Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	KERR COUNTY, TEXAS (Unincorporated Areas)	A parcel of land, as described in the Warranty Deed recorded in Volume 112, Pages 606, 607, and 608, in the Quit Claim Deed recorded as Document No. 75 236, in Volume 177, Pages 282 and 283, in the Warranty Deed recorded as Document No. 796746, in Volume 228, Pages 186 through 191, in the Warranty Deed recorded as Document No. 804411, in Volume 238, Pages 417 through 422, in the Warranty Deed recorded as Document No. 820840, in Volume 257, Pages 480 through 483, and in the Warranty Deed recorded as Document No. 8798, in Volume 452, Pages 237 through 240, all in the Office of the County Clerk, Kerr County, Texas
	COMMUNITY NO.: 480419	
AFFECTED MAP PANEL	NUMBER: 48265C0450F	
	DATE: 3/3/2011	
FLOODING SOURCE: CYPRESS CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:30.004506, -99.372993 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)
--	--	--	2689 TX-39	Structure (Building 10)	X (unshaded)	--	1877.2 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.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
ZONE A

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.

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)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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)
--	--	--	2689 TX-39	Structure (Building 11)	X (unshaded)	--	1878.4 feet	--
--	--	--	2689 TX-39	Structure (Building 12)	X (unshaded)	--	1866.7 feet	--
--	--	--	2689 TX-39	Structure (Building 3)	X (unshaded)	--	1872.9 feet	--
--	--	--	2689 TX-39	Structure (Building 9)	X (unshaded)	--	1876.2 feet	--
--	--	--	2689 TX-39	Structure (Infirmary)	X (unshaded)	--	1871.1 feet	--
--	--	--	2689 TX-39	Structure (Arts/Crafts)	X (unshaded)	--	1874.7 feet	--
--	--	--	2689 TX-39	Structure (Building 1)	X (unshaded)	--	1871.1 feet	--
--	--	--	2689 TX-39	Structure (Building 13)	X (unshaded)	--	1867.8 feet	--
--	--	--	2689 TX-39	Structure (Building 14)	X (unshaded)	--	1869.4 feet	--
--	--	--	2689 TX-39	Structure (Building 2)	X (unshaded)	--	1871.9 feet	--

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.

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)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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)
--	--	--	2689 TX-39	Structure (Building 4)	X (unshaded)	--	1867.9 feet	--
--	--	--	2689 TX-39	Structure (Building 5)	X (unshaded)	--	1865.3 feet	--
--	--	--	2689 TX-39	Structure (Office)	X (unshaded)	--	1868.6 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 14 Properties.)

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 14 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.

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.

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

LOMAlogic

Case Information

MIP Case Number:	19-06-4012A				
Project Type:	LOMA				
Is this a follow-up to a Conditional Request?	No		**Case:**		
Is this request a follow-up to a multi lot/structure case with multiple Project Types?	No		**Case:**		
Date of Fill Placement:					
Region: Region VI	**State:**	TX	**County:**	Kerr County	
Primary Community Name:	KERR COUNTY*				
Project ID:	2689 TX-39 (CAMP MYSTIC)				
Is request for a portion of property?	No				
Lot Type:	Multiple Structure		**How Many?**	14	
Date of Construction:					
Legal Property Description 1:	A parcel of land, as described in the Warranty Deed recorded in Volume 112, Pages 606, 607, and 608, in the Quit Claim Deed recorded as Document No. 75 236, in Volume 177, Pages 282 and 283, in the Warranty Deed recorded as Document No. 796746, in Volume 228, Pages 186 through 191, in the Warranty Deed recorded as Document No. 804411, in Volume 238, Pages 417 through 422, in the Warranty Deed recorded as Document No. 820840, in Volume 257, Pages 480 through 483, and in the Warranty Deed recorded as Document No. 8798, in Volume 452, Pages 237 through 240, all in the Office of the County Clerk, Kerr County, Texas				
Legal Property Description 2:					
Name of the Requestor:	[redacted]				
Company:	[redacted]				
Date Application Received:	09/23/2019				
Date Determination PDF Created:	11/12/2019		**MIP MTA:**	[redacted]	
Assisting Analysts:	[redacted]				
Process Comments:	BFE (1854.9 to 1868.1 NAVD 88) from submitted HEC-RAS study; Structures removed from Zone A to X (unshaded); Portions remain SFHA; Zone A				
Approximate Latitude & Longitude of Property:	30.004506 -99.372993				
Source of LAT & LONG:	Calculated using ArcGIS® software by Esri. ArcGIS® and ArcMap™ are the intellectual property of Esri and are used herein under license.				

