



MONTGOMERY COUNTY

FLOODPLAIN ADMINISTRATION

501 N. THOMPSON, SUITE 100

CONROE, TEXAS 77301

PHONE (936) 538-3544 / FAX (936) 538-8155

FLOODPLAIN INFORMATION

Subdivision Village of Grogan's Mill Section 7 Block 3 Lot 4

Property Address 11111 Meadow Rue Street / MCAD Property ID# 196270

City Spring State TX Zip 77380

Flood Zone Shaded X Community # 480483 Panel # 48339C0540H

Date of Firm 8/18/2014 LOMA Date: 1/31/2013 – revalidated 8/19/2014

Additional Remarks: The property described above was removed entirely from FEMA designated Zone AE (100-yr floodplain) and re-zoned as Zone X Shaded (500-yr floodplain) by an official FEMA issued LOMA (Letter of Map Amendment) on 1/31/2013. The LOMA was then revalidated for the effective 2014 Montgomery County FIRM maps on 8/19/2014.

Date: 7/09/2026

Checked By

Judrea Lindsey

**NOTE: Floodplain determination is for permitting purposes only.
Official determinations are made by FEMA.**

EXPLANATION OF ZONE DESIGNATIONS

A Areas of 1% annual chance flood (100-year flood), base flood elevations not determined.
AE Areas of 1% annual chance flood (100-year flood), base flood elevations determined.
AO Areas of 1% annual chance shallow flood (100-year flood). Depths average between 1 to 3 ft.

SHADED X

Areas of the 0.2% annual chance flood (500-year floodplain). Note: at 1% annual chance elevation, may experience up to 1 foot of water.

X

Areas determined to be outside of the 0.2% annual chance flood (500-year floodplain) and 1% annual chance flood (100-year floodplain).

FLOODWAY / AE

The floodway is the channel of a stream plus and adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	MONTGOMERY COUNTY, TEXAS (Unincorporated Areas)	Lot 4, Block 3, Village of Grogan's Mill, Section 7, as described in the Deed of Trust, recorded as Document No. 2007-009835, in Book 268-11, Pages 2790 through 2802, in the Office of the County Clerk, Montgomery County, Texas
	COMMUNITY NO.: 480483	
AFFECTED MAP PANEL	NUMBER: 48339C0540F	
	DATE: 12/19/1996	
FLOODING SOURCE: PANTHER BRANCH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.142, -95.485 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
4	3/7	Village of Grogan's Mill	11111 Meadow Rue Street	Structure (Residence)	X (shaded)	—	124.6 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.)

PORCTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

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 structure(s) on 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. 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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.


 Luis Rodriguez, P.E., Chief
 Engineering Management Branch
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

The Honorable Alan Sadler
Montgomery County Judge
501 North Thompson
Suite 401
Conroe, TX 77301

Case No: 05-06-A045V
Community: Montgomery County, TX
Community No.: 480483
Effective Date: August 19, 2014
LOMC-VALID

Dear Judge Sadler:

AUG 18 2014

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated August 18, 2014 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued LOMR-Fs and LOMAs, if needed, please contact our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosure

cc: Community Map Repository
Mark Mooney, County Engineer, Montgomery County

REVALIDATED LETTERS OF MAP CHANGE FOR MONTGOMERY COUNTY, TX**Case No: 05-06-A045V****Community No.: 480483****August 19, 2014**

Case No.	Date Issued	Identifier	Map Panel No.	Zone
13-06-1390A	01/31/2013	VILLAGE OF GROGAN'S MILL, SECTION 7, BLOCK 3, LOT 4 -- 11111 MEADOW RUE STREET	48339C0540H	X
13-06-1467A	02/12/2013	LAKE WILDWOOD SUBDIVISION, BLOCK 4, LOT 272 -- 9848 DEEP FOREST DRIVE	48339C0425G	X
13-06-1501A	02/19/2013	APRIL VILLAS, LOT 15 -- 15 VILLAS WAY DRIVE	48339C0350G	X
13-06-0718A	02/21/2013	SHELTER BAY ESTATES, LOT 5 -- 10252 CUDE CEMETERY ROAD	48339C0225G	X
13-06-0728A	03/14/2013	ROLLING HILL OAKS SUBDIVISION, BLOCK 47, LOT 46 -- 18808 ROLLING HILLS DRIVE	48339C0575G	X
13-06-1490A	03/14/2013	CHARLES STEPHENS SURVEY, ABSTRACT NO. 482 -- 19135 FM 1485 ROAD	48339C0600G	X
13-06-2002A	04/02/2013	SEVEN COVES, SECTION 1, BLOCK 5, LOT 18 -- 5342 MONTEGO COVE	48339C0225G	X
13-06-2908A	06/20/2013	ALEXAN SPRINGS APARTMENTS SUBDIVISION, BLOCK 1, RESTRICTED RESERVE A -- 24485 INTERSTATE 45	48339C0680G	X
13-06-2795A	06/25/2013	CHARLES DUGAT SURVEY, ABSTRACT 170, TRACTS 1-3	48339C0530G	X
13-06-3101A	07/18/2013	CONROE BAY, BLOCK 2, LOT 101 -- 12870 POINT DRIVE	48339C0225G	X
13-06-3310A	07/30/2013	LOT 9, Section 1, LOCH NESS COVE - 16372 Lochness Drive	48339C0225G	X
13-06-3333A	08/01/2013	James Peverhouse Survey, A-29 (Tract 1 & 2) --- Woodforest Development	48339C0370G	X
13-06-3245A	08/08/2013	THE WOODLAND VILLAGE OF COCHRANS CROSSING, SECTION 20, BLOCK 1, LOT 13 -- 54 WEST LAKEMIST CIRCLE	48339C0530G	X
13-06-3740A	08/20/2013	LONGMIRE ON LAKE CONROE, 3RD ADDITION, BLOCK 1, LOT 54 -- 12569 LONGMIRE LAKEVIEW	48339C0360G	X
13-06-3547A	08/29/2013	APRIL SOUND, SECTION 8, BLOCK 1, LOT 114 -- 117 SPRING LAKE DRIVE	48339C0375G	X