



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	<b>BASTROP COUNTY, TEXAS (Unincorporated Areas)</b>	A portion of the Leander Wood Original Survey, as described in the General Warranty Deed with Vendor's Lien recorded in Volume 381, Pages 489, 490, and 491, in the Office of the County Clerk, Bastrop County, Texas  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 481193	
AFFECTED MAP PANEL	NUMBER: 48021C0400E	
	DATE: 1/19/2006	
FLOODING SOURCE: ALUM CREEK TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.062721, -97.225155 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)
--	--	--	1301 State Highway 71 West	Portion of Property	X (unshaded)	--	--	340.0 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  
PORTIONS REMAIN IN THE SFHA  
ZONE A

STATE LOCAL CONSIDERATIONS

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 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 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 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  
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at a 1/2" iron rod set in the East line of a 55 foot wide easement providing ingress/egress to said Goerner tract (Vol. 381, Pg. 489 B.C.O.R.), for an inside corner of the (called) 96.85 acre Lorraine Reagan tract (Vol. 2124, Pg. 738 B.C.O.R.) and the Northwest corner of said 80.519 acre Goerner tract, said point having a coordinate value of North = 10,001,347.12 feet and East = 3,279,654.90 feet according to the Texas State Plane Coordinate System - Central Zone - NAD83 (2011); Thence South 12 degrees 08 minutes 06 seconds West, 642.65 feet along the common line between said Reagan and Goerner tracts to a 1/2" iron rod set for the Northwest corner of the tract herein described and the POINT OF BEGINNING; Thence North 60 degrees 09 minutes 45 seconds East, departing said common line, 112.56 feet to a 1/2" iron rod set within said Goerner tract for the Northeast corner of the tract herein described; Thence South 35 degrees 28 minutes 26 seconds East, 109.27 feet to a 1/2" iron rod set for an angle point; Thence South 26 degrees 14 minutes 04 seconds East, 213.98 feet to a 1/2" iron rod and an inside corner of the tract herein described; Thence North 75 degrees 20 minutes 19 seconds East, 58.12 feet to a 1/2" iron rod; Thence South 09 degrees 05 minutes 00 seconds East, 193.30 feet to a 1/2" iron rod set for an angle point; Thence South 22 degrees 50 minutes 47 seconds West, 92.90 feet to a 1/2" iron rod and an inside corner of the tract herein described; Thence North 88 degrees 42 minutes 06 seconds East, 72.65 feet to a 1/2" iron rod; Thence South 46 degrees 50 minutes 17 seconds West, 165.20 feet to a 1/2" iron rod set for an angle point; Thence South 39 degrees 17 minutes 09 seconds West, 195.83 feet to a 1/2" iron rod and an inside corner of the tract herein described; Thence South 61 degrees 27 minutes 20 seconds East, 46.04 feet to a 1/2" iron rod set; Thence South 32 degrees 22 minutes 02 seconds West, 219.87 feet to a 1/2" iron rod set for an angle point; Thence South 61 degrees 08 minutes 01 seconds West, 154.87 feet to a 1/2" iron rod set in the common line between said Goerner tract and the (called) 144.450 acre Leslie Hurta tract (Vol. 1766, Pg. 158 B.C.O.R.) for the Southeast corner of the tract herein described; Thence North 73 degrees 00 minutes 32 seconds West, 119.02 feet along said common line to a 1/2" iron rod set in the East line of the (called) 256.56 acre Gilbert Raemsch tract (Vol. 140, Pg. 70 B.C.D.R.) for a Northwest corner of said Hurta tract, the Southwest corner of said Goerner tract, and the Southwest corner of the tract herein described; Thence North 10 degrees 23 minutes 53 seconds East, 211.93 feet along the common line between said Raemsch and Goerner tracts to a 1/2" iron rod; Thence North 58 degrees 08 minutes 04 seconds East, departing said common line, 198.16 feet to a 1/2" iron rod set within said Goerner tract; Thence North 29 degrees 14 minutes 07 seconds East, 219.47 feet to a 1/2" iron rod; Thence North 00 degrees 39 minutes 33 seconds East, 179.17 feet to a 1/2" iron rod set for an angle point; Thence North 15 degrees 06 minutes 21 seconds West, 189.84 feet to a 1/2" iron rod set for an angle point; Thence North 29 degrees 36 minutes 40 seconds West, 149.88 feet to the POINT OF BEGINNING

### **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 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.

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### **ZONE A (This Additional Consideration applies to the preceding 1 Property.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

### **STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA 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  
Federal Insurance and Mitigation Administration