

Follows Conditional Case No.: 10-06-0741R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION			PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Fair Oaks Ranch Bexar, Comal, and Kendall Counties Texas		FILL	1D HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 481644			
IDENTIFIER	Cibolo Creek Diversion Channel		APPROXIMATE LATITUDE AND LONGITUDE: 29.750, -98.650 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 48029C0020F	DATE: September 29, 2010	Bexar County DATE OF EFFECTIVE FLOOD INSURANCE STUDY: July 19, 2023 PROFILES: 02P, 03P, 28P, 61P, 62P FLOODWAY DATA TABLE: 10	
TYPE: FIRM	NO.: 48029C0085F	DATE: September 29, 2010		
TYPE: FIRM	NO.: 48029C0105F	DATE: September 29, 2010	Comal County DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 2, 2009 PROFILES: 37P, 132P, 133P, 177P FLOODWAY DATA TABLE: 9	
TYPE: FIRM	NO.: 48091C0335F	DATE: September 2, 2009		
TYPE: FIRM	NO.: 48091C0355F	DATE: September 2, 2009		
TYPE: FIRM	NO.: 48259C0420F	DATE: December 17, 2010	Kendall County DATE OF EFFECTIVE FLOOD INSURANCE STUDY: May 15, 2020 PROFILES: 01P, 02P, 27P, 28P FLOODWAY DATA TABLE: 3	
TYPE: FIRM	NO.: 48259C0525F	DATE: December 17, 2010		

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

See Page 2 for Additional Flooding Sources

Cibolo Creek - from approximately 400 feet upstream of Ralph Fair Road to approximately 550 feet upstream of the divergence of Diversion Channel

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Cibolo Creek	BFEs*	BFEs	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Floodway	Floodway	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibt, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration

21-06-2766P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE AND REVISED REACH

Diversion Channel - from the confluence with Postoak Creek to the divergence from Cibolo Creek
 Blackjack Creek - from the confluence with Cibolo Creek to approximately 230 feet downstream of the confluence of West Fork Blackjack Creek
 Balcones Creek - from the confluence with Cibolo Creek to approximately 550 feet downstream of Fair Oaks Golf Course Bridge
 Postoak Creek - from the confluence with Cibolo Creek to the downstream side of Keeneland Drive

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Diversion Channel	BFEs*	BFEs	YES	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Floodway	Floodway	YES	YES
Blackjack Creek	BFEs	BFEs	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	BFEs	BFEs	NONE	YES
Balcones Creek	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	NONE	YES
Postoak Creek	BFEs	BFEs	NONE	YES
	BFEs	BFEs	NONE	YES

* BFEs - Base Flood Elevations

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration

21-06-2766P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the base (1-percent-annual-chance) flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the base floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Roosevelt Grant
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Although a portion of the proposed area of revision is shown on the effective FIRM as located within the Unincorporated Areas of Kendall County, this area has been annexed by the City of Fair Oaks Ranch.

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbabit".

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Boerne Star*

Dates: October 8, 2023 and October 15, 2023

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

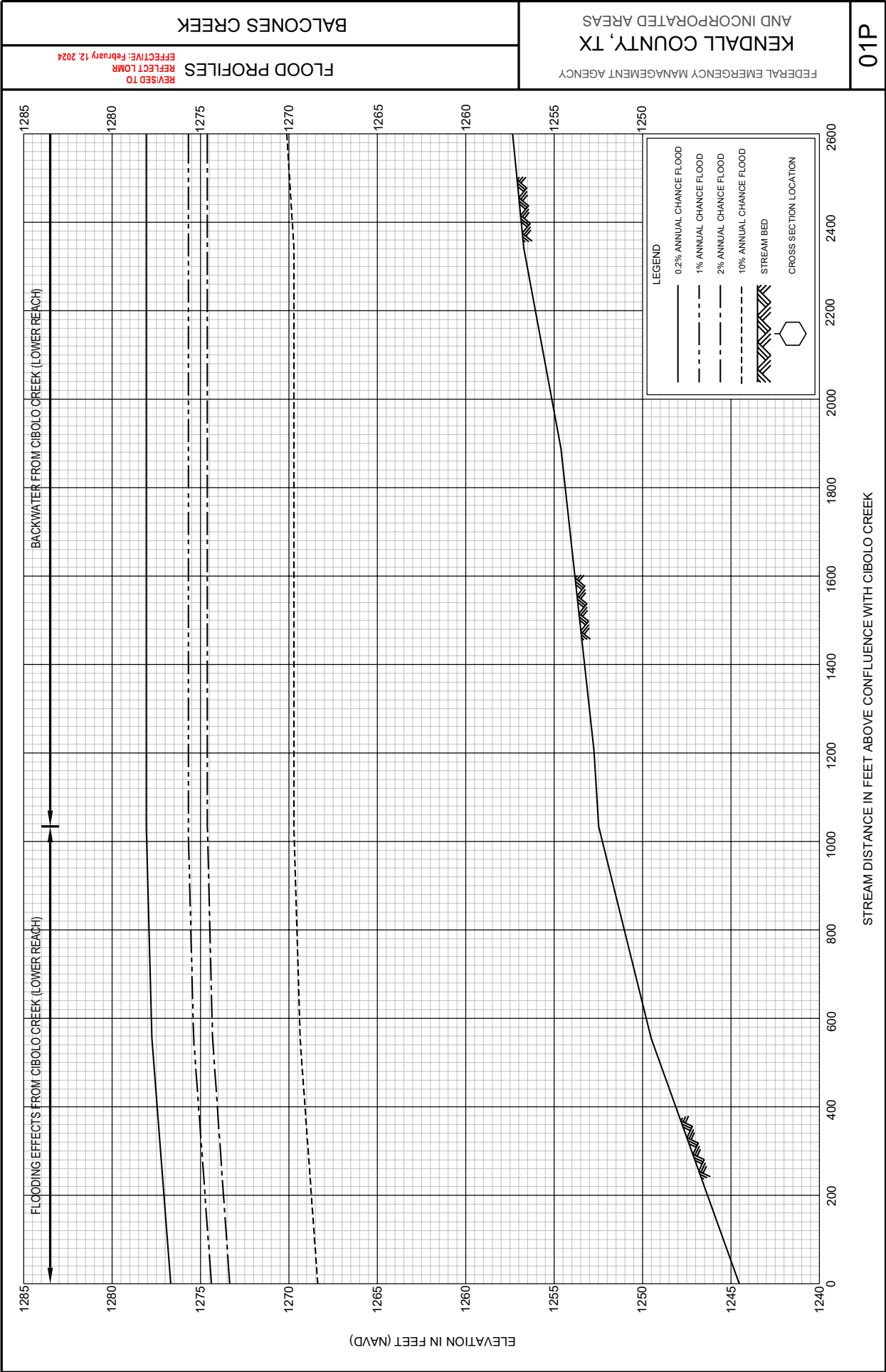
Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

FLOODING SOURCE		FLOODWAY		BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY FEET (NAVD 88)	WITH FLOODWAY INCREASE
Diversion Channel							
A	1,160	144	943	5.5	1,267.1	1,267.1	1,267.8
B	2,008	132	751	6.9	1,269.4	1,269.4	1,270.2
C	2,965	132	892	5.8	1,272.5	1,272.5	1,273.3

