



**ZONING BOARD OF ADJUSTMENT
AGENDA
TUESDAY, JUNE 23, 2026
6:00 PM**

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.

A. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

B. CITIZENS PUBLIC COMMENT PERIOD

The Zoning Board of Adjustment invites citizens to address the Board on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to City staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Zoning Board of Adjustment cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course.

C. CONSENT ITEMS

C.1. Approval of the April 14, 2026 Regular Meeting Minutes.

[2026 04 14 ZBA Meeting Minutes](#)

D. PUBLIC HEARING

D.1. Conduct a Public Hearing and discuss and consider approving a variance request on a 0.851-acre lot, tract or parcel of land zoned Single-Family Residential-10 District (R-10), located at 2407 Country Club Road, Ellis CAD ID 183731. This request is to permit the construction of a detached garage located in both the front street setback and side street setback.

ZBA Case No.: VAR-26-1

Owner: Bramlet and Michelle Beard

Applicant: Tiffany Davis, drd Custom Construction

[VAR-26-1](#)

E. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and

time: **TUESDAY, JUNE 16, 2026 AT 5:00 P.M.** and will remain posted for at least two hours after said meeting was convened.

Jorge Barake

Jorge Barake, City Planner
Community Health and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Community Health and Development Department

Zoning Board of Adjustment Meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Ennis at (972) 875-1234 ext. 2236 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.

ZONING BOARD OF ADJUSTMENT AGENDA SUMMARY FORM



To: Zoning Board of Adjustment
Subject: Approval of the April 14, 2026 Regular Meeting Minutes.
Meeting: ZONING BOARD OF ADJUSTMENT - 23 Jun 2026
Department: Planning & Development
Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

Minutes for the April 14, 2026 Regular Meeting are submitted for Zoning Board of Adjustment's review and approval.

ATTACHMENTS:

[2026 04 14 ZBA Meeting Minutes](#)

**MINUTES
CITY OF ENNIS
ZONING BOARD OF ADJUSTMENT
TUESDAY, APRIL 14, 2026 6:00pm**

A. CALL TO ORDER

Chairperson Drew Anderson called a Session of the Ennis Zoning Board of Adjustments to order Tuesday, April 14, 2026, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

City Planner **Jorge Barake** called roll and verified a quorum.

Chairperson Anderson	Present	Commissioner Gilmore	Present
Commissioner King	Present	Commissioner Rushing	Present
Commissioner Setian	Absent		

The Invocation was given by **Chairperson Anderson**

The Pledge of Allegiance was recited

B. CITIZENS PUBLIC COMMENT PERIOD

No one from the public spoke.

Troy Foreman, Assistant Director of Community Health & Development provided a brief reminder of voting requirements for the approval of a variance per Unified Development Ordinance Section 3.3.10 (9).

C. CONSENT ITEMS

C.1. Approval of the October 28, 2025 Meeting Minutes.

Motion made by **Commissioner King**; second by **Commissioner Gilmore** to approve the October 28, 2025 meeting minutes as submitted.

A vote was cast, 4 in favor, 0 against. Motion passed.

D. PUBLIC HEARING

D.1. Conduct a Public Hearing and discuss and consider approving a variance request on a 0.851-acre lot, tract or parcel of land zoned Single-Family Residential-10 District (R-10), located at 2407 Country Club Road, Ellis CAD ID 183731. This request is to permit the construction of a detached garage located in both the front street setback and side street setback.

ZBA Case No.: VAR-26-1

Owner: Bramlet and Michelle Beard

Applicant: Tiffany Davis, drd Custom Construction

Item presented by **Erica Stubbs**, Senior Planner.

**MINUTES
CITY OF ENNIS
ZONING BOARD OF ADJUSTMENT
TUESDAY, APRIL 14, 2026 6:00pm**

Bramlet Beard, property owner, 2407 Country Club Rd, clarified the number of accessory buildings on the property and stated the previous addition was part of the original house. Mr. Beard addressed questions from the board including why no parking area was added when the original garage was enclosed.

Chairperson Anderson opened the public hearing at 6:11 pm

Chairperson Anderson closed the public hearing at 6:11 pm

After discussion and consideration, a Motion was made by **Commissioner Rushing**; second by **Commissioner King** to approve the variance request as submitted.

A vote was cast, 3 in favor; 1 against (Gilmore) Motion failed.

- D.2. Conduct a Public Hearing and discuss and consider approving a variance request on a 4.3208-acre lot, tract or parcel of land zoned Single-Family Residential-10 District (R-10), generally located in the 3000-block of Troon Drive, Ellis CAD ID 209574. This request is to permit the construction of a single-family home on a lot measuring 50-feet wide in lieu of the required 70-feet minimum lot width.
ZBA Case No.: VAR-26-2
Owner: Jess and Brenda Haupt
Applicant: David O'Brien, DOB & EEL Architecture

Property owner, Jess Haupt, 3006 Troon Dr., clarified the intent of the variance request.

Item presented by Jorge Barake, City Planner

Commissioner Rushing inquired regarding the number of homes allowed on the lot. Staff clarified due to the zoning (R-10) only one single-family home on the lot and the addition of a granny-flat would be allowed.

Property owner, Jess Haupt spoke regarding the variance request and stated that he has been maintaining the property. Cart path will be extended and become a driveway and clarified the property was previously a golf course.

Commissioner King inquired if notification letters have been sent to neighbors of the property. Staff clarified that notification letters is not a requirement with a variance request.

Chairperson Anderson opened the public hearing at 6:32 pm

Chairperson Anderson closed the public hearing at 6:32 pm

After discussion and consideration, a Motion was made by **Commissioner Rushing**; second by **Commissioner King** to approve the variance request as submitted.

A vote was cast, 4 in favor, 0 against. Motion passed.

**MINUTES
CITY OF ENNIS
ZONING BOARD OF ADJUSTMENT
TUESDAY, APRIL 14, 2026 6:00pm**

E. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- E.1. Consider, discuss and act on electing officers to fill vacancies of Chair and Vice Chair positions.

