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	CITY OF MANVEL, BRAZORIA COUNTY, TEXAS	A parcel of land, as described in the Deeds recorded as Document No's. 2009019609 and 2011009257, both in the Office of the County Clerk, Brazoria County, Texas The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480076	
AFFECTED MAP PANEL	NUMBER: 48039C0130K	
	DATE: 12/30/2020	
FLOODING SOURCE: SHEET FLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:29.466793, -95.372196 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	X (shaded)	--	--	55.1 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
PORTIONS REMAIN IN THE SFHA
GROUND SUBSIDENCE
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 (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.

David N. Bascom

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking the westerly end of a 25-foot radius curve of the westerly right-of-way line of Meridiana Parkway (variable right-of-way) as per the plat of Meridiana Parkway Phase 7 Replat recorded under 2021007273 (B.C.P.R.) being in the northerly right-of-way line of Kreuzer Road (variable width right-of-way) as per the said plat of the Dr. A.A. Luther Lands; THENCE, North 70°26'36" West, with the said northerly right-of-way line of Kreuzer Road for a distance of 1,235.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found for corner; THENCE, continuing along the said northerly right-of-way line of Kreuzer Road the following two (2) courses and distances: South 19°33'24" West, for a distance of 10.00 feet to a point for corner; North 70°26'36" West, for a distance of 40.93 feet to a point for corner; THENCE, North 19°33'24" East, departing the said northerly right-of-way line of Kreuzer Road for a distance of 25.00 feet to the POINT OF BEGINNING of herein described tract THENCE, North 70°26'36" West, for a distance of 1,140.21 feet to the southwesterly corner of the herein described tract; THENCE, North 19°33'24" East, for a distance of 928.00 feet to the northwesterly corner of the herein described tract of land; THENCE, South 70°26'36" East, for a distance of 962.57 feet to a point for corner; THENCE, South 77°28'25" East, for a distance of 196.64 feet to a point for corner; THENCE, South 88°00'10" East, for a distance of 217.06 feet to a point for corner; THENCE, South 47°05'23" East, for a distance of 150.19 feet to a point for corner; THENCE, South 02°34'49" East, for a distance of 168.92 feet to a point for corner; THENCE, South 46°57'03" West, for a distance of 200.93 feet to a point for corner; THENCE, North 71°29'57" West, for a distance of 241.18 feet to a point for corner; THENCE, South 81 °45'59" West, for a distance of 104.47 feet to a point for corner; THENCE, South 19°33'24" West, for a distance of 570.00 feet to the POINT OF BEGINNING

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.

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.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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.

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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