



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	MONTGOMERY COUNTY, TEXAS (Unincorporated Areas)	A parcel of land, as described in the Quitclaim Deed recorded as Document No. 2017104568, 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: 48339C0575G DATE: 8/18/2014	
FLOODING SOURCE: DRY CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.238892, -95.313483 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)
--	--	--	Granger Pines Way	Portion of Property (Tract 1)	X (shaded)	--	--	143.0 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	SUPERSEDES PREVIOUS DETERMINATION
PORTIONS REMAIN IN THE FLOODWAY	STATE LOCAL CONSIDERATIONS
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 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
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at a 1-1/4-inch iron pipe found being the most easterly northeast corner of a called 65.2843 acre tract conveyed to Jerry W. Granger by Gift Deed recorded in Clerk's File No. 2019014161, Montgomery County Official Public Records, being the most northerly corner of said called 420.119 acre tract, and being on the south right-of-way line of State Highway F.M. 3083 (based on a width of 100-feet); Thence, South 02°55'38" East, 345.73 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the interior line of said called 420.119 acre tract, being on the east line of said called 65.2843 acre tract, and being the most westerly northwest corner and POINT OF BEGINNING of the herein described tract; Thence, North 87°04'22" East, 125.85 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a non-tangent curve to the right; Thence, along said non-tangent curve to the right in a northeasterly direction, having a radius of 75.00 feet, a central angle of 81°41'26", an arc length of 106.94 feet, and a chord bearing North 46°30'55" East, 98.11 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, North 87°41'42" East, 12.08 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, North 01°58'14" West, 159.11 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the most northerly northwest corner of the herein described tract and being the beginning of a non-tangent curve to the left; Thence, along said non-tangent curve to the left in an easterly direction, having a radius of 1,507.40 feet, a central angle of 09°08'25", an arc length of 240.47 feet, and a chord bearing South 78°14'29" East, 240.21 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 82°48'41" East, 385.54 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the west line of a called 0.057 acre tract conveyed to Lufkin-Conroe Telephone Exchange, Inc. by Special Warranty Deed recorded in Clerk's File No. 9448036, Montgomery County Official Public Records of Real Property, and being on an interior line of said called 420.119 acre tract; Thence, South 07°11'19" West, 25.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the southwest corner of said called 0.057 acre tract and being on the north line of said called 420.119 acre tract; Thence, South 82°48'41" East, 50.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the southeast corner of said called 0.057 acre tract and being on the north line of said called 420.119 acre tract; Thence, South 15°27'25" East, 216.56 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 82°47'57" East, 456.70 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the northeast corner of the herein described tract; Thence, South 14°24'22" East, 136.59 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 11°45'24" East, 43.91 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 06°02'08" East, 50.91 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 02°57'50" East, 214.16 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the southeast corner of the herein described tract; Thence, South 86°00'50" West, 170.26 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a non-tangent curve to the right; Thence, along said non-tangent curve to the right in a southerly direction, having a radius of 1,085.03 feet, a central angle of 01°46'56", an arc length of 33.75 feet, and a chord bearing South 03°05'42" East, 33.75 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 87°47'47" West, 125.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, North 04°43'37" West, 118.84 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, North 06°03'49" West, 79.59 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, North 34°22'00" West, 29.05 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, North 83°02'04" West, 78.25 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 82°40'43" West, 33.14 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 63°36'12" West, 33.14 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 47°06'57" West, 36.88 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 45°18'06" West, 245.56 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 51°30'17" West, 75.14 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 58°49'47" West, 91.95 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

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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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

"Manhard") set; Thence, South 67°14'16" West, 95.50 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 75°38'45" West, 95.50 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 84°03'14" West, 78.05 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 88°22'18" West, 142.67 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, North 89°54'02" West, 50.22 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set; Thence, South 84°42'21" West, 125.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the southwest corner of the herein described tract; Thence, North 05°17'39" West, at 6.53 feet passing a 5/8-inch iron rod (with cap) found, for the southeast corner of a called 40 acre tract conveyed to Grangerland Development, LLC by Land Award and Receipt recorded in Clerk's File No. 2018053715, Montgomery County Official Public Records, and being the interior corner of said called 420.119 acre tract, continuing for a total distance of 333.41 feet to a concrete monument (disturbed) found, being on the east line of said called 40 acre tract and being on the interior line of said called 420.119 acre tract; Thence, North 02°55'38" West, at 483.31 feet passing a point for corner being the northeast corner of said called 40 acre tract, being the southeast corner of said called 65.2843 acre tract, and being on the interior line of said called 420.119 acre tract, from which a concrete monument with a 5/8-inch square bar bears South 87°02'22" West, 0.42 feet, continuing for a total distance of 483.87 feet to the POINT OF BEGINNING.

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 Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment 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. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined 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>.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

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.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 3/10/2020, for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F 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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