



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 SUGAR LAND, FORT BEND COUNTY, TEXAS	Lots 2 through 6, 12 through 16, 21, 22, and 23, Block 1, Gardens of Avalon, Section One; Lots 2 through 6, 9 through 18, and 22 through 27, Block 1, Gardens of Avalon, Section Two; Lots 1 through 8, 10, 11, and 13 through 17, Block 2, Gardens of Avalon, Section Three; Lots 1, 5 through 16, and 21 through 24, Block 2, Gardens of Avalon, Section Four; Lots 6 through 15, and 21, Block 1, Waters of Avalon, Section One; Lots 3 through 7, 12 through 15, and 17 through 20, Block 2, Waters of Avalon, Section Two; Lots 1 through 9, and 14 through 20, Block 1, Waters of Avalon, Section Three,
	COMMUNITY NO.: 480234	
AFFECTED MAP PANEL	NUMBER: 48157C0260L; 48157C0270L; 48157C0280L; 48157C0290L DATE: 4/2/2014; 4/2/2014; 4/2/2014;	
FLOODING SOURCE: GARDENS OF AVALON LAKE; BRAZOS RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 29.562460, -95.629056 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)
2-6	1/One	Gardens of Avalon	--	Property	X (shaded)	--	--	67.5 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.)

LEGAL PROPERTY DESCRIPTION ZONE A
DETERMINATION TABLE (CONTINUED)
LEVEE PROTECTED

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 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)

as shown on the Plats recorded as Document Nos. 9746675, in Slide Nos. 1614A and 1614B; 9892163, in Slide Nos. 1786A and 1786B; 2000006420, in Slide Nos. 1949B and 1950A; 2001008457, in Slide Nos. 2111B and 2112A; 9746673, Slide Nos. 1613A and 1613B; 9838433, in Slide Nos. 1725A and 1725B; 9861877, in Slide Nos. 1751B and 1752A; 9861899, in Slide Nos. 1751B and 1752A, all in the Office of the County Clerk, Fort Bend County, Texas


Please Note: All Elevations in this Determination Document are referenced to the North American Vertical Datum of 1988 (2001 Adjustment).

This determination document supersedes all previous determinations for the subject properties.

DETERMINATION TABLE (CONTINUED)

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)
12-16	1/One	Gardens of Avalon	--	Property	X (shaded)	--	--	67.8 feet
21-23	1/One	Gardens of Avalon	--	Property	X (shaded)	--	--	67.5 feet
2-6	1/Two	Gardens of Avalon	--	Property	X (shaded)	--	--	67.1 feet
9-18	1/Two	Gardens of Avalon	--	Property	X (shaded)	--	--	67.2 feet
22-27	1/Two	Gardens of Avalon	--	Property	X (shaded)	--	--	67.2 feet
1-8	2/Three	Gardens of Avalon	--	Property	X (shaded)	--	--	67.6 feet
10, 11	2/Three	Gardens of Avalon	--	Property	X (shaded)	--	--	67.2 feet

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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)
1	2/Four	Gardens of Avalon	--	Property	X (shaded)	--	--	67.8 feet
5-16	2/Four	Gardens of Avalon	--	Property	X (shaded)	--	--	67.2 feet
21-24	2/Four	Gardens of Avalon	--	Property	X (shaded)	--	--	67.4 feet
13-17	2/Three	Gardens of Avalon	--	Property	X (shaded)	--	--	67.4 feet
6	1/One	Waters of Avalon	--	Property	X (shaded)	--	--	67.9 feet
7-15	1/One	Waters of Avalon	--	Property	X (shaded)	--	--	67.0 feet
21	1/One	Waters of Avalon	--	Property	X (shaded)	--	--	68.3 feet
3-7	2/Two	Waters of Avalon	--	Property	X (shaded)	--	--	67.7 feet
12-15	2/Two	Waters of Avalon	--	Property	X (shaded)	--	--	67.9 feet
17-20	2/Two	Waters of Avalon	--	Property	X (shaded)	--	--	67.0 feet
1-9	1/Three	Waters of Avalon	--	Property	X (shaded)	--	--	67.3 feet

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14-19	1/Three	Waters of Avalon	--	Property	X (shaded)	--	--	67.6 feet
20	1/Three	Waters of Avalon	--	Property	X (shaded)	--	--	67.4 feet

LEVEE PROTECTED (This Additional Consideration applies to the preceding 21 Properties.)

The subject property is located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

ZONE A (This Additional Consideration applies to the preceding 21 Properties.)

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.

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