¹Feet above confluence with Post oak Creek

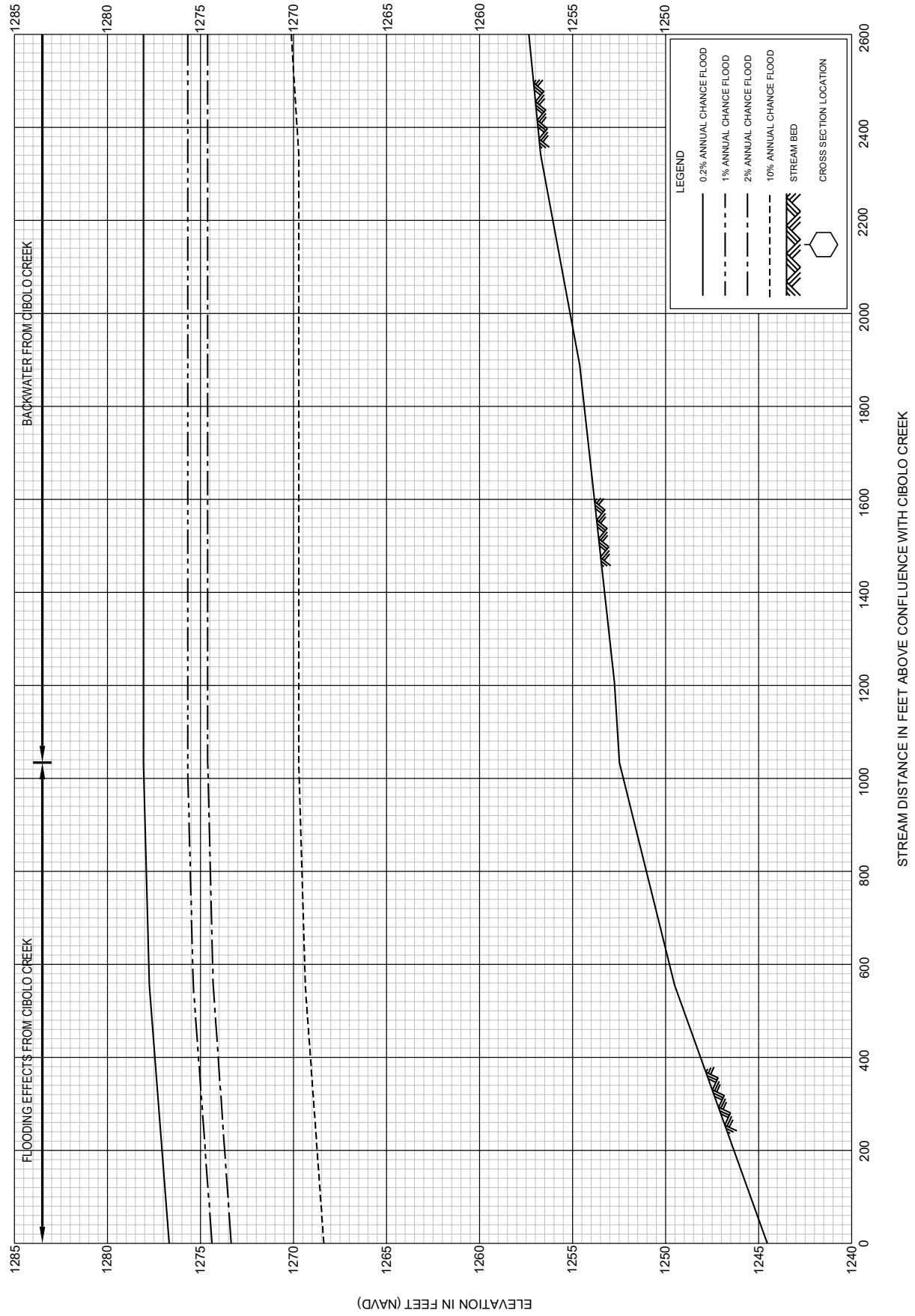
FLOODING SOURCE				FLOODWAY		BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	FIRM CROSS- SECTION ⁷	MAPPED DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY FEET (NAVD 88)	WITH FLOODWAY	INCREASE
Cibolo Creek (Continued)									
EJ		710,507 ²	321 / 135 ⁵	6,257	10.3	1,264.9	1,264.9	1,265.2	0.3
EK		711,770 ²	682 / 411 ⁵	10,609	6.1	1,268.3	1,268.3	1,269.1	0.8
EL		712,436 ²	594 / 445 ⁵	8,288	7.8	1,269.1	1,269.1	1,269.9	0.8
EM		713,267 ²	707 / 442 ⁵	11,239	5.8	1,271.2	1,271.2	1,271.9	0.7
Cibolo Tributary									
A		1,840 ³	143	722	9.4	1,253.7	1,249.4 ⁶	1,250.4	1.0
B		2,620 ³	228	1,160	5.8	1,256.2	1,256.2	1,256.8	0.6
C		3,320 ³	126	730	9.3	1,259.7	1,259.7	1,260.7	1.0
D		4,290 ³	181	1,084	6.3	1,265.3	1,265.3	1,266.2	0.9
E		5,230 ³	330	1,218	5.6	1,269.0	1,269.0	1,269.4	0.4
Comal River									
A	280	280 ⁴	145	2,078	22.1	616.6	590.9 ⁶	590.9	0.0
B	2,480	2,455 ⁴	241	4,481	10.2	616.6	608.1 ⁶	608.1	0.0
C	3,380	3,350 ⁴	498	5,992	7.7	616.6	611.6 ⁶	612.1	0.5
D	5,580	5,552 ⁴	350	6,511	7.0	616.6	616.3 ⁶	616.4	0.1
E	6,040	6,018 ⁴	383	8,018	5.7	617.2	617.2	618.2	1.0
Dry Comal Creek									
A-E ¹									
F	6,960	6,980 ⁴	280	6,131	7.1	618.0	618.0	618.8	0.8
G	8,680	8,655 ⁴	147	3,941	11.1	621.5	621.5	622.3	0.8
¹ Cross Sections A-E Shown Under Comal River									
² Feet Above Confluence With San Antonio River									
³ Feet Above Confluence With Cibolo Creek									
⁴ Feet Above Confluence With Guadalupe River, As Shown On FIS Profile									
⁵ Width / Width Within County									
⁶ Elevation Computed Without Consideration Of Backwater Effects									
⁷ Stream Station Per The DFIRM And RAS Model Cross-Sections									
REVISED DATA									
REVISED TO REFLECT LOMR EFFECTIVE: February 12, 2024									
FEDERAL EMERGENCY MANAGEMENT AGENCY COMAL COUNTY, TEXAS AND INCORPORATED AREAS				FLOODWAY DATA CIBOLO CREEK / CIBOLO TRIBUTARY / COMAL RIVER / DRY COMAL CREEK					
TABLE 9									

