



THE FLOOD BLUES

Peggy Jones

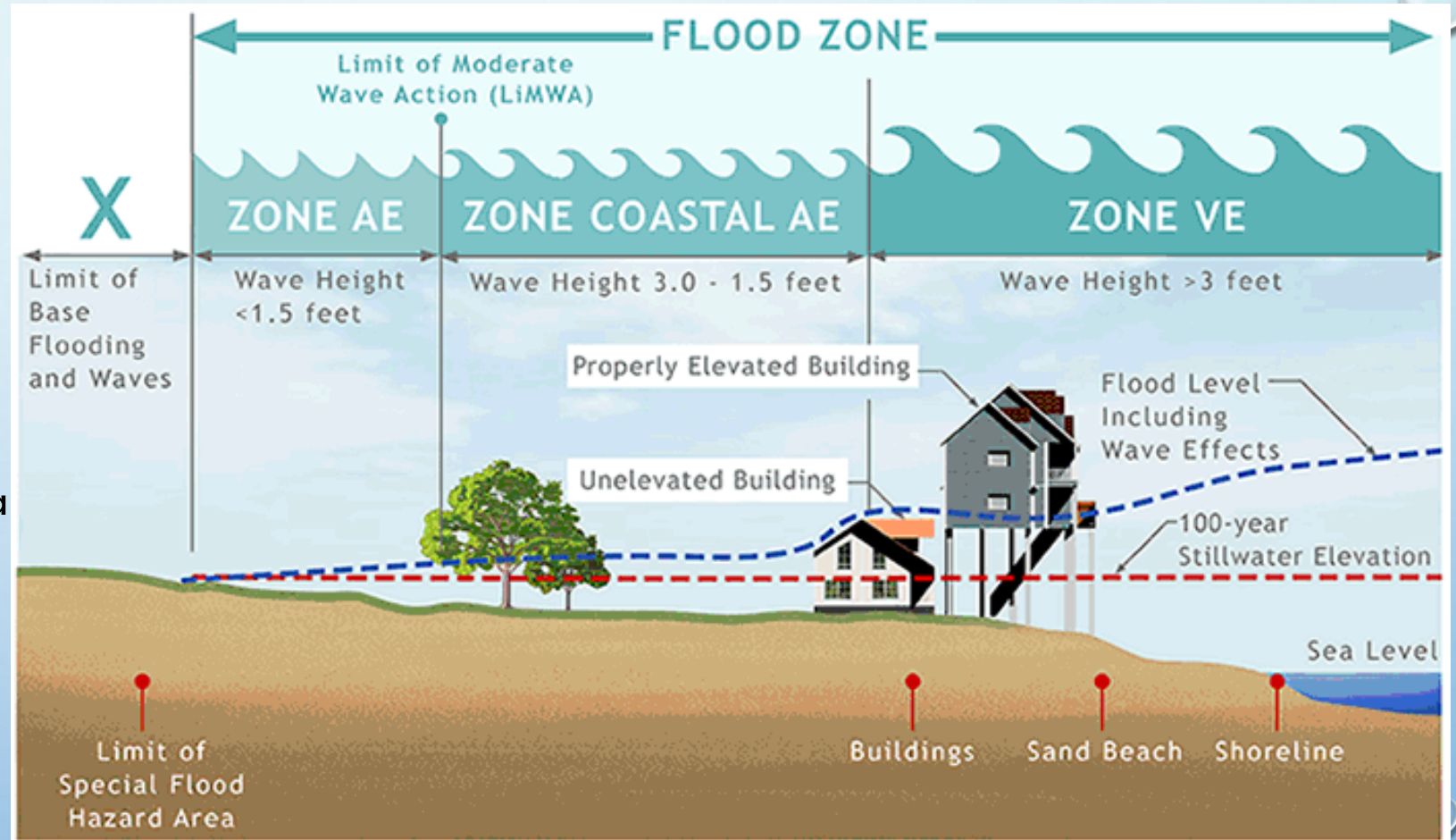


Zone V, Zones VE and V1–V30

Zone A, Zones AE and A1–A30

SFHA- Special Flood Hazard Area

Zones B, C, and X



FIS – FLOOD INSURANCE STUDY

FLOOD INSURANCE STUDY

VOLUME 1 OF 2



SMITH COUNTY, TEXAS AND INCORPORATED AREAS

Community Name	Community Number
ARP, CITY OF	480567
BULLARD, CITY OF	480568
HIDEAWAY, CITY OF	480200
LINDALE, CITY OF	480569
NEW HAPPEL HILL, CITY OF	480157
NOONDAY, CITY OF	480183
OVERTON, CITY OF	480994
SMITH COUNTY (UNINCORPORATED AREAS)	481185
TROUP, CITY OF	480570
TYLER, CITY OF	480571
WHITEHOUSE, CITY OF	480572
WINONA, CITY OF	480573



REVISED:
April 16, 2014



Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER
48423CV001B

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
WEST MUD CREEK (CONTINUED)								
AA	72.303 ¹	703	5.575	4.0				
AB	74.603 ¹	660	3.935	5.7				
AC	75.307 ¹	675 ²	4.074	5.5	436.2	436.2	436.9	0.7
AD	77.962 ¹	213	2.312	6.6	438.2	438.2	438.9	0.7
AE	79.106 ¹	395	2.988	5.0	443.1	443.1	443.6	0.5
AF	82.015 ¹	475	4.626	3.1	449.6	449.6	450.5	0.9
AG	83.580 ¹	493	2.701	4.1	462.6	462.6	463.5	0.9
AH	86.460 ¹	117	1.246	8.9	465.5	465.5	465.9	0.4
AI	89.535 ¹	65	637	5.2	470.7	470.7	471.3	0.6
AJ	92.215 ¹	76	602	5.8	473.9	473.9	474.3	0.4
AK	93.006 ¹	36	280	6.7	480.2	480.2	480.5	0.3
MUD CREEK TRIBUTARY 11								
A	2.695 ²	205	1.053	4.0	492.3	492.3	493.2	0.9
B	5.199 ²	142	703	4.3	493.8	493.8	494.7	0.9
C	7.198 ²	188	881	3.4	450.0	450.0	450.4	0.4
D	8.465 ²	165	944	3.2	461.6	461.6	462.4	0.8

FLOODWAY DATA

SMITH COUNTY, TX UNINCORPORATED AREAS

Smith County is located in the northeast corner of the State of Texas. The population of Smith County was estimated at 25,900 in 2010. The city of Tyler is the county seat of Smith County. The city is in the south of the county. The city is located on a drainage divide separating the basins of the Sabine River to the north, the Neches River to the west, and the Angelina River to the south. The city is drained by Black Fork Creek to the north and West Mud Creek to the south. The floodplains of both of these streams contain residential and commercial development (HUD, 1978).

Smith County is in the Pine Belt of Texas Gulf Coastal Plains, a region covered with a soil consisting largely of pine, mixed with oak, gum, elm, and hickory. The soil ranges from hilly to gently rolling with elevations varying from 400 to 600 feet above the North American Vertical Datum of 1988 (NAVD 88). Predominant soil is gray sandy loams, under which lie the Sparta Sand geologic formation.

The minimum temperature in January is 38 degrees Fahrenheit and the maximum temperature in July is 94 degrees Fahrenheit. The average precipitation is 45 inches (NOAA, 2006).

Smith County is the county seat of Smith County. The city is in the south of the county. The city is located on a drainage divide separating the basins of the Sabine River to the north, the Neches River to the west, and the Angelina River to the south. The city is drained by Black Fork Creek to the north and West Mud Creek to the south. The floodplains of both of these streams contain residential and commercial development (HUD, 1978).

2.3 Principal Flood Problems

There are no stream gaging stations on any of the streams studied. Accounts of past floods from local residents and newspapers indicate that flooding occurred in 1945, 1957, 1966, 1968, 1973, and 1976 (FEMA, 1992).

Flooding problems on Black Fork, West Mud, and Willow Creeks have been intensified from the effects of urbanization. Typically, runoff from a rapidly developing community increases faster than channel and culvert capacities can be improved. In some channels, flood flows are restricted due to thick brush and depositions.

