

## ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-6

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 Jonathan Mendoza Job # 214-17		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 600 Victoria Drive - Rear Bldg. "B"		Company NAIC Number:
City Houston	State Texas	ZIP Code 77022
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tracts 8D, S, 9A & 43 Op Kelson A-493 - 1.0275 acres		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non Residential		
A5. Latitude/Longitude: Lat. 29 49' 59.24 N Long. 95 23' 16.67" W		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 1B		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) 0 sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0		
c) Total net area of flood openings in A8.b 0 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 0 sq ft		
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0		
c) Total net area of flood openings in A9.b 0 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 City of Houston 480296		B2. County Name Harris County		B3. State Texas	
B4. Map/Panel Number 48201C 0660	B5. Suffix M	B6. FIRM Index Date 06/09/2014	B7. FIRM Panel Effective/Revised Date 01/06/2017	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 61.4'
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 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 type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1550-0066  
Expiration Date: November 30, 2015

<b>IMPORTANT:</b> 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. 800 Victoria Drive - Rear Bldg. "B"			<b>FOR INSURANCE COMPANY USE</b> Policy Number
City Houston	State Texas	ZIP Code 77022	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: RM 050150 Vertical Datum: NAVD 1988 / 2001 ADJ

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)	59.97	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<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)	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	59.35	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	59.80	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	59.50	<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 Fred W. Lawton	License Number 2321
Title R.P.L.S.	
Company Name South Texas Surveying Associates, Inc.	
Address 11281 Richmond Avenue Bldg. J Suite 101	
City Houston	State Texas
	ZIP Code 77082
Signature 	Date 02/22/2017
	Telephone (281) 556-6916



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)











FloodRisk Standard

Provided Location	800 VICTORIA DR, HOUSTON, TX 77022		
Standardized Location	800 VICTORIA DR, HOUSTON, TX 77022-2908		
Latitude, Longitude	29.833308, -95.38778	Parcel ID	0431590020085
FIPS / MSA / Tract	48201 / 26420 / 5305.01	Community No.	480296
Community Name	HOUSTON, CITY OF		
County Name	HARRIS		



Flood Zone	Zone AE , FLOODWAY		Next Nearest Zone (Dist.)	X500 (173 ft)	
BFE	61 Feet NAVD88 (60.99 ft NGVD29)		USGS Ground Elev	60 ft NAVD88	
FEMA Map	48201C0660M, 06/09/2014		Previous Map	NOT AVAILABLE	
NFIP Status	PARTICIPATING	NFIP Program	REGULAR	First FIRM	12/11/1979
LOMA or LOMR	NO	CBRS / OPA	NO	EC On-File	NO
Claims* \$ / #	\$4,781,155,419 / 86872	NFIP PIF*	126869	NFIP Discount	25%
Flood Source	103 ft	Salt Water	>6 miles	Fresh Water	117 ft

\*Aggregated by NFIP community.

Copyright Xactus. All Rights Reserved. This is not a guaranteed flood hazard determination, it is not a substitute for an elevation certificate, and it cannot be used to acquire a Letter of Map Amendment. Go to [massivecert.com](https://massivecert.com) for certified products, building elevation and construction data, and flood risk scores. If you have questions about this report, call us toll-free at 844-4EZ-CERT, or email us at [customersupport@xactus.com](mailto:customersupport@xactus.com).



# STANDARD FLOOD INSURANCE APPLICATION

Texas Farmers Insurance  
Company

<https://www.farmers.com/>

PO Box 2057, Kalispell, MT, 59903

(888) 391-2810

Date	Application Number	Effective Date	Expiration Date	Waiting Period
10-23-2024	FLD1660094296	10-23-2024	10-23-2025	Loan Transaction - No Wait