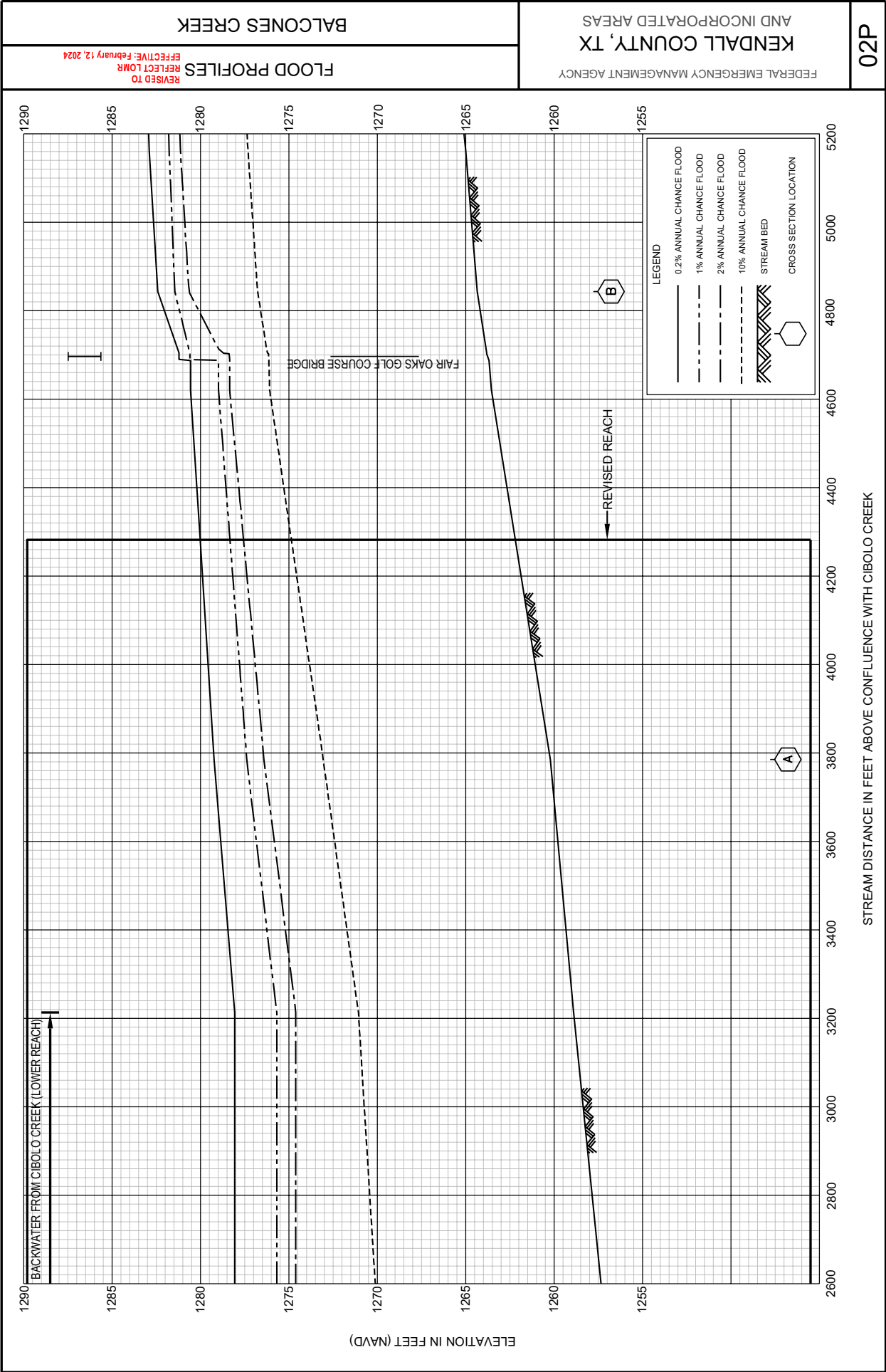
FLOODING SOURCE		FLOODWAY			1-PERCENT-ANNUAL-CHANCE-FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NAVD)	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY (FEET NAVD)	INCREASE (FEET)
CIBOLO CREEK A-FU*	707,347	538 / 452 ²	9,161	8.2	1,259.4	1,259.4	1,260.3	0.9
	708,789	1,625 / 206 ²	18,451	4.1	1,262.4	1,262.4	1,263.4	1.0
	709,989	1,393 / 162 ²	10,367	8.1	1,263.4	1,263.4	1,263.7	0.3
	710,507	321 / 186 ²	6,257	10.3	1,264.9	1,264.9	1,265.2	0.3
	711,770	682 / 271 ²	10,609	6.1	1,268.3	1,268.3	1,269.1	0.8
	712,436	594 / 149 ²	8,288	7.8	1,269.1	1,269.1	1,269.9	0.8
	713,267	707 / 265 ²	11,239	5.8	1,271.2	1,271.2	1,271.9	0.7
	714,748	611 / 256 ²	9,061	7.2	1,274.4	1,274.4	1,274.8	0.4
¹ Stream distance in feet above confluence with San Antonio River ² Width / Width within County *Floodway data not computed								
FEDERAL EMERGENCY MANAGEMENT AGENCY BEXAR COUNTY, TX AND INCORPORATED AREAS		FLOODWAY DATA - CIBOLO RIVER WATERSHED						
		CIBOLO CREEK REVISED TO REFLECT LOWIR EFFECTIVE: February 12, 2024						
TABLE 10								