Panel ID (s):	48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F 48265C0450F	**Effective Date:**	3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011 3/3/2011	**New Study Underway:**	No

Case Comments	Date
descriptor too long	11/12/2019
216 sent	11/01/2019
high in days	11/01/2019

Elevation Information

Vertical Datum:	NAVD 88	Horizontal Datum:	NAD 83	Datum Source:	FIRM
Elevation Units:	feet	Draft Datum Automated from NFHL:			

PIQ ID	Subject Descriptor	Lot	Block/ Section	Subdivision	Street	LAG/LLE Elev.	Fld_ Zone	Fld_Zone Subtype	Fld Source	BFE Type	BFE	Determination	BFE Source
134646	(Building 14)				2689 TX-39	1869.4	A	N/A	CYPRESS CREEK	User	1868.1	Removal	PROFILE / LOMA-LOGIC
134645	(Building 13)				2689 TX-39	1867.8	A	N/A	CYPRESS CREEK	User	1866.7	Removal	PROFILE / LOMA-LOGIC
134644	(Building 12)				2689 TX-39	1866.7	A	AREA OF MINIMAL FLOOD HAZARD	CYPRESS CREEK	User	1866.5	Removal	PROFILE / LOMA-LOGIC
134643	(Building 11)				2689 TX-39	1878.4	A	AREA OF MINIMAL FLOOD HAZARD	CYPRESS CREEK	User	1866.5	Removal	PROFILE / LOMA-LOGIC
134642	(Building 10)				2689 TX-39	1877.2	A	AREA OF MINIMAL FLOOD HAZARD	CYPRESS CREEK	User	1866.5	Removal	PROFILE / LOMA-LOGIC
134641	(Building 9)				2689 TX-39	1876.2	A	AREA OF MINIMAL FLOOD HAZARD	CYPRESS CREEK	User	1866.5	Removal	PROFILE / LOMA-LOGIC
134640	(Building 5)				2689 TX-39	1865.3	A	N/A	CYPRESS CREEK	User	1857.5	Removal	PROFILE / LOMA-LOGIC
134639	(Building 4)				2689 TX-39	1867.9	A	N/A	CYPRESS CREEK	User	1857.5	Removal	PROFILE / LOMA-LOGIC
134638	(Building 3)				2689 TX-39	1872.9	A	AREA OF MINIMAL FLOOD HAZARD	CYPRESS CREEK	User	1857.5	Removal	PROFILE / LOMA-LOGIC
134637	(Building 2)				2689 TX-39	1871.9	A	N/A	CYPRESS CREEK	User	1857.5	Removal	PROFILE / LOMA-LOGIC
134636	(Building 1)				2689 TX-39	1871.1	A	N/A	CYPRESS CREEK	User	1857.5	Removal	PROFILE / LOMA-LOGIC
134635	(Office)				2689 TX-39	1868.6	A	N/A	CYPRESS CREEK	User	1854.9	Removal	PROFILE / LOMA-LOGIC
134633	(Infirmary)				2689 TX-39	1871.1	A	AREA OF MINIMAL FLOOD HAZARD	CYPRESS CREEK	User	1857.5	Removal	PROFILE / LOMA-LOGIC
134632	(Arts/Crafts)				2689 TX-39	1874.7	A	N/A	CYPRESS CREEK	User	1854.9	Removal	PROFILE / LOMA-LOGIC

LOMA: 19-06-4012A

October 28, 2019

Case Status

- Current Case
- Other Active Case
- Other Inactive Case
- Other Suspended, Withdrawn, or Removed Case
- Other Completed Case
- Pending New Case

