

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		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 121 Laguna Isles Drive		Company NAIC Number:
City Port Aransas	State Texas	ZIP Code 78373
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 5, Block 4, Laguna Isles Unit 1		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>27°48'05.48"</u> Long. <u>97°05'31.72"</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>1A</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) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>N/A</u>	
c) Total net area of flood openings in A8.b	<u>N/A</u>	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	<u>298</u>	sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>N/A</u>	
c) Total net area of flood openings in A9.b	<u>N/A</u>	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 Port Aransas - 485498		B2. County Name Nueces		B3. State Texas	
B4. Map/Panel Number 48355C-0390	B5. Suffix G	B6. FIRM Index Date 10/13/2022	B7. FIRM Panel Effective/ Revised Date 10/13/2022	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9'

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: N/A CBRS OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

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. 121 Laguna Isles Drive			Policy Number:
City Port Aransas	State Texas	ZIP Code 78373	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: 7.7' PBM 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)	10.6	<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)	10.1	<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)	12.3	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	9.7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	9.9	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<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 Ronald A. Voss, R.P.L.S.	License Number 2293		
Title Surveyor			
Company Name Voss Engineering, Inc			
Address 6838 Greenwood Dr			
City Corpus Christi	State Texas		ZIP Code 78415
Signature 	Date 03/17/2023	Telephone (361) 854-6202	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)

Item C2e is the a/c unit



FloodRisk Standard

Provided Location	121 LAGUNA ISLES DR, PORT ARANSAS, TX 78373		
Standardized Location	121 LAGUNA ISLES DRIVE, PORT ARANSAS, TX 78373		
Latitude, Longitude	27.801589, -97.09227	Parcel ID	
FIPS / MSA / Tract	48355 / 18580 / 51.03	Community No.	485498
Community Name	PORT ARANSAS, CITY OF		
County Name	NUECES COUNTY		



Flood Zone	Zone AE	Next Nearest Zone (Dist.) X500 (890 ft)			
BFE	9 Feet NAVD88 (9.45 ft NGVD29)	USGS Ground Elev		7 ft NAVD88	
FEMA Map	48355C0390G, 10/13/2022	Previous Map	4854980006F, 09/30/1992, Zone AE		
NFIP Status	PARTICIPATING	NFIP Program	REGULAR	First FIRM	06/26/1971
LOMA or LOMR	NO	CBRS / OPA	NO	EC On-File	NO
Claims* \$ / #	\$140,270,852 / 3238	NFIP PIF*	4799	NFIP Discount	N/A
Flood Source	587 ft	Salt Water	664 ft	Fresh Water	1067 ft

*Aggregated by NFIP community.



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 #: 121 LAGUNA ISLES DR, Port Aransas, TX, 78373
POLICY #: FLD1660021358
NFIP POLICY #: 1660021358
POLICY TERM: 04-07-2024 (12:01 AM) - 04-07-2025 (12:01 AM)
POLICY ISSUED BY: Texas Farmers Insurance Company
PAYOR: HYPNOFROG LLC

POLICY FORM: Dwelling Policy
POLICY DECLARATIONS TYPE: New Policy Declarations
RATE CATEGORY : RatingEngine

INSURED NAME & MAILING ADDRESS

HYPNOFROG LLC
4514 AUTUMLEAF HOLLOW,
Austin, TX, 78731

AGENT CONTACT INFORMATION

Bryan Richter
Bryan Richter
PO BOX 59, Port Aransas, TX, 78373
Phone : 3617494940

FLOOD INSURANCE POLICY DECLARATIONS

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

Policy Coverages & Endorsements

	COVERAGE	DEDUCTIBLE	\$ 1,392
Building	\$ 250,000	\$ 1,250	Total Annual Payment
Contents	\$ 100,000	\$ 1,000	Includes Premium, Discounts, Fees, and Surcharges

Coverage limitations may apply. See your Policy Form for details.