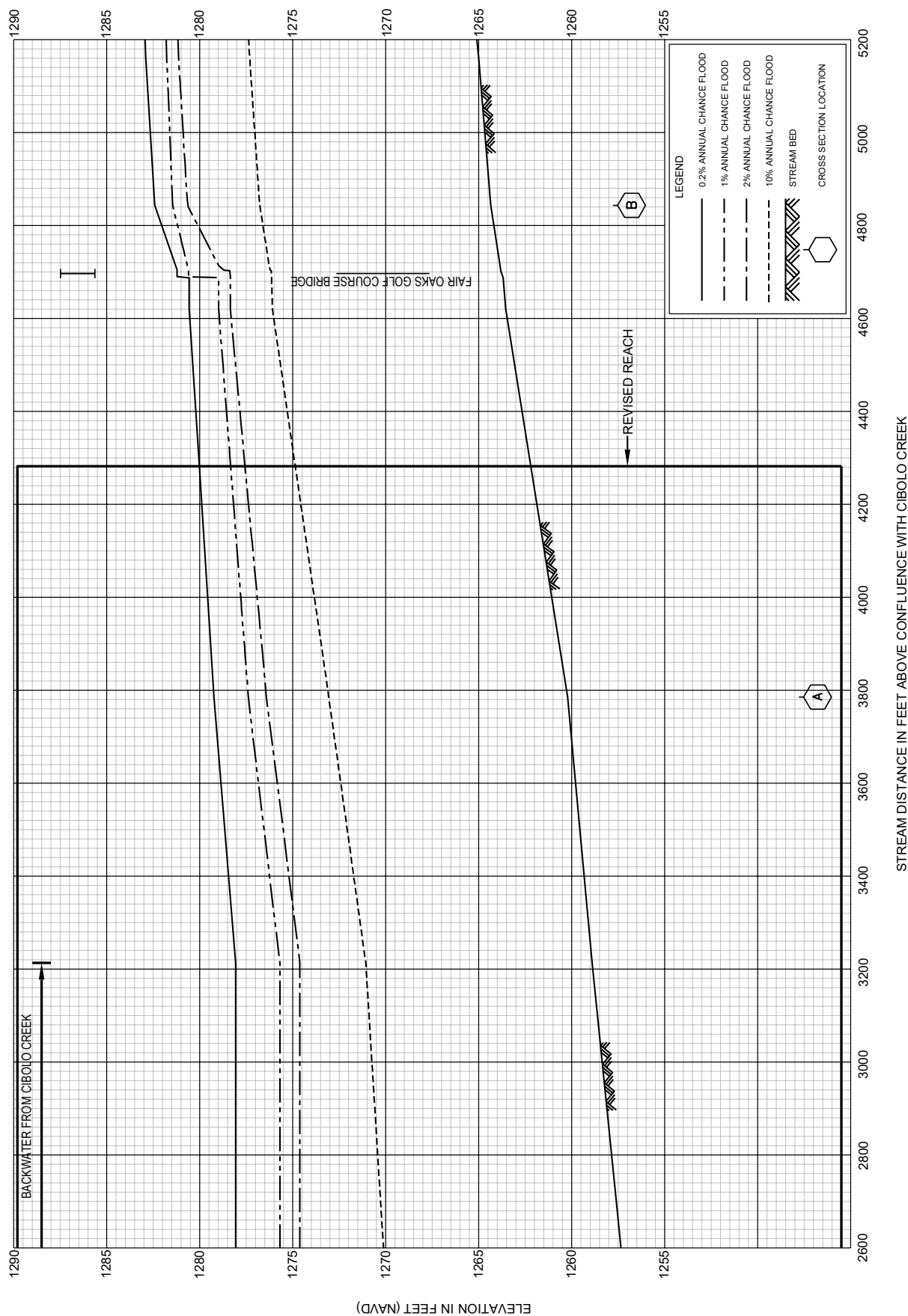


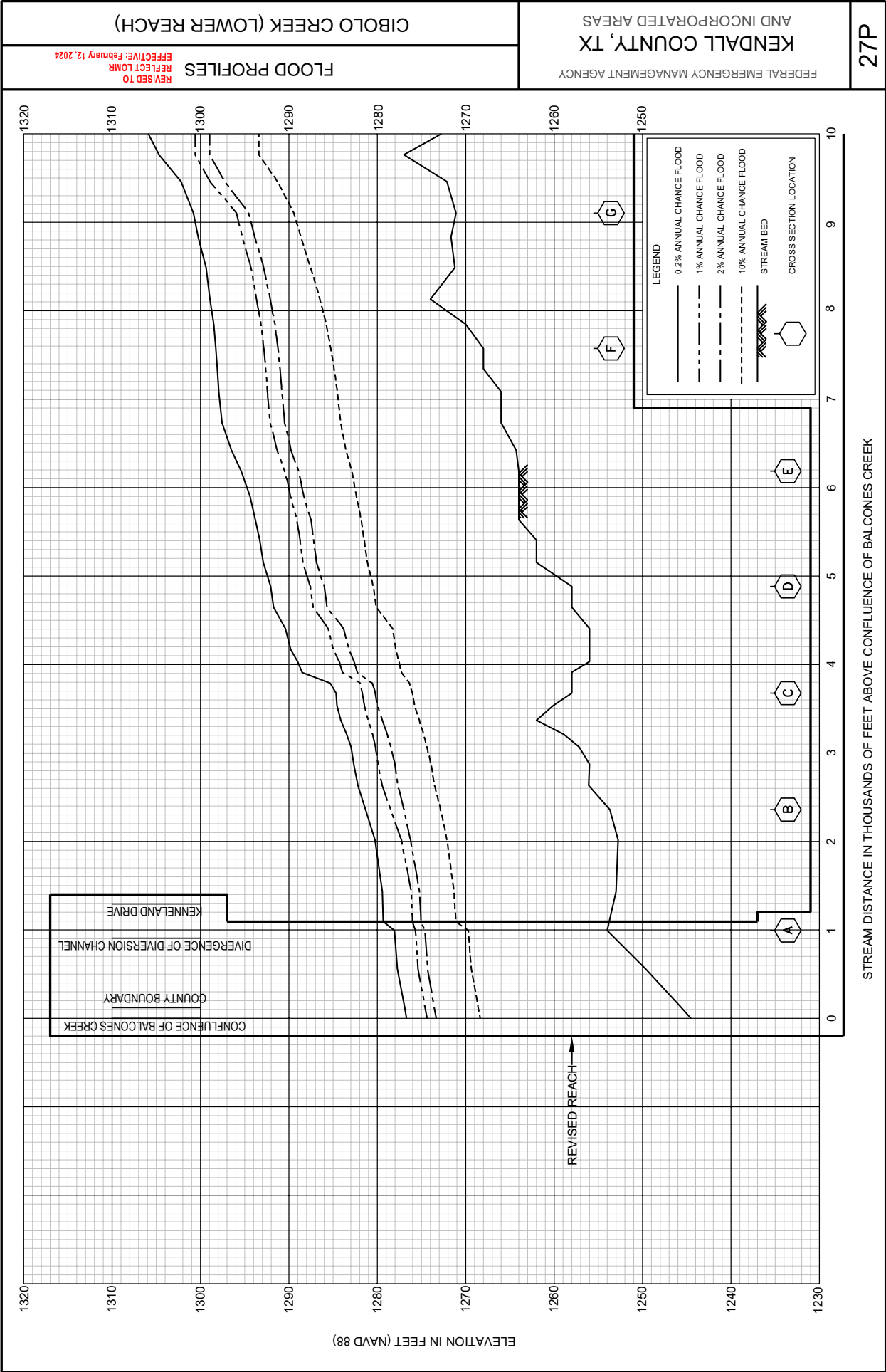
BALCONES CREEK

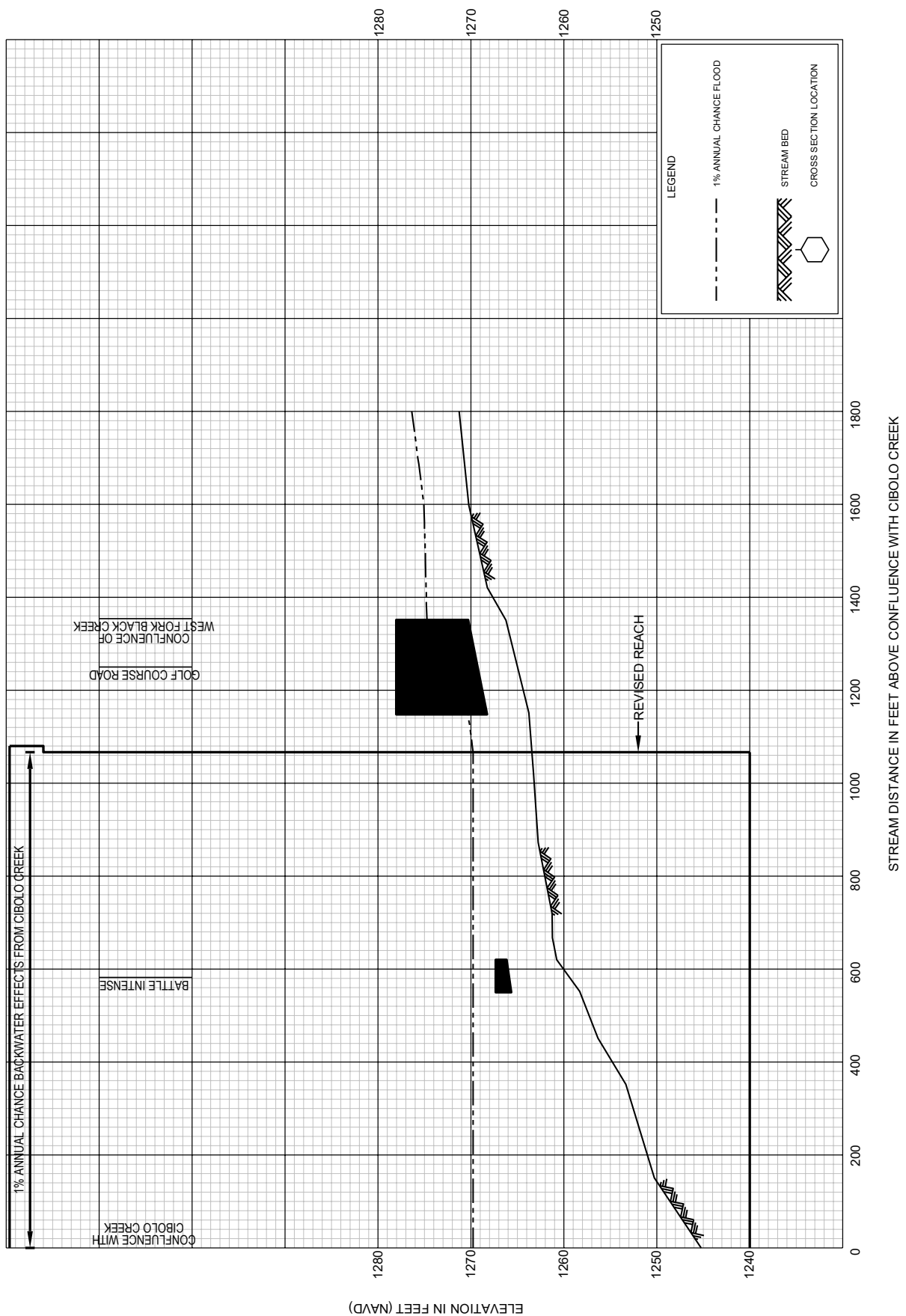
FLOOD PROFILES
REVISED TO
REFLECT LOMR
EFFECTIVE: February 12, 2024





