



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HIDALGO COUNTY, TEXAS (Unincorporated Areas)	A portion of Lot 3, Block 1, John Closner Subdivision, as described in the General Warranty Deed, recorded as Instrument No. 2008-1888047, in the Office of the County Clerk, Hidalgo County, Texas The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480334	
AFFECTED MAP PANEL	NUMBER: 4803340425C DATE: 11/16/1982	
FLOODING SOURCE: PONDING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.272, -98.141 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
3	1	John Closner	Raul Longoria Road & Canton Road	Portion of Property	AH	95.0 feet	--	94.6 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the property described above. The lowest adjacent grade elevation to a structure must be at or above the Base Flood Elevation for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Amendment. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF RAUL LONGORIA ROAD (F.M. 1426) FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT. THENCE; N 08°29' E, ALONG THE WEST LINE OF LOT 3 AND THE CENTERLINE OF RAUL LONGORIA ROAD (F.M. 1426), A DISTANCE OF 1,240.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT. THENCE; S 81°31' E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED M.F. FOUND ON THE EAST RIGHT OF WAY LINE OF RAUL LONGORIA ROAD (F.M. 1426) FOR AN INTERIOR CORNER OF THIS TRACT. THENCE; N 53°29' E, ALONG THE EAST RIGHT OF WAY LINE OF RAUL LONGORIA ROAD (F.M. 1426), A DISTANCE OF 70.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED M.F. FOUND ON THE SOUTH RIGHT OF WAY LINE OF CANTON ROAD FOR AN INTERIOR CORNER OF THIS TRACT. THENCE; N 08°29' E, A DISTANCE OF 30.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 3 AND IN THE CENTERLINE OF CANTON ROAD FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT. THENCE; S 81°31' E, ALONG THE NORTH LINE OF LOT 3 AND THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 1,446.20 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT. THENCE; S 08°29' W, ALONG THE EAST LINE OF LOT 3, PASSING A 5/8" IRON ROD WITH CAP STAMPED M.F. FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CANTON ROAD, PASSING A 5/8" IRON ROD WITH CAP STAMPED M.F. FOUND AT 1,205.00 FEET FOR THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 DRAINAGE EASEMENT (SOUTH MAIN DRAIN, RECORDED IN VOLUME 1993, PAGE 113, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF THIS TRACT. THENCE; N 81°31' W, ALONG THE SOUTH LINE OF LOT 3, PASSING AT 1,496.20 FEET THE EAST RIGHT OF WAY LINE OF RAUL LONGORIA ROAD (F.M. 1426), A TOTAL DISTANCE OF 1,546.20 FEET TO THE POINT OF BEGINNING.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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