



# 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 NASSAU BAY, HARRIS COUNTY, TEXAS	Lot 14, Block 16, Nassau Bay, Section 4, as described in the Warranty Deed recorded as Document No. T370474, 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)
	COMMUNITY NO.: 485491	
AFFECTED MAP PANEL	NUMBER: 48201C1090M  DATE: 1/6/2017	
FLOODING SOURCE: A100-00-00 (CLEAR CREEK); GALVESTON BAY; LAKE NASSAU		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.539635, -95.092746 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### 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)
14	16/4	Nassau Bay	1423 Pirates Cove	Structure (Residence)	AE	14.0 feet	13.5 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.)

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 equaled 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 this 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 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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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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.

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



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF NASSAU BAY, HARRIS COUNTY, TEXAS	Lot 31, Block 11, Nassau Bay, Section 1, as shown on the Plat recorded in Volume 96, Page 51, 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)
	COMMUNITY NO.: 485491	
AFFECTED MAP PANEL	NUMBER: 48201C1090M  DATE: 1/6/2017	
FLOODING SOURCE: A100-00-00 (CLEAR CREEK); GALVESTON BAY; LAKE NASSAU		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.546317, -95.094034 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)
31	11/1	Nassau Bay	18202 Point Lookout Drive	Structure (Residence)	X (shaded)	13.0 feet	13.6 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.)

PORTIONS REMAIN IN THE SFHA  
GROUND SUBSIDENCE  
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 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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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **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.

### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF NASSAU BAY, HARRIS COUNTY, TEXAS	Lot 21, Block 25, Nassau Bay, Section Seven, as shown on the Plat recorded in Volume 132, Page 57, 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).
	COMMUNITY NO.: 485491	
AFFECTED MAP PANEL	NUMBER: 48201C1090M  DATE: 1/6/2017	
FLOODING SOURCE: A100-00-00 CLEAR CREEK; GALVESTON BAY; LAKE NASSAU		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.539591, -95.088509 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### 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)
21	25/7	Nassau Bay	18626 Prince William Lane	Structure (Residence)	AE	14.0 feet	12.8 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.)

STUDY UNDERWAY

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

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Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

**JAN 06 2017**

The Honorable Mark Denman  
Mayor, City of Nassau Bay  
P.O. Box 58448  
Nassau Bay, TX 77258

Case No: 06-06-BI82V  
Community: City of Nassau Bay,  
Harris County,  
Texas  
Community No.: 485491  
Effective Date: January 7, 2017  
LOMC-VALID

Dear Mayor Denman:

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 January 6, 2017, 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 LOMC 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 (877) 336-2627 (877 FEMA-MAP).

Sincerely,

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

Enclosure

cc: Mr. Mark Stelly, Building Official, City of Nassau Bay  
Community Map Repository

**REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF NASSAU BAY, TX**  
**Case No: 06-06-BI82V** **Community No.: 485491**

**January 7, 2017**

<b>Case No.</b>	<b>Date Issued</b>	<b>Identifier</b>	<b>Map Panel No.</b>	<b>Zone</b>
09-06-0672A	03/26/2009	LOT 7, BLOCK 3, SWAN LAGOON- -2414 BAYCREST DRIVE	48201C1090M	X
11-06-1369A	02/24/2011	LOT 2, BLOCK 17, SECTION 5, NASSAU BAY --1438 DAVON LANE	48201C1090M	X