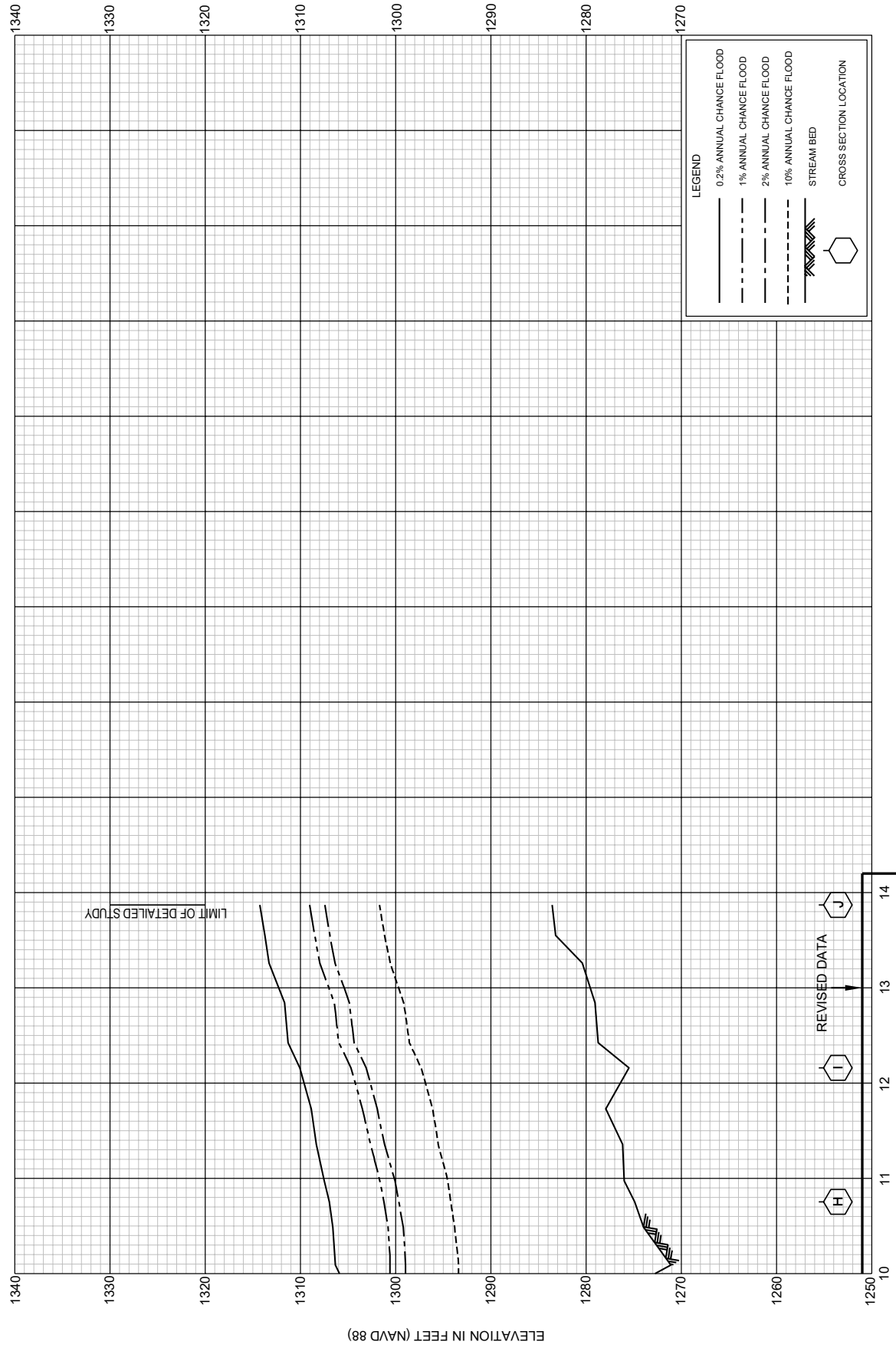


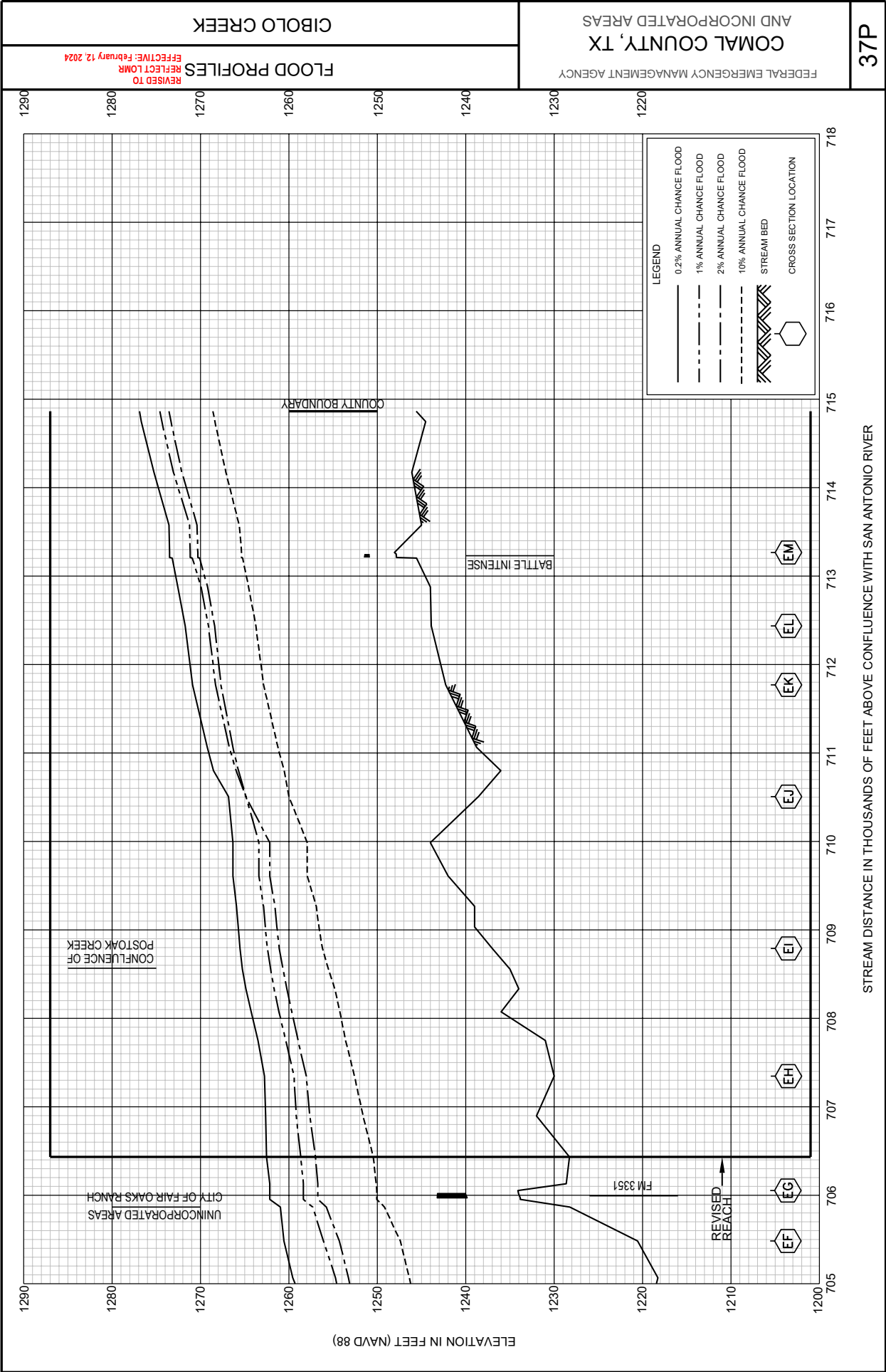