Insured Name(s)	Mailing Address & Phone	Property Address	Agency Name, Address & Phone
800 VICTORIA DRIVE LLC	800 Victoria Dr, Bldg # B, Houston, TX, 77022 <b>Home Phone:</b> <b>Work Phone:</b> <b>Cell Phone:</b> (281)780-2426 <b>Email:</b> Victor@mendozaafreshproduce.com	800 VICTORIA DR, Bldg # B, Houston, TX, 77022  <b>Property Address Type:</b> Location	3033 CHIMNEY ROCK RD # 113, Houston, TX, 77056 <b>Email:</b> nkoster@farmersagent.com <b>Phone Number:</b> 7136671665 <b>Agent Name:</b> NORMA KOSTER INSURANCE AGENCY LLC

**Applicant Type:**BUSINESS

**Prior Company NAIC:**

**Prior Policy Number:**

**Prior Company Name:**

**Renewal Billing:**

**Other Policy Number:**

**Potential Duplicate Policy:**

## 1st Mortgagee

Frost Bank  
3838 Rogers Road,  
San Antonio, Bexar County , TX, 78251

## 2nd Mortgagee

US Small Business Administration, A Government Ag  
2 North 20th St Ste 320,  
Birmingham, Jefferson County , AL, 35203

**Phone Number:**

**Fax Number:**

**Loan Number:**71454289002

**Required under**

**Mandatory**

**Purchase:**

**Phone Number:**

**Fax Number:**

**Loan Number:**000000000

**Required under**

**Mandatory**

**Purchase:**

## Current Community Information

**Community Name:**

**Community Number:**480296

**Map Panel:**0660

**Map Panel Suffix:**M

**Current Flood Zone:**AE

**Current Base Flood Elevation(BFE):**61

**FIRM Date:**12-11-1979

**Program:**FLOODREGULAR

**Program Status:**

**County:**Harris County

**Current Map Date:**06-09-2014

**Rating Map Date:**

## Prior Community Information

**Community Number:**

**Map Panel:**

**Map Panel Suffix:**

**Flood Zone:**

**FIRM Date:**12-11-1979

**Has This Property Been Remapped?:**

**Map Revision Date:**

## Construction Date

**Date of Original Construction:**12-31-1983

**Building Substantially Improved:**NO

**Post-FIRM Construction:**YES

**Substantial Improvement Date:**

**Building is on list of Historic Buildings:**

## Prior Policy Information

**Is this a new purchase (within the last year)?:**NO

**Prior Owner Policy Number:**

**Prior Owner Company Name:**

**Did the applicant have a prior NFIP policy for the building that lapsed?:**

**Was the policy receiving a PRE-FIRM or**

**Newly Mapped discount?:**

**Mapped discount when it lapsed?:**

**Did the Policy lapse for a valid reason?:**

## Occupancy Information

**Occupancy Type:**Non-Residential Building

**Building Description:**

**Is this the Applicant's Primary**

**Residence:** NO

**Is the insured a small business with**

**less than 100 employees?:** NO

**Is the insured a nonprofit entity?:**NO

**Date:**

APC PRV 07 21





# STANDARD FLOOD INSURANCE APPLICATION

Texas Farmers Insurance  
Company

<https://www.farmers.com/>

PO Box 2057, Kalispell, MT, 59903

(888) 391-2810

Date	Application Number	Effective Date	Expiration Date	Waiting Period
10-23-2024	FLD1660094296	10-23-2024	10-23-2025	Loan Transaction - No Wait
