

SURVEY OF

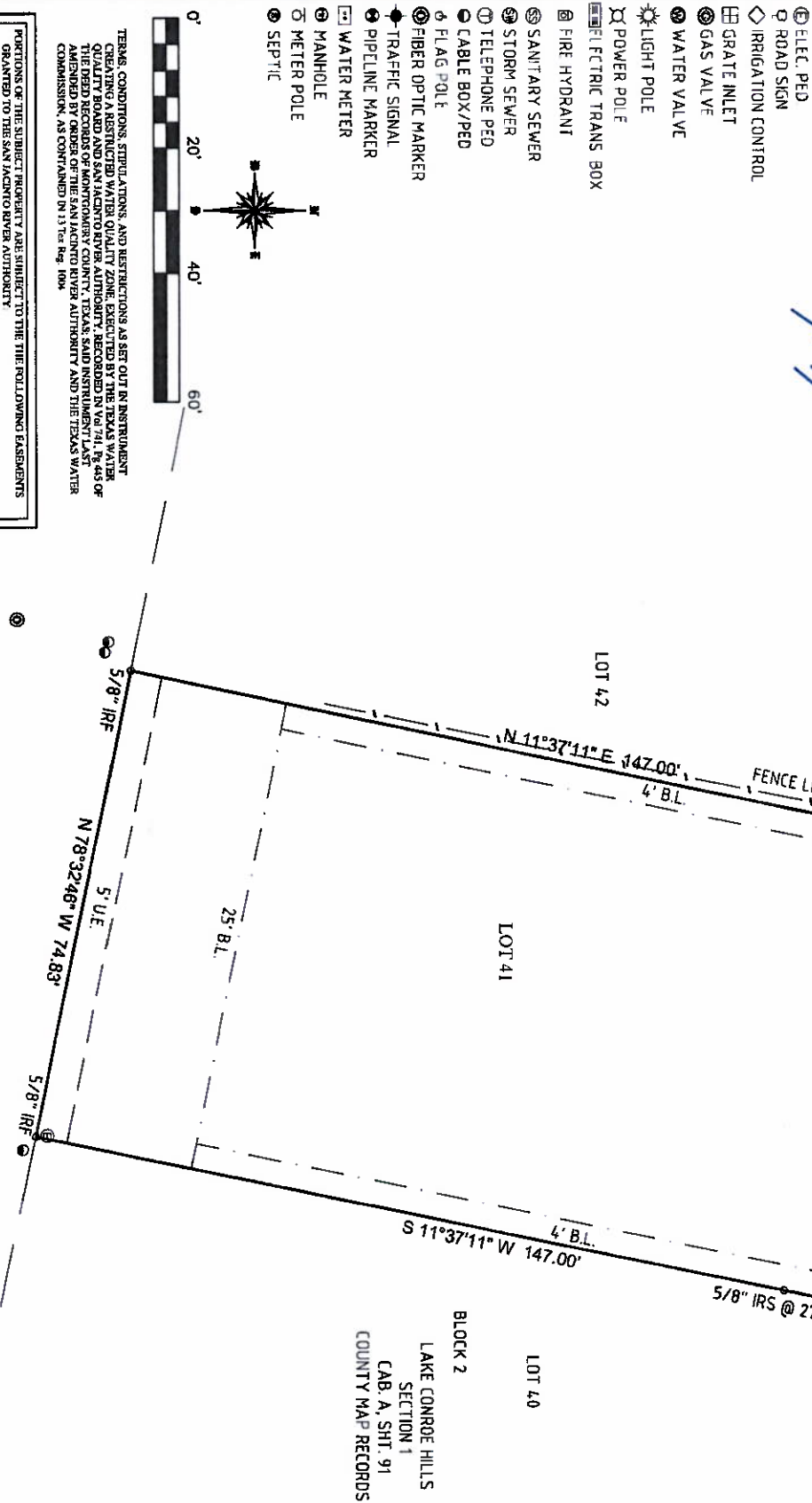
LOT 41, BLOCK 2

LAKE CONROE HILLS SECTION 1

LINE & SYMBOL	LEGEND
1) IR - IRON ROD FOUND	
2) IR - IRON ROD SET, CAPPED	
3) IR - IRON ROD FOUND	
4) IR - IRON ROD FOUND	
5) IR - IRON ROD FOUND	
6) IR - IRON ROD FOUND	
7) IR - IRON ROD FOUND	
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18) IR - IRON ROD FOUND	
19) IR - IRON ROD FOUND	
20) IR - IRON ROD FOUND	

THIS SURVEY IS BEING PROVIDED TO THE REQUESTING PARTY FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE ORIGINAL SURVEY RECORDS, INCLUDING THE ORIGINAL TRAILING ACTION, UNLESS OTHERWISE SHOWN, ARE TO BE KEPT IN THE SURVEYOR'S OFFICE.

