

2.0054 ACRES
LOT 872
RIVER CROSSING, UNIT

COMAL COUNTY, TEXAS

NOTE: THIS SURVEY WAS PROVIDED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
ADDITIONAL CONVEYANCIAL BUILDING REQUIREMENTS.



THIS PROPERTY IS AFFECTED BY THE
100 YEAR FLOOD PLAIN AS PER FIRM
FIRM NO. 480916 DATED
MAY REVISION 09-02-2009
ZONE AF

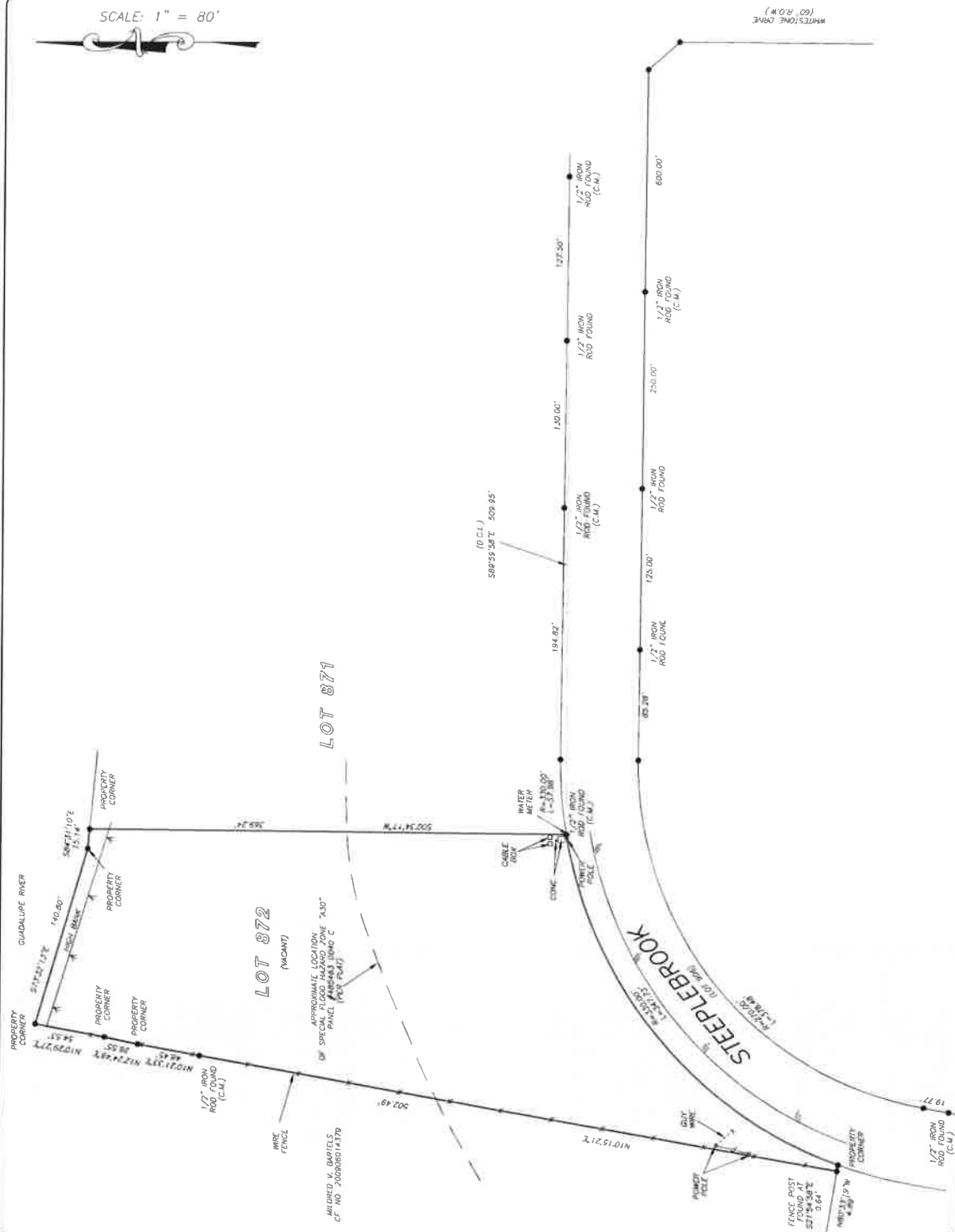
BASED ONLY ON VISUAL EXAMINATION OF MAPS
INACCURACIES OF FEMA MAPS PRESENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSIDIARY INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. - DIRECTIONAL CONTROL LINE



CLYDE GALL
PROFESSIONAL LAND SURVEYOR
NO. 4679
108 NO. 5A/016-02712
AUGUST 23, 2016
REVISED AUGUST 31, 2016 (MCKENZIE HAZARD)



PRECISION
surveyors

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
223 STEEPLEBROOK

Company NAIC Number:

City SPRING BRANCH

State TX

ZIP Code 78070

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 872, RIVER CROSSING 5, COMAL COUNTY, TEXAS

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

A5. Latitude/Longitude: Lat. 29.852299 Long. -98.406355 Horizontal Datum: ☐ NAD 1927 ☒ 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 NA

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) NA sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A8.b NA sq in
d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A9.b NA sq in
d) Engineered flood openings? ☐ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
COMAL COUNTY UNINC. AREAS, 485463

B2. County Name
COMAL

B3. State
TEXAS

B4. Map/Panel Number
48091 C 0210

B5. Suffix
F

B6. FIRM Index Date
09-02-2009

B7. FIRM Panel
Effective/Revised Date
09-02-2009

B8. Flood
Zone(s)
AE

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
1010.0 FEET

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

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

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/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) NA ☐ feet ☐ meters
b) Top of the next higher floor NA ☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) NA ☐ feet ☐ meters
d) Attached garage (top of slab) NA ☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building NA ☐ feet ☐ meters
(Describe type of equipment and location in Comments)
f) Lowest adjacent (finished) grade next to building (LAG) 979.8 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 1033.2 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support NA ☐ 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 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.

- ☒ Check here if comments are provided on back of form. 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 R.P.L.S.

Company Name PRECISION SURVEYORS INC.

Address 1777 NE LOOP 410 #600

City SAN ANTONIO

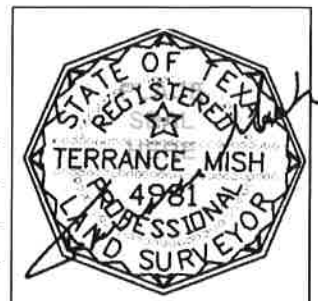
State TX

ZIP Code 78217

Signature

Date 08-26-2016

Telephone 210-829-4941



ELEVATION CERTIFICATE, page 2

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. 223 STEEPLEBROOK	Policy Number:
City SPRING BRANCH State TX ZIP Code 78070	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments

NATURAL GROUND ELEVATION (NGE.) @ LEFT FRONT PROPERTY CORNER = 1031.4 FEET; NGE @ LEFT REAR PROPERTY CORNER = 979.8 FEET; NGE. @ RIGHT REAR PROPERTY CORNER = 981.5 FEET; NGE. @ RIGHT FRONT PROPERTY CORNER = 1033.2 FEET; NGE. @ PROPERTY CENTER = 1018.2 FEET

Signature



Date 08-26-2016

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 8–9 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's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.**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
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial ImprovementG8. 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

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 223 STEEPLEBROOK		
City SPRING BRANCH	State TX	ZIP Code 78070

FOR INSURANCE COMPANY USE**Policy Number:****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.

FRONT VIEW, 08-24-2016

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
223 STEEPLEBROOK

City SPRING BRANCH

State TX

ZIP Code 78070

FOR INSURANCE COMPANY USE**Policy Number:****Company NAIC Number:**

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. 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.

Property Search Results > 113807 KRAK INVESTMENTS LLC for Year 2016

Property

Account

Property ID: 113807 Legal Description: RIVER CROSSING 5, LOT 872
 Geographic ID: 450712087200 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 223 STEEPLEBROOK Mapsco:
 SPRING BRANCH, TX 78070
 Neighborhood: UPPER GUADALUPE Map ID: 4E
 Neighborhood CD: RIVER-U2

Owner

Name: KRAK INVESTMENTS LLC Owner ID: 935133
 Mailing Address: P O BOX 607 % Ownership: 100.000000000000%
 WIMBERLEY, TX 78676
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$160,260	Ag / Timber Use Value ✓
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$160,260	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$160,260	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$160,260	

Taxing Jurisdiction

Owner: KRAK INVESTMENTS LLC
 % Ownership: 100.000000000000%
 Total Value: \$160,260

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
		0.000000	\$160,260	\$160,260	\$0.00
046	COMAL COUNTY	0.292821	\$160,260	\$160,260	\$469.28
CAD	CAD	0.000000	\$160,260	\$160,260	\$0.00
CIS	COMAL ISD	1.390000	\$160,260	\$160,260	\$2,227.61
ES1	ESD #1 (EMS)	0.085100	\$160,260	\$160,260	\$136.38