AGENDA ITEM
CA14

AGENDA PLACEMENT FORM

Send to: ccagenda@johnsoncountytx.org

Date: 9/15/2026

Meeting Date: _____

Submitted By: _____

Department: County Judge's Office

Signature of Elected Official/Department Head:

_____

Court Decision:
This section to be completed by County Judge's Office



9.28.2026

Description:

Acknowledge Receipt of Federal Emergency Management Agency's Letter of Map Revision (LOMR) for Floodplain Management Purposes Including a Flood Insurance Study Report (FIS) and A Flood Insurance Rate Map (FIRM)-County Judge's Office

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☑ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)

☐ Action Item ☑ Consent ☐ Workshop ☐ Executive ☐ Public Announcement

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☐ Development Services ☑ Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

Approved in CC on 9/11/2023

Federal Emergency Management Agency

Washington, D.C. 20472

August 19, 2026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Christopher Boedeker
Johnson County Judge
2 North Main Street
Cleburne, TX 76033

IN REPLY REFER TO:
Case No.: 25-06-2410P
Community Name: Johnson County, TX
Community No.: 480879
Effective Date of
This Revision: December 31, 2026

Dear Judge Boedeker:

The Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5127, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Sincerely,

David N. Bascom

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Jennifer VanderLaan, CFM
Development Services Director, Johnson County

Robert A. Watson Jr.
Manager, River Hills Real Estate LLC

Courtney C. Coates, P.E.
Topographic, Co.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Johnson County Texas (Unincorporated Areas)	CULVERT	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 480879		
IDENTIFIER	Godley East	APPROXIMATE LATITUDE AND LONGITUDE: 32.436, -97.502 SOURCE: Other DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES
TYPE: FIRM*	NO.: 48251C0135J	DATE: December 4, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 21, 2023
TYPE: FIRM*	NO.: 48251C0150J	DATE: December 4, 2012	
TYPE: FIRM*	NO.: 48251C0175K	DATE: September 21, 2023	PROFILES: 106P-107P (new) SUMMARY OF DISCHARGES TABLE: 2 FLOODWAY DATA TABLE: 4

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

Nolan River - from approximately 140 feet upstream of State Highway 171 to approximately 90 feet upstream of County Road 907

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Nolan River	No BFEs*	BFEs	YES	NONE
	Zone A	Zone AE	YES	YES
	Zone A	Zone X (shaded)	YES	YES
	Zone A	Zone A	YES	YES
	Zone X (unshaded)	Zone AE	YES	NONE

* 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.

David N. Bascom

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

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

Nolan River - from approximately 140 feet upstream of North Highway 171 to approximately 90 feet upstream of County Road 907

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Nolan River	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	No Floodway	Floodway	YES	NONE

* 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.

David N. Bascom

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

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.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist 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.

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.

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

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.

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 reflect 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.

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.

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

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: *Cleburne Times-Review*

Dates: August 26, 2026 and September 2, 2026

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.

David N. Bascom

David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program | Resilience

Table 2 – Summary of Discharges (Continued)

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. mile)	PEAK DISCHARGES (cfs) 10% Annual Chance	2 % Annual Chance	1% Annual Chance	0.2% Annual Chance
NOLAN RIVER					
At State Highway 171	9.46	3,935	6,064	7,064	9,686

REVISED TO
REFLECT LOMR
EFFECTIVE: December 31, 2026

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (NAVD)	WITHOUT FLOODWAY (NAVD)	WITH FLOODWAY (NAVD)	INCREASE
Nolan River								
A	191,007	312	1,227	5.8	847.7	847.7	848.1	0.4
B	195,189	290	1,173	6.0	858.1	858.1	858.3	0.2
C	199,121	395	2,122	3.3	869.7	869.7	870.0	0.3

[1]Stream distance in feet above confluence with Brazos River.

