



# Federal Emergency Management Agency

Washington, D.C. 20472

July 13, 2023

MR. SKIP CHANCELLOR  
EAS RESOURCES  
12322 BEND CREEK LANE  
PEARLAND, TX 77584

CASE NO.: 23-06-1422A  
COMMUNITY: MONTGOMERY COUNTY, TEXAS  
(UNINCORPORATED AREAS)  
COMMUNITY NO.: 480483

DEAR MR. CHANCELLOR:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region



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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	MONTGOMERY COUNTY, TEXAS (Unincorporated Areas)	Lot 6, Block 1, Section 3, Crescent Cove, as described in the General Warranty Deed recorded as Document No. 2001-078537, in the Office of the County Clerk, Montgomery County, Texas  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480483	
AFFECTED MAP PANEL	NUMBER: 48339C0200G	
	DATE: 8/18/2014	
FLOODING SOURCE: STEWART CREEK NORTH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.392976, -95.657431 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)
6	1/3	Crescent Cove	9930 Crescent Cove Drive	Portion of Property	X (shaded)	--	--	205.5 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 STATE LOCAL CONSIDERATIONS  
 PORTIONS REMAIN IN THE SFHA  
 REVISED BY LETTER OF MAP REVISION

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 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 amends 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.

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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
 Engineering Services Branch  
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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEING A PORTION OF CALLED 0.1728 ACRE TRACT CALLED LOT SIX (6), BLOCK ONE (1) OF CRESCENT COVE, SECTION THREE (3) OF MONTGOMERY COUNTY, TEXAS, AND ACCORDING TO THE MAP OF SAID SUBDIVISION FOUND IN CABINET Q, SHEET 25 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN A DEED FROM CRESCENT COVE L.P. TO DONALD CHANCELLOR IN DOCUMENT NUMBER 2001078537 OF THE OFFICIAL DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID EXCLUSION AREA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AND BEGIN AT A FOUND 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT 6 AND THE SOUTHEAST CORNER OF LOT 7 AND BEING LOCATED ON THE WESTERLY RIGHT OF WAY OF CRESCENT COVE DRIVE; THENCE: ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 49.40 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 6 AND THE NORTHEAST CORNER OF LOT 5; SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING SOUTH 05°36'27" EAST FOR A DISTANCE OF 47.41 FEET. THENCE: NORTH 73°54'49" WEST ALONG THE SOUTH LINE OF LOT 6 AND THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 101.95 FEET TO A POINT FOR THE MOST WESTERLY POINT FOR HEREIN EXCLUSION; THENCE: NORTH 05°21'55" EAST SEVERING SAID LOT 6 RUN FOR A DISTANCE OF 95.46 FEET TO THE NORTH LINE OF LOT 6 AND THE SOUTH LINE OF LOT 7 TO THE MOST NORTHERLY POINT OF HEREIN DESCRIPTION: THENCE: SOUTH 43°33'12" EAST ALONG THE SOUTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 FOR A DISTANCE OF 95.45 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN INTERIOR CORNER BETWEEN LOT 6 AND LOT 7; THENCE: SOUTH 69°36'03" EAST ALONG THE SOUTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 FOR A DISTANCE OF 19.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.1375 ACRES OF LAND MORE OR LESS.

### **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.

### **REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)**

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 2/16/2018. The 2/16/2018 LOMR has been used in making the determination/comment for the subject property.

### **STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA 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.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



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## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

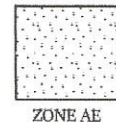
In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

**DONALD CHANCELLOR  
LOT SIX (6), BLOCK ONE (1),  
CRESCENT COVE, SECTION THREE  
(CABINET Q, SHEET 25)  
MONTGOMERY COUNTY, TEXAS**