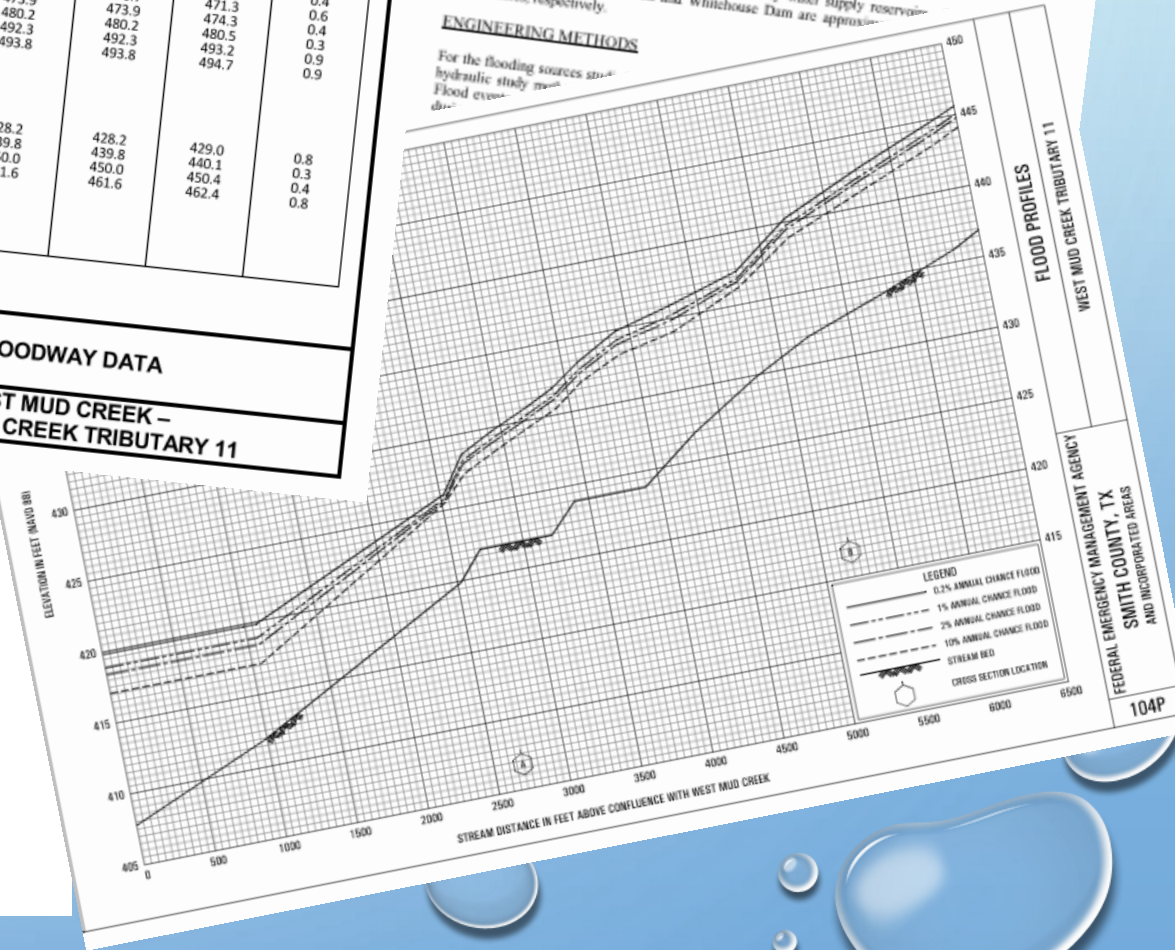
2.4 Flood Protection Measures

Smith County has adopted a flood hazard prevention ordinance to control development within flood hazard areas.

Lake Tyler and Lake Tyler East are primarily water supply reservoirs. The areas of Mud Creek Dam and Whitehouse Dam are approximately 10 miles, respectively.

ENGINEERING METHODS

For the flooding sources studied, a hydraulic study was conducted. Flood elevations were determined.



FLOOD MAPPING HAZARDS



RIVERINE FLOODING

Photo: CNN

FLOOD MAPPING HAZARDS



COASTAL FLOODING

Photo courtesy of Texas Parks and Wildlife Department.

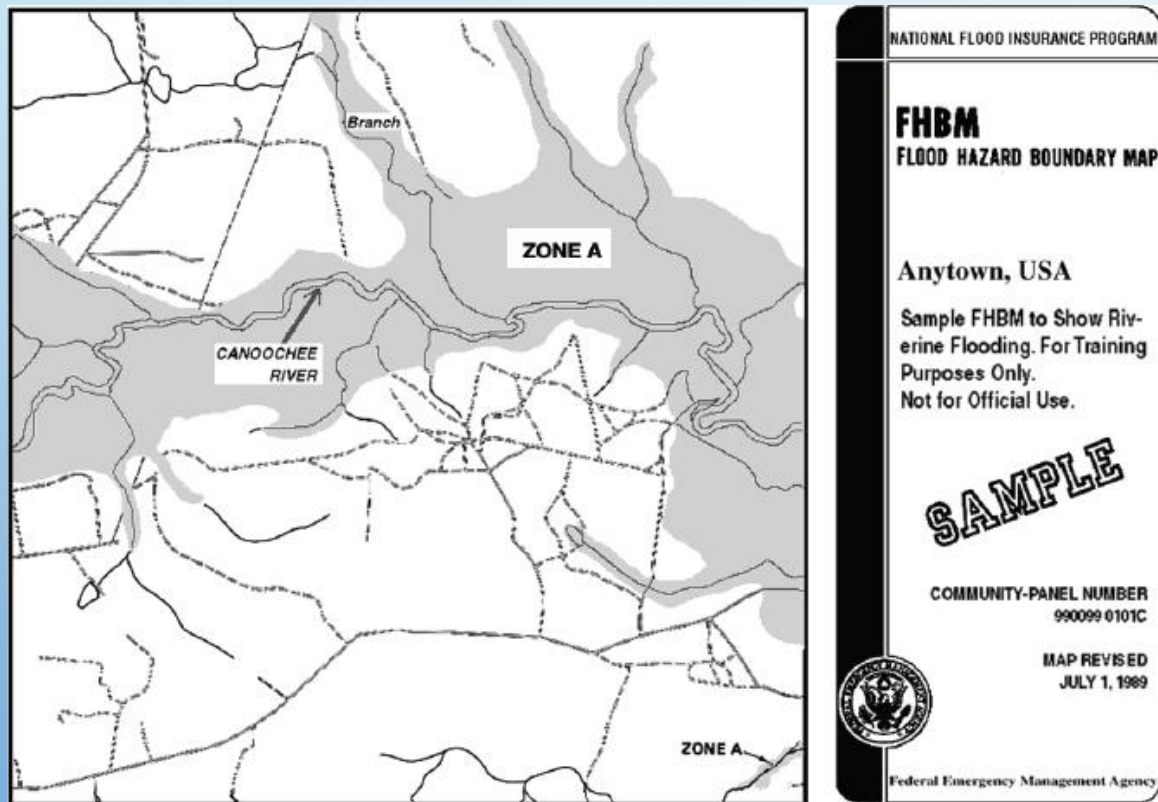
FLOOD MAPPING HAZARDS



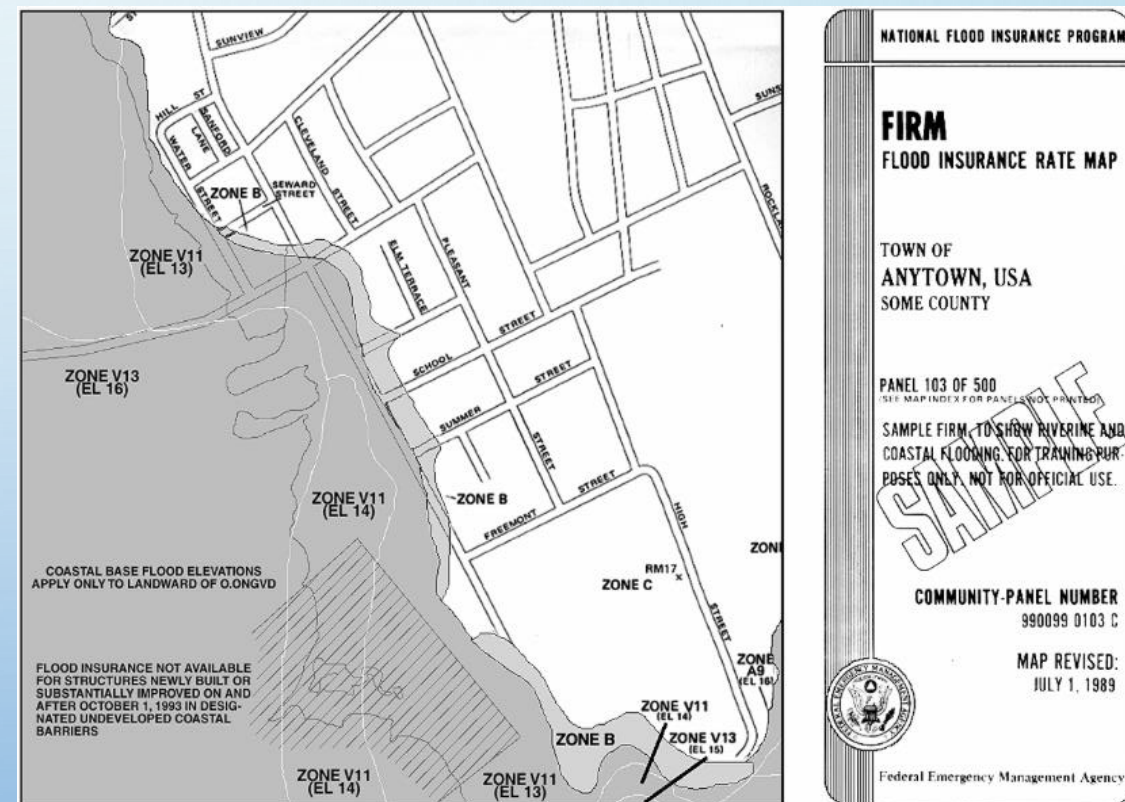
SHALLOW FLOODING

MAPS

FLOOD HAZARD BOUNDARY MAP



FLOOD INSURANCE RATE MAP



NFIP – NATIONAL FLOOD INSURANCE PROGRAM


TROUBLED WATERS

**WHY AMERICA NEEDS THE
NATIONAL FLOOD INSURANCE PROGRAM**

PROTECTS HOMES AND BUSINESSES WITH OVER	SAFEGUARDS	SHIELDS HOMEOWNERS FROM DEVASTATING COSTS: THE AVERAGE FLOOD CLAIM IS
5 million	22,000	\$43,000
POLICIES	COMMUNITIES ACROSS THE COUNTRY	

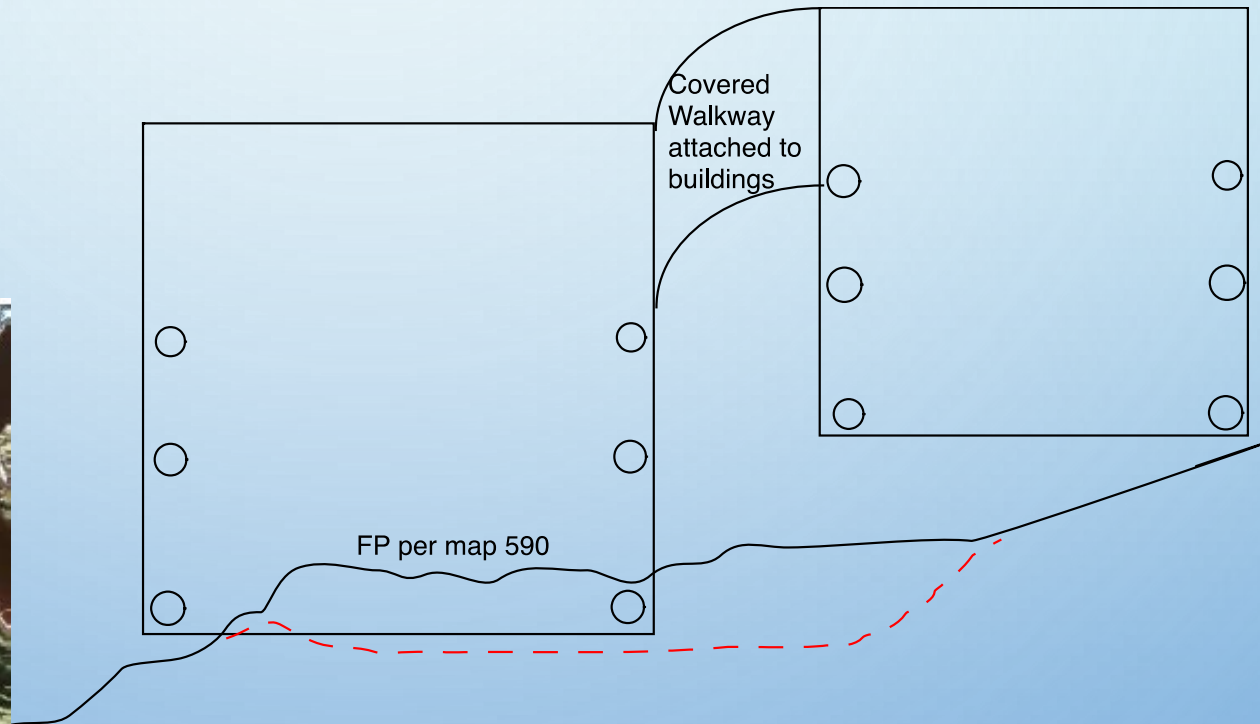
ALL OF THIS IS AT RISK: the national flood program expires on September 30.
CONGRESS MUST ACT NOW AND REAUTHORIZE THE NFIP!

#SupportNFIP SHARE THIS ↓

 NATIONAL ASSOCIATION of REALTORS®

If a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas (SFHAs), the Federal Government will make flood insurance available within the community as a financial protection against flood losses.

OFFICE BUILDING CONNECTED AT THE ROOF



Elevating a structure does not remove it from the flood plain.

Ground saturation can lead to decreased load bearing capacity of the soil supporting the posts or pilings.

Flood insurance is required for financing.

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS OZONA NATIONAL BANK 503 11TH ST OZONA, TX 78643 FD9 - 3150979	2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (Include such as room, location) LL - GAIN OVER FLOOD ZONES 805 E COURT ST SEGUIN, TX 78155 C00000-0460-00D00-0-00	5. AMOUNT OF FLOOD INSURANCE REQUIRED
4. PAN IDENTIFIER 3221610200		

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name SEGUIN, CITY OF	2. County(ies) GUADALUPE	3. State TX	4. NFIP Community Number 485508
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B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING / MOBILE HOME

1. NFIP Map Panel Number or Community-Panel Number (Community name, if not the same as "A") 48187C0280 F	2. NFIP Map Panel Effective/Revised Date 11/02/07	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below).
4. Flood Zone AE	5. No NFIP Map Date Case No.	

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP
2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP).
3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date: _____

D. DETERMINATION:

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? ☒ YES ☐ NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS (Optional)

Service Type: Life of Loan/Census Tract	Requester: NATIONAL
Date of Original Determination: 11/21/16	Determination #: H4402FL2G0M0541
Program Entry Date: 06/18/71	Account ID: FD9 - 3150979* Estimated BFE: 491 (Vertical Datum: NAVD88)

REFERENCE # H4402FL2G0M0541
Submitted Address: 805 E COURT STREET, SEGUIN, TX 78155
Census Data: STATE CODE #: 48 COUNTY CODE #: 187 MSA/MD: 41700 CENSUS TRACT #: 2104.00 BLOCK GROUP #: 2026

THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT AND FOR NO OTHER PURPOSE

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) FZDS 875 Greentree Road, 8 Parkway Center Pittsburgh, PA 15220 PHONE: 800-841-0662 / FAX: 800-841-0663 / EMAIL: fzdses5@fzds.com	DATE OF DETERMINATION 11/21/16
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FEMA Form 086-4-32 (06/16)

SFHDF - Form Page 1 of 1

FLOOD DISASTER PROTECTION ACT

HISTORY OF THE NFIP

- ▮ Established when Congress passed the National Flood Insurance Act of 1968
- ▮ The Flood Disaster Protection Act of 1973 amended the 1968 Act
- ▮ Administered by the Federal Insurance Mitigation Administration, a component of the Federal Emergency Management Agency (FEMA)
- ▮ 1983: The Write-Your-Own Program established



ELEVATION CERTIFICATE

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name JACK WALKER, ET AL-----25012		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 805 E. COURT STREET		Company NAIC Number:
City SEGUIN	State TX	ZIP Code 78155
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 1.133 AC.--VOL. 2414 P. 651---GAD 13771		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>28°34'6.315"N</u> Long. <u>97°57'20.93"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) <u>1715</u> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>		
c) Total net area of flood openings in A8.b <u>0</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
A9. For a building with an attached garage:		
a) Square footage of attached garage <u>N/A</u> sq ft		
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>		
c) Total net area of flood openings in A9.b <u>N/A</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number GUADALUPE-48187C		B2. County Name GUADALUPE	B3. State TEXAS		
B4. Map/Panel Number 48187C-0280	B5. Suffix F	B6. FIRM Index Date 11.02.2007	B7. FIRM Panel Effective/Revised Date 11.2.2007	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 490.5
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction	
*A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIAE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters. Benchmark Utilized: _____ Vertical Datum: <u>NAVD 1988</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>505.30</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>517.20</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>488.6</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>487.3</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>505.2</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>490.9</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

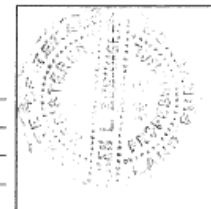
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments.

Surveyor's Name KEN L. REININGER	License Number 2633
Title SURVEYOR	Company Name BETTERTSWORTH & ASSOC., INC.
Address 111 E. MOUNTAIN ST.	City SEGUIN State TX ZIP Code 78155
Signature	Date 3.12.2013 Telephone 1.830.379.5552





