



# Federal Emergency Management Agency

Region VI  
Federal Regional Center  
800 North Loop 288  
Denton, TX 76201-3698

MT

August 31, 1995  
IN REPLY REFER TO:  
T-218-70-RS

Ms. Terri Swank  
1400 Mercedes Street  
Benbrook, Texas 76126

Dear Ms. Swank:

This is in response to your letter, dated August 28, 1995, requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (1-percent annual chance) flood.

Property Description:	Lot 14, Block 28, Timber Creek Addition, Phase V, according to the plat thereof recorded in Volume 388-129, Page 59, Plat Records, Tarrant County, TX
Street Address:	1400 Mercedes Street
Community:	Benbrook
State:	Texas
Community Number:	480586
Flooding Source:	Timber Creek

On August 29, 1995, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for the community referenced above, we determined that, although portions of the property would be inundated by a 100-year flood, the existing structure would not. Therefore, this letter amends the map for Tarrant County, Texas and Incorporated Areas (NFIP Map Number 48439C, Panel Q390H, dated August 2, 1995), to remove this structure from the SFHA. Because portions of the property are in the SFHA, any future construction or substantial improvement on this property remain subject to Federal, State, or local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance (such as the Preferred Risk Policy) is obtainable, at reduced cost, for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that could supersede this determination.

A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by the community when it made application to join the NFIP, it will be attached to the community's official record copy of the NFIP map which is available for public inspection.

Ms. Swank

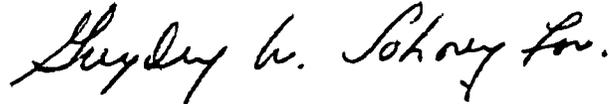
Page 2

If this structure is covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive the refund, a written waiver or certificate must be obtained from the mortgage company or lending institution and presented to your insurance agent, who will process the premium refund.

This response to your request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of Texas or the City of Benbrook have adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please call Vicky Carter at (817) 898-5333.

Sincerely,



Jim LeGrotte, Director  
Mitigation Division

cc: Floodplain Management Section, Texas Natural Resources Conservation  
Commission, PO Box 13087, Austin, TX 78711-3087  
Mr. David Gattis, Director of Community Development, PO Box 26569,  
Benbrook, TX 76126  
LOMC Distribution Coordinator, Michael Baker Jr., Inc., 3601 Eisenhower  
Ave., Suite 600, Alexandria, VA 22304

# ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

**ATTENTION:** Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>1400 Mercedes Street</u>	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>Lot 14, Block 28, Timber Creek</u>	
CITY <u>Benbrook</u>	STATE <u>TX</u>
	ZIP CODE <u>76126</u>

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
48439C	0390	H	8-2-95	AE	644.00

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE):  NGVD '29  Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE:          feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level         .
  - a. FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 649.7 feet NGVD (or other FIRM datum—see Section B, Item 7).
  - b. FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of          feet NGVD (or other FIRM datum—see Section B, Item 7).
  - c. FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is          feet above          or below  (check one) the highest grade adjacent to the building.
  - d. FIRM Zone AO. The floor used as the reference level from the selected diagram is          feet above  or below  (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations:  NGVD '29  Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM:  Yes  No (See Instructions on Page 4)
5. The reference level elevation is based on:  actual construction  construction drawings  
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 649.1 feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is:          feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement

**SECTION E CERTIFICATION**

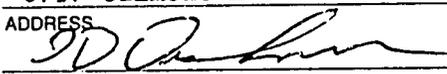
This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