Drew Anderson stated that he is stepping down as the Zoning Board of Adjustment Chairperson and wishes to stay a member.

Motion was made by **Commissioner King** nominating **Commissioner Gilmore** as new Chairperson of Zoning Board of Adjustment, second by **Commissioner Rushing**.

A vote was cast, all in favor. Motion passed.

Motion was made by **Commissioner Rushing** nominating **Commissioner King** as new Vice-Chairperson of Zoning Board of Adjustment, second by **Chairperson Anderson**.

A vote was cast, all in favor. Motion passed.

F. ADJOURNMENT

Motion was made by **Commissioner Rushing** to adjourn the meeting at 6:42 pm, second by **Commissioner Gilmore**. Motion passed.

Chairperson Anderson adjourned the meeting at 6:42 p.m.

ATTEST:

APPROVED:

Jorge Barake, City Planner

Drew Anderson, Chairperson

Erica Stubbs, Senior Planner



ZONING BOARD OF ADJUSTMENT AGENDA SUMMARY FORM



To: Zoning Board of Adjustment

Subject: Conduct a Public Hearing and discuss and consider approving a variance request on a 0.851-acre lot, tract or parcel of land zoned Single-Family Residential-10 District (R-10), located at 2407 Country Club Road, Ellis CAD ID 183731. This request is to permit the construction of a detached garage located in both the front street setback and side street setback.
ZBA Case No.: VAR-26-1
Owner: Bramlet and Michelle Beard
Applicant: Tiffany Davis, drd Custom Construction

Meeting: ZONING BOARD OF ADJUSTMENT - 23 Jun 2026

Department: Planning & Development

Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

The subject property is located at 2407 Country Club Road and is currently zoned Single-Family Residential-10 District. The property owner proposes to construct an approximately 888 SF detached garage located in the front setback of the existing home. The front building setback is dictated by the front plane of the home as originally constructed (1976 per Ellis CAD). An addition to the home was constructed in or around 1986. This 1986 addition is a wing on the west side of the home running perpendicular to the original structure and encroaches into the front setback.

The footprint of the proposed detached garage is located approximately 24.17 feet into the front setback.

In addition to encroaching into the front setback, the proposed detached garage is located within the minimum 15 feet required side street setback. A 50 feet unimproved right-of-way is located immediately adjacent to the eastern property line. Although unimproved, the existence of the right-of-way necessitates a variance from the minimum side street setback. The applicant proposes a 5 feet side street setback in lieu of the required 15 feet.

The property owner has obtained an Elevation Certificate from FEMA for the proposed detached garage.

ATTACHMENTS:

- [VAR-26-1 Assistant Director of Community Health and Development Request for Reconsideration](#)
- [VAR-26-1 City Secretary Response to Request](#)
- [VAR-26-1 Application](#)
- [VAR-26-1 Variance Request Questions](#)
- [VAR-26-1 Vicinity Map](#)

D.1.

[VAR-26-1 Drone Photo](#)

[VAR-26-1 Zoning Map](#)

[VAR-26-1 Garage Survey](#)

[VAR-26-1 FEMA Certificate](#)

D.1.



Troy Foreman
Assistant Director, Community Health & Development
4/17/2026

Office of the City Secretary

Subject: Request for Reconsideration – ZBA Case No. VAR-26-1

Dear City Secretary,

I am writing to formally request that the Zoning Board of Adjustment reconsider ZBA Case No. VAR-26-1, Item D.1.1, which was heard on the April 14, 2026, agenda.

This case involved a public hearing and consideration of a variance request for a 0.851-acre tract of land zoned Single-Family Residential-10 (R-10), located at 2407 Country Club Road (Ellis CAD ID 183731). The request was to permit the construction of a detached garage within both the front and side street setbacks.

The request for reconsideration is being made due to confusion regarding the board's vote, as well as concerns that not all questions from commissioners were fully addressed during the discussion. As a result, there may not have been a complete opportunity for the board to make a fully informed decision. I would also like to add that, because of the floodplain across most of this property, the proposed location would be outside the floodplain per a FEMA elevation certificate.

If approved, we respectfully request that this case be placed back on the agenda for reconsideration at a meeting in May 2026.

Please let me know if any additional information is needed. I appreciate your time and consideration.

Sincerely,

Troy Foreman



Re: Request for reconsideration of a ZBA Variance for 2407 Country Club Rd.

From Angie Wade <awade@ennistx.gov>

Date Tue 4/21/2026 8:46 AM

To Troy Foreman <tforeman@ennistx.gov>

Cc Bethany Prewitt <bprewitt@ennistx.gov>; Kevin Howard <khoward@ennistx.gov>; Erica Stubbs <estubbs@ennistx.gov>; Jorge Barake <jbarake@ennistx.gov>

Troy,

Please schedule a Zoning Board of Adjustments meeting for a public hearing and reconsideration of the variance request heard at the April 14, 2026 ZBA meeting, Case No. VAR-26-1, agenda item D.1.1.

Please maintain a copy of your Request for Reconsideration and my response email in your case file. Please also update me on the meeting date and time.

Thank you!

Angie Wade, TRMC, CMC

City Secretary

City of Ennis

Phone: 972-875-1234 ext. 2236

Cell: 469-245-8747



ATTENTION PUBLIC OFFICIALS: A "Reply to All" of this email could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Troy Foreman <tforeman@ennistx.gov>

Sent: Friday, April 17, 2026 3:14 PM

To: Angie Wade <awade@ennistx.gov>

Cc: Bethany Prewitt <bprewitt@ennistx.gov>; Kevin Howard <khoward@ennistx.gov>; Erica Stubbs <estubbs@ennistx.gov>; Jorge Barake <jbarake@ennistx.gov>

Subject: Re: Request for reconsideration of a ZBA Variance for 2407 Country Club Rd.

Please see the updated request. I added a note about the floodplain.

Best Regards,

Troy Foreman

Assistant Director of Community Health & Development
Building Official
CFM/DR, OSSF
City of Ennis, Texas
108 W. Knox St.
Ennis, Texas 75119
tforeman@ennistx.gov
(972) 875-6442 ext. 2309 Office

TDLR link for registering a project: [TDLR](#)

To submit applications to our Department.

<https://ennistx.portal.opengov.com/>

 <https://www.youtube.com/watch?v=9eQkPIpWMIg>

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From: Troy Foreman

Sent: Friday, April 17, 2026 2:42 PM

To: Angie Wade <awade@ennistx.gov>

Cc: Bethany Prewitt <bprewitt@ennistx.gov>; Kevin Howard <khoward@ennistx.gov>; Erica Stubbs <estubbs@ennistx.gov>; Jorge Barake <jbarake@ennistx.gov>

Subject: Request for reconsideration of a ZBA Variance for 2407 Country Club Rd.

Angie,

Please see the attached request to reconsider a ZBA case No. VAR-26-1 2407 Country Club Rd.

Best Regards,

D.1.

Troy Foreman

**Assistant Director of Community Health & Development
Building Official
CFM/DR, OSSF
City of Ennis, Texas
108 W. Knox St.
Ennis, Texas 75119
tforeman@ennistx.gov
(972) 875-6442 ext. 2309 Office**

TDLR link for registering a project: [TDLR](#)

To submit applications to our Department.

<https://ennistx.portal.opengov.com/>

 <https://www.youtube.com/watch?v=9eQkPlpWMIg>

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Record No: VAR-26-1

Variance Application

Status: Active

Submitted On: 1/14/2026

Primary Location

2407 COUNTRY CLUB RD
ENNIS, TX 75119

Owner

BEARD BRAMLET F &
MICHELLE

Applicant

 Tiffany Davis



Property Information

Applicant Name*

Bramlett Beard

Type of Application *

Variance

Zoning*

R-10

Occupancy Type*

Residential

Square Footage or Acreage*

0.851

Are you in an HOA/POA?*

No

No. of Lots*

1

Summarized reason for your request*

The request for variance is to allow construction of an 888SF detached garage in front of the primary residence at 2407 Country Club Rd. The variance is requested due to unique site and functional constraints, including the absence of an existing garage. The proposed garage will restore a customary residential feature while remaining compatible with the surrounding neighborhood.

1. What is the specific hardship involved?*

The hardship is the lack of any existing garage on the property and the inability to reasonably place a detached garage behind or beside the residence due to the configuration of the lot and placement of the home.

2. Was the hardship created beyond the control of the Owner (or previous owners) or is it uncharacteristic to this property? Please explain.*

Yes. The hardship was not created by the current owners. It results from the original lot configuration, placement of the existing residence, and site conditions that are unique to this property and uncharacteristic compared to other lots in the area.

3. Does this property differ from other property in the same zone and vicinity as to size, shape, topography, location of surroundings? Please explain.*

This property's layout differs from other properties in the zoning district due to its size, orientation, and existing improvements, which limit garage placement options. Many neighboring lots can accommodate garages behind or beside the house, while the layout at 2407 Country Club Rd. does not permit reasonable accessory placement.

4. Can reasonable use be made of this property without the variance? Please explain.*

While the property can continue to be used as a residence, the detached garage, a reasonable accessory use cannot be achieved without the variance. Without approval, the property would remain without a garage, limiting functionality, storage and protection of vehicles. The variance is necessary to allow reasonable residential use comparable with neighboring properties.

5. Does existing zoning deprive this property of privileges currently being enjoyed by your neighbors? Please explain.*

Yes. Many neighboring properties enjoy detached or adequately sized garages that meet their storage and parking needs. Denial of the variance would deprive this property of similar privileges of neighboring homes.

6. Will the Variance impair an adequate supply of light and air to adjacent properties, or unreasonably increase the congestion in public streets, or increase the likelihood of damage by fire? Please explain.*

No. The proposed detached garage will comply with applicable building, safety and fire codes and will be appropriately sized for the lot. It will not obstruct light or air to adjacent properties, increase traffic congestion or increase the likelihood of fire damage.

7. Will the Variance impair the health, safety, comfort, morals or general welfare of the inhabitants of the City of Ennis? Please explain.*

Granting the variance will not impair public health, safety, comfort, morals, or general welfare. Instead, it will improve residential utility while preserving the character of the neighborhood.

8. Will the granting of a Variance be contrary to the plan of development for the general area? Please explain.*


The variance is consistent with the broader pattern of residential development along Country Club Road and within the zoning district. The proposed accessory structure will be designed to harmonize with the existing residence and surrounding neighborhood, consistent with the intent of the Ennis UDO

Certification

I HEREBY CERTIFY THAT THIS APPLICATION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ENNIS UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, THAT PERTAIN TO THIS SUBMITTAL. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE APPLICANT, OWNER OR OTHER AUTHORIZED AGENT PRESENT AT THE ZONING BOARD OF ADJUSTMENT MEETINGS. SHOULD AN AUTHORIZED PERSON NOT BE AT THE MEETING TO REPRESENT THE APPLICATION, I HEREBY REQUEST THAT CONSIDERATION OF THE ITEM BE CONTINUED TO A FUTURE DATE TO ALLOW AN AUTHORIZED PERSON THE OPPORTUNITY TO APPEAR AND PRESENT TESTIMONY. HOWEVER, I DO UNDERSTAND THAT THE CITY IS NOT OBLIGATED TO CONTINUE THIS REQUEST. I FURTHER UNDERSTAND THAT THIS REQUEST WILL BE PLACED ON THE APPROPRIATE ZONING BOARD OF ADJUSTMENT AGENDA ONLY AFTER THE APPLICATION HAS BEEN DETERMINED TO BE COMPLETE. WHERE A VARIANCE REQUEST IS SUBMITTED CONCURRENTLY WITH A ZONING REQUEST, CONCEPT PLAN, DEVELOPMENT PLAN, OR PLAT APPLICATION AND THE VARIANCE APPROVAL IS REQUIRED PRIOR TO THE APPROVAL OF SUCH A REQUEST, PLAN OR PLAT APPLICATION, I HEREBY REQUEST THAT THESE ITEMS BE PROCESSED CONCURRENTLY WHERE POSSIBLE.