<b>Building Information</b> Building Located In CBRS/OPA:NO CBRS/OPA Designation Date: If the building is in the buffer zone, did USFWS issue an official determination showing the building outside the system unit or OPA?: Is the building use consistent with the protected area purpose?: Prior NFIP Claims: Building Severe Repetitive Loss (SRL) Property: Property on NFIP SRL list, Document(s) provided indicating non-SRL: Coverage Req'd for Disaster Assistance:		<b>Building Located Over Water:</b> Not over Water <b>Building in Course of Construction:</b> NO <b>Building Construction Type:</b> Other <b>Construction Type Description:</b> <b>Estimated Building Replacement Cost:</b> 150000 <b>Replacement Cost Value Returned by FEMA:</b> <b>Total sq. footage of building:</b> 2000 <b>Total # of floors in building:</b> 1 <b>Total # of units in building:</b> 1 <b>What floor is the unit located on?:</b> <b>Number of Detached Structures:</b> 0 <b>Building Located on Federal Land:</b> <b>Is the policy force-placed by the lender?:</b>		
<b>Foundation Information</b> Foundation:Slab on Grade (non-elevated) Enclosure/Crawlspace Size: Number of Elevators:		<b>Mobilehome/Travel Trailer Information</b> <b>On Permanent Foundation:</b> <b>Anchored By:</b> <b>Serial Number:</b>		
<b>Venting Information (excluding V-Zones)</b> Enclosure/Crawlspace Has Valid Flood Openings: Number of Openings:		<b>Area of Permanent Openings (Sq. In.):</b> <b>Has Engineered Openings:</b>		
<b>Building Machinery, Equipment and Appliances</b> Does the building contain appliances?: Are all appliances elevated above the first floor?:		<b>Does the building contain machinery and equipment servicing the building?:</b>  <b>Is all machinery and equipment servicing the building, located inside or outside the building, elevated above the first floor?:</b> NO		
<b>Elevation Certificate Information</b> Elevation Certificate Section Used:C Elevation Certificate Date:02-22-2017 Diagram Number:1B Top of Bottom Floor:63.2 Top of Next Higher Floor: Lowest Adjacent Grade (LAG):		<b>Floodproofing Certificate:</b> <b>Flood Proofing Elevation:</b> <b>Lowest (Rating) Floor Elevation:</b> <b>Elevation Certificate First Floor Height:</b> 63.2 <b>FEMA First Floor Height:</b> 63.2 <b>First Floor Height Method Used:</b> EC		

## Premium Calculations

RISK RATING 2.0	COVERAGE	DEDUCTIBLE	COMPONENTS OF THE TOTAL	AMOUNT DUE
Building	150,000.00	5,000.00	Building Premium:	\$ 1,186.00
Content	0.00	0.00	Content Premium:	\$ 0.00
			Increased Cost of Compliance (ICC) Premium:	\$ 23.00
			Mitigation Discount:	\$ 0.00
			Community Rating System Reduction:	\$ (253.00)
			Full Risk Premium:	\$ 956.00
			Annual Increase Cap Discount:	\$ 0.00
			Pre-Firm Discount:	\$ 0.00
			Discounted Premium:	\$ 956.00
			Reserve Fund Assessment:	\$ 172.00
			HFIAA Surcharge:	\$ 250.00
			Federal Policy Fee:	\$ 47.00
			Probation Surcharge:	\$ 0.00
			<b>Total Quoted Premium</b>	<b>\$ 1,425.00</b>

Signature of Insurance Agent/Producer

Date

Signature of Policy Holder (Optional)

Date

Date:

