



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HARRIS COUNTY, TEXAS (Unincorporated Areas)	A portion of Abstract No. 446, Block 2, Section 31, H.&T.C.R.R. Company Survey, as described in the Special Warranty Deed recorded as Document No. 20130625488, in the Office of the County Clerk, Harris County, Texas The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480287	
AFFECTED MAP PANEL	NUMBER: 48201C0585M DATE: 11/15/2019	
FLOODING SOURCE: U102-00-00 (BEAR CREEK)		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.868461, -95.759296 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 (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	6555 Stockdick School Road	Portion of Property	X (shaded)	--	--	146.5 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 INADVERTENT INCLUSION FLOODWAY 1 PORTIONS REMAIN IN THE SFHA	GROUND SUBSIDENCE STATE LOCAL CONSIDERATIONS
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This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision 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 NFIP regulatory floodway or 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 NFIP regulatory floodway and 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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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)

COMMENCING at a 5/8 inch iron rod with a Texas Department of Transportation Aluminum disk found in the Westerly right-of-way line of Stockdick School Road, a variable width right-of-way as shown on Texas Department of Transportation highway maps for State Highway 99 and in the Easterly line of that certain called 1,188.05 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20120599720, for the Southwesterly corner of that certain called 5.322 acres of land conveyed to Harris County for the widening of Stockdick School Road as described in deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20090407248; Thence, N 87° 53' 05" E, along the Southerly line of said S .322 acre tract and a Northerly line of said 1,188.05 acre tract, a distance of 29.14 feet to the Southeasterly corner of said 5.322 acre tract and a Northeasterly corner of said 1,188.05 acre tract; Thence, S 02° 04' 14" E, along the Easterly line of said 1,188.05 acre tract, along the Easterly line of that certain called 18.00 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20130250174 and along the Easterly line of that certain called 6.5279 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2018-185260, within the right-of-way of said Stockdick School Road, at 63.43 feet pass a 60 penny nail with a shiner stamped "Terra Surveying,, found for a Southeasterly corner of said 1,188.05 acre tract and the Northeasterly corner of said 18.00 acre tract described under Harris County Clerk's File Number 20130250174, at 723.43 feet pass a PK nail found in asphalt for the Southeasterly corner of said 18.00 acre tract described under Harris County Clerk's File Number 20130250174 and the Northeasterly corner of said 6.5279 acre tract, in all a total distance of 1,156.03 feet to a PK nail found in asphalt for the Southeasterly corner of said 6.5279 acre tract; Thence; S 02°04'14" E, along the Easterly line of said remaining portion of 18.000 acre tract described under Harris County Clerk's File Number 20130625488, within the right-of-way of said Stockdick School Road, a distance of 227.40 feet to a PK nail found in asphalt for the Northeasterly corner of that certain called 18 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number U430620, from which a found PK nail bears S 88°06'32" E, 3.24 feet and from which a Mag nail found for a Northeasterly corner of said 1,188.05 acre tract bears S 02°04'14" E, 1,320.00 feet; Thence, S 87°55'46" W, along the Northerly line of said 18 acre tract described under Harris County Clerk's File Number U430620, at 28.50 feet pass the Westerly right-of-way line of said Stockdick School Road, in all a total distance of 59.51 feet to a point for corner; Thence, N 02°04'14" W, a distance of 15.00 feet to the POINT OF BEGINNING of the herein described tract of land; Thence, the following courses and distances: S 87°55'46" W, a distance of 261.50 feet to a point for corner; N 02°04'14" W, a distance of 5.41 feet to a point for corner; S 87°55'46" W, a distance of 842.00 feet to a point for corner; N 02°04'14" W, a distance of 318.16 feet to a point for corner; N 89°16'01" E, a distance of 767.38 feet to a point for corner; S 00°43'59" E, a distance of 135.70 feet to a point for corner; N 87°55'46" E, a distance of 339.49 feet to a point for corner; S 02°04'14" E, a distance of 170.00 feet to the POINT OF BEGINNING.

Please note: All Elevations in this Determination Document are referenced to the North American Vertical Datum of 1988 (2001 Adjustment)

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office 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/about/regoff.htm>.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

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.

GROUND SUBSIDENCE (This Additional Consideration applies to the preceding 1 Property.)

The location of this request is in an area subject to ground subsidence, the lowering of the ground as a result of natural occurrences such as soil settlement, or artificial occurrences such as the extraction of water or oil from the ground. While the elevations submitted with this request show the subject property is currently above the Base Flood Elevation (BFE), the property may "subside" with the passage of time to the extent that property elevations would be below the BFE and flood insurance may be required.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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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