I ALSO UNDERSTAND THAT FEES PAID ARE NOT REFUNDABLE. IN ADDITION, I ALSO UNDERSTAND THAT BY MY SIGNATURE BELOW, I HAVE MADE A DECLARATION THAT THE PROPERTY UNDER CONSIDERATION IS OWNED BY THE PERSON(S) AS LISTED AND UNDERSTAND THAT THE CITY OF ENNIS HAS NO RESPONSIBILITY TO VERIFY SAID OWNERSHIP INFORMATION. I ALSO UNDERSTAND THAT AN APPEAL OF DEVELOPMENT DECISIONS CAN BE MADE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.

Applicant Signature*

 Tiffany Davis
Jan 14, 2026

Applicant Role*

Agent

Internal Use

Send to City Attorney 

Send to ZBAA 

—

ZBA Hearing Date 

04/14/2026

ZBAA Decision 

—

Section 3.3.10(7) of the Ennis Unified Development Ordinance (UDO) determines the following in regards to review and approval of variances. Please review and read carefully to ensure your application meets these conditions.

(7) REVIEW AND APPROVAL CRITERIA:


The ZBA shall not approve a variance unless it finds that all of the following criteria have been met:

- (a) The variance must be necessary to permit development of a specific parcel of land which differs from other parcels of land by being of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development of other parcels of land in districts with the same zoning
- (b) The need for the variance is not self-created
- (c) The need for the variance is not personal or financial hardship
- (d) The requested variance does not permit a person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in districts with the same zoning district or to be developed in a manner inconsistent with the rights of properties similarly zoned
- (e) The grant of the variance would not violate the intent of this UDO and would further substantiate justice

D.1.

I HAVE READ AND UNDERSTAND THE REVIEW AND APPROVAL CRITERIA SETFORTH BY THE ENNIS UNIFIED DEVELOPMENT STANDARDS.

Signature*

 Tiffany Davis
Jan 14, 2026

Date*

01/14/2026

Variance Request Information Questions

Summarized reason for your request *

The request for variance is to allow construction of an 888SF detached garage in front of the primary residence at 2407 Country Club Rd. The variance is requested due to unique site and functional constraints, including the absence of an existing garage. The proposed garage will restore a customary residential feature while remaining compatible with the surrounding neighborhood.

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5. Does existing zoning deprive this property of privileges currently being enjoyed by your neighbors? Please explain. *

Yes. Many neighboring properties enjoy detached or adequately sized garages that meet their storage and parking needs. Denial of the variance would deprive this property of similar privileges of neighboring homes.

6. Will the Variance impair an adequate supply of light and air to adjacent properties, or unreasonably increase the congestion in public streets, or increase the likelihood of damage by fire? Please explain. *

D.1.

No. The proposed detached garage will comply with applicable building, safety and fire codes and will be appropriately sized for the lot. It will not obstruct light or air to adjacent properties, increase traffic congestion or increase the likelihood of fire damage.

7. Will the Variance impair the health, safety, comfort, morals or general welfare of the inhabitants of the City of Ennis? Please explain. *

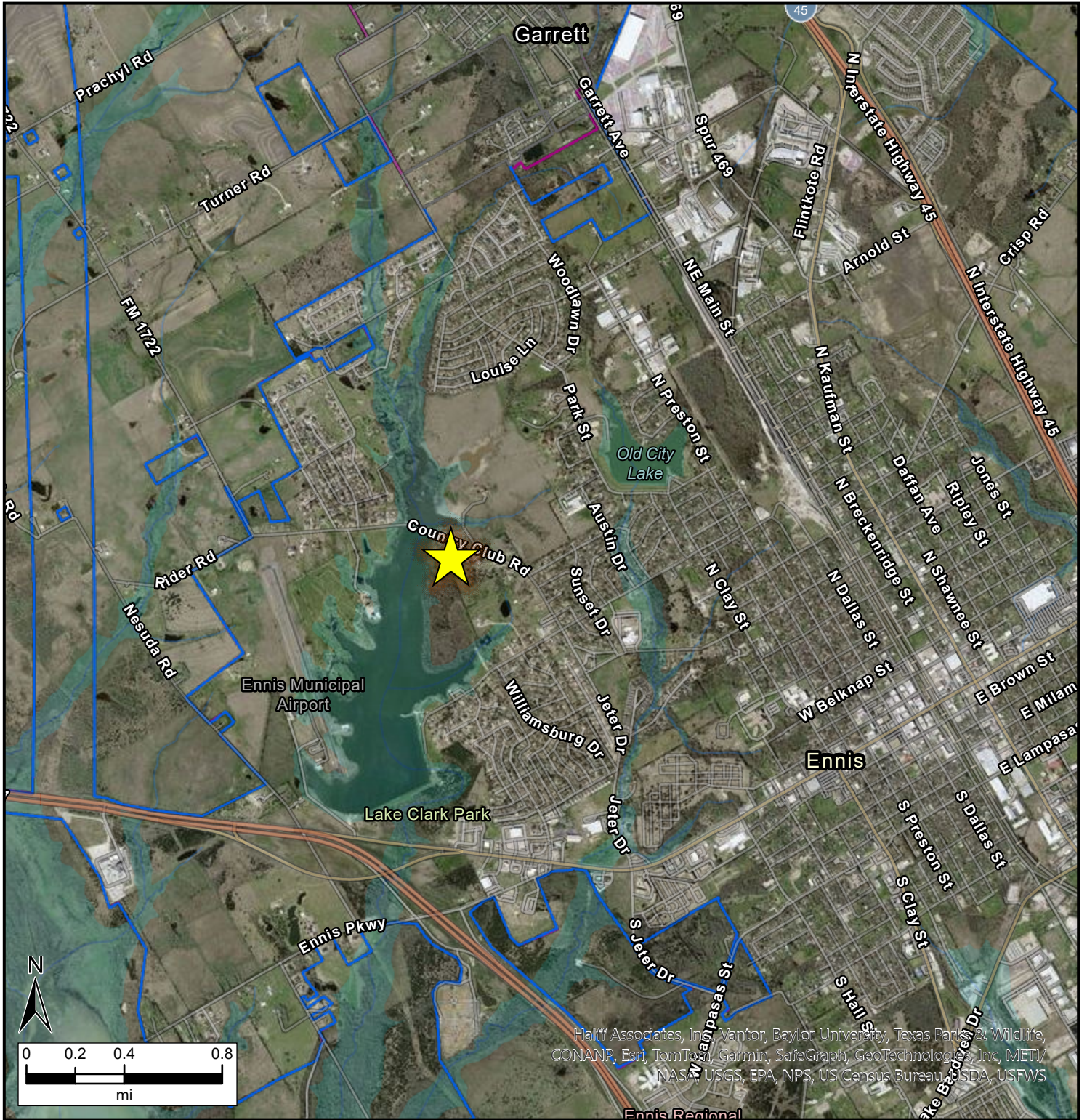
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--