Scale: 8



% 



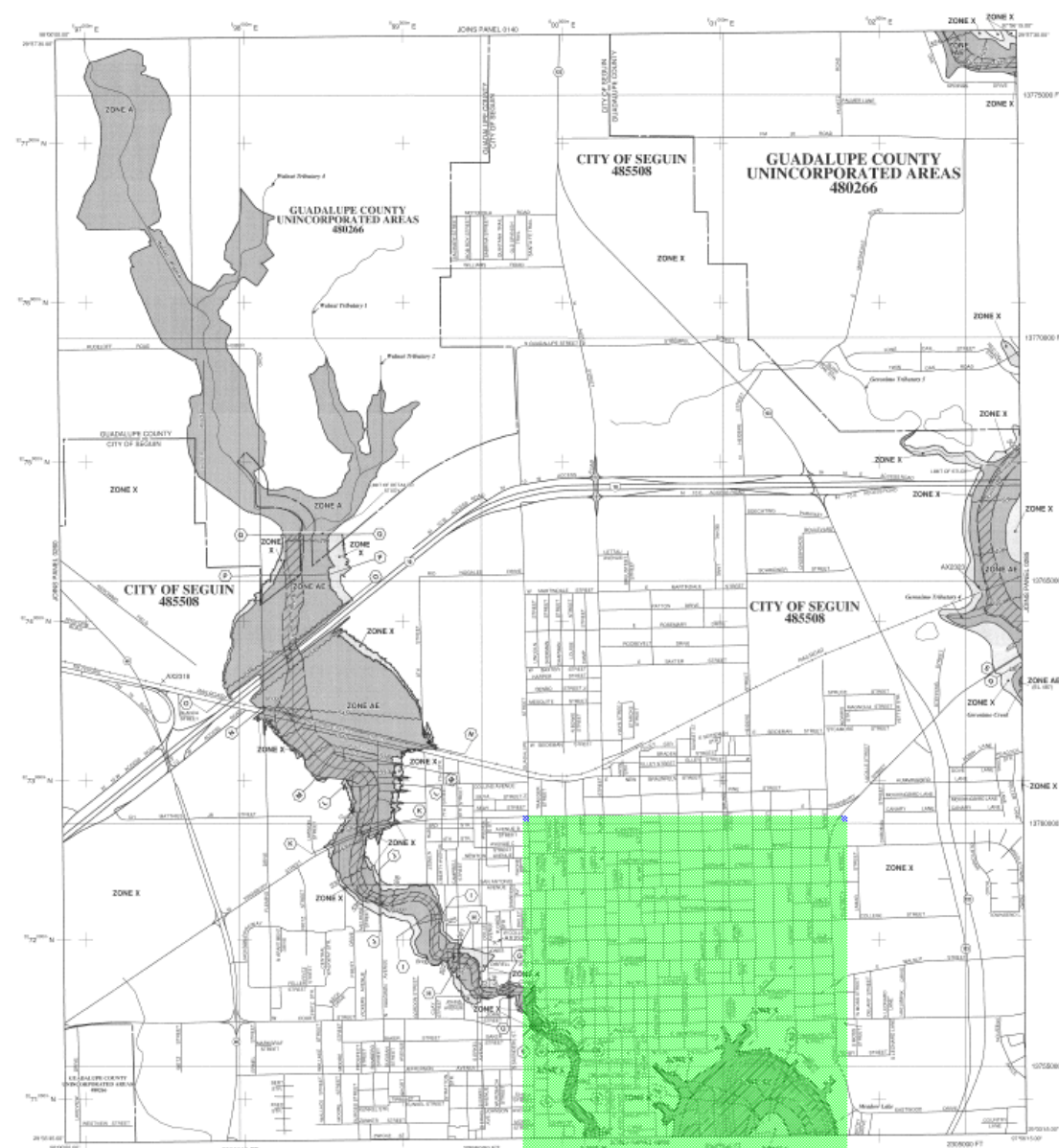
LOMC



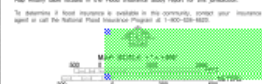
Image File

Contact the **FEMA Map Service Center** at 1-800-368-5636 for information on available products associated with this FEMA. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-368-9620 and its website at <http://www.fema.gov>.

If you have **questions about this map** or **questions concerning the National Flood Insurance Program** in general, please call 1-877-FEMA-MAP (1-877-366-2627) or visit the FEMA website at <http://www.fema.gov>.



For community map revision ideas prior to countywide mapping, refer to the Community Map Action Guide located in the Blood-Born Pathogen Study report for the jurisdiction.



NFIP PANEL 0280F

FRM

GUADALUPE COUNTY,

TEXAS
AND INCORPORATED AREAS

PANEL 280 OF 400
FOR MR. GREGORY, THE NEW YORK TIMES, 1992

Category	1999	2000	2001
Overall	100	100	100
Male	100	100	100
Female	100	100	100



46-575-0100
OFFICE DAY
MONDAY 1:00

Friend (Soyuzdetfilm, Mosfilm, Gostfilm, Leningradskaya kinostudiya)

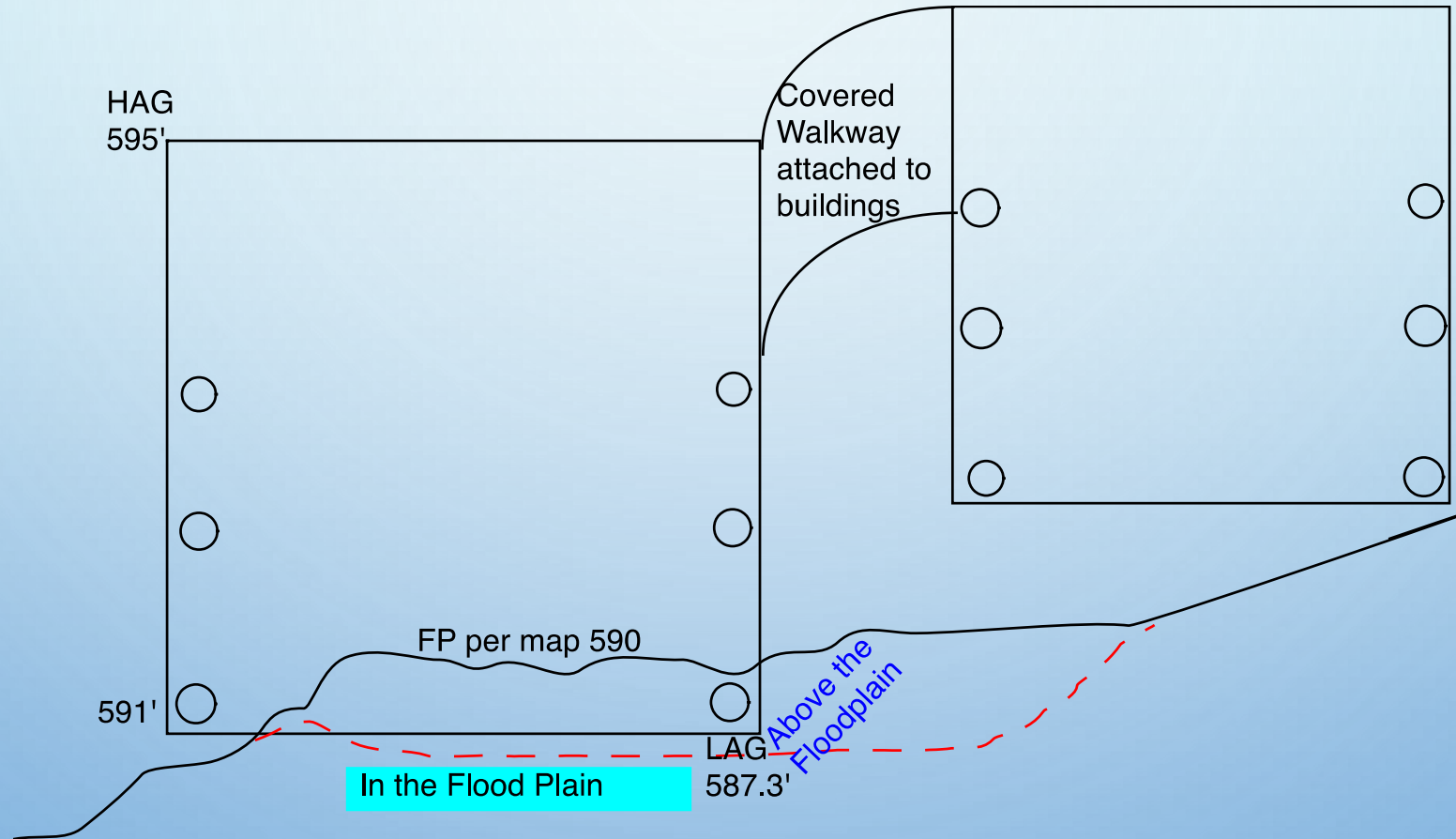


FIRMETTE

FIRM – Flood Insurance Rate Map

<https://msc.fema.gov/portal>

OFFICE BUILDING (2)



DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
PROPERTY INFORMATION FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on this form must be completed in its entirety, unless stated as optional. Incomplete submissions will result in processing delays. Please check the item below that describes your request:

<input checked="" type="checkbox"/> LOMA	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.
<input type="checkbox"/> CLOMA	A letter from DHS-FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.
<input type="checkbox"/> LOMR-F	A letter from DHS-FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.
<input type="checkbox"/> CLOMR-F	A letter from DHS-FEMA stating that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

Fill is defined as material from any source (including the subject property) placed that raises the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.

Has fill been placed on your property to raise ground that was previously below the BFE?

☐ Yes ☒ No

If yes, when was fill placed?

/ month/year

Will fill be placed on your property to raise ground that is below the BFE?

☐ Yes* ☒ No

If yes, when will fill be placed?

/ month/year

* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMR-F determination (please refer page 4 to the MT-1 instructions).

1. Street Address of the Property (if request is for multiple structures or units, please attach additional sheet referencing each address and enter street names below):

805 E Court Street, Seguin, TX 78155

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed):

1.133 Ac, Pt Lot 2, Blk 49, New City Blk 460; Pt Lot 2, River Blk 59, Humphries Branch Survey, A-6

3. Are you requesting that a flood zone determination be completed for (check one):

- ☒ Structures on the property? What are the dates of construction? 00/1987 (MM/YYYY)
- ☐ A portion of land within the bounds of the property? (A certified metes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are required. For the preferred format of metes and bounds descriptions, please refer to the MT-1 Form 1 instructions.)
- ☐ The entire legally recorded property?