TABLE 4

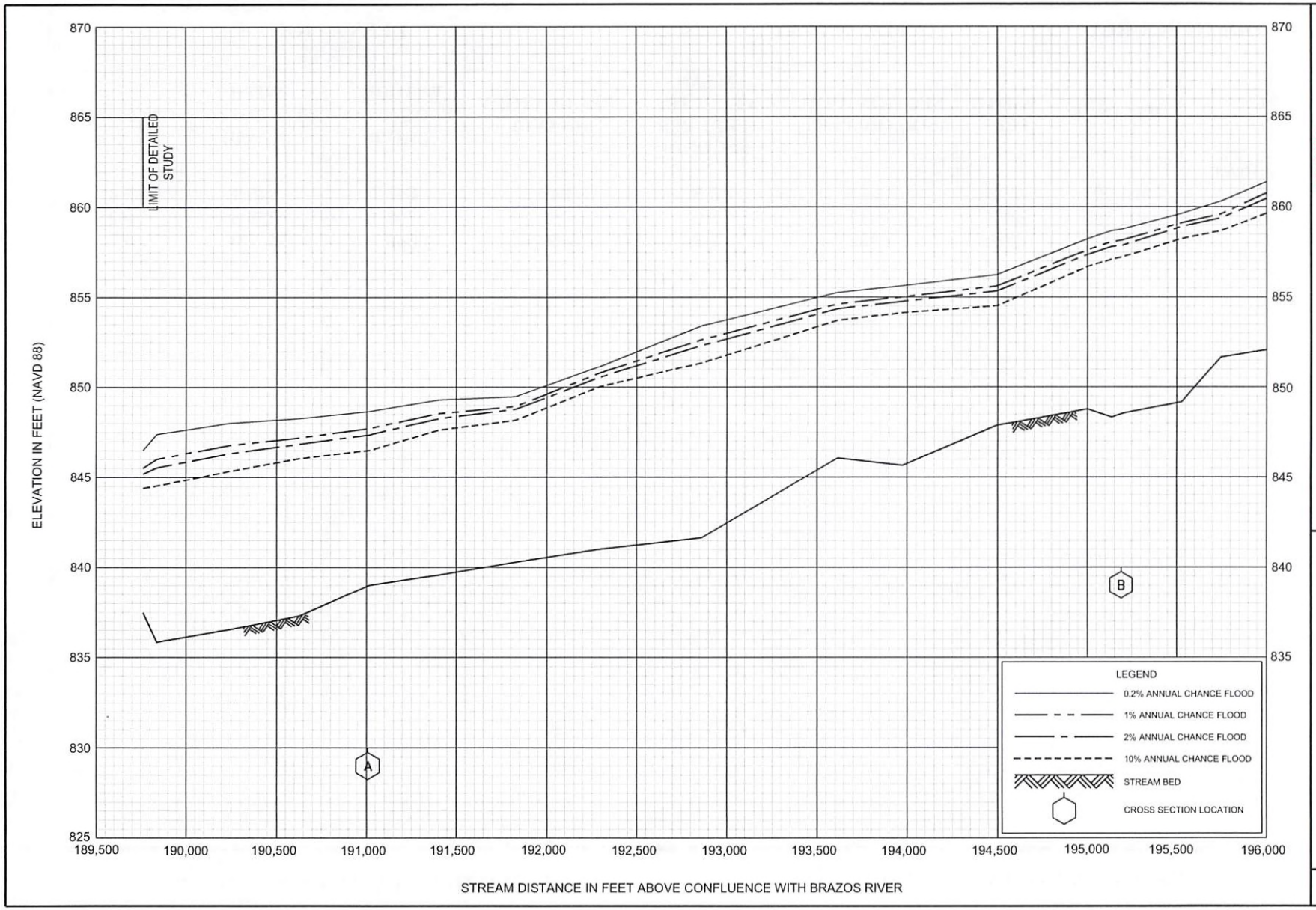
FEDERAL EMERGENCY MANAGEMENT AGENCY

JOHNSON COUNTY, TX
AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR
EFFECTIVE: December 31, 2026