1:14,069

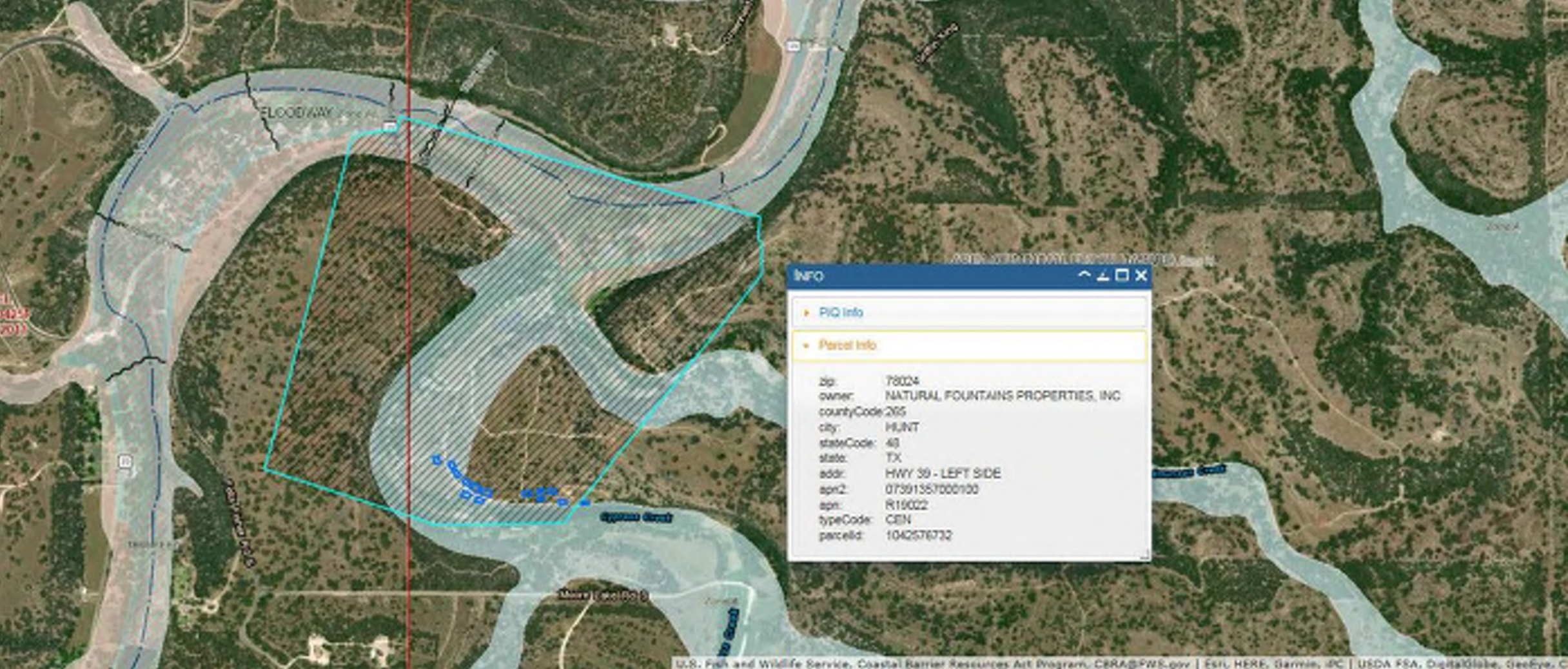
0 500 1,000 2,000 ft

0 250 500 1,000 m

Outcome(s): PIQ ID(s): 134632, 134633, 134635, 134636, 134637, 134638, 134639, 134640, 134641, 134642, 134643, 134644, 134645, 134646 - Removal

Project ID: 2689 TX-39 (CAMP MYSTIC)

[redacted]


FLOODWAY
INFO
PIQ Info
Parcel Info
zip: 78024
owner: NATURAL FOUNTAINS PROPERTIES, INC
countyCode: 265
city: HUNT
stateCode: 48
state: TX
addr: HWY 39 - LEFT SIDE
apn2: 07391357000100
apn: R15022
typeCode: CEN
parcelId: 1042576732
U.S. Fish and Wildlife Service, Coastal Barrier Resources Act Program, CBRA@FWS.gov | Esri, HERE, Garmin, iPC | USDA FSA, DigitalGlobe, GeoEye, C

The submitted HEC-RAS study is reasonable and the best available BFE data - LEH

Camp Mystic, Kerr County, Texas

Floodplain Study

October 30, 2018

TABLE OF CONTENTS

LIST OF TABLES

LIST OF EXHIBITS

APPENDICES

INTRODUCTION

Camp Mystic is located along the South Fork of the Guadalupe River and on the north bank of Cypress Creek, southwest of Hunt in Kerr County. The location map for the property is shown on Exhibit 1. The proposed camp expansion will be located along the north bank of Cypress Creek. The floodplain for Cypress Creek is defined by FEMA as a Zone A or unstudied stream and the floodplain delineation within the property limits is based on approximate methods. The effective FEMA Flood Insurance Rate Map (FIRM) for this area is Map Number 48265C0450F, dated March 3, 2011 for Kerr County, Texas and Incorporated Areas. Exhibit 2 shows the FIRM. The purpose of this study was to prepare a floodplain study to establish 100-year floodplain elevations through the property and to define the limits of the 100-year floodplain along Cypress Creek. The scope of work for this study included:

- Define hydrology including contributing drainage area and peak flow for the 100-year frequency storm.
- Prepare engineering calculations and hydraulic analysis to document the floodplain hydraulics including depth and velocity of flow for the l00-year storm
- Determine the 100-year floodplain elevations or Base Flood Elevations (BFEs) and delineate the 100-year floodplain limits at the property based on the hydraulics of the creek and existing topography.
- Prepare a letter report summarizing existing hydrologic and hydraulic conditions and prepare an exhibit showing the limits of the floodplain in the study area

HYDROLOGY

The total drainage area for Cypress Creek at the confluence with the South Fork of the Guadalupe River is 11.3 square miles (7,232 acres). There are four dams, two weirs and one low-water crossing located on Cypress Creek. The drainage area map is shown on Exhibit 3.

The National Resources Conservation Service or NRCS (previously SCS) unit hydrograph method and an SCS Type III rainfall distribution were used to determine the 100-year precipitation values

[redacted]

and runoff hydrograph for the watershed. A 24-hour, 100-year rainfall depth of 12.0 inches was used for the study area. This value was obtained from NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States, Texas, which includes updated rainfall data as of September 2018 for the State of Texas.

The NRCS Curve Number method was used to account for infiltration losses in the watershed. Soils are classified into four Hydrologic Soil Groups (HSGs) based on the soil's runoff potential. The four HSGs are A, B, C and D, where A's generally have the smallest runoff potential and D's the greatest. The soil types within the watershed of Cypress Creek are primarily silty and cobbly clays and fractured limestone considered to be primarily in hydrologic soil group D. A map showing the hydrologic soils is shown in Exhibit 4. The land use was assumed to be 100% open space consisting of a combination of trees and grass. The resulting curve number ranges from 84 to 86, which is for Antecedent Runoff Condition (ARC) II. The results of the curve number calculations are summarized in Table 1 and the calculations are included in Appendix A.