Property Information

Primary Residence	NO
Building Occupancy	Single Family
Building Description	Main House/Building
First Floor Height (FFH)	-1
Method Used to Determine FFH	EC
Property Description	Slab on Grade (non-elevated), 2 Floors , Frame
Date of Construction	12-31-2021
Prior NFIP Claims	0 Claim(s)

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

Premium Calculations

COMPONENTS OF THE TOTAL	PREMIUM
Building Premium:	\$ 557
Contents Premium:	\$ 354
Increased Cost of Compliance (ICC) Premium:	\$ 17
Community Rating System Discount:	\$ 0
Full-Risk Premium:	\$ 928
Discounted Premium:	\$ 928
Fees and Surcharges:	
Reserve Fund Assessment:	\$ 167
HFIAA Surcharge:	\$ 250
Federal Policy Fee:	\$ 47
Total Premium	\$ 1,392

ADDITIONAL INTERESTS

Date Mailed: 03-14-2024

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





STANDARD FLOOD INSURANCE APPLICATION

PO Box 2057 Kalispell MT 59903 USA

Texas Farmers Insurance

Company

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

(888) 391-2810

Date 03-05-2024	Application Number FLD1660021358	Effective Date 04-07-2024	Expiration Date 04-07-2025	Waiting Period Standard - 30 Day Wait
Insured Name(s) HYPNOFROG LLC	Mailing Address & Phone 4514 AUTUMLEAF HOLLOW,Austin,TX,78731	Property Address 121 LAGUNA ISLES DR, 78373, Port Aransas, , TX	Agency Name, Address & Phone PO BOX 59,Port Aransas,TX,78373	Email:brichter@farmersagent.com Phone Number:3617494940 Agent Name:Bryan Richter
Applicant Type:BUSINESS	Home Phone:	Property Address Type:Location		
Prior Company NAIC:	Work Phone:			
Prior Policy Number:	Cell Phone:(214)403-2908			
Prior Company Name: Renewal Billing:	Email:jwmoles@gmail.com			
Current Community Information				
Community Name:	Prior Community Information			
Community Number:485498	Community Number:			
Map Panel:0390	Map Panel:			
Map Panel Suffix:G	Map Panel Suffix:			
Current Flood Zone:AE	Flood Zone:			
Current Base Flood Elevation(BFE):7	FIRM Date:06-25-1971			
FIRM Date:06-25-1971	Has This Property Been Remapped?:			
Program:FLOODREGULAR	Map Revision Date:			
Program Status:				
County:				
Current Map Date:10-13-2022				
Rating Map Date:				

Construction Date Date of Original Construction:12-31-2021	Prior Policy Information Is this a new purchase (within the last year)?:YES
Building Substantially Improved:NO	Prior Owner Policy Number:
Post-FIRM Construction:YES	Prior Owner Company Name: Did the applicant have a prior NFIP policy for the building that lapsed?:
Substantial Improvement Date:	Was the policy receiving a PRE-FIRM or Newly Mapped discount?:
Building is on list of Historic Buildings:	Mapped discount when it lapsed?: Did the Policy lapse for a valid reason?:

Occupancy Information	Is the insured a small business with less than 100 employees?: NO
Occupancy Type:Single Family	Is the insured a nonprofit entity?:NO
Building Description:	
Is this the Applicant's Primary Residence: NO	

Date:

APC PRV 07 21





STANDARD FLOOD INSURANCE QUOTE

PO Box 2057 Kalispell MT 59903 USA

Texas Farmers Insurance

Company

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

(888) 391-2810

Date	Application Number	Effective Date	Expiration Date	Waiting Period
03-05-2024	FLD1660021358	04-07-2024	04-07-2025	Standard - 30 Day Wait

Building Information

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:

Building Located Over Water: Not over Water

Building in Course of Construction: NO

Building Construction Type: Frame

Construction Type Description:

Estimated Building Replacement Cost: 900000

Replacement Cost Value Returned by FEMA: 311549

Total sq. footage of building: 2300

Total # of floors in building: 2

Total # of units in building: 1

What floor is the unit located on?:

Number of Detached Structures: 0

Building Located on Federal Land:

Is the policy force-placed by the lender?:

Foundation Information

Foundation: Slab on Grade (non-elevated)

Mobilehome/Travel Trailer Information

Enclosure/Crawlspace Size:

On Permanent Foundation:

Number of Elevators:

Anchored By:

Serial Number:

Venting Information (excluding V-Zones)

Enclosure/Crawlspace Has Valid Flood Openings:

Area of Permanent Openings (Sq. In.):

Number of Openings:

Has Engineered Openings:

