



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	HARRIS COUNTY, TEXAS (Unincorporated Areas)	A portion of the James Brewster Survey, Abstract No 112, as described in the Special Warranty Deed recorded as Document No. 1037000041, in the Office of the County Clerk, Harris County, Texas The portion of property is more particularly described by the following metes and bounds: Please note: All Elevations in this Determination Document are referenced to the North American Vertical Datum of 1988 (2001 Adjustment)
	COMMUNITY NO.: 480287	
AFFECTED MAP PANEL	NUMBER: 48201C0405M	
	DATE: 10/16/2013	
FLOODING SOURCE: K100-00-00 (CYPRESS CREEK)		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.949810, -95.692685 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)
--	--	--	--	Portion of Property (55/Tract 1)	X (shaded)	--	--	144.9 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	FILL RECOMMENDATION	STATE LOCAL CONSIDERATIONS
DETERMINATION TABLE (CONTINUED)	GROUND SUBSIDENCE	
PORTIONS REMAIN IN THE FLOODWAY	REVISED BY LETTER OF MAP REVISION	

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)

Section 55 Tract 1:

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the northeast corner of Lot 13, Block 3, Towne Lake Sec 52, a subdivision of record in Film Code Number (F.C. No.) 688380 of the Harris County Map Records (H.C.M.R.) and being in the westerly right-of-way (R.O.W.) line of Watercolor Sunset Way (50 feet wide) as recorded under F.C. No. 688380 H.C.M.R.; THENCE, South 85°48'32" West, along the north line of said Lot 13, a distance of 125.00 feet to the northwest corner of said Lot 13; THENCE, North 05°49'43" West, a distance of 50.00 feet to a point for corner; THENCE, North 39°09'56" East, a distance of 14.14 feet to a point for corner; THENCE, North 84°09'35" East, a distance of 112.86 feet to a point for corner; THENCE, North 07°56'27" West, a distance of 84.15 feet to a point for corner; THENCE, South 82°47'19" West, a distance of 110.30 feet to a point for corner; THENCE, North 52°12'41" West, a distance of 14.14 feet to a point for corner; THENCE, North 07°12'41" West, a distance of 203.49 feet to a point for corner; THENCE, North 52°16'34" East, a distance of 99.63 feet to a point for corner; THENCE, North 80°30'02" East, a distance of 449.18 feet to a point for corner; THENCE, South 05°39'20" East, a distance of 112.78 feet to a point for corner, being in the arc of a non-tangent curve to the right; THENCE, in a southeasterly direction along said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 99°26'44", an arc length of 86.78 feet and a chord bearing South 16°10'20" East, a distance of 76.29 feet to a point for corner; THENCE, South 56°14'32" East, a distance of 10.35 feet to a point for corner; THENCE, South 06°59'16" East, a distance of 107.86 feet to a point in the northerly line of Lot 6, Block 1 of said Towne Lake Sec 52; THENCE, South 81°14'24" West, along the northerly line of said Towne Lake Sec 52, a distance of 122.80 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the common north corner of Lot 5 and Lot 4, Block 1 of said Towne Lake Sec 52; THENCE, South 68°19'38" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 65.72 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the common north corner of said Lot 4 and Lot 3, Block 1 of said Towne Lake Sec 52; THENCE, South 78°40'29" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 63.68 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the common north corner of said Lot 3 and Lot 2, Block 1 of said Towne Lake Sec 52; THENCE, South 80°59'19" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 57.07 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the common north corner of said Lot 2 and Lot 1, Block 1 of said Towne Lake Sec 52; THENCE, South 86°44'22" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 69.11 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northwest corner of said Lot 1, being in the arc of a non-tangent curve to the right; THENCE, along the westerly line of said Lot 1 and said non-tangent curve to the right having a radius of 2,260.00 feet, a central angle of 02°25'29", an arc length of 95.64 feet and a chord bearing South 05°43'36" East, a distance of 95.64 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of the aforementioned Watercolor Sunset Way; THENCE, South 85°29'08" West, along the north line of said Watercolor Sunset Way, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northwest corner of said Watercolor Sunset Way, being in the arc of a non-tangent curve to the right; THENCE, in a southeasterly direction along the westerly right-of-way line of said Watercolor Sunset Way and said non-tangent curve to the right having a radius of 2,210.00 feet, a central angle of 00°19'24", an arc length of 12.47 feet and a chord bearing South 04°21'10" East, a distance of 12.47 feet to the POINT OF BEGINNING

Section 55 Tract 2:

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the northeast corner of Lot 1 and the northwest corner of Reserve "B", Block 2, Towne Lake Sec 52, a subdivision of record in Film Code Number (F.C. No.) 688380 of the Harris County Map Records (H.C.M.R.); THENCE, South 87°16'41" West,

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

along the northerly line of said Towne Lake Sec 52, a distance of 125.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northwest corner of said Lot 1 and being in the easterly right-of-way line of Sumitomo Lane (50 feet wide) as recorded in F.C. No. 688380 H.C..M.R.; THENCE, North 02°43'19" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 13.94 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northeast end of said Sumitomo Lane; THENCE, South 87°16'41" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northwest corner of said Sumitomo Lane, being in the east line of Lot 36, Block 1 of said Towne Lake Sec 52; THENCE, North 02°43'19" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 95.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 36, Block 1 of said Towne Lake Sec 52; THENCE, South 87°16'41" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 185.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the common north corner of Lot 34 and Lot 33, Block 1 of said Towne Lake Sec 52; THENCE, North 79°35'17" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 61.61 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the common north corner of said Lot 33 and Lot 32, Block 1 of said Towne Lake Sec 52; THENCE, South 87°16'41" West, continuing along the northerly line of said Towne Lake Sec 52, a distance of 124.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northwest corner of Lot 1 and the northeast corner of Reserve "A", Block 1 of said Towne Lake Sec 52; THENCE, North 02°43'19" West, a distance of 133.54 feet to a point for corner; THENCE, North 68°33'51" East, a distance of 20.00 feet to a point for corner, being in the arc of a non-tangent curve to the right; THENCE, along said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 70°45'31", an arc length of 61.75 feet and a chord bearing North 13°56'36" East, a distance of 57.90 feet to a point for corner; THENCE, North 40°40'38" West, a distance of 20.00 feet to a point for corner; THENCE, North 02°43'19" West, a distance of 105.81 feet to a point for corner; THENCE, North 87°16'41" East, a distance of 428.64 feet to a point for corner; THENCE, South 57°51'58" East, a distance of 112.26 feet to a point for corner; THENCE, South 02°43'19" East, a distance of 375.79 feet to the POINT OF BEGINNING

Section 61 Tract 1:

COMMENCING at a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northwesterly corner of Reserve "B", Block 2 of Towne Lake Sec 53, a subdivision of record in Film Code (F.C.) No. 690271 of the Harris County Map Records (H.C.M.R.) being in the easterly line of Reserve "C", Block 1, of Cypress Creek Lakes Sec. 1, a subdivision of record in F.C. No. 543013 H.C.M.R.; THENCE, North 87°16'59" East, with the northerly line of said Reserve "B", a distance of 20.00 feet to the POINT OF BEGINNING and the southwest corner of the herein described tract; THENCE, North 02°43'01" West, a distance of 285.81 feet to the northwesterly corner of the herein described tract; THENCE, North 87°16'59" East, a distance of 730.78 feet to the northeasterly corner of the herein described tract; THENCE, South 28°28'00" West, a distance of 344.82 feet to a 5/8-Inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the northeast corner of Lot 5, Block 1 recorded in said Towne Lake Sec 53 and the southeasterly corner of the herein described tract; THENCE, South 87°16'59" West, along the northerly line of said Towne Lake Sec 53, a distance of 367.24 feet to a 5/8-Inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the northwesterly corner of Lot 1, Block 1 of said Towne Lake Sec 53, being in the easterly right-of-way line of Lost Maples Spring Drive(50 feet wide) as recorded in said Towne Lake Sec 53; THENCE, North 02°43'01" West, continuing along the northerly line of said Towne Lake Sec 53 and along the easterly right-of-way line of said Lost Maples Spring Drive, a distance of 9.19 feet to a 5/8-Inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the northeast end of Lost Maples Spring Drive; THENCE, South 87°16'59" West, continuing along the northerly line of said Towne Lake Sec 5, a distance of 185.00 feet to the POINT OF BEGINNING

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Section 61 Tract 2:

BEGINNING at a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northeasterly corner of Reserve "C", Block 6 of Towne Lake Sec 53, a subdivision of record in Film Code (F.C.) No. 690271 of the Harris County Map Records (H.C.M.R.) and being in the westerly right-of-way line of Greenhouse Road (100 feet wide) recorded in F.C. No. 678346 H.C.M.R.; THENCE, North 86°48'42" West, along the northerly line of said Towne Lake Sec 53, a distance of 160.00 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northwest corner of Lot 1, Block 6 of said Towne Lake Sec 53 and in the easterly right-of-way line of Deepwater Ridge Way (50 feet wide) as recorded in said Towne Lake Sec 53, being in the arc of a non-tangent curve to the left; THENCE, continuing along the northerly line of said Towne Lake Sec 53, the easterly right-of-way line of said Deepwater Ridge Way and along said non-tangent curve to the left having a radius of 1,790.00 feet, a central angle of 00°13'45", an arc length of 7.16 feet and a chord bearing North 03°04'26" East, a distance of 7.16 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northeast end of said Deepwater Ridge Way; THENCE, North 87°02'27" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northwest end of said Deepwater Ridge Way; THENCE, North 80°55'47" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 316.32 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the common north corner of Lot 8 and Lot 9, Block 5 of said Towne Lake Sec 53; THENCE, South 83°06'50" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 416.80 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northwest corner of Lot 1, Block 5 of said Towne Lake Sec 53; THENCE, South 06°53'10" East, continuing along the northerly line of said Towne Lake Sec 53, a distance of 120.00 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the southwest corner of said Lot 1, Block 5 and in the northerly right-of-way line of Pedernales Springs Drive (50 feet wide) of said Towne Lake Sec 53; THENCE, South 83°06'50" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 11.23 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northwest end of said Pedernales Springs Drive; THENCE, South 06°53'10" East, continuing along the northerly line of said Towne Lake Sec 53, a distance of 173.07 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the southwest corner of Lot 21, Block 4 of said Towne Lake Sec 53; THENCE, South 88°14'06" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 58.64 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found in the northerly line of Lot 5, Block 4 of said Towne Lake Sec 53; THENCE, North 86°49'33" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 63.45 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found in the northerly line of Lot 4, Block 4 of said Towne Lake Sec 53; THENCE, North 81°37'57" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 63.59 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found in the northerly line of Lot 3, Block 4 of said Towne Lake Sec 53; THENCE, North 73°19'22" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 63.92 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found in the northerly line of Lot 2, Block 4 of said Towne Lake Sec 53; THENCE, North 64°45'59" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 68.96 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northwest corner of Lot 1, Block 4 of said Towne Lake Sec 53; THENCE, South 28°28'00" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 69.32 feet to the northeast end of Twin Creeks Hill Drive (50 feet wide) as recorded in said Towne Lake Sec 53; THENCE, North 61°32'00" West, continuing along the northerly line of said Towne Lake Sec 53, a distance of 175.00 feet to a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found marking the northwest corner of Lot 1, Block 3 of said Towne Lake Sec 53 and the southwest corner of the herein described tract; THENCE, North 28°28'00" East, a distance of 638.91 feet to the southwest corner of the herein described tract; THENCE, South 89°14'57" East, a distance of 620.16 feet to an angle point of the

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herein described tract; THENCE, South 80°55'47" East, a distance of 446.64 feet to an angle point of the herein described tract; THENCE, North 82°47'19" East, a distance of 35.52 feet to a point in the westerly right-of-way line of said Greenhouse Road and the arc of a non-tangent curve to the right; THENCE, along the westerly right-of-way line of said Greenhouse Road and said non-tangent curve to the right having a radius of 1,950.00 feet, a central angle of 08°40'38", an arc length of 295.32 feet and a chord bearing South 01°09'01" East, a distance of 295.04 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 CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	--	Portion of Property (55/Tract 2)	X (shaded)	--	--	143.4 feet
--	--	--	--	Portion of Property (61/Tract 1)	X (shaded)	--	--	142.4 feet
--	--	--	--	Portion of Property (61/Tract 2)	X (shaded)	--	--	143.2 feet

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 4 Properties.)

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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FILL RECOMMENDATION (This Additional Consideration applies to the preceding 4 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.

GROUND SUBSIDENCE (This Additional Consideration applies to the preceding 4 Properties.)

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.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 4 Properties.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 11/15/2019. The 11/15/2019 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 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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A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
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