4. Is this request for a (check one):

- ☐ Single structure
- ☐ Single lot
- ☒ Multiple structures (How many structures are involved in your request? List the number: 2)
- ☐ Multiple lots (How many lots are involved in your request? List the number:)

In addition to this form (MT-1 Form 1), please complete the checklist below. ALL requests must include one copy of the following:

- ☒ Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted (property inadvertently located in the NFIP regulatory floodway will require Section B of MT-1 Form 3) Firmette
- ☐ Copy of the Subdivision Plat Map for the property (with recordation data and stamp of the Recorder's Office) OR
- ☒ Copy of the Property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel.
- ☒ Form 2 - Elevation Form. If the request is to remove the structure, and an Elevation Certificate has already been completed for this property, it may be submitted in lieu of Form 2. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest lot elevation must be provided on Form 2.
- ☒ Please include a map scale and North arrow on all maps submitted.

For LOMR-Fs and CLOMR-Fs, the following must be submitted in addition to the items listed above:

☒ Form 3 - Community Acknowledgment Form

For CLOMR-Fs, the following must be submitted in addition to the items listed above:

☒ Documented ESA compliance, which may include a copy of an Incidental Take Permit, an Incidental Take Statement, a "not likely to adversely affect" determination from the National Marine Fisheries Service (NMFS) or the U.S. Fish and Wildlife Service (USFWS), or an official letter from NMFS or USFWS concurring that the project has "No Effect" on proposed or listed species or designated critical habitat. Please refer to the MT-1 instructions for additional information.

Please do not submit original documents. Please retain a copy of all submitted documents for your records.

DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-1 Form Instructions located at http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm.

Processing Fee (see instructions for appropriate mailing address; or visit http://www.fema.gov/fhm/fm_fees.shtm for the most current fee schedule)

Revised fee schedules are published periodically, but no more than once annually, as noted in the Federal Register. Please note: single/multiple lot(s)/structure(s) LOMAs are fee exempt. The current review and processing fees are listed below:

Check the fee that applies to your request:

- ☐ \$325 (single lot/structure LOMR-F following a CLOMR-F)
- ☐ \$425 (single lot/structure LOMR-F)
- ☐ \$500 (single lot/structure CLOMA or CLOMR-F)
- ☐ \$700 (multiple lot/structure LOMR-F following a CLOMR-F, or multiple lot/structure CLOMA)
- ☐ \$800 (multiple lot/structure LOMR-F or CLOMR-F)

Please submit the Payment Information Form for remittance of applicable fees. Please make your check or money order payable to: National Flood Insurance Program.

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name (required): Scott M.

Company (if applicable): SEGUIN OFFICE

Mailing Address (required): 2028 E BEN WHITE BL 240-6400

Daytime Telephone No. (required):

AUSTIN, TX 78741-6966

E-Mail Address (optional): ☒ By checking here you may receive correspondence electronically at the email address provided:

Fax No. (optional):

scott.mcmillan@colmacind.com

Date (required):

Signature of Applicant (required)



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT

DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS	A portion of Lots 1 and 2, Acre Block 49, New City Block 460, a portion of Lot 2, River Block 59, and a portion of Center Street, as described in the Deed recorded as Document No. 2016026372, in the Office of the County Clerk, Guadalupe County, Texas
	COMMUNITY NO.: 485508	
	NUMBER: 48187C0280F	
AFFECTED MAP PANEL	DATE: 11/2/2007	
FLOODING SOURCE: GUADALUPE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.568422, -97.955870 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	805 & 809 East Court Street	Structure	AE	490.5 feet	487.3 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 equalled or exceeded in any given year (base flood).

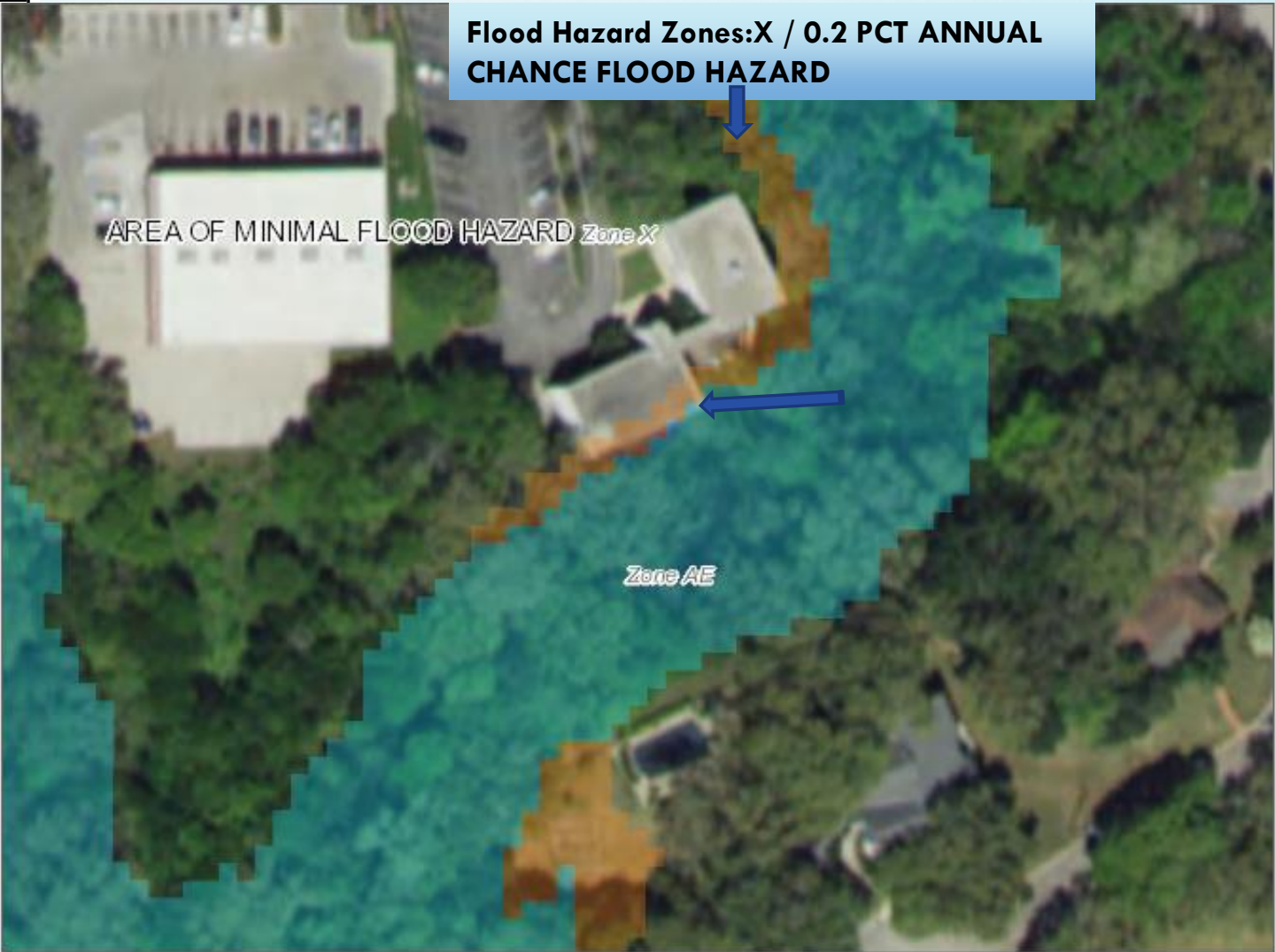
ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

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 located in the SFHA, an area inundated by the flood having a 1-percent chance of being equalled or exceeded in any given year (base flood). Therefore, flood insurance is required for the property described above. The lowest adjacent grade elevation to a structure must be at or above the Base Flood Elevation for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding the determination and information regarding your options for obtaining a Letter of Map Amendment. 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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.




Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead:
<http://tinyurl.com/j4xwp5e> Support: FEMAMapSpecialist@riskmapcds.com | TX Orthoimagery Program,
DigitalGlobe, Microsoft

Details

Basemap

 Share Print Measure

805 E Court St, Seguin, Texas, USA

  About Content Legend

Legend

NFHL (click to expand)