APC PRV 07 21







## **Flood Insurance Payment Confirmation Receipt**

Quote Number: TMP241021063041

Policy Number: FLD1660094296

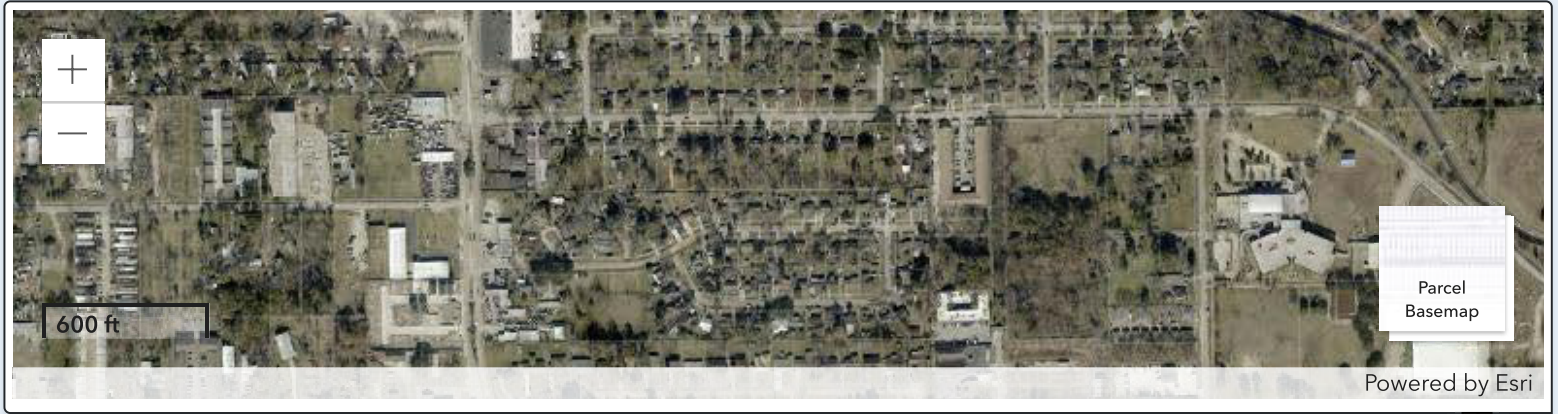
Insured Name: 800 VICTORIA DRIVE LLC

Property Address: 800 VICTORIA DR, Bldg # B, Houston, TX, 77022

Transaction Date: 10/23/2024

Remittance ID: 27IMPM1O

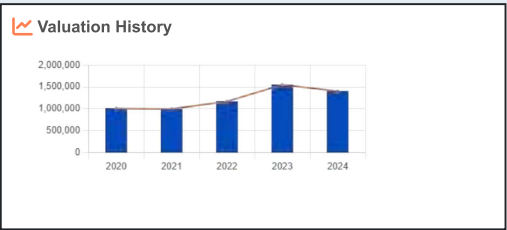
Premium Paid: \$1425



800 VICTORIA DR  
HOUSTON, TX 77022

**Commercial**

Account: 0431590020085  
Name: 800 VICTORIA DRIVE LLC  
Mailing Address: 4114 OSBY DR HOUSTON, TX 77025-4614



**\$ Valuations**  
**Land:** \$430,580  
**Improvement:** \$970,342  
**Market:** \$1,400,922  
**Appraised:** \$1,400,922

[File a protest](#)  
[Value Notice](#)

**Certified**

Jurisdictions/Exemptions				
District	Jurisdictions	Exemption Value	2023 Rate	2024 Rate
001	<a href="#">HOUSTON ISD</a>		0.868300	0.868300
040	<a href="#">HARRIS COUNTY</a>		0.350070	0.385290
041	<a href="#">HARRIS CO FLOOD CNTRL</a>		0.031050	0.048970
042	<a href="#">PORT OF HOUSTON AUTHY</a>		0.005740	0.006150
043	<a href="#">HARRIS CO HOSP DIST</a>		0.143430	0.163480
044	<a href="#">HARRIS CO EDUC DEPT</a>		0.004800	0.000000
048	<a href="#">HOU COMMUNITY COLLEGE</a>		0.092231	0.000000
061	<a href="#">CITY OF HOUSTON</a>		0.519190	0.519190
949	GRTR NRTHSD MGMT DIST		0.000000	0.000000
Exemption Type : <b>None</b>				

**Property Details**  
Legal Description: TRS 8D 9 9A & 43 ABST 493 O P KELTON  
Land: 44,758 SF  
Building Area: 12,980 SF  
Building Class: E  
Units: 0  
Net Rentable Area: 0

**Fiduciary**  
None

**Status**  
Notice Sent on: Apr 19, 2024  
Deadline to file a protest: May 20, 2024  
ARB Status: Certified

Location					
State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
F1 -- Real, Commercial	5922	CROSTIMBERS/SHEPHERD/45N	6008 -- Near North	5360A	453J

**Additional Links**  
[Property Tax Database](#)  
[Same Street Name](#)  
[Property Owners Website](#)

Land Details											
Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	8003 -- Land Neighborhood Section 3 4399 -- Warehouse-Metallic	SF	27,758	1.00	1.00	1.00	--	1.00	10	10.00	277,580.00
2	8003 -- Land Neighborhood Section 3 4399 -- Warehouse-Metallic	SF	17,000	1.00	1.00	0.90	Floodway	0.90	10	9.00	153,000.00

Ownership History	
Owner	Effective Date
800 VICTORIA DRIVE LLC	03/30/2017
EASTWOOD DAVID A	09/18/1995
TEXAS MARINE OFFSHORE INC	03/12/1993
WESTBURY INV CO	01/02/1990
GREGORY DANIEL R	12/10/1985

Building Summary							
	Building	Year Build	Remodeled	Type	Style	Quality	Impr Sq Ft
+	1	1984	2017	Warehouse - Metallic	8454 Shell, Industrial	Average	10,980
+	2	2006	2017	Warehouse - Metallic	8454 Shell, Industrial	Average	2,000

Extra Features	+
----------------	---







Texas Farmers Insurance Company  
PO Box 2057 Kalispell MT 59903 USA

Texas Farmers Insurance Company  
<https://www.farmers.com/>  
(888) 391-2810  
NAIC# : 21660

PROPERTY ADDRESS #:	800 VICTORIA DR, Bldg # B, Houston, TX, 77022	POLICY FORM:	General property form
POLICY #:	FLD1660094296	POLICY DECLARATIONS TYPE:	New Policy Declarations
NFIP POLICY #:	1660094296		
POLICY TERM:	10-23-2024 (At time of loan closing) - 10-23-2025 (12:01 AM)	RATE CATEGORY :	RatingEngine
POLICY ISSUED BY:	Texas Farmers Insurance Company		
PAYOR:	800 VICTORIA DRIVE LLC		

#### INSURED NAME & MAILING ADDRESS

800 VICTORIA DRIVE LLC  
800 Victoria Dr, Bldg # B,  
Houston, TX, 77022

#### AGENT CONTACT INFORMATION

NORMA KOSTER INSURANCE AGENCY LLC  
3033 CHIMNEY ROCK RD # 113, Houston, TX, 77056

Phone : 7136671665

## FLOOD INSURANCE POLICY DECLARATIONS

This Declarations Page is part of your policy. THIS IS NOT A BILL.

### Policy Coverages & Endorsements

	COVERAGE	DEDUCTIBLE	
Building	\$ 150,000	\$ 5,000	\$ 1,425
Contents	\$ 0	\$ 0	
Coverage limitations may apply. See your Policy Form for details.			Total Annual Payment
			Includes Premium, Discounts, Fees, and Surcharges

### Property Information

Primary Residence	NO
Building Occupancy	Non-Residential Building
Building Description	Commercial
First Floor Height (FFH)	63.2
Method Used to Determine FFH	EC
Property Description	Slab on Grade (non-elevated), 1 Floors , Other
Date of Construction	12-31-1983
Prior NFIP Claims	0 Claim(s)
Replacement Cost Value	\$ 150,000.00

Your property's NFIP flood claims history can affect your premium.

### Premium Calculations

COMPONENTS OF THE TOTAL	PREMIUM
Building Premium:	\$ 1,186
Contents Premium:	\$ 0
Increased Cost of Compliance (ICC) Premium:	\$ 23
Community Rating System Discount:	\$ (253.00)
<b>Full-Risk Premium:</b>	\$ 956
<b>Discounted Premium:</b>	\$ 956
Fees and Surcharges:	
Reserve Fund Assessment:	\$ 172
HFIAA Surcharge:	\$ 250
Federal Policy Fee:	\$ 47
<b>Total Premium</b>	<b>\$ 1,425</b>

### ADDITIONAL INTERESTS

First Mortgagee	Loss Payee
Frost Bank,	US SMALL BUSINESS ADMINISTRATION,
3838 Rogers Road,	1545 Hawkins BLVD,
San Antonio, TX, 78251	El Paso, TX, 79925
Loan # : 71454289002	Loan # : 79837911908

If there have been any mortgagee changes, please make sure your profile reflects the changes.  
For questions about your flood insurance rating, contact your agent or insurance company.  
To learn more about your flood risk, please visit [FloodSmart.gov](https://www.floodsmart.gov)

Date Mailed: 11-06-2024

