



September 13, 2018

Mr. David Johnson
1565 Nightingale Circle
Keller, Texas 76262
(817)291-3900

RE: FLOOD INSURANCE RATE MAP DETERMINATION for 1565 Nightingale Circle,
Lot 9, Block 1, Florence Place Phase II

Mr. Johnson,

The structure located on Lot 9, Block 1, Florence Place Phase II, also known as 1565 Nightingale Circle has been located on the City Flood Insurance Rate Map (FIRM). The following information is provided.

City of Keller Community Number:	480602
Property is located on Map Number:	48439C0080 K
The date of the FIRM Index is:	09/25/2009 (Revised by LOMR Case No. 18-06-2823A) Approximately 662.7' m.s.l.
Base Flood Elevation:	X (Area of 100-year flood with average depths of less than 1 foot or with drainage area of less than 1 square mile)
The primary structure is located in FIRM Zone:	X (Area of 100-year flood with average depths of less than 1 foot or with drainage area of less than 1 square mile)
A portion of the property is located in FIRM Zone:	X (Area of 100-year flood with average depths of less than 1 foot or with drainage area of less than 1 square mile)

In our opinion, the house structure on this property is shown by the FEMA approved LOMR to be above the 100-year frequency storm water surface elevation. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property is 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).

NOTE: This determination is based on the Flood Insurance Rate Map of the City, subsequent flood study information associated with LOMR's and /or an elevation certificate provided by a licensed Engineer or Land Surveyor. This letter does not imply that the referenced property will or will not be free from flooding or damage. Buildings located in a Zone A or AE may be required to obtain flood insurance. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the City, or any officer or employee thereof, for any damage that results from reliance on this determination.

Respectfully,



Alonzo Lujan, P.E.
Public Works Director