The NRCS lag time for the drainage area was determined by use of the NRCS's TR-55 method found in "Urban Hydrology for Small Watersheds". The time of concentration calculated using the TR-55 method ranged from 0.5 hours to 1.5 hours. This results in a NRCS lag time of 0.3 hours to 0.9 hours (SCS Lag=0.6Tc). The results of the time of concentration calculations are summarized in Table 1 and the calculations are included in Appendix B. The time of concentration flowpaths are shown on Exhibit 3.

The 100-year peak flow was determined using the U.S Army Corps of Engineers HEC-1 model. The 100-year event has a 1 in 100 (1%) chance of occurring during any given year. The peak 100-year flow in Cypress Creek is 22,054 cfs. Table 1 includes a summary of the hydrologic data and HEC-1 results. The HEC-1 input and output are included in Appendix C.

Table 1 – Summary of Hydrologic Data and Results from HEC-1

Basin	Area (ac)	Area (sq)	CN AMC II	Tc (hrs)	Lag Time (hrs)	100-Year Peak Q (cfs)
3	5431.9	8.49	86	1.46	0.88	19,943
4	488.8	0.76	84	0.50	0.30	2,971
5	252.8	0.40	85	0.48	0.29	1,603
6	186.7	0.29	85	0.50	0.30	1,144
7	320.9	0.50	84	0.71	0.42	1,698
8	551.0	0.86	86	0.97	0.58	2,554
Total	7232.1	11.30				22,054

HYDRAULICS

The Corps of Engineers' HEC-RAS hydraulic model was used to determine the 100-year water surface elevations through the study reach. The HEC-RAS model results and site topographic information were used to delineate the existing 100-year floodplain through the property.

Kerr County LiDAR data was used to develop cross sections that were input into HEC-RAS to model the hydraulics of the study reach. The study reach begins approximately 750 feet upstream of the confluence with the South Fork Guadalupe River. Each cross section was assigned a Manning's n value to represent hydraulic conveyance capacity based on aerial photography. A Manning's n value of 0.04 to 0.055 was used for the channel and values ranging from 0.06 to 0.09 were used for the left and right overbanks. Exhibit 5 shows the locations of the HEC-RAS model cross sections.

[redacted]

There is an approximately 167-foot wide, 13-foot tall dam within the subject property. The top of dam is at elevation 1854.79 feet. The dam was included in the hydraulic model as an inline weir.

RESULTS

The BFEs and floodplain limits were defined based on the results of the HEC-RAS hydraulic model. The downstream property limits begin at the confluence with the South Fork Guadalupe River and extend to the upstream cross section at River Station 7641. The Cypress Creek 100-year flood elevations or BFEs through this reach range from 1844.47 to 1870.93 feet. The BFE for the South Fork Guadalupe River at the confluence with Cypress Creek is approximately 1838 feet. The depth of flow in the Cypress Creek channel through the study reach varies from approximately 8-18.7 feet deep with velocities in the channel ranging from 6.5 to 15.3 fps.

Table 2 provides a summary of the hydraulic data through the study reach. Appendix D contains the HEC-RAS summary table. Exhibit 5 shows the 100-year floodplain delineation through the property along with the BFEs through the study reach. Exhibit 6 shows the BFEs in the vicinity of the proposed cabins.

Table 2 – HEC-RAS Hydraulic Data Summary

River Station	100-Year Flow	100-Year Water Surface Elevation or BFE	Flow Depth	Channel Velocity	Top Width
	(cfs)	(ft-msl)	(ft)	(ft/s)	(ft)
7641	21,239	1870.93	12.93	14.47	211.96
7292	21,239	1870.40	15.96	10.52	193.68
7052	21,239	1869.73	15.56	11.33	188.51
6825	21,239	1869.16	14.99	11.47	219.54
6515	21,239	1868.07	13.90	11.65	288.77
6215	21,239	1866.70	12.53	12.51	272.10
6091	21,239	1866.51	12.34	11.37	286.76
5780	21,239	1864.96	10.79	11.97	290.31
5645	21,239	1862.41	8.24	15.34	255.84
5585	Dam - Inline Weir				
5536	21,239	1857.51	15.91	14.74	196.85
5003	22,054	1854.89	16.34	11.43	192.04
4558	22,054	1851.45	14.50	14.36	176.31
3790	22,054	1847.10	18.43	13.12	158.41
3201	22,054	1845.34	18.73	9.26	188.85
2428	22,054	1844.47	18.68	6.46	436.86

CONCLUSION

Kerr County requires that residential structures have the lowest floor elevated to one foot above the BFE. In addition, the lowest adjacent grade of any new structures should be outside of the floodplain limits defined as part of this study. The lowest adjacent grade is defined as the elevation of the lowest ground touching the structure's foundation.

It should be noted that the Kerr County requirements are minimum values required by the County for 100-year flood protection. Due to the extreme nature of some rainfall events in the Hill Country and the occurrence of larger floods, we recommend establishing the finished floor elevation of any structure as high above the BFE as economically and logistically possible by either raising the foundation or shifting the potential home site further from the floodplain limits.

[redacted]

If lenders will be involved as part of new construction or a sale of the property in the future, floodplain insurance may be required since there is a FEMA designated floodplain, or Special Flood Hazard Area (SFHA), at the property. A Letter of Map Amendment (LOMA) can be requested from FEMA to show that a portion of the property or a structure is outside of the floodplain. If fill is placed in the floodplain, then a Letter of Map Amendment based on Fill (LOMR-F) can be requested from FEMA. If FEMA approves the LOMA or LOMR-F, a removal determination is issued which may then be submitted to the lender to request the option to opt out of flood insurance. However, it is up to the individual lender if floodplain insurance will still be required. The following is an excerpt from the FEMA website regarding LOMAs and floodplain insurance:

"The issuance of a LOMA or LOMR-F eliminates the federal flood insurance purchase requirement as a condition of federal or federally backed financing; however, the mortgage lender retains the prerogative to require flood insurance as a condition of providing financing, regardless of the location of a structure. The purchase of a flood insurance policy is wise even if a structure is located outside the SFHA. More than 25 percent of flood claims are made by property owners located outside the SFHA. The issuance of a LOMA or LOMR-F does not mean the structure or lot is safe from all flooding; it means that the risk of flooding is not as high as it is in the SFHA. Events greater than the 1-percent-annual-chance event can and do occur. It is also to important to note that the flood insurance premium rate for structures located outside the SFHA are lower than the premiums for structures located in the SFHA."

[redacted]

Online Letter of Map Change

Application ID: 3153620895775

Amendment Submission Details

Property Information Form

Letter of Map Amendment Type: LOMA

Fill Section

Has fill been placed on your property to raise ground that was previously below the BFE? No
When was fill placed?
Will fill be placed on your property to raise ground that is below the BFE? No
When will fill be placed?

Street Address of Property

Address	Legal Description
2689 TX-39 Camp Mystic Hunt, TX 78024	**Lot:** 558.55 acres **Block/Section:** **Subdivision:** **Property Description:** Camp Mystic

Legal Description of Property

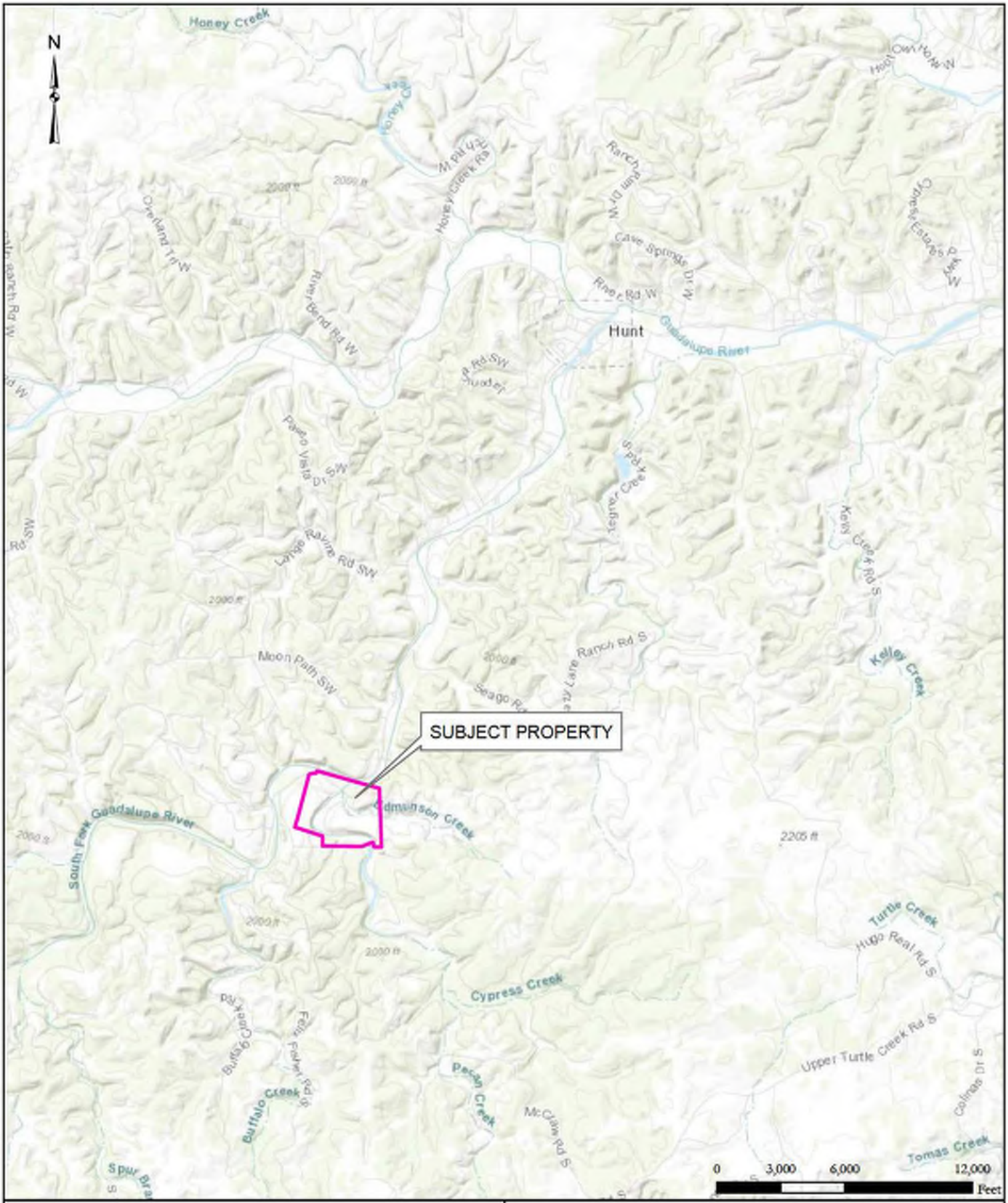
Requesting that a flood zone determination be completed for: Structures on your property
Date of Construction: 02/2019
Lot Type: Multiple structures
Number of structures: 15 ← changed to 14
Number of lots:

[redacted]

Address 2:
City: Kerrville

State: TX
ZIP Code: 78028
Email Address: [redacted]
Company:
Phone:
Fax:

Close



CAMP MYSTIC
KERRVILLE, TEXAS

PROJECT LOCATION MAP

[redacted]

EXHIBIT 1

Property Identification #: 19022

Geo ID: 0739-1357-000100
Situs Address: HWY 39 - LEFT SIDE ,
Property Type: Real
State Code: F1

Property Information: 2020

Legal Description:
Abstract: A0739
Neighborhood: Null
Appraised Value: N/A
Jurisdictions: GKR, RLT, SHN, UGR, WHU, CAD

Owner Identification #: 588726

Name: NATURAL FOUNTAINS PROPERTIES, INC
Exemptions:
DBA: CAMP MYSTIC

Kerr CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Kerr County Appraisal District expressly disclaims any and all liability in connection herewith.

Property Identification #: 21587	Property Information: 2020	Owner Identification #: 588726
Geo ID: 1566-1226-000101 Situs Address: TX Property Type: Real State Code: D1	Legal Description: Abstract: A1566 Neighborhood: Null Appraised Value: N/A Jurisdictions: GKR, RLT, SHN, UGR, WHU, CAD	Name: NATURAL FOUNTAINS PROPERTIES, INC Exemptions: DBA: CAMP MYSTIC

Kerr CAD Map Search

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane, Zone South Central, FIPS 4204. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989 and 1999; National Geodetic Survey, 2004, and U.S. Census Bureau 2003 and 2006. Additional information was photogrammetrically compiled at a scale of 1:3,500 from aerial photography dated 2004.

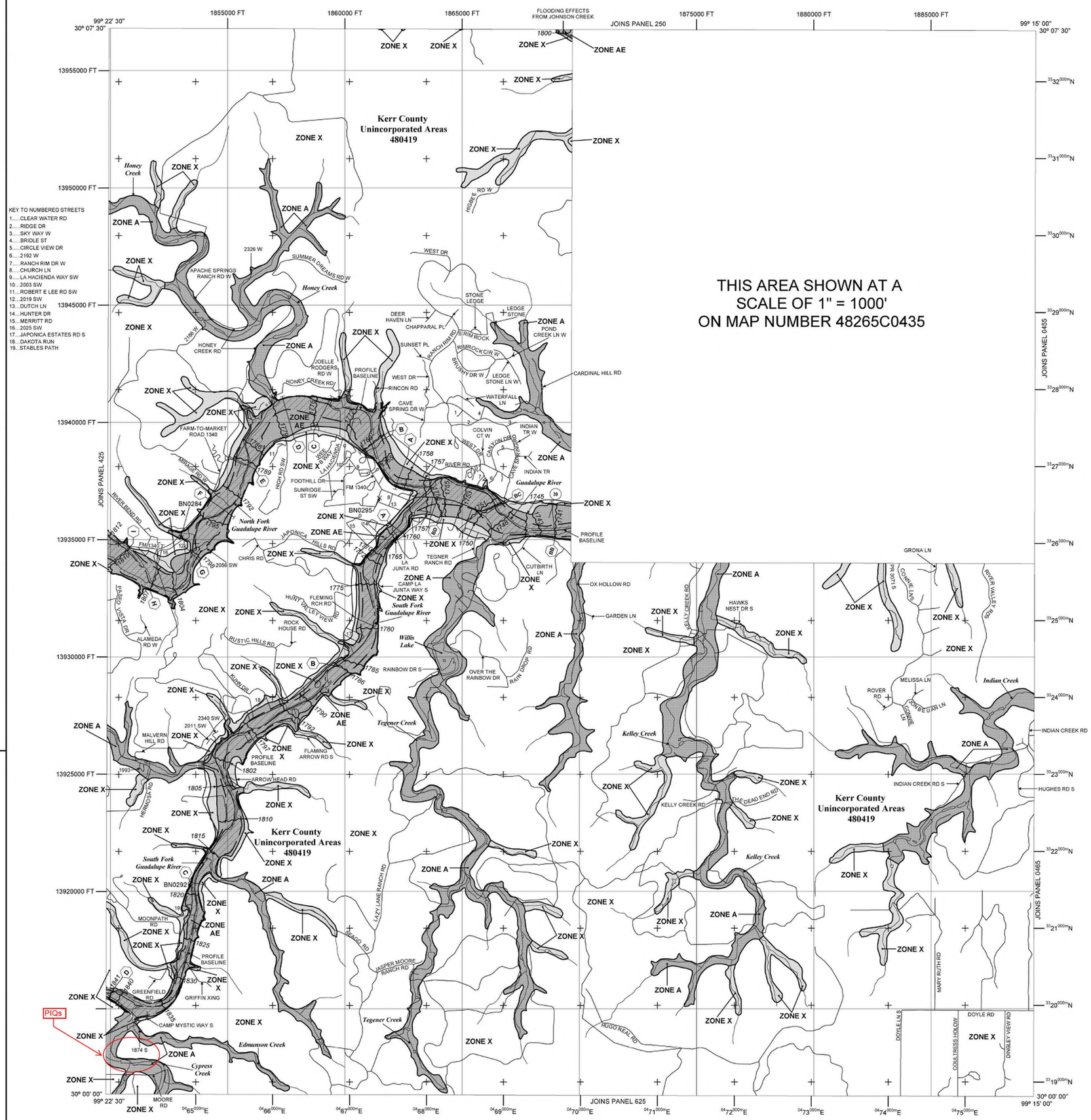
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. 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 1-800-358-9620 and their website at http://www.msc.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** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X ZONE D	Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	Floodplain boundary
	Floodway boundary
	Zone D Boundary
	CBRS and OPA Boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 (EL 987)	Base Flood Elevation line and value; elevation in feet* Base Flood Elevation value where uniform within zone; elevation in feet*
A A	Cross section line
23 23	Transect line
97° 07' 30", 32° 22' 30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
$^{4}76^{000}$mE	1000-meter Universal Transverse Mercator grid values, zone 14
600000 FT	5000-foot grid ticks: Texas State Plane coordinate system, zone South Central (FIPSZONE 4204), Lambert Conformal Conic Projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JULY 19, 2000