LOMRs

 Effective

LOMAs



FIRM Panels





Cross-Sections



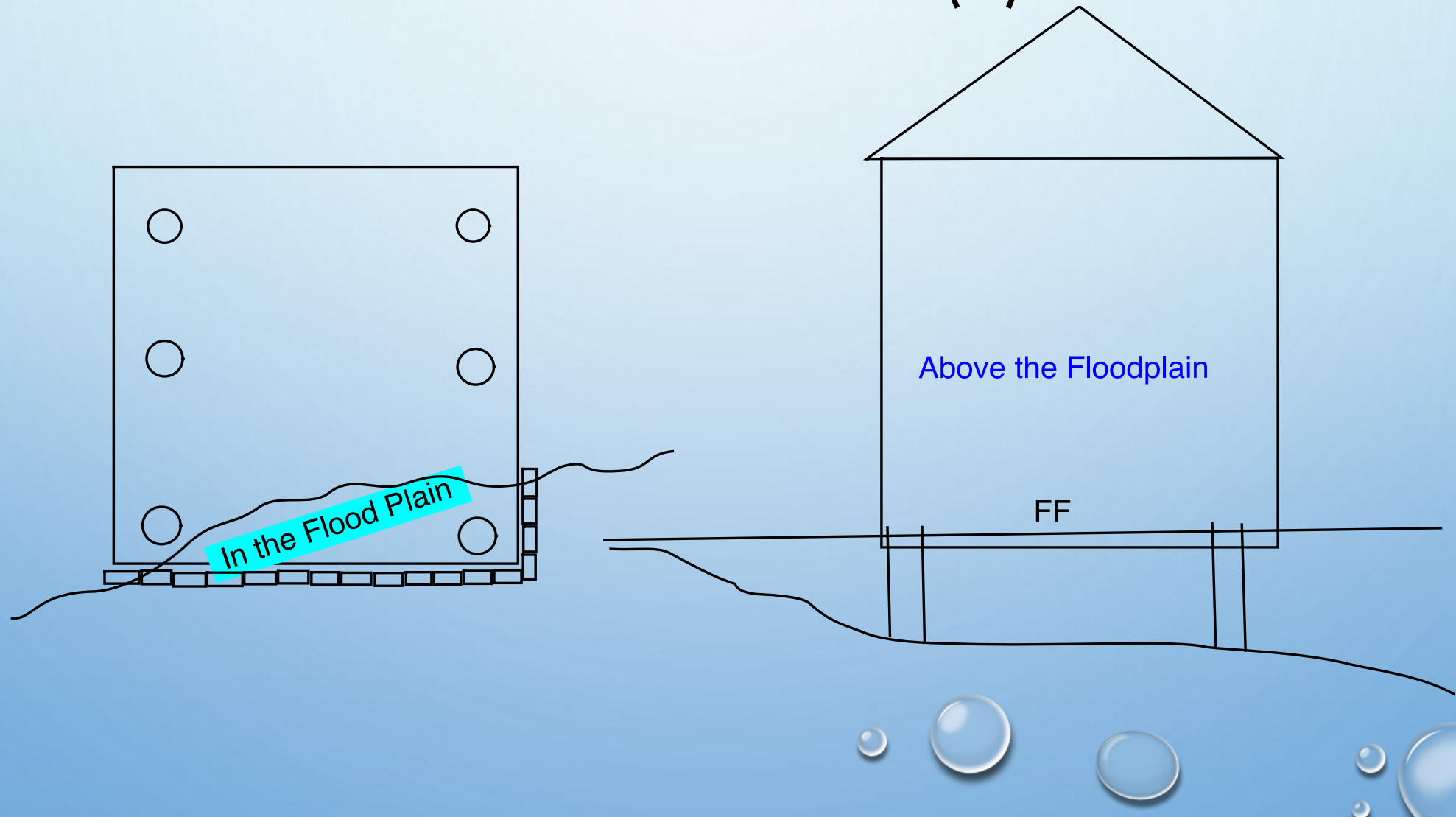
Flood Hazard Boundaries

 Limit Lines SFHA / Flood Zone Boundary Other Boundaries

Flood Hazard Zones

 1% Annual Chance Flood Hazard Regulatory Floodway Special Floodway Area of Undetermined Flood Hazard 0.2% Annual Chance Flood Hazard Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Risk Due to Levee<https://msc.fema.gov/portal/>

OFFICE BUILDING (3)



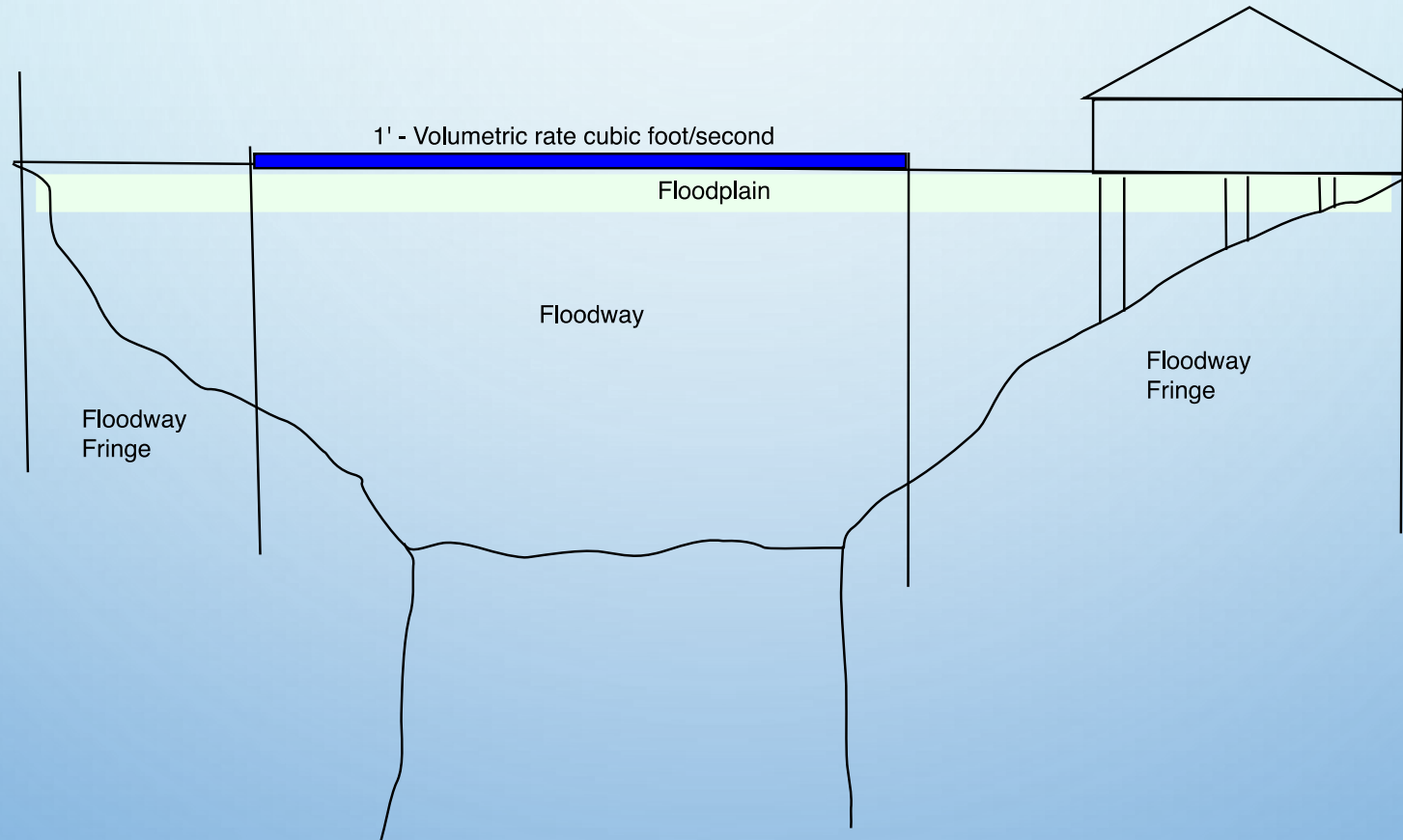
LOMC IS A LETTER THAT REFLECTS AN OFFICIAL REVISION AND/OR AN AMENDMENT TO AN EFFECTIVE FIRM

- **LETTER OF MAP AMENDMENT (LOMA)**
- **CONDITIONAL LETTER OF MAP AMENDMENT (CLOMA)**
- **LETTER OF MAP REVISION BASED ON FILL (LOMR-F)**
- **CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOMR-F)**
- **LETTER OF MAP REVISION (LOMR)**
- **CONDITIONAL LETTER OF MAP REVISION (CLOMR)**