*I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

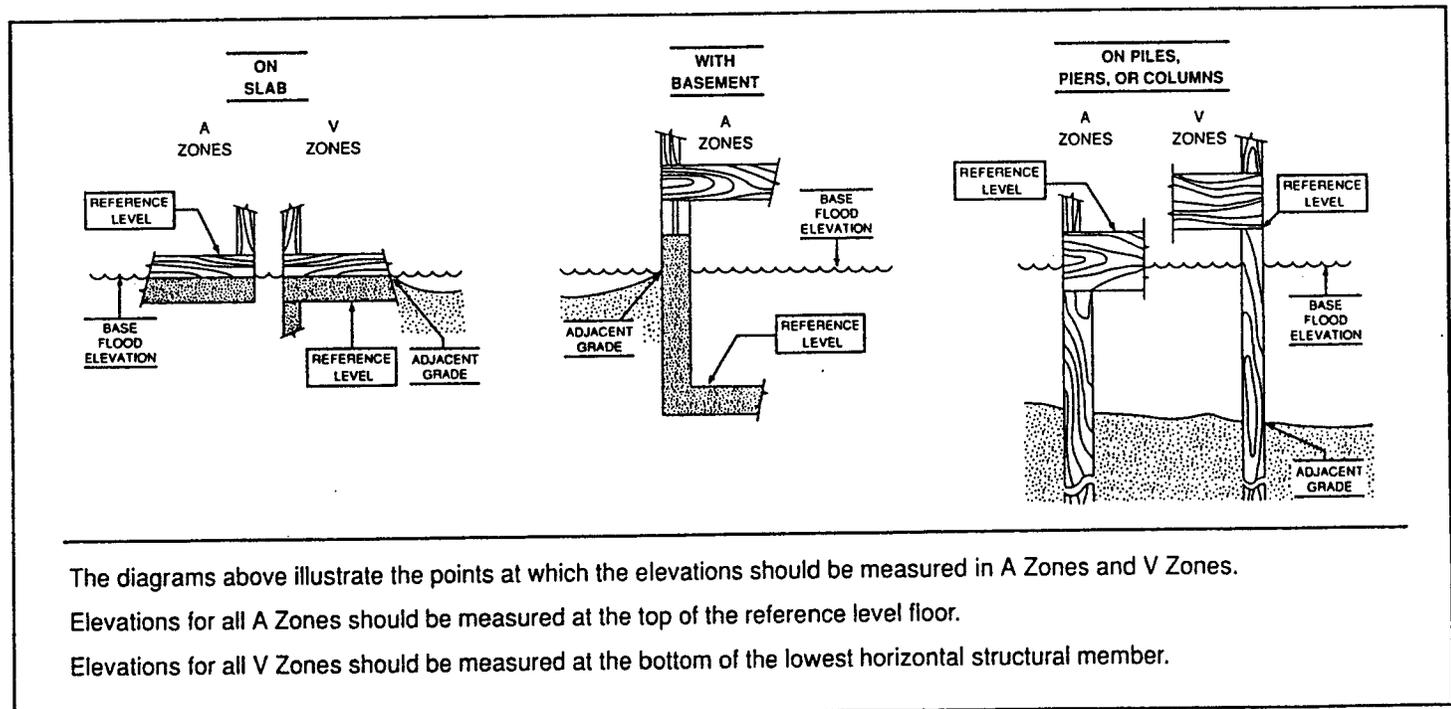
T.D.Disheroon

No. 1276

CERTIFIER'S NAME		LICENSE NUMBER (or Affix Seal)	
Land Surveyor		T.D.Disheroon. R.P.L.S.	
TITLE		COMPANY NAME	
6717 Calmont Ave		Fort Worth, Tx 76116	
ADDRESS		CITY	STATE ZIP
		8/28/95	817 731-0587
SIGNATURE		DATE	PHONE