3-23-2025

TERMS, CONDITIONS, SPECIFICATIONS, AND RESTRICTIONS AS SET OUT IN INSTRUMENT GRANTING THIS SURVEY TO THE SAN JACINTO RIVER AUTHORITY, RECORDED IN VOL 14, PAGE 4 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID INSTRUMENT LAST AMENDED BY ORDER OF THE SAN JACINTO RIVER AUTHORITY AND THE TEXAS WATER COMMISSION, AS CONTAINED IN 13 Tex Reg 1004.

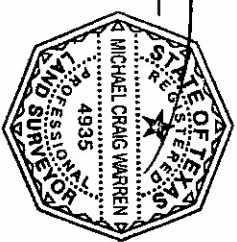
PORTIONS OF THE SUBJECT PROPERTY ARE SUBJECT TO THE FOLLOWING EASEMENTS GRANTED TO THE SAN JACINTO RIVER AUTHORITY:

1. EASEMENT AND INCURSION EASEMENT UP TO 20' ABOVE MEAN SEA LEVEL.
2. A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION UP TO 20' ABOVE MEAN SEA LEVEL.
3. A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION BETWEEN 20' & 207' ABOVE MEAN SEA LEVEL.

PROPERTY SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES, EXTENDING A DISTANCE OF 15 FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED BY THE MAP DEDICATION OF SAID SUBDIVISION.

LOCATED IN THE _____ T. CLUDE _____ SURVEY, ABSTRACT NO. A-12
 BASED ON THE _____ PLAT _____ THEREOF RECORDED IN
 VOLUME/CABINET _____ A _____ PAGE / SHEET _____ 9 _____ OF
 THE _____ MAP _____ RECORDS _____ MONTGOMERY _____ COUNTY, TEXAS

REF: _____ ALFONSO _____ G. F. 2078645-H043 DATE: MAR 3 2025
 TO ALFONSO CONSTRUCTION, LLC & FIRST AMERICAN TITLE GUARANTY COMPANY,
 HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAYS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.



MICHAEL WARREN R.P.L.S. # 4935

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE GUARANTY COMPANY (GP No. 2078645-H043), DATED FEBRUARY 11, 2025.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN Cabinet A, Sheet 91, (formerly Volume 10, Page 77), of the Map and/or Plat Records, Volume 798, Page 241 and Volume 806, Page 329, Deed Records, County Clerk's File No. 61, 832953, 8337495, 2008-099773, 2012017327, 2017066680, 2017067556, 2018118195, 20250202913, 20250202914, 20250202915, 20250202917 and 20250202918 of the Official Public Records of Montgomery County, Texas.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADDONER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE.
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN.
- 10) PROPERTY SUBJECT TO A RIGHT-OF-WAY EASEMENT IN AREAS BELOW 207' OF ELEVATION AS RECORDED IN VOLUME 701, PAGE 772.
- 11) PROPERTY SUBJECT TO A BLANKET 5' EASEMENT CENTERED AROUND UNDERGROUND ELECTRIC LINES AS RECORDED IN VOL. 106, PAGE 536.

SURVEYOR
PLANNERS

1st Land Surveying Company
 P.O. BOX 1080 \ CONROE, TEXAS 77385-1080
 936-535-5444 \ FAX 936-535-9442
 email: SURV@1STLANDSURV.COM
 TRP#223 No. 10053100

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

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.**

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.

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*.

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.

A1. Building Owner's Name: ANGELA OTOYA

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
13198 BUNKER HILL DR.

City: Willis State: TX ZIP Code: 77318

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
Lake Conroe Hills 01, BLOCK 2, Lot 41

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 30.42577728909853 Long. -95.55652445482654 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 building (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): _____ sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? Yes No 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: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see instructions): _____ sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see instructions): _____ sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: _____ sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? Yes No N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see instructions): _____ sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see instructions): _____ sq. ft.

B1.a. NFIP Community Name: Montgomery County B1.b. NFIP Community Identification Number: 480483

B2. County Name: Montgomery B3. State: TX B4. Map/Panel No.: 48339 B5. Suffix: C

B6. FIRM Index Date: 08/18/2014 B7. FIRM Panel Effective/Revised Date: 08/18/2014

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 203

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: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: _____ CBRS OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? Yes 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.:
13198 BUNKER HILL DR.

City: Willis State: TX ZIP Code: 77318

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: GPS NOAA CORS Vertical Datum: NAVD 88 Adj 2001 Geoid 18

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.

Check the measurement used:

- | | | |
|---|------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>207</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input type="checkbox"/> Finished | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input type="checkbox"/> Finished | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |

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: Shehbaz Tejani License Number: 134529

Title: Engineer

Company Name: Survtech Surveyors

Address: 2020 FM 2854 Rd.

City: Conroe State: TX ZIP Code: 77304

Telephone: (936) 539-5444 Ext.: _____ Email: shehbaz@survcorp.com

Signature: [Signature] Date: 3/9/2026



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):
Lake Conroe HOA may have further requirements.