



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HIDALGO COUNTY, TEXAS (Unincorporated Areas)	A portion of Lots 1 and 8, Section 13, Hidalgo Canal Company's Subdivision, as described in the Special Warranty Deed with Vendor's Lien recorded as Document No. 2015-2626814, 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: 26.278656, -98.211551 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1	-/13	Hidalgo Canal Company's	8500 North 2nd Street	Portion of Property (Tract 1)	B	107.0 feet	--	107.5 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 PORTIONS REMAIN IN THE SFHA
DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 not 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). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. 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 V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Tract 1

COMMENCING at a 2-inch iron pipe found at the Southwest corner of said Lot 1, Section 13; THENCE, N 08° 35' 30" E along the West line of said Lot 1, Section 13, a distance of 457.66 feet; THENCE S 81° 24' 30" E a distance of 45.00 feet to a point for the Southwest corner and POINT OF BEGINNING of this tract; THENCE, N 08° 35' 30" E a distance of 112.55 feet to a point for the Northwest corner of this tract; THENCE, S 81° 24' 30" E a distance of 592.42 feet to point for the Northeast corner of this tract; THENCE, S 08° 35' 30" W a distance of 112.55 feet to a point for the Southeast corner of this tract; THENCE, N 81° 24' 30" W a distance of 592.42 feet to the POINT OF BEGINNING.

Tract 2

COMMENCING at a 2-inch iron pipe found at the Southwest corner of said Lot 1, Section 13; THENCE, N 08° 35' 30" E along the West line of said Lot 1, Section 13, a distance of 337.66 feet to the Northwest corner and POINT OF BEGINNING of this tract; THENCE, S 81° 24' 30" E a distance of 60.00 feet to a point for an inside corner of this tract; THENCE, N 08° 35' 30" E a distance of 20.00 feet to a point for an outside corner of this tract; THENCE, S 81° 24' 30" E a distance of 577.42 feet to a point for an outside corner of this tract; THENCE, S 08° 35' 30" W a distance of 104.63 feet to a point of tangency of this tract; THENCE, along a curve to the right, with a central angle of 12° 31' 24", a radius of 240.00 feet, an arc length of 52.46 feet, a tangent of 26.33 feet, and a chord that bears S 21° 31' 24" W, a distance of 52.35 feet to a point of tangency of this tract; THENCE, S 21° 06' 52" W a distance of 49.46 feet to a point of tangency of this tract; THENCE, along a curve to the left, with a central angle of 11° 15' 48", a radius of 360.00 feet an arc length of 70.77 feet a tangent of 35.50 feet, and a chord that bears S 15° 29' 00" W, a distance of 70.66 feet to an outside corner of this tract; THENCE, N 81° 24' 30" W a distance of 391.31 feet to a point for an outside corner of this tract; THENCE, N 36° 24' 30" W a distance of 79.29 feet to a point for an inside corner of this tract; THENCE, S 53° 35' 30" W a distance of 150.00 feet to a point for an inside corner of this tract; THENCE, S 36° 24' 30" E a distance of 150.00 feet to a point for an inside corner of this tract; THENCE, N 53° 35' 30" E a distance of 79.29 feet to a point for an outside corner of this tract; THENCE, S 81° 24' 30" E a distance of 391.31 feet to an outside corner of this tract; THENCE, along a curve to the left, with a central angle of 11° 15' 47", a radius of 360.00 feet, an arc length of 70.77 feet, a tangent of 35.50 feet, and a chord that bears S 01° 49' 59" W, a distance of 70.65 feet to a point of tangency of this tract; THENCE, S 03° 55' 54" E a distance of 49.46 feet to a point of tangency of this tract; THENCE, along a curve to the right, with a central angle of 12° 31' 24", a radius of 240.00 feet, an arc length of 52.46 feet, a tangent of 26.33 feet, and a chord that bears S 02° 19' 48" W, a distance of 52.35 feet to a point of tangency of this tract; THENCE, S 08° 35' 30" W a distance of 104.63 feet to a point for an outside corner of this tract; THENCE, N 81° 24' 30" W a distance of 461.93 feet to an outside corner of this tract; THENCE, N 36° 24' 30" W a distance of 79.29 feet to a point for an inside corner of this tract; THENCE, S 53° 35' 30" W a distance of 150.00 feet to a point for an inside corner of this tract; THENCE, S 36° 24' 30" E a distance of

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150.00 feet to a point for an inside corner of this tract; THENCE, N 53° 35' 30" E a distance of 79.29 feet to a point for an outside corner of this tract; THENCE, S 81° 24' 30" E a distance of 440.87 feet to an outside corner of this tract; THENCE, S 36° 24' 30" E a distance of 79.29 feet to a point for an inside corner of this tract; THENCE, N 53° 35' 30" E a distance of 150.00 feet to a point for an inside corner of this tract; THENCE, N 36° 24' 30" W a distance of 79.29 feet to a point for an outside corner of this tract; THENCE, N 08° 35' 30" E a distance of 98.57 feet to a point of tangency of this tract; THENCE, along a curve to the left, with a central angle of 12° 31' 24", a radius of 325.00 feet, an arc length of 71.04 feet, a tangent of 35.66 feet, and a chord that bears N 02° 19' 48" E, a distance of 70.89 feet to a point of tangency of this tract; THENCE, N 03° 55' 54" W a distance of 49.46 feet to a point of tangency of this tract; THENCE, along a curve to the right, with a central angle of 12° 31' 24", a radius of 275.00 feet, an arc length of 60.11 feet, a tangent of 30.17 feet, and a chord that bears N 02° 19' 48" E, a distance of 59.99 feet to a point of tangency of this tract; THENCE, N 08° 35' 30" E a distance of 84.17 feet to a point of tangency of this tract; THENCE, along a curve to the right, with a central angle of 12° 31' 24", a radius of 275.00 feet, an arc length of 60.11 feet, a tangent of 30.17 feet, and a chord that bears N 14° 51' 12" E, a distance of 59.99 feet to a point of tangency of this tract; THENCE, N 21° 06' 54" E a distance of 49.46 feet to a point of tangency of this tract; THENCE, along a curve to the left, with a central angle of 12° 31' 24", a radius of 325.00 feet, an arc length of 71.04 feet, a tangent of 35.66 feet, and a chord that bears N 14° 51' 12" E, a distance of 70.90 feet to a point of tangency of this tract; THENCE, N 08° 35' 30" E a distance of 332.18 feet to a point for an outside corner of this tract; THENCE, S 81° 24' 30" E a distance of 58.11 feet to an outside corner of this tract; THENCE, S 01° 35' 30" E a distance of 37.66 feet to an angle point of this tract; THENCE, S 48° 34' 57" E a distance of 110.45 feet to an angle point of this tract; THENCE, S 08° 35' 30" W a distance of 1012.16 feet to an angle point of this tract; THENCE, S 54° 52' 43" W a distance of 8.97 feet to a point for the Southeast corner of this tract; THENCE, N 81° 24' 30" W a distance of 873.51 feet to a #5 iron rebar found for the Southwest corner of this tract; THENCE, N 08° 35' 30" E a distance of 867.75 feet to the POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1 & 8	-13	Hidalgo Canal Company's	8500 North 2nd Street	Portion of Property (Tract 2)	B	107.0 feet	--	107.0 feet

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 2 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

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A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration