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 H.&T.C.R.R. Company Survey Section 17, Abstract No. 434, as described in the Special Warranty Deed recorded as Document No. RP-2019-82570, in the Office of the County Clerk, Harris County, Texas Please note: All Elevations in this Determination Document are referenced to the North American Vertical Datum of 1988 (2001 Adjustment) The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480287	
AFFECTED MAP PANEL	NUMBER: 48201C0395N; 48201C0415N	
	DATE: 11/15/2019; 11/15/2019	
FLOODING SOURCE: U100-00-00 (LANGHAM CREEK)		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:29.914523, -95.750432 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)
--	--	--	Grand (Off) Parkway	Portion of Property	X (shaded)	--	--	151.0 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	GROUND SUBSIDENCE
FILL RECOMMENDATION	REVISED BY LETTER OF MAP REVISION
PORTIONS REMAIN IN THE SFHA	STATE LOCAL CONSIDERATIONS

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.

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 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
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

A METES & BOUNDS description of a certain 18.33 acre tract of land in the J. Arnold Survey Section 22, Abstract No. 1377 in Harris County, Texas, being out of a called 54.32 acre tract of land (Tract 1B) conveyed to WLH Communities-Texas, LLC by Special Warranty Deed recorded in Clerk's File No. RP- 2019-82570 of the Harris County Official Public Records of Real Property; said 18.33 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone; COMMENCING at a found 1/2-inch iron rod for the southeast corner of said 54.32 acre tract, common with the southwest corner of a called 56.6210 acre tract of land conveyed to Harris County Flood Control District recorded in Film Code No. RP-2017-416114 of the Harris County Official Public Records of Real Property, being in a northerly line of a called 569.63 acre tract of land (Tract 1) conveyed to 99 West 570 Partners, LLC ET AL recorded in Clerk's File No. RP-2016-277038 of the Harris County Official Public Records of Real Property, from which a found 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for the northeast corner of a called 62.19 acre tract of land (Tract 3) conveyed to WLH Communities-Texas, LLC by Special Warranty Deed recorded in Clerk's File No. RP-2019-82570 of the Harris County Official Public Records of Real Property bears North 01°50'17" West, 1688.13 feet; THENCE, South 87°23'00" West, along the southerly line of said 54.32 acre tract, common with the northerly line of said 569.63 acre tract, 1632.59 feet to the southeast corner of proposed Bridge Creek Section 8, common with the southwest corner of proposed Bridge Creek Section 7; THENCE, North 02°37'00" West, along said proposed common line, 136.99 feet to the POINT OF BEGINNING of the herein described tract; THENCE, South 87°23'00" West, 1228.54 feet to a point for corner; THENCE, North 51°09'45" West, 59.96 feet to a point for corner; THENCE, North 08°51'19" West, 125.65 feet to a point for corner; THENCE, North 06°13'12" West, 92.73 feet to a point for corner; THENCE, North 04°36'23" West, 94.45 feet to a point for corner; THENCE, North 02°45'27" West, 94.45 feet to a point for corner; THENCE, North 00°54'31" West, 94.45 feet to a point for corner; THENCE, North 00°56'26" East, 94.45 feet to a point for corner; THENCE, North 02°48'28" East, 96.32 feet to a point for corner; THENCE, North 04°16'14" East, 45.00 feet to a point for corner; THENCE, North 49°35'36" East, 14.08 feet to a point for corner; THENCE, South 85°09'43" East, 114.93 feet to a point for corner; THENCE, South 77°02'23" East, 90.55 feet to a point for corner; THENCE, South 76°16'00" East, 252.89 feet to a point for corner; THENCE, South 69°02'24" East, 50.09 feet to a point for corner; THENCE, South 75°53'27" East, 126.15 feet to a point for corner; THENCE, South 85°09'28" East, 159.14 feet to a point for corner; THENCE, North 86°41'43" East, 343.66 feet to a point for corner; THENCE, South 48°18'17" East, 14.14 feet to a point for corner; THENCE, South 03°18'17" East, 123.16 feet to a point for corner at the beginning of a non-tangent curve to the right being in the east line of said proposed Bridge Creek Section 8, common with the west line of said proposed Bridge Creek Section 7; THENCE, along said proposed common line, the following six (6) courses and distances: 1. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 12°13'30", an arc length of 5.33 feet, and a long chord bearing South 81°16'15" West, 5.32 feet to a point for corner; 2. South 02°37'00" East, 50.00 feet to a point for corner; 3. North 87°23'00" East, 74.37 feet to a point for corner; 4. South 02°37'00" East, 289.96 feet to a point for corner; 5. North 87°23'00" East, 69.50 feet to a point for corner; 6. South 02°37'00" East, 127.00 feet to the POINT OF BEGINNING

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange 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
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

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

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 Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins. 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 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.

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 12/13/2021. The 12/13/2021 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.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange 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
Federal Insurance and Mitigation Administration