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



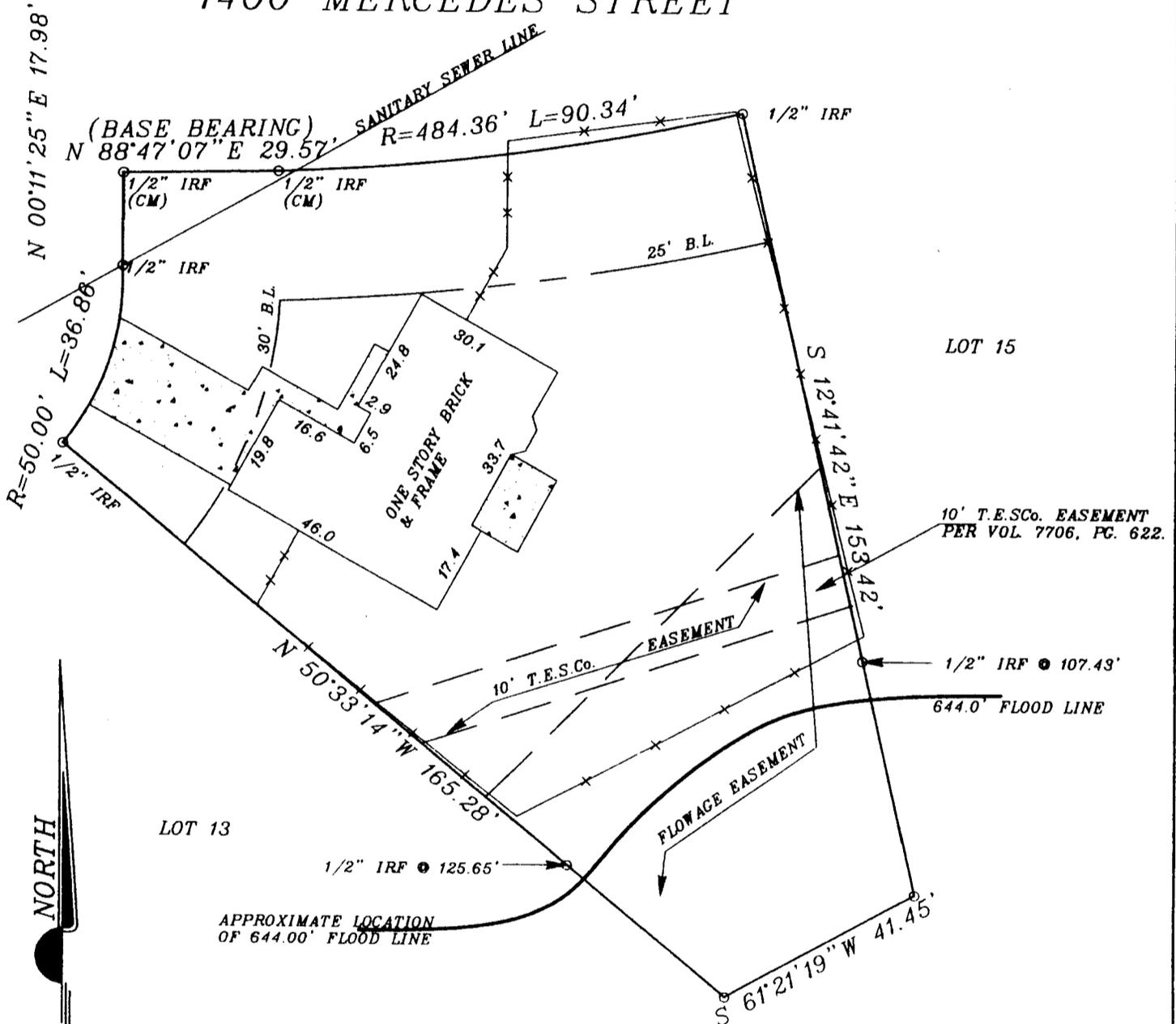
**T.D. DISHEROON** — REGISTERED PROFESSIONAL LAND SURVEYOR  
SERVING TEXAS FOR 35 YEARS — 1960 — 1995

6717 CALMONT AVENUE FORT WORTH, TEXAS 76116 817-731-0587 FAX 817-732-2014

BEING LOT 14 in BLOCK 28 of TIMBER CREEK ADDITION, PHASE V, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Volume 388-129, Page 59 of the Plat Records of Tarrant County, Texas.

Bearings are based on recorded plat  
IRF= iron rod found  
CM= control monument

**1400 MERCEDES STREET**

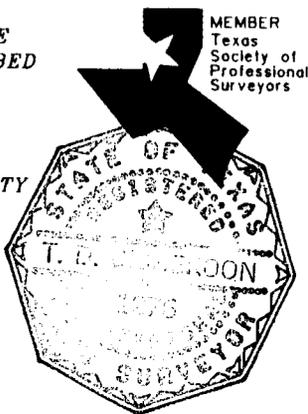


SCALE 1"=30' FLOOD ELEVATION IN THIS AREA IS 644.00'  
ACTUAL FINISHED FLOOR ELEVATION OF HOUSE IS 649.65'  
ACCORDING TO THE FIRM PREPARED BY FEMA THIS PROPERTY IS IN THE 100 YEAR FLOOD ZONE, COMMUNITY PANEL NUMBER 48439C 0390H DATED AUGUST 2, 1995 (LIES WITHIN ZONE AE)

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPS OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED ON THE GROUND AUGUST 24, 1995

*T.D. Disheroon*  
T.D. DISHEROON R.P.L.S. NO. 1276



TITLE CO. FIDELITY  
CF. NO. 66995-T-28  
MORTGAGE CO. J.O. SMITH  
BORROWER JOY E. MENDEZ  
AND RANDY ROGER McQUEARY  
JOB NO. 95001265  
DATE AUGUST 24, 1995