Vicinity Map



Halff Associates, Inc., Vantor, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

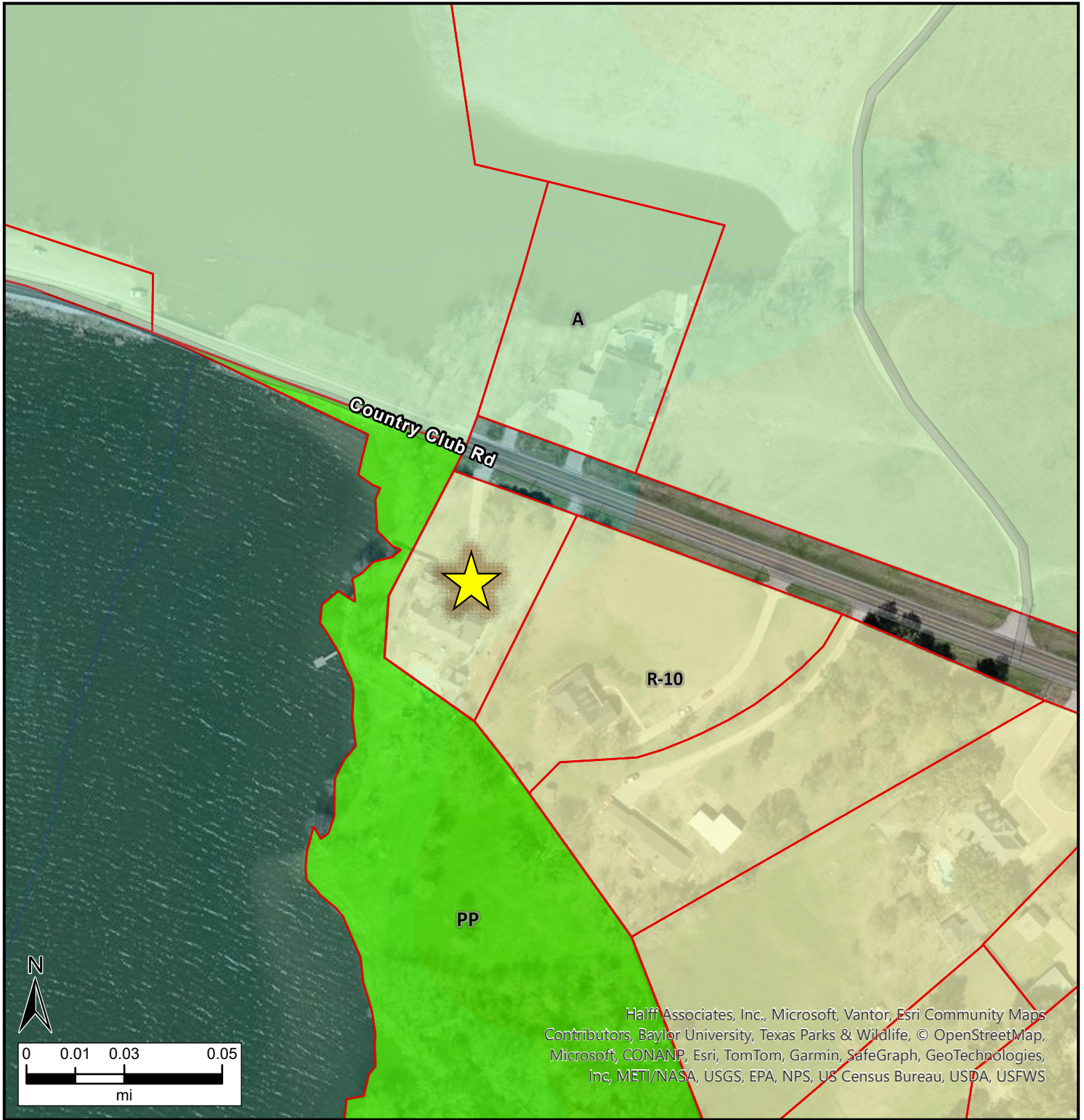
Legend

- Ennis ETJ
- Ennis City Limits
- Other Cities Limits
- Floodway
- 1% Annual Chance Flood Hazard Area
- 0.2% Annual Chance Flood Hazard Area
- Profile Baseline
- Water Line
- Cross Section
- Base Flood Elevation





Zoning Map

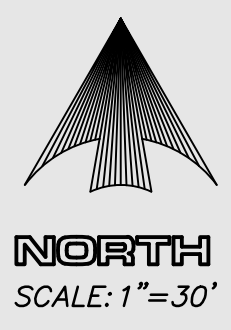


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Legend

- | | | |
|---|---|---|
| Parcels | NC-D Neighborhood Duplex | H-IM Heavy Industrial and Manufacturing |
| A Agricultural | D Duplex | DT Downtown Core |
| RE Residential Estate | TH Townhome | DT-T1 Downtown Transition 1 |
| R-10 Single Family Residential 10 | MF-1 Multi-Family 1 | DT-T2 Downtown Transition 2 |
| R-5 Single Family Residential 5 | MF-2 Multi-Family 2 | DT-A1 Downtown Approach 1 |
| R-5-Z Single Family Residential 5 Zero Lot Line | MH Manufactured Home | DT-A2 Downtown Approach 2 |
| R-5-PD #5 Single Family Residential 5 Planned Development | C Neighborhood Commercial | IC Institutional and Civic |
| R-5-PD #7 | CC-PD Corridor Commercial Planned Development | PP Public and Parks |
| NC Neighborhood Conservation | BP Business Park | PD Planned Development |
| NC-MF1 Neighborhood Multi-Family 1 | CC Corridor Commercial | PD-MF-2 Planned Development-Multi-Family Residential District 2 |
| NC-MF2 Neighborhood Multi-Family 2 | L-IM Light Industrial and Manufacturing | RMU Regional Mixed Use |