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

March 3, 2011 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to update roads and road names, and to reflect updated topographic information

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'

1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450F

FIRM

FLOOD INSURANCE RATE MAP

KERR COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 450 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KERR COUNTY	480419	0450	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 48265C0450F

MAP REVISED MARCH 03, 2011

Federal Emergency Management Agency

National Flood Hazard Layer FIRMette

FEMA

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

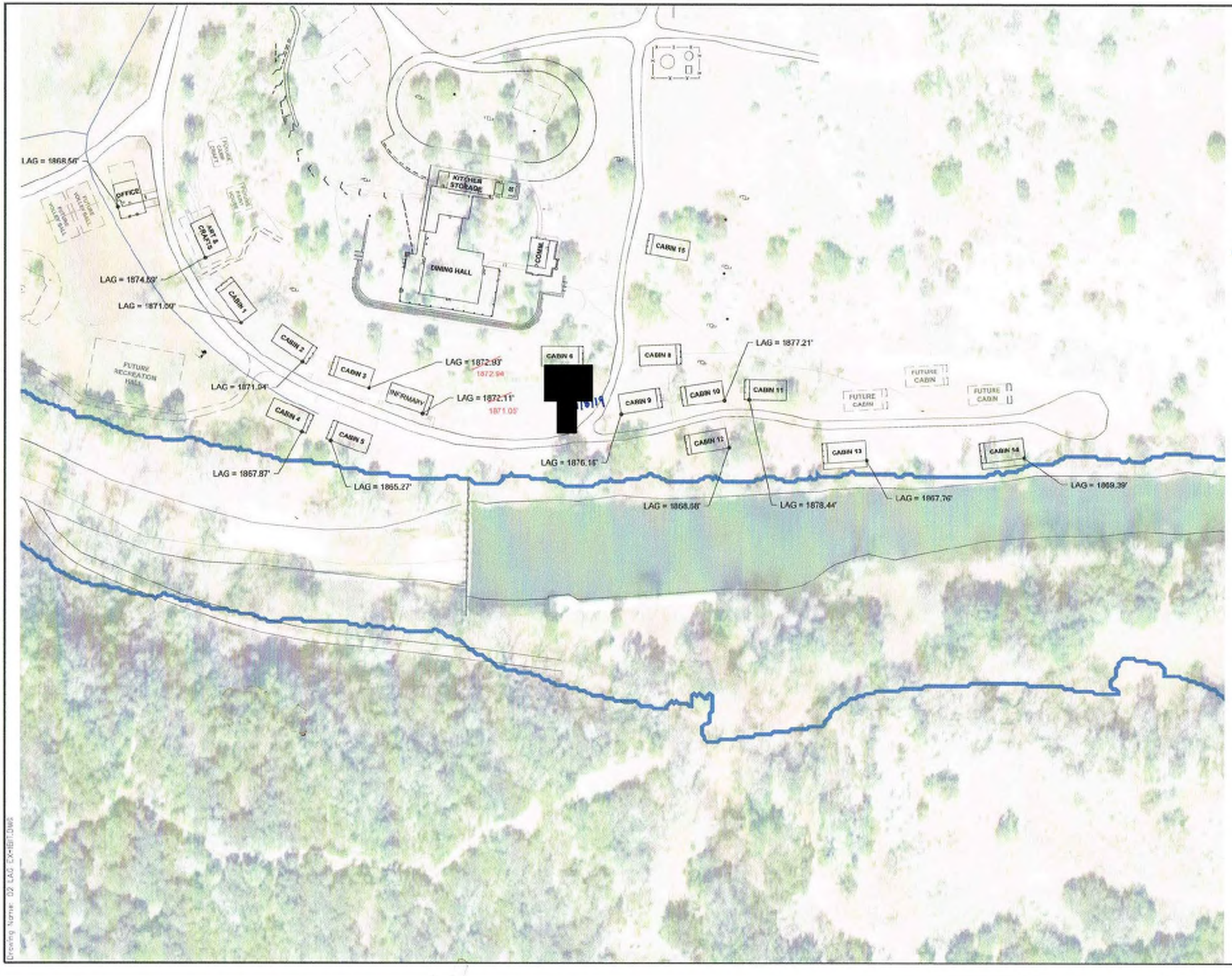
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/30/2018 at 3:04:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 2