**BASIS OF BEARINGS  
TEXAS STATE PLANE CENTRAL ZONE  
GRID NORTH FROM G.P.S. OBSERVATION**



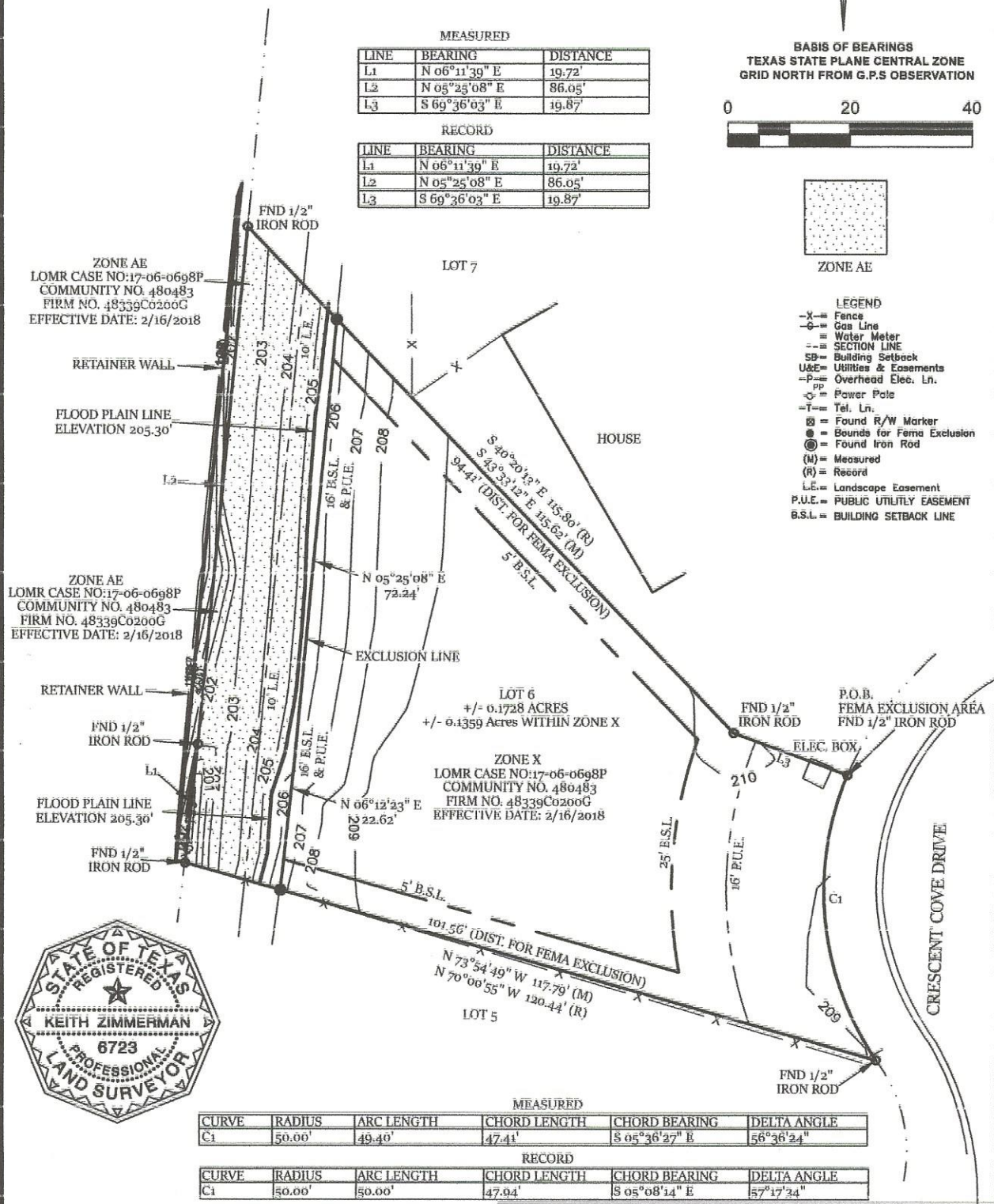
- LEGEND**
- X- = Fence
  - ⊗ = Gas Line
  - ⊕ = Water Meter
  - - - = SECTION LINE
  - SB = Building Setback
  - U&E = Utilities & Easements
  - P- = Overhead Elec. Ln.
  - PP = Power Pole
  - T- = Tel. Ln.
  - ⊠ = Found R/W Marker
  - = Bounds for FEMA Exclusion
  - ⊙ = Found Iron Rod
  - (M) = Measured
  - (R) = Record
  - L.E. = Landscape Easement
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - B.S.L. = BUILDING SETBACK LINE

**MEASURED**

LINE	BEARING	DISTANCE
L1	N 06°11'39" E	19.72'
L2	N 05°25'08" E	86.05'
L3	S 69°36'03" E	19.87'

**RECORD**

LINE	BEARING	DISTANCE
L1	N 06°11'39" E	19.72'
L2	N 05°25'08" E	86.05'
L3	S 69°36'03" E	19.87'



ZONE AE  
LOMR CASE NO:17-06-0698P  
COMMUNITY NO. 480483  
FIRM NO. 48339C0200G  
EFFECTIVE DATE: 2/16/2018

ZONE AE  
LOMR CASE NO:17-06-0698P  
COMMUNITY NO. 480483  
FIRM NO. 48339C0200G  
EFFECTIVE DATE: 2/16/2018

LOT 6  
+/- 0.1728 ACRES  
+/- 0.1359 Acres WITHIN ZONE X

ZONE X  
LOMR CASE NO:17-06-0698P  
COMMUNITY NO. 480483  
FIRM NO. 48339C0200G  
EFFECTIVE DATE: 2/16/2018



**MEASURED**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	49.40'	47.41'	S 05°36'27" E	56°36'24"

**RECORD**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	50.00'	47.94'	S 05°08'14" E	57°17'34"

**CERTIFICATION**

In my professional opinion, this plat represents the facts found on the ground during the course of a Topographical Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions except as shown.

*Keith Zimmerman*  
KEITH ZIMMERMAN, R.P.L.S. NO. 6723

DONALD CHANCELLOR  
LOT 6, BLOCK 1  
CRESCENT COVE, SECTION THREE  
MONTGOMERY COUNTY, TX.

DRAWN BY: KZ	DATE: 10/21/22	SCALE: 1"=20'
Revised 7-10-2023		
DRAWING NO: 22-140		
SURVEYED BY: KEITH ZIMMERMAN		
TEXAS SURVEY FIRM #: 10194212		



4234 BOONVILLE RD  
BRYAN, TX  
77802