LEGAL DESCRIPTION

BEING a 37,062 square feet (0.851 acres) tract of land situated in the William Garrett Survey, Abstract Number 382, in the City of Ennis, Ellis County, Texas, and being all of a called 0.8550 acre tract of land described in the Warranty Deed with Vendor's Lien to Bramlet F. Beard and wife, Michelle G. Beard recorded in Volume 1842, Page 1134 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found in the southwest line of F.M. 1722, an 80 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Control Number 1317, Section 3, Job 1, dated May, 1952, for the north corner of said 0.8550 acre tract;

THENCE South 70 degrees 16 minutes 39 seconds East, along the southwest line of said F.M. 1722 and the northeast line of said 0.8550 acre tract, a distance of 149.22 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set at the intersection of the southwest line of said F.M. 1722 with the northwest line of an Unnamed Road having a 50 foot wide Right of Way as referenced in Volume 598, Page 708, D.R.E.C.T. and shown on the plat of County Club Road Addition No. 4, an addition to the City of Ennis, Ellis County, Texas according to the plat thereof recorded in Cabinet E, Slide 314 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) for the northeast corner of said 0.8550 acre tract, from which a 3/8 inch iron rod found for the northwest corner of said County Club Road Addition No. 4 bears South 70 degrees 16 minutes 39 seconds East, a distance of 50.29 feet for witness;

THENCE South 25 degrees 52 minutes 45 seconds West, along the northwest line of said 50 foot wide Unnamed Street and the southeast line of said 0.8550 acre tract, a distance of 269.77 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for an angle point;

THENCE South 26 degrees 34 minutes 23 seconds West, continuing along the northwest line of said 50 foot wide Unnamed Street and the southeast line of said 0.8550 acre tract, a distance of 11.50 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set (IRS) in the northerly line of a called 45.253 acre tract of land described in the deed to the City of Ennis recorded in Volume 340, Page 442, D.R.E.C.T. for the south corner of said 0.8550 acre tract ;

THENCE along the common line of said 0.8550 acre tract and said City of Ennis tract, the following three (3) courses:

- North 56 degrees 15 minutes 38 seconds West, 125.73 feet to an IRS;
- North 04 degrees 41 minutes 48 seconds East, 69.42 feet to an IRS;
- North 35 degrees 22 minutes 51 seconds East, 97.71 feet to an IRS;

THENCE North 16 degrees 16 minutes 19 seconds East, continuing along the common line of said 0.8550 acre tract and said City of Ennis tract, a distance of 88.22 feet to the POINT OF BEGINNING and containing 37,062 square feet or 0.851 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this survey was prepared under my direct supervision from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this survey substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 24th day of February, 2026.

David S. Griffin
David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying, LLC
903 W. Ennis Ave., Suite 1
Ennis, Texas 75119
903-600-1072



ANTHONY & GINA FAVARO
CALLED 2.0 ACRES
INSTR. NO. 2230910
O.P.R.E.C.T.

WILLIAM GARRETT SURVEY
ABSTRACT NO. 382

LAKE CLARK

LAKE CLARK TRACT
CITY OF ENNIS
CALLED 19.55 ACRES
VOL. 30, PG. 590
D.R.E.C.T.

POINT OF BEGINNING

F.M. 1722
(80' R.O.W.)
(TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP)
(CONTROL NO. 1317, SECTION 3, JOB 1, DATED MAY 1952)

BRAMLET & MICHELLE BEARD
CALLED 0.8550 ACRES
VOL. 1842, PG. 1134
D.R.E.C.T.

37,062 SQUARE FEET OR
0.851 ACRES

PROPOSED DETACHED
3 CAR GARAGE

UNNAMED ROAD
(80' R.O.W.)
(REFERENCED IN VOL. 598, PG. 708 D.R.E.C.T.)
(SHOWN ON CAB. E, SLD. 314, P.R.E.C.T.)

COUNTRY CLUB ROAD ADDITION NO. 4
CAB. E, SLD. 314
P.R.E.C.T.

GREG & MELISSA BROWN
CALLED 1.5332 ACRES
VOL. 1774, PG. 155
D.R.E.C.T.

ZONE X

ZONE A

CITY OF ENNIS
CALLED 45.253 ACRES &
CALLED 3.09 ACRES
VOL. 340, PG. 442
VOL. 391, PG. 547
D.R.E.C.T.

S 26°34'23" W
11.50'

GENERAL NOTES:

- Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
- This property lies within Zone A of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Map No. 48139C0360F, with an effective date of June 3, 2013. "Zone A is defined as "Areas without Base Flood Elevation (BFE)".
- This survey was performed without the benefit of a Title Commitment which may reveal easements of record the Surveyor is unaware of. No easement research was performed by the Surveyor and/or Survey Company.

GRIFFIN
LAND SURVEYING

903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

BOUNDARY SURVEY
BRAMLET & MICHELLE BEARD
0.851 ACRES
VOL. 1842, PG. 1134, D.R.E.C.T.
WILLIAM GARRETT SURVEY, ABSTRACT NO. 382
ENNIS, TEXAS

SHEET NO.
1
1

DESIGN	DRAWN	SCALE	DATE	NOTES	JOB NUMBER
DSG	DSG	1"=30'	2/24/2026	2601018 BN01	2601018

ABBREVIATION LEGEND

O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
INSTR. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT

National Flood Insurance Program

Elevation Certificate and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

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.**

PRIVACY ACT STATEMENT

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.