NOLAN RIVER



REVISED TO REFLECT LOMR EFFECTIVE: December 31, 2026

FLOOD PROFILES

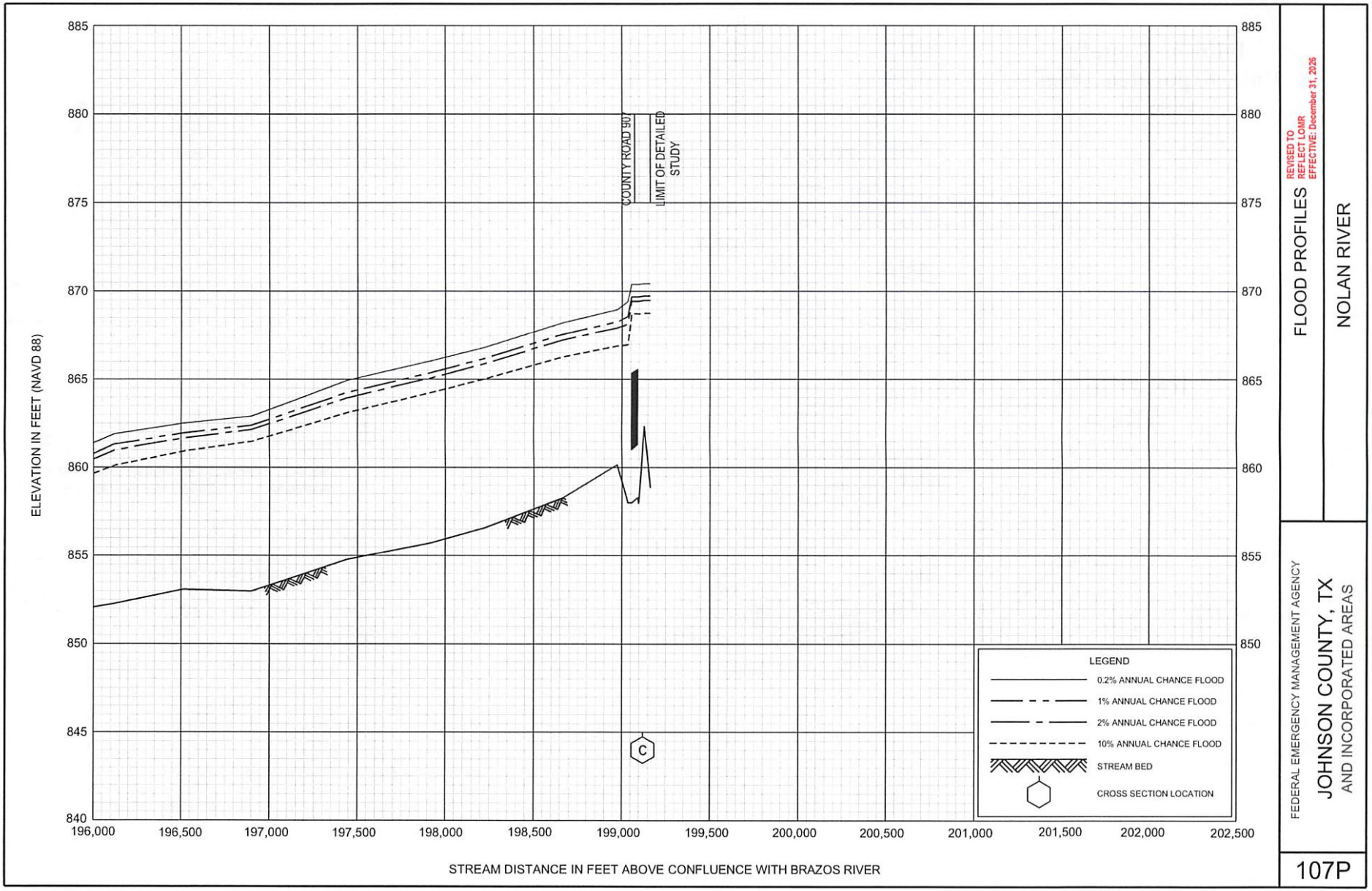
NOLAN RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

JOHNSON COUNTY, TX

AND INCORPORATED AREAS

106P



FLOOD PROFILES