RIVER PROPERTY FOR SALE ...
AN ARCHITECT WANTS TO PUT HIS OFFICE IN THE MIDDLE

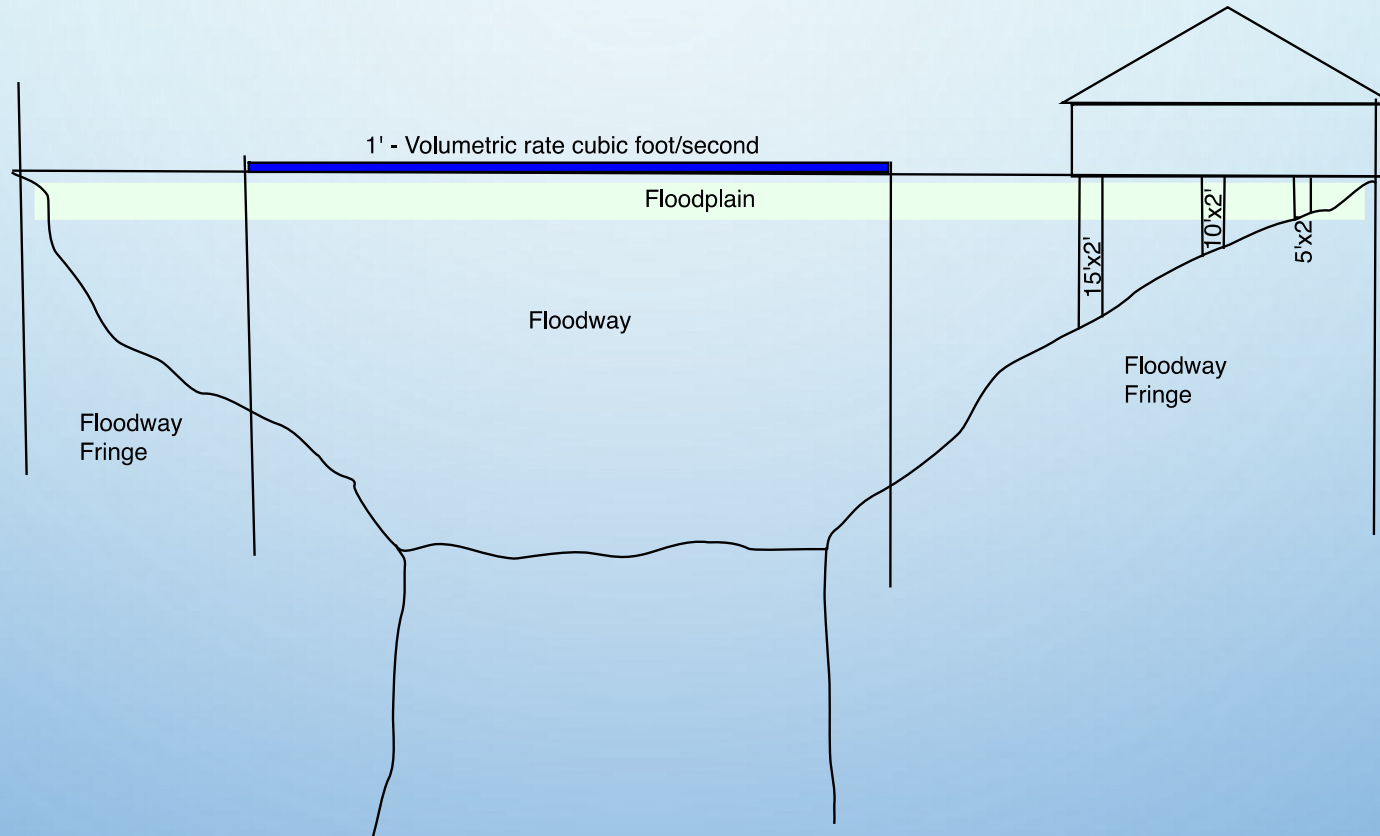


NO RISE CERTIFICATE

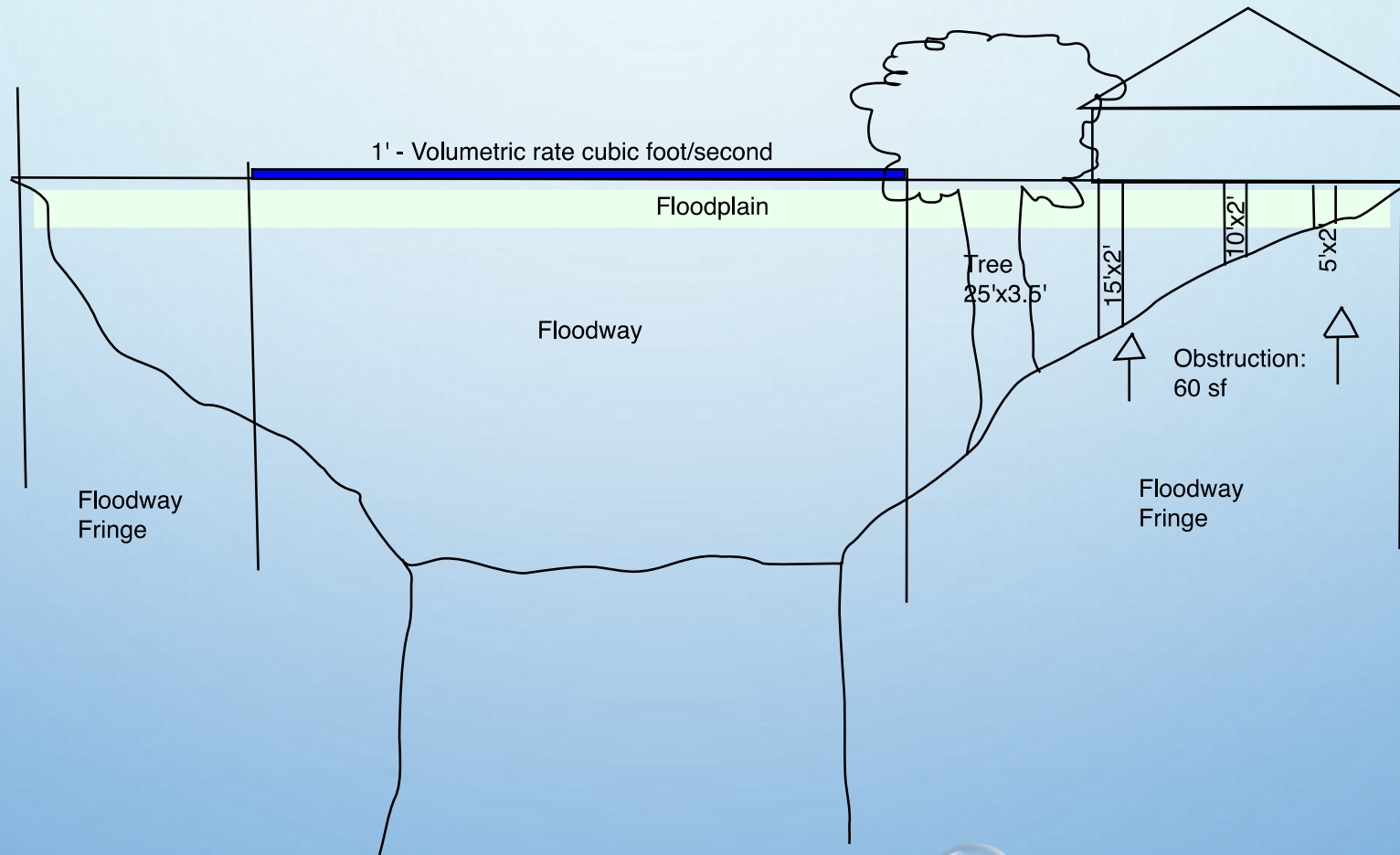


Any project in a floodway must be reviewed to determine if the project will increase flood heights.

NO RISE CERTIFICATE (2)



NO RISE CERTIFICATE (3)

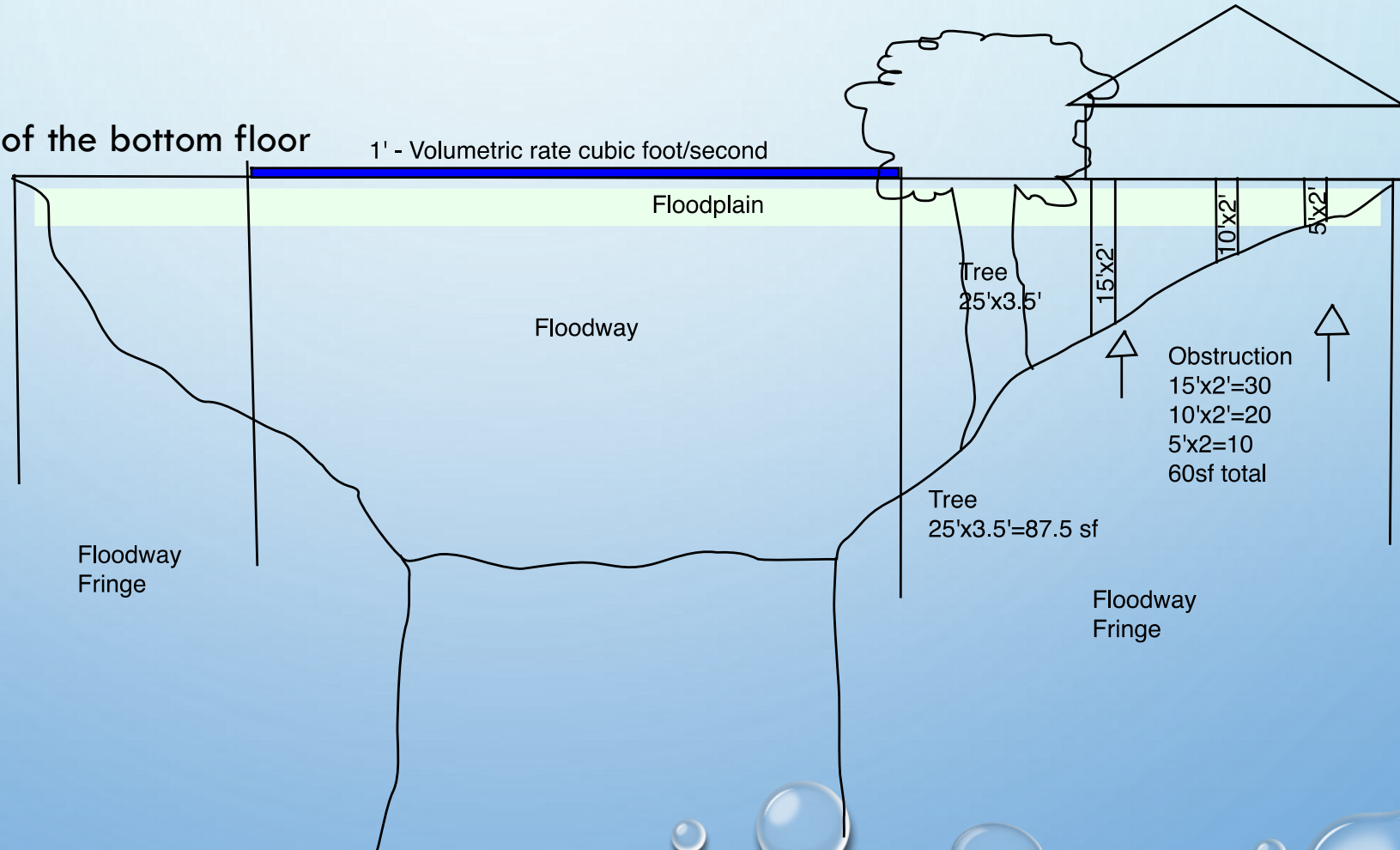


NO RISE CERTIFICATE (4)

BFE - Base Flood Elevation

FFL - Finished Floor Level; top of the bottom floor

$$\text{BFE} + 1' = \text{FFL}$$



FLOOD STUDY METHODS

FEMA Detailed Study

Cross Sections of the property

- Flow path
- Channel Characteristics
- Discharge
- Structures

Study Report Includes:

Flow estimates

Data Tables

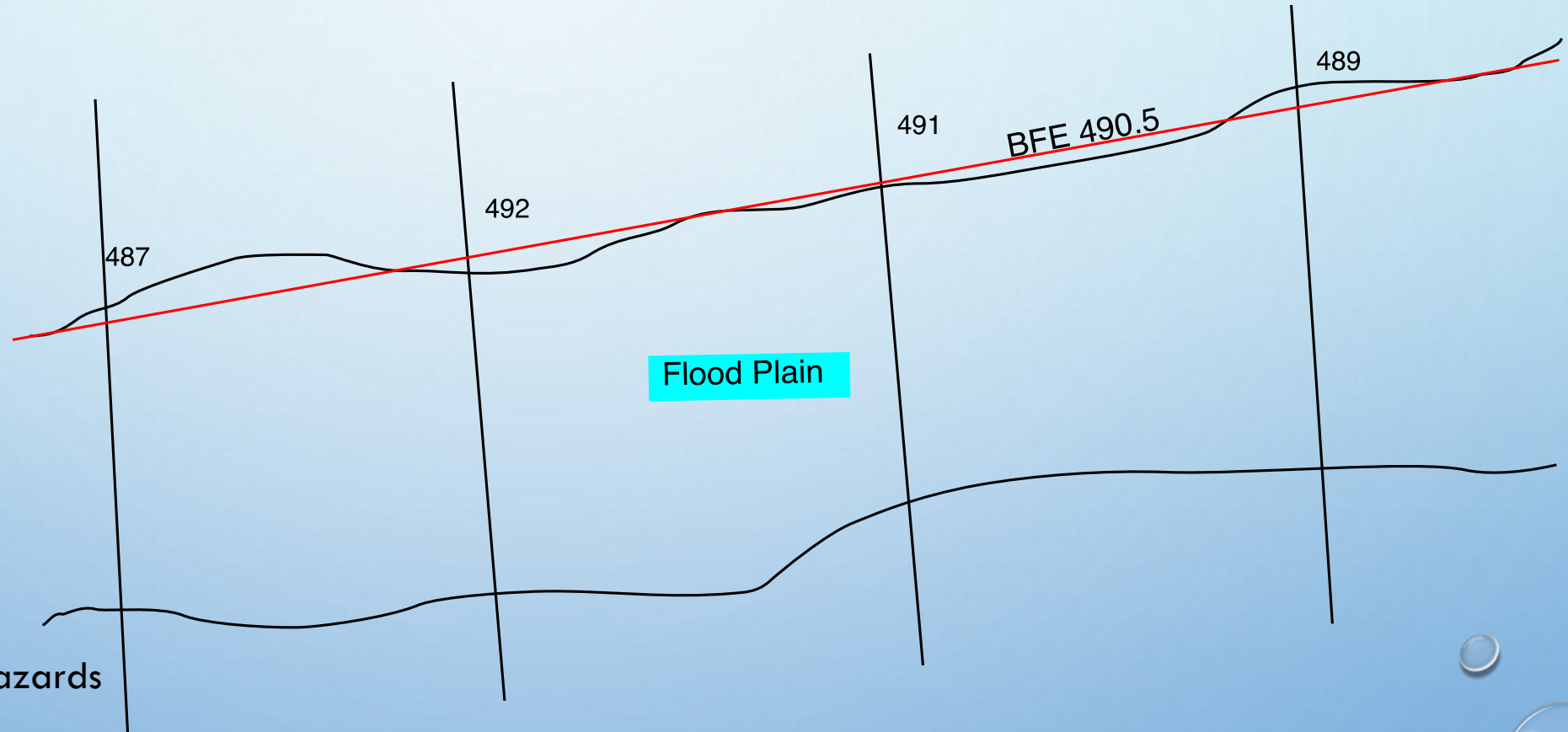
Flood Elevation profiles

Establishes:

BFE-Base Flood Elevations

Special and moderate flood hazards

Floodways



Mapping the Zone: Improving Flood Map Accuracy

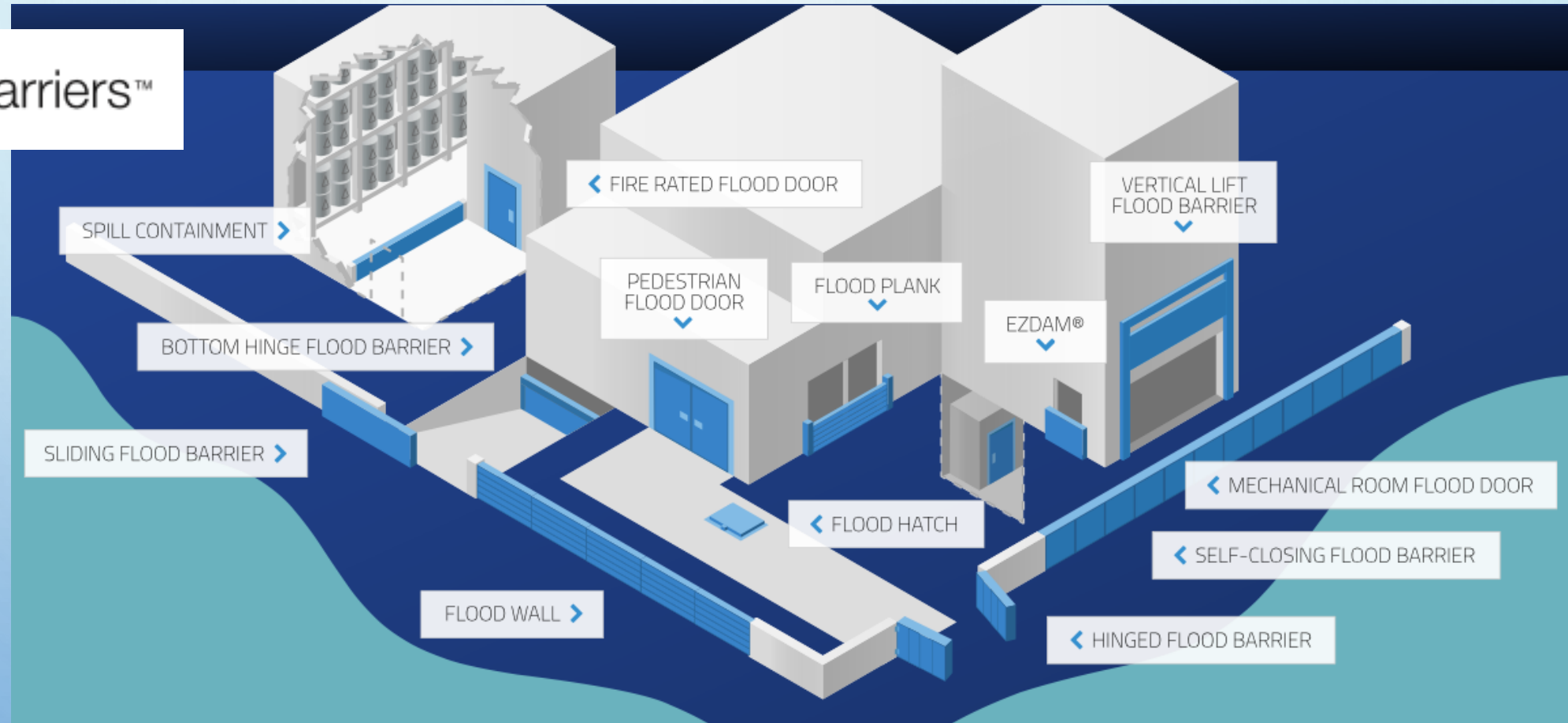
By National Research Council, Water Science and Technology Board, Board on Earth Sciences and Resources/Mapping Science Committee, Committee on FEMA Flood Maps

STRUCTURAL MODIFICATIONS



STRUCTURAL MODIFICATIONS (2)

IPS Flood Barriers™



QUESTIONS?

THANK YOU FOR ATTENDING THE FLOOD BLUES
I HOPE YOU HAVE NEW INFORMATION TO HELP YOUR CLIENTS

PEGGY JONES

512-805-8226

PEGGY.JONES@SVN.COM

Special Thanks

Ken Reininger, Bettersworth & Associates, Engineering, Surveying, Consulting, Seguin, Texas