PURPOSE OF THE ELEVATION CERTIFICATE

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.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>BRAMLET BEARD</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>2407 COUNTRY CLUB ROAD (Proposed Detached Garage)</u>	Company NAIC Number: _____
City: <u>ENNIS</u> State: <u>TX</u> ZIP Code: <u>75119</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>0.86 ACRES in the W.M. GARRETT SURVEY, A-382, ELLIS COUNTY, TEXAS</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Accessory: Proposed Detached Garage</u>	
A5. Latitude/Longitude: Lat. <u>32.33596</u> Long. <u>-96.65607</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> 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: <u>1B</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) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> 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): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>Ennis, City of</u>	B1.b. NFIP Community Identification Number: <u>480207</u>
B2. County Name: <u>ELLIS COUNTY</u>	B3. State: <u>TX</u>
B4. Map/Panel No.: <u>48139C0360</u>	B5. Suffix: <u>F</u>
B6. FIRM Index Date: <u>06/03/2013</u>	B7. FIRM Panel Effective/Revised Date: <u>06/03/2013</u>
B8. Flood Zone(s): <u>A</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>475.5</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other: <u>2025 DAVIS & McDILL CALCULATION</u>	
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	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.:
2407 COUNTRY CLUB ROAD (Proposed Detached Garage)

FOR INSURANCE COMPANY USE

City: ENNIS State: TX ZIP Code: 75119

Policy Number: _____

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, 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: RM 21 Vertical Datum: 561.11

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): 483.5 feet meters
- b) Top of the next higher floor (see Instructions): N/A feet meters
- c) Bottom of the lowest horizontal structural member (see Instructions): ~483.1 feet meters
- d) Attached garage (top of slab): N/A feet 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): N/A feet meters
- f) Lowest Adjacent Grade (LAG) next to building: Natural Finished 481.5 feet meters
- g) Highest Adjacent Grade (HAG) next to building: Natural Finished 483.3 feet meters
- h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 483.3 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 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: James H. McDill License Number: 53659

Title: Registered Professional Engineer

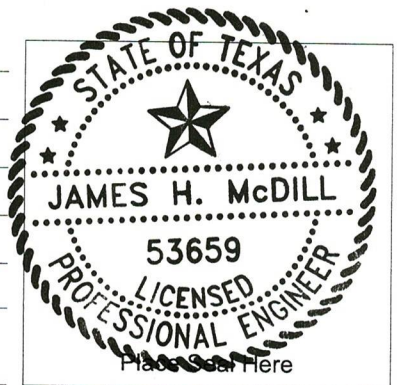
Company Name: Davis & McDill, Inc.

Address: 1014 Ferris Avenue, Suite 104-3

City: Waxahachie State: TX ZIP Code: 75165

Telephone: (972) 938-1185 Ext.: _____ Email: jim@davismcdill.com

Signature: _____ Date: 12/15/2025



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):
B9. BFE determined from a 2025 calculation by Davis & McDill, Inc. The 1% annual chance flow is taken from the 2016 Chambers Watershed Base Level Engineering Study prepared for DHS/FEMA by Compass PTS JV. Lake Clark storage capacity is estimated from lidar contours and the outfall is determined from a Davis & McDill survey.
C2c. Approximate elevation based on an assumed 5" concrete slab.

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.:
2407 COUNTRY CLUB ROAD (Proposed Detached Garage)

FOR INSURANCE COMPANY USE

City: ENNIS State: TX ZIP Code: 75119

Policy Number: _____

Company NAIC Number: _____

**SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)**

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ 0.2 feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ 2.0 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 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ N/A feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ N/A feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ N/A 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: James H. McDill, P.E.

Address: 1014 Ferris Avenue, Suite 104-3

City: Waxahachie State: TX ZIP Code: 75165

Telephone: (972) 938-1185 Ext.: _____ Email: jim@davismcdill.com

Signature: _____ Date: 12/15/2025

Comments: _____

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.: 2407 COUNTRY CLUB ROAD (Proposed Detached Garage)	FOR INSURANCE COMPANY USE
	Policy Number: _____ Company NAIC Number: _____
City: ENNIS State: TX ZIP Code: 75119	

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- 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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

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.:
2407 COUNTRY CLUB ROAD (Proposed Detached Garage)

FOR INSURANCE COMPANY USE

City: ENNIS State: TX ZIP Code: 75119

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ 2.0 feet meters above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: James H. McDill, P.E.

Address: 1014 Ferris Avenue, Suite 104-3

City: Waxahachie State: TX ZIP Code: 75165

Telephone: (972) 938-1185 Ext.: _____ Email: jim@davismcdill.com

Signature: _____ Date: 12/15/2025

Comments:
Photos included below.

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
2407 COUNTRY CLUB ROAD (Proposed Detached Garage)

City: ENNIS State: TX ZIP Code: 75119

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT VIEW - Dated November 14, 2025

Clear Photo One



Photo Two

Photo Two Caption: REAR VIEW - Dated November 14, 2025

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
2407 COUNTRY CLUB ROAD (Proposed Detached Garage)

City: ENNIS State: TX ZIP Code: 75119

FOR INSURANCE COMPANY USE

Policy Number: _____

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Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