N

0 60 120

30 90

SCALE: 1"=60'

LEGEND

LAG = XX.XX' — LOWEST ADJACENT GRADE ELEVATION

100-YEAR BASE FLOOD ELEVATION

[redacted]

STATE OF TEXAS

[redacted]

LICENSED PROFESSIONAL ENGINEER

[redacted]

SITE PLAN

CAMP MYSTIC, CYPRESS CREEK, KERR COUNTY

[redacted]

DATE: 10/25/19

EXHIBIT 7

Drawing Name: 02 LAG EXHIBIT.dwg

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY

ELEVATION 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 1.25 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 must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), ***including an attached deck or garage***. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed ***in its entirety***. **Incomplete submissions will result in processing delays.**

1. NFIP Community Number: 480419 Property Name or Address: 2689 TX-39, Hunt, TX 78024

2. Are the elevations listed below based on ■ ***existing*** or ☐ ***proposed*** conditions? (Check one)

3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
☐ crawl space ■ slab on grade ☐ basement/enclosure ☐ other (explain)

4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ■ No
If yes, what is the date of the current re-leveling? / (month/year)

5. What is the elevation datum? ☐ NGVD 29 ■ NAVD 88 ☐ Other (explain)
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
Local Elevation +/- ft. = FIRM Datum

6. Please provide the Latitude and Longitude of the most upstream edge of the ***structure*** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. 30.00420 Long. -99.37071
Please provide the Latitude and Longitude of the most upstream edge of the ***property*** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. 30.00230 Long. -99.36665

SEE LOWEST ADJACENT GRADE EXHIBIT FOR BUILDING LOCATIONS

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
2689 TX-39, Hunt, TX		Arts & Crafts	[redacted]	1874.69	1854.0	HMS/RAS
2689 TX-39, Hunt, TX		Infirmary	[redacted] 11/8/19	1871.05	1857.5	HMS/RAS

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. 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.

Certifier's Name: [redacted]	License No: [redacted]	Expiration Date: 3/31/20
Company: [redacted]	Telephone: [redacted]	
Email: [redacted]	Fax No: [redacted]	
Signature: [redacted]	Date: 11/23/19	

STATE OF TEXAS [redacted] 11/23/19

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

Continued from Page 1.

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
~~2689 TX-39, Hunt, TX~~		~~Infirmary 2~~	There is only one infirmary. Please	~~1870.11~~	~~1857.5~~	~~HMS/RAS~~
2689 TX-39, Hunt, TX		Office	[redacted] Infirmary 2.	1868.56	1852.0	HMS/RAS
2689 TX-39, Hunt, TX		Building 1		1871.09	1855.1	HMS/RAS
2689 TX-39, Hunt, TX		Building 2	[redacted] 11/8/19	1871.94	1856.0	HMS/RAS
2689 TX-39, Hunt, TX		Building 3		1872.94	1857.0	HMS/RAS
2689 TX-39, Hunt, TX		Building 4		1867.87	1856.3	HMS/RAS
2689 TX-39, Hunt, TX		Building 5		1865.27	1856.5	HMS/RAS
2689 TX-39, Hunt, TX		Building 9		1876.18	1865.0	HMS/RAS
2689 TX-39, Hunt, TX		Building 10		1877.21	1865.7	HMS/RAS
2689 TX-39, Hunt, TX		Building 11		1878.44	1865.8	HMS/RAS
2689 TX-39, Hunt, TX		Building 12		1866.68	1865.7	HMS/RAS
2689 TX-39, Hunt, TX		Building 13		1867.76	1866.6	HMS/RAS
2689 TX-39, Hunt, TX		Building 14		1869.39	1867.0	HMS/RAS

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. 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.

Certifier's Name: [redacted]

License No: TX [redacted]

Expiration Date: 3/31/20

Company Name: HEWITT ENGINEERING INC

Telephone: [redacted]

Email: [redacted]

Fax No: [redacted]

Signature: [redacted]

Date: 9/23/19

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

STATE OF TEXAS
[redacted]
LICENSED ENGINEER

[redacted]

9/23/19