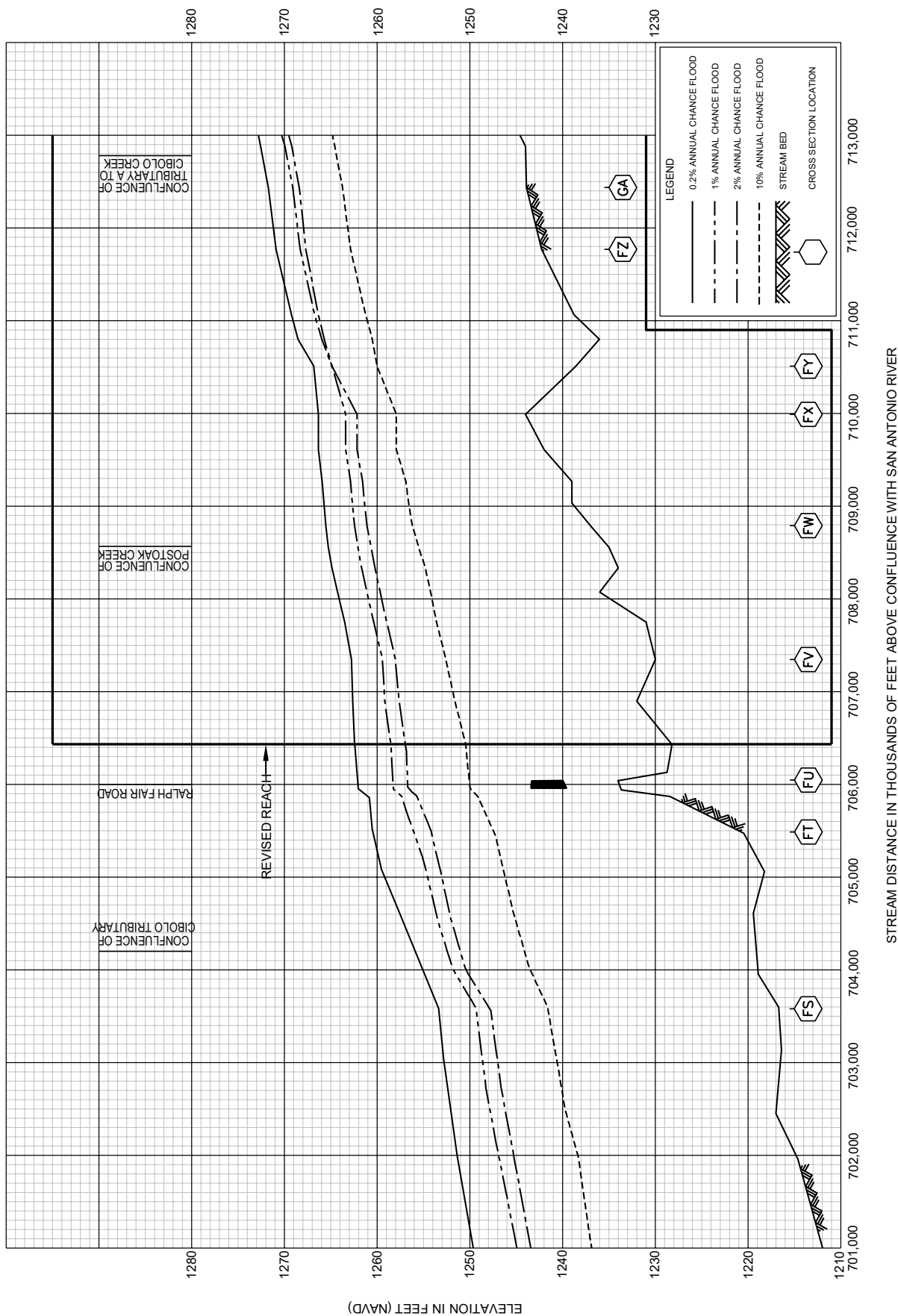


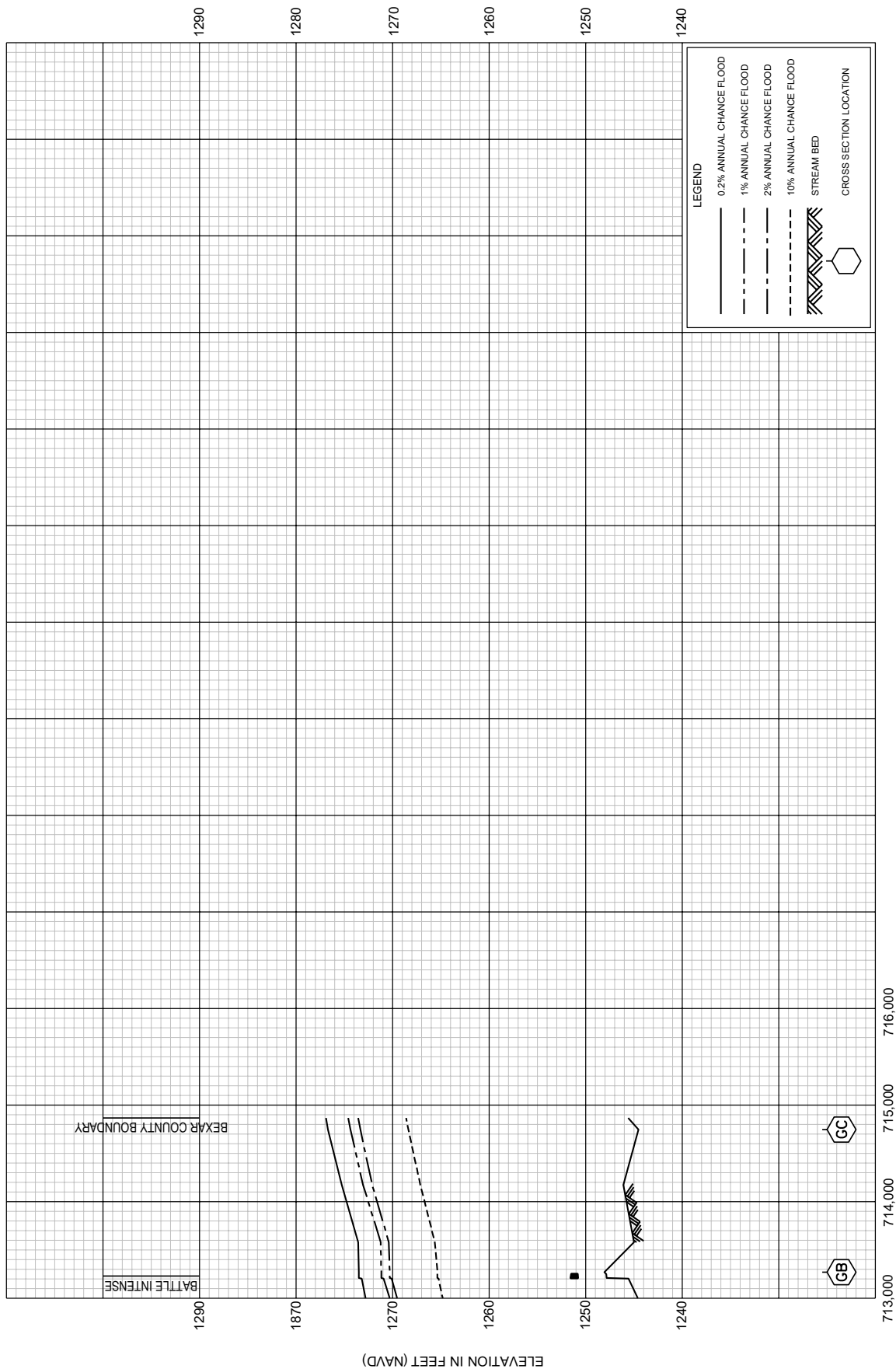
CIBOLO CREEK (LOWER REACH)