Building Machinery, Equipment and Appliances

Does the building contain appliances?:

Does the building contain machinery and

Are all appliances elevated above the first floor?:

equipment servicing the building?:

Is all machinery and equipment servicing

the building, located inside or outside the building, elevated above the first floor?: NO

Elevation Certificate Information

Elevation Certificate Section Used: C

Floodproofing Certificate:

Elevation Certificate Date: 03-17-2023

Flood Proofing Elevation:

Diagram Number: 1A

Lowest (Rating) Floor Elevation:

Top of Bottom Floor: 11

Elevation Certificate First Flood Height: -1

Top of Next Higher Floor: 10

FEMA First Floor Height: -1

Lowest Adjacent Grade (LAG): 12

First Floor Height Method Used: EC

Premium Calculations

RISK RATING 2.0	COVERAGE	DEDUCTIBLE	COMPONENTS OF THE TOTAL	AMOUNT DUE
Building	250,000.00	1,250.00	Building Premium:	\$ 557.00
Content	100,000.00	1,000.00	Content Premium:	\$ 354.00
			Increased Cost of Compliance (ICC) Premium:	\$ 17.00
			Mitigation Discount:	\$ 0.00
			Community Rating System Reduction:	\$ 0.00
			Full Risk Premium:	\$ 928.00
			Annual Increase Cap Discount:	\$ 0.00
			Pre-Firm Discount:	\$ 0.00
			Discounted Premium:	\$ 928.00
			Reserve Fund Assessment:	\$ 167.00
			HFIAA Surcharge:	\$ 250.00
			Federal Policy Fee:	\$ 47.00
			Probation Surcharge:	\$ 0.00
			Total Quoted Premium	\$ 1,392.00

Signature of Insurance Agent/Producer

Date

Signature of Policy Holder (Optional)

Date

Date:

APC PRV 07 21



FLD1660021358 / HYPNOFROG LLC

121 LAGUNA ISLES DR, Port Aransas, Nueces County, TX,
78373 - 0121

4514 AUTUMLEAF HOLLOW, Austin, Travis County, TX,
78731

Quote Source: AGENT

jwmoles@gmail.com

(214)403-2908 [Call](#)

Renew indicator : BATCH RENEWAL

Agent Tasks : Needs
Photos

Term Start Date :	04/07/2024	Term End Date :	04/07/2025	Transaction Type :	New Busi Business
Transaction Eff. Dt. : Last Updated By :	04/07/2024 CHRISTINA POWELL	Waiting Period: Applicant Date :	Standard - 30 Day Wait 03/05/2024	Last Updated Date :	03-14-20
Claims	0	Loss Run		Risk Rating	2.0
Total Premium Change :	\$1,392.00	Bill To :	POLHOLDER	Serv Rep :	
Total Premium :	\$1,392.00			U/writer :	
				Product Name :	Flood Prc

Coverage

Property Info

Additional info

Billing

Account View	Receivable View	Invoicing	Subledger		Unposted
Policy Transaction					
ACCOUNTING DT.	TRANS TYPE	TRANS REF	CHECK NO	CERTIFIED DATE	DEBIT
03/05/2024	PAYMENT	F2166000015641		03/05/2024	\$0.00
03/14/2024	INVOICE	INV00805149			\$1,392.00
					\$0.00
					03,

Forms

Tickets

Commission

Log Documents Agent Customer
Portal Portal

Term Selection: (1210979)

04-07-2024/04-07-2025

Transaction Selection: (1646501)

NEWBUSINESS - ISSUED

Last transaction

New Business by CHRISTINA
POWELL
Transaction date: 03-14-2024
Transaction Eff. Dt. 2024-04-07

Note

(03-06-2024) Agent task :
Needs Photos. UW Note:
Please submit clear date
stamped photos of t...

Agency Info

08811-00958-000 Bryan
Richter

Notes

[Print Log](#)

Type note here

0/500

Make hidden? : [Save Note](#)[Reset](#)

Date	Description	Inserted By	Mark Hidden
03-06-2024 3:33:47 PM	Agent task : Needs Photos. UW Note: Please submit clear date stamped photos of the front and back of the structure that were taken within the last 90 days. We must receive the requested information within the next 9 days or we will need to remove the elevation certificate information from the application and rate without it.		