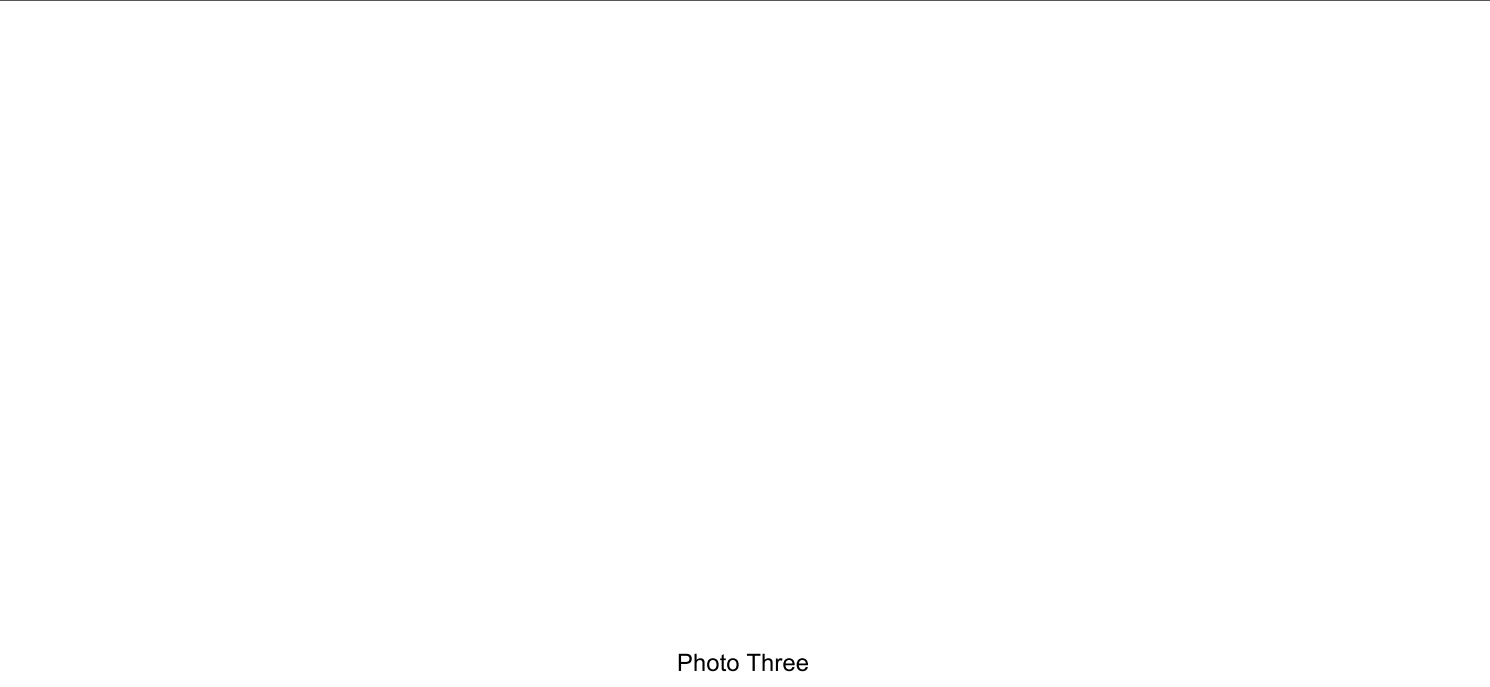


Photo Three

Photo Three Caption:

Clear Photo Three

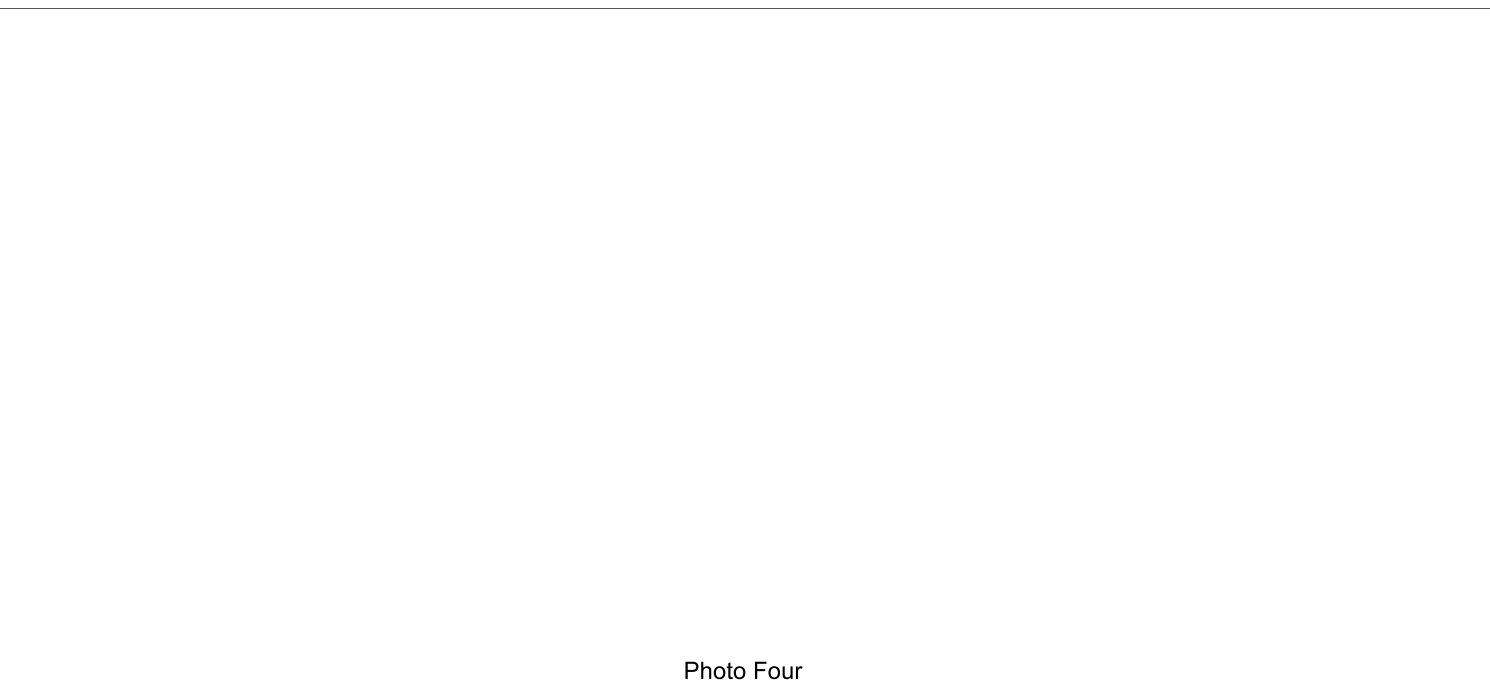


Photo Four

Photo Four Caption:

Clear Photo Four