FLOOD PROFILES
REVISED TO
REFLECT LOMR
EFFECTIVE: February 12, 2024



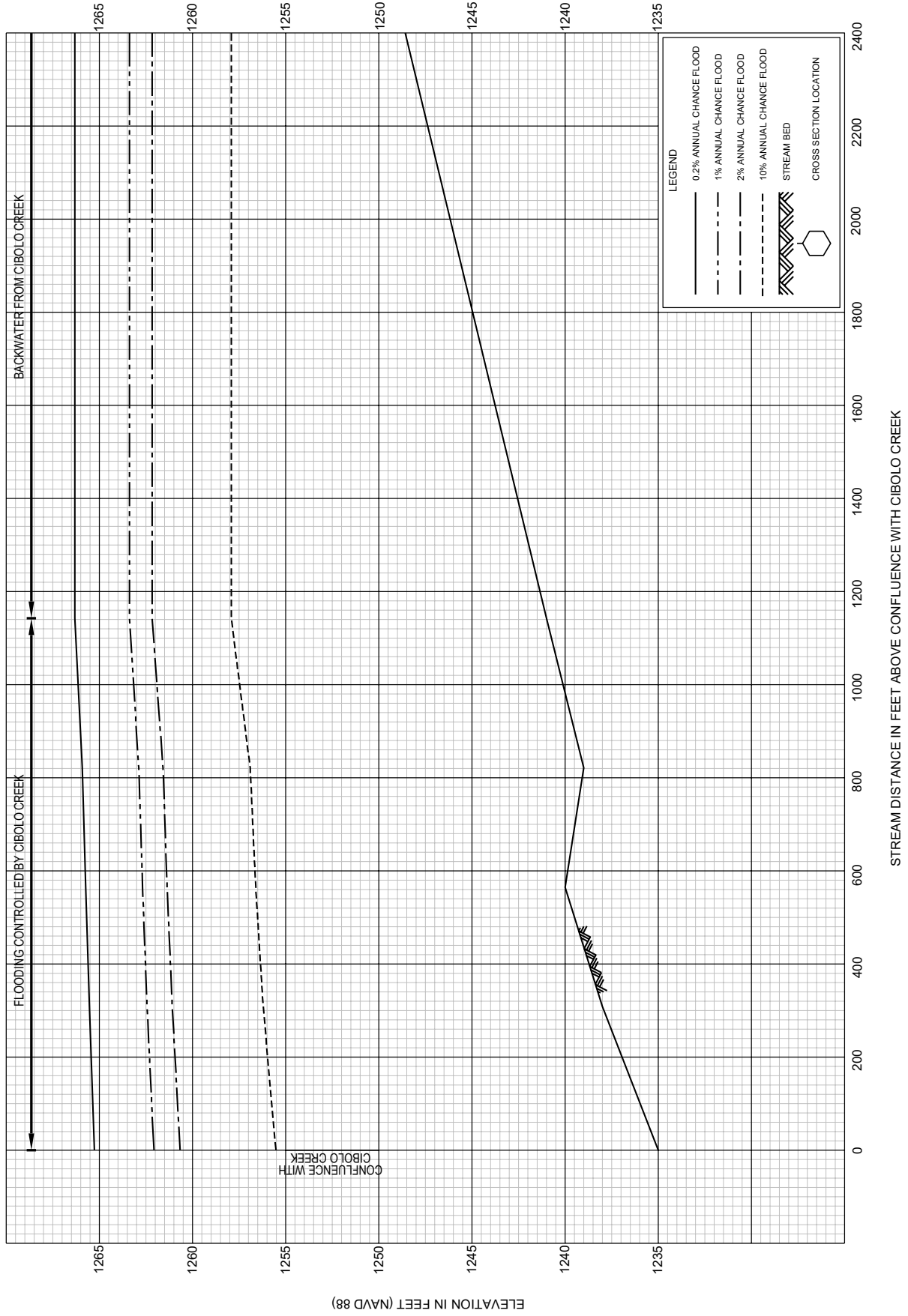


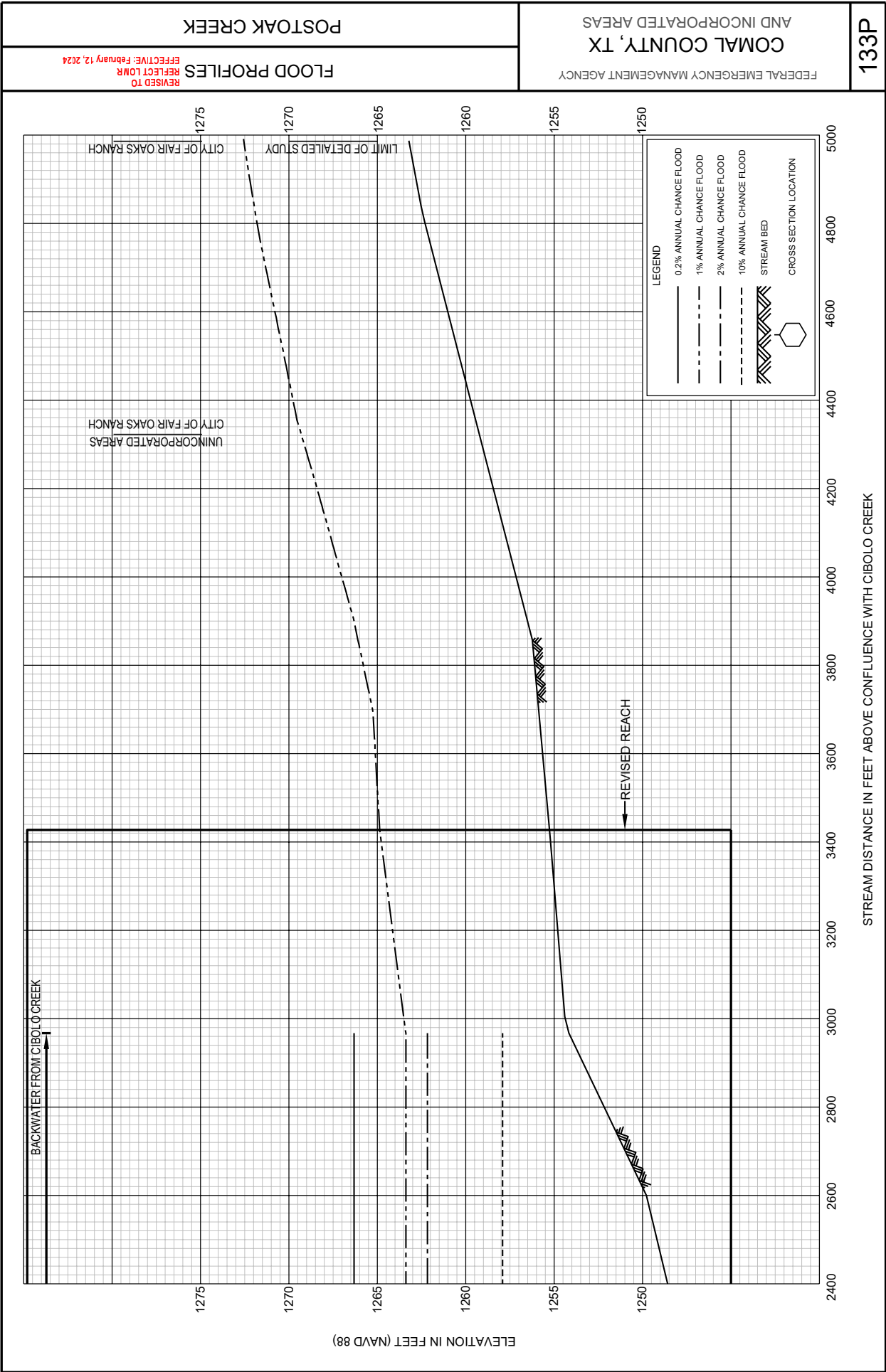




POSTOAK CREEK

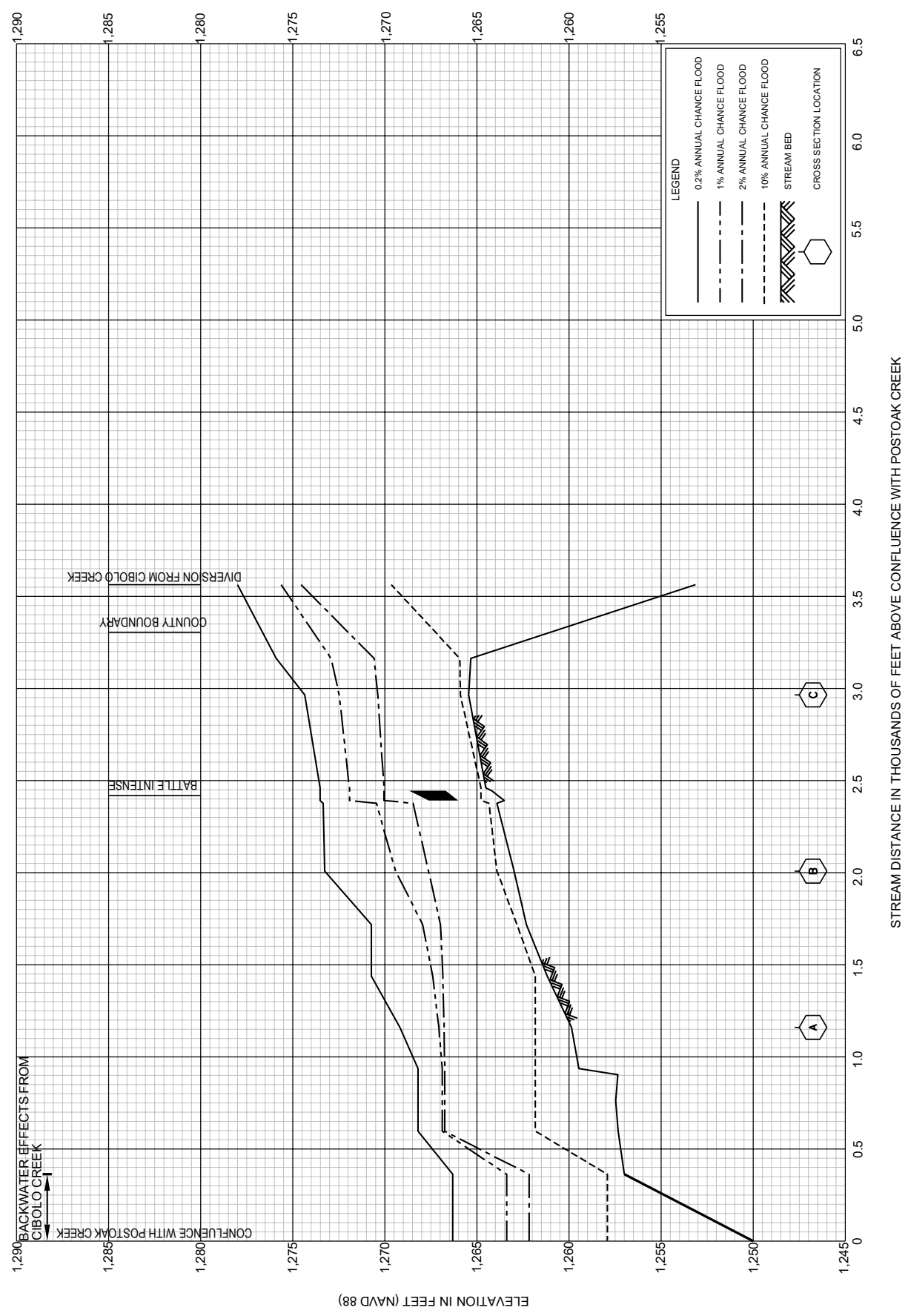
FLOOD PROFILES
REVISED TO
REFLECT LOMR
EFFECTIVE: February 12, 2024





