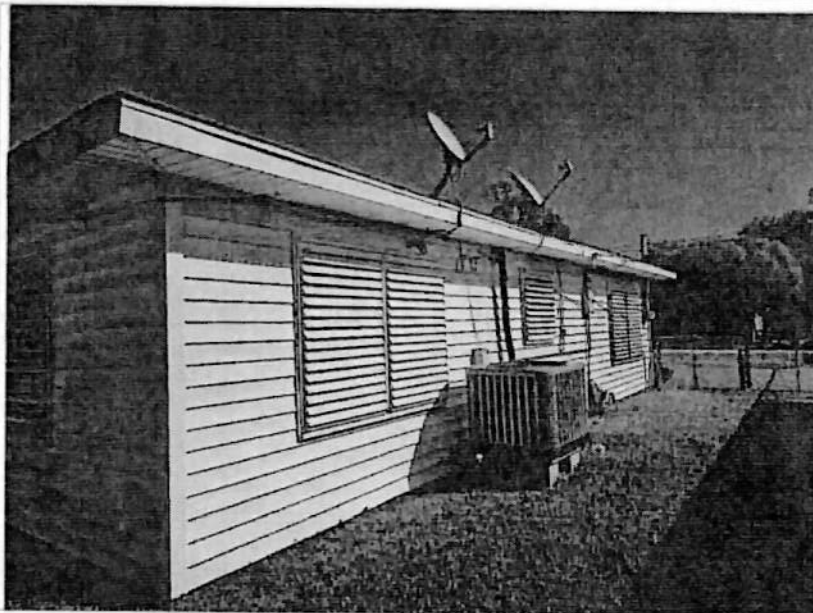


Photo Four

Photo Four Caption: **Side of Home 12-9-2025**

Clear Photo Four