



# 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 HTS Job# 20-0688 CD					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 956 Copacabana Drive					Company NAIC Number:	
City Crystal Beach		State TX		ZIP Code 77650		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) GCAD: 2780-0001-0001-000      LEGAL: Lot 1, Block 1, COPACABANA BY THE SEA						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>29°28'24.2"</u> Long. <u>94°35'31.8"</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 (FIVE)</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>						
c) Total net area of flood openings in A8.b <u>NA</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>NA</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>						
c) Total net area of flood openings in A9.b <u>NA</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number Galveston County, (Unincorp.) - 485470				B2. County Name Galveston		B3. State TX - TEXAS
B4. Map/Panel Number 48167C    0327	B5. Suffix G	B6. FIRM Index Date Aug 15, 2019	B7. FIRM Panel Effective/ Revised Date Aug 15, 2019	B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 15'	
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**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 956 Copacabana Drive			Policy Number:
City Crystal Beach	State Texas	ZIP Code 77650	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: HGCSD 64 Vertical Datum: NAVD 88 \*see comments

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

NGVD 1929  NAVD 1988  Other/Source: \*See Comments

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>21.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor  | <u>NA</u>   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)  | <u>19.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)   | <u>NA</u>   | <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>NA</u>   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)   | <u>7.2</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)  | <u>7.2</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                               | <u>NA</u>   | <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 Michael Hoover	License Number 5423		
Title Registered Professional Land Surveyor (RPLS)			
Company Name High Tide Land Surveying, LLC	Branch Registration Number 10194364		
Address 975 Lazy Lane West			
City Crystal Beach	State TX		ZIP Code 77650
Signature 	Date Aug 21, 2020		Telephone (409) 684-6400
Ext.			

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)  
 \*FOR THIS AREA: NGVD 1929 Datum is vertically equal to NAVD 1988. (NGVD 29 + 0.00 = NAVD 88)  
 A5: LAT/LONG ESTABLISHED VIA RTK GPS AT SUBJECT TRACT.  
 THIS CERTIFICATE IS BASED ON CONSTRUCTION DRAWINGS.

## NATURAL GROUND LETTER

High Tide Land Surveying, LLC.

Crystal Beach Office  
 975 Lazy Lane West  
 Crystal Beach, TX 77653  
 Registration Number: 1019464  
 (409) 684-6400

**MAILING ADDRESS**

P.O. Box 16142  
 Galveston, TX 77552



This is to certify that on August 21, 2020

Lot(s) or Parcel: Lot 1, Block 1

Subdivision: COPACABANA BY THE SEA

Address: 956 Copacabana Drive

City: Crystal Beach State: TX ZIP Code: 77650

The approximate natural ground elevation of the above referenced property is at 7.2 feet. There is a Temporary Benchmark at an elevation of 7.94 feet, located and/or described as follows:

There is a nail with shiner located near the centerline of pavement, southeast corner of the above Lot.

Please check with local officials for additional requirements.

These elevations are in feet above mean sea level based on the NAVD 1988 Datum.

The following flood zone determination was made by scaling off the listed FIRM and is an opinion of the location to the best of my ability.

This property is  is not  located in a Coastal Barrier Resources System (CBRS) or Otherwise Protected Area (OPA) according to the following listed FIRM map.

NFIP – FIRM Community Name	Community Number	Map & Panel Number	Suffix	FIRM Date	Flood Zone*	BFE**
Galveston County, (Unincorp.)	485470	48167C 0327	G	Aug 15, 2019	VE	15'

BFE = Base Flood Elevation

\*Zone: In an "A" Zone, the BFE measurement is taken at the top of the bottom floor. In a "V" Zone, the BFE measurement is taken at the bottom of the lowest horizontal structural member.

Sincerely,

Michael Hoover  
 RPLS 5423  
 mike@hightidesurveying.com

Job #: 20-0688  
 File #: 2780-0001-0001-000