DIVERSION CHANNEL

FLOOD PROFILES
REVISED TO
REFLECT LOMR
EFFECTIVE: February 12, 2024



Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

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*

SPECIAL FLOOD HAZARD AREAS

OTHER AREAS OF FLOOD HAZARD

SCALE

Map Projection:
NAD 1983 StatePlane Texas South Central FIPS 4204 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet

05001000

0150300

1:12,000

02000

0600

Feet

Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

BEXAR COUNTY, TEXAS
and Incorporated Areas

PANEL 20 of 785

Panel Contains:

COMMUNITY

FAIR OAKS RANCH, CITY OF

NUMBER

481644

PANEL SUFFIX

F

REVISED TO
REFLECT LOMR
EFFECTIVE: February 12, 2024

VERSION NUMBER

2.1.3.0

MAP NUMBER

48029C0020F

MAP REVISED

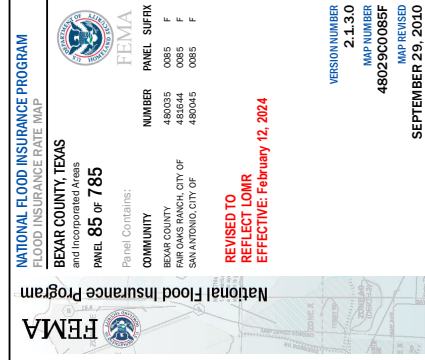
SEPTEMBER 29, 2010

53,300mE

53,400mE

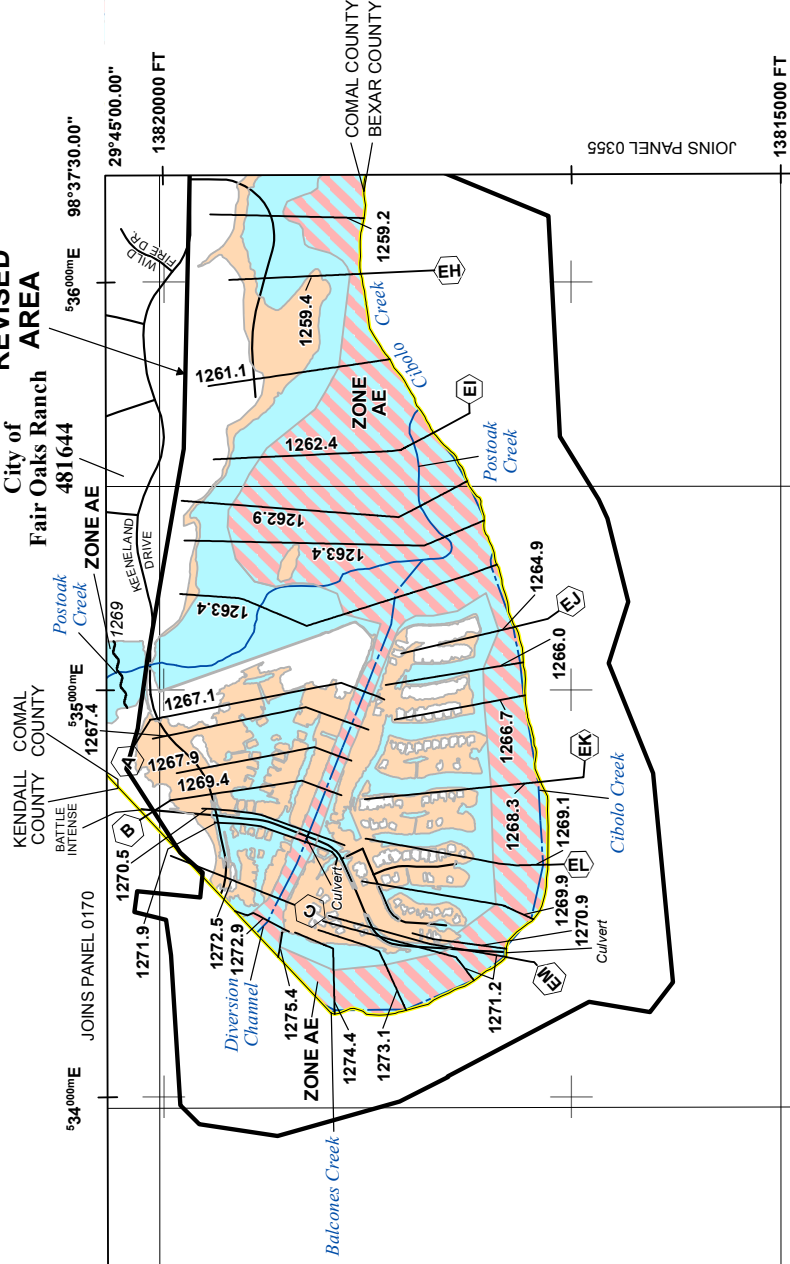
53,500mE

JOINS PANEL 0085



VERSION NUMBER
 2.1.3.0
 MAP NUMBER
 48029C0105F
 MAP REVISION
 SEPTEMBER 29, 2010

REVISED
City of
Fair Oaks Ranch
AREA
481644



SCALE



Map Projections:
NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Western Hemisphere; Vertical Datum: NAVD 88

FEMA
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMAL COUNTY, TEXAS
and Incorporated Areas
PANEL 335 OF 505
Panel Contains:
COMMUNITY
FAIR OAKS RANCH, CITY OF
NUMBER
481644
PANEL SUFFIX
0335
F

REVISED TO
REFLECT LOWR
EFFECTIVE: February 12, 2024

VERSION NUMBER
21.30
MAP NUMBER
4809100335F
MAP REVISED
SEPTEMBER 2, 2009

**Kendall County
Unincorporated Areas
480417**

**City of
Fair Oaks Ranch
481644**

**City of
Fair Oaks Ranch
481644**

**City of
Fair Oaks Ranch
481644**

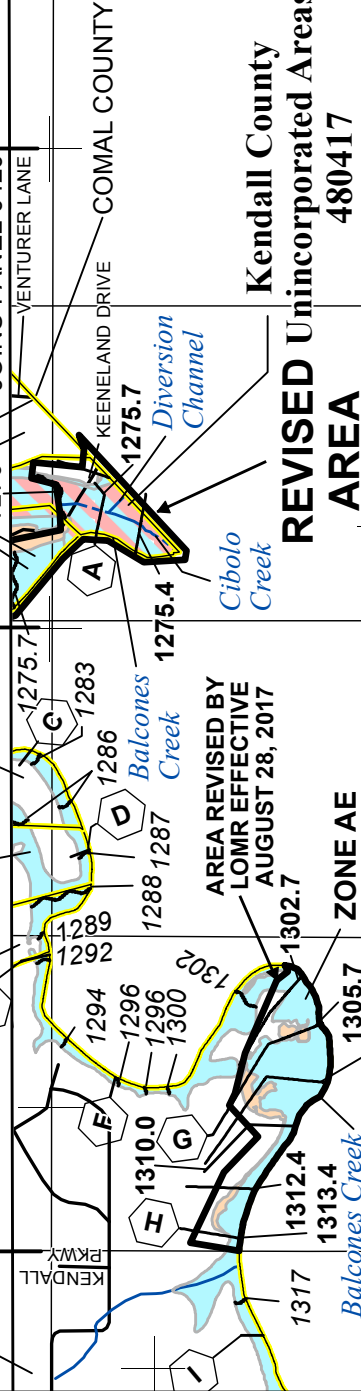
**City of
Fair Oaks Ranch
481644**

**City of
Fair Oaks Ranch
481644**

2075000 FT

2080000 FT

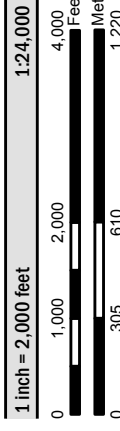
2085000 FT



SCALE



Map Projection:
NAD 1983 UTM Zone 14N;
Western Hemisphere; Vertical Datum: NAVD 88



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENDALL COUNTY, TEXAS

and Incorporated Areas

PANEL 525 OF 525

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENDALL COUNTY	480417	0525	F
BOERNE, CITY OF	480418	0525	F
FAIR OAKS RANCH, CITY OF	481644	0525	F

**REVISED TO
REFLECT LOMR
EFFECTIVE: February 12, 2024**

VERSION NUMBER
2.1.3.0

MAP NUMBER
48259C0525F

MAP REVISED
DECEMBER 17, 2010