



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT

DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HAYS COUNTY, TEXAS (Unincorporated Areas)	A portion of Lot 8, Silver Spur Ranchettes, Section Two, as described in the General Warranty Deed recorded as Document No. 2015-15002778, in Volume 5126, Pages 612 through 617, in the Office of the County Clerk, Hays County, Texas The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480321	
AFFECTED MAP PANEL	NUMBER: 48209C0130G	
	DATE: 1/17/2025	
FLOODING SOURCE: LOCAL FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:30.193194, -97.948114 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)
8	-/2	Silver Spur Ranchettes	10107 Davy Crockett Drive	Portion of Property	X (shaded)	--	--	980.4 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	SUPERSEDES PREVIOUS DETERMINATION STATE LOCAL CONSIDERATIONS
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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.

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, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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)

BEGINNING at a 1/2 inch diameter iron pipe found in the northeasterly line of said Lot 8 also being in the southwesterly line of Lot 4 of said Silver Spur Ranchettes; marking a northeasterly angle point of the herein described parcel; THENCE, continuing along said common line S50°57'52"E (S50°10'E) for a distance of 192.36 feet to an unmarked point for the easterly corner of the herein described; THENCE, over and across said Lot 8, the following eighty-nine (89) calls, each to an unmarked point: S42°30'24"W, a distance of 22.80 feet; S26°25'03"W, a distance of 32.35 feet; S69°23'05"W, a distance of 33.86 feet; S15°19'20"E, a distance of 20.45 feet; S39°06'58"W, a distance of 29.90 feet; S59°29'59"W, a distance of 61.15 feet; S76°59'45"W, a distance of 111.34 feet; N83°17'22"W, a distance of 12.18 feet; S11°46'19"W, a distance of 63.78 feet; S58°20'54"W, a distance of 21.32 feet; S43°54'03"W, a distance of 19.67 feet; N47°41'57"W, a distance of 28.83 feet; N88°32'15"W, a distance of 6.51 feet; S28°26'05"W, a distance of 17.21 feet; S89°19'54"W, a distance of 22.52 feet; S16°21'14"W, a distance of 9.46 feet; S85°05'30"E, a distance of 20.74 feet; S52°06'53"W, a distance of 21.06 feet; S50°49'12"W, a distance of 49.33 feet; S42°49'28"W, a distance of 49.17 feet; S70°06'01"W, a distance of 78.32 feet; N16°40'28"E, a distance of 46.18 feet; N08°58'47"E, a distance of 23.71 feet; N84°51'26"E, a distance of 9.79 feet; N40°58'38"E, a distance of 26.80 feet; N65°09'50"E, a distance of 25.58 feet; N37°13'51"E, a distance of 16.18 feet; N19°07'26"W, a distance of 8.55 feet; N36°13'13"E, a distance of 10.75 feet; S83°18'52"E, a distance of 14.19 feet; N19°31'06"E, a distance of 10.80 feet; N41°15'56"E, a distance of 15.65 feet; N17°34'58"W, a distance of 16.09 feet; N89°04'34"E, a distance of 20.91 feet; N05°06'38"W, a distance of 11.87 feet; N55°55'48"W, a distance of 11.55 feet; S85°25'28"W, a distance of 11.32 feet; S35°06'05"W, a distance of 13.49 feet; S77°43'30"W, a distance of 19.26 feet; S58°49'13"W, a distance of 35.16 feet; S39°27'37"W, a distance of 9.64 feet; S58°12'30"W, a distance of 20.05 feet; S84°49'17"W, a distance of 10.95 feet; S55°07'43"W, a distance of 33.14 feet; S11°57'44"W, a distance of 16.49 feet; S36°24'46"W, a distance of 89.67 feet; S03°57'59"W, a distance of 97.04 feet; S19°50'24"W, a distance of 43.75 feet; S59°35'41"W, a distance of 71.00 feet; S08°51'35"E, a distance of 34.34 feet; N89°21'48"W, a distance of 26.40 feet; S47°36'09"W, a distance of 52.24 feet; S34°30'59"W, a distance of 42.18 feet; S57°25'03"E, a distance of 49.04 feet; N59°44'32"E, a distance of 148.57 feet; N34°43'37"E, a distance of 55.93 feet; N10°51'13"E, a distance of 53.79 feet; S61°43'01"E, a distance of 41.26 feet; S89°07'11"E, a distance of 47.19 feet; N26°59'48"E, a distance of 16.44 feet; N37°21'31"W, a distance of 46.80 feet; N41°08'04"E, a distance of 23.39 feet; N32°18'08"W, a distance of 27.55 feet; N63°40'21"E, a distance of 70.93 feet; N42°49'59"E, a distance of 45.04 feet; N60°09'59"E, a distance of 44.85 feet; N84°30'43"E, a distance of 45.38 feet; N54°29'14"E, a distance of 24.58 feet; N27°41'11"E, a distance of 7.51 feet; N18°05'04"W, a distance of 10.86 feet; N44°38'49"E, a distance of 30.40 feet; N22°33'21"E, a distance of 19.26 feet; N11°28'52"W, a distance of 18.01 feet; N23°08'45"E, a distance of 15.65 feet; N28°45'54"E, a distance of 21.70 feet; N75°45'50"E, a distance of 49.59 feet; S77°56'41"E, a distance of 21.18 feet; N76°35'55"E, a distance of 4.49 feet; N37°18'35"E, a distance of 10.99 feet; N76°59'47"E, a distance of 16.64 feet; N66°06'05"E, a distance of 33.53 feet; S45°33'49"E, a distance of 11.76 feet; N33°48'12"E, a distance of 26.83 feet; N46°20'22"E, a distance of 40.82 feet; N80°17'48"E, a distance of 17.55 feet; N36°28'27"E, a distance of 15.14 feet; N22°26'30"E, a distance of 33.79 feet; N17°48'20"E, a distance of 33.34 feet; N57°53'16"E, a distance of 12.12 feet, to a point in the common line of said Lot 4; THENCE, along and with the boundary of said Lot 8 the following seven (7) calls: S50°57'52"E (S50°10'E) for a distance of 940.65 feet to a 1/2 inch diameter iron rod with cap stamped "KENT MCMILLAN RPLS 4341" found for the northeast corner; S00°28'25"W (S00°39'W) for a distance of 359.51 feet (360.3) to a 1/2 inch diameter iron rod with cap stamped "RPLS 6714" found for the angle in the eastern line; S05°00'28"W (S05°49'W) for a distance of 84.99 feet (84.8') to an unmarked point for the angle in the eastern line; S35°43'28"W (S36°32'W) for a distance of 65.60 feet (65.4') to a 1/2 inch diameter iron rod with cap stamped "RPLS 6714" found for the southeast corner; S89°59'51"W (N89°12'W) for a distance of 2,100.58 feet (2105.4') to a 1/2 inch diameter iron pipe found for the southwest corner; N39°01'28"E (N39°50'E) for a distance

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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of 1,690.05 feet (1,691.0') to a 1/2 inch diameter iron rod found for the northwest corner; and, S50°55'54"E (S50°10'E) for a distance of 196.53 feet (196.86') to a 1/2 inch diameter iron rod with cap stamped "RPLS 6714" found for the angle in the northeastern line; THENCE, N39°08'10"E (N39°50'E) for a distance of 50.13 feet (50.0') to 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.

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.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 5/22/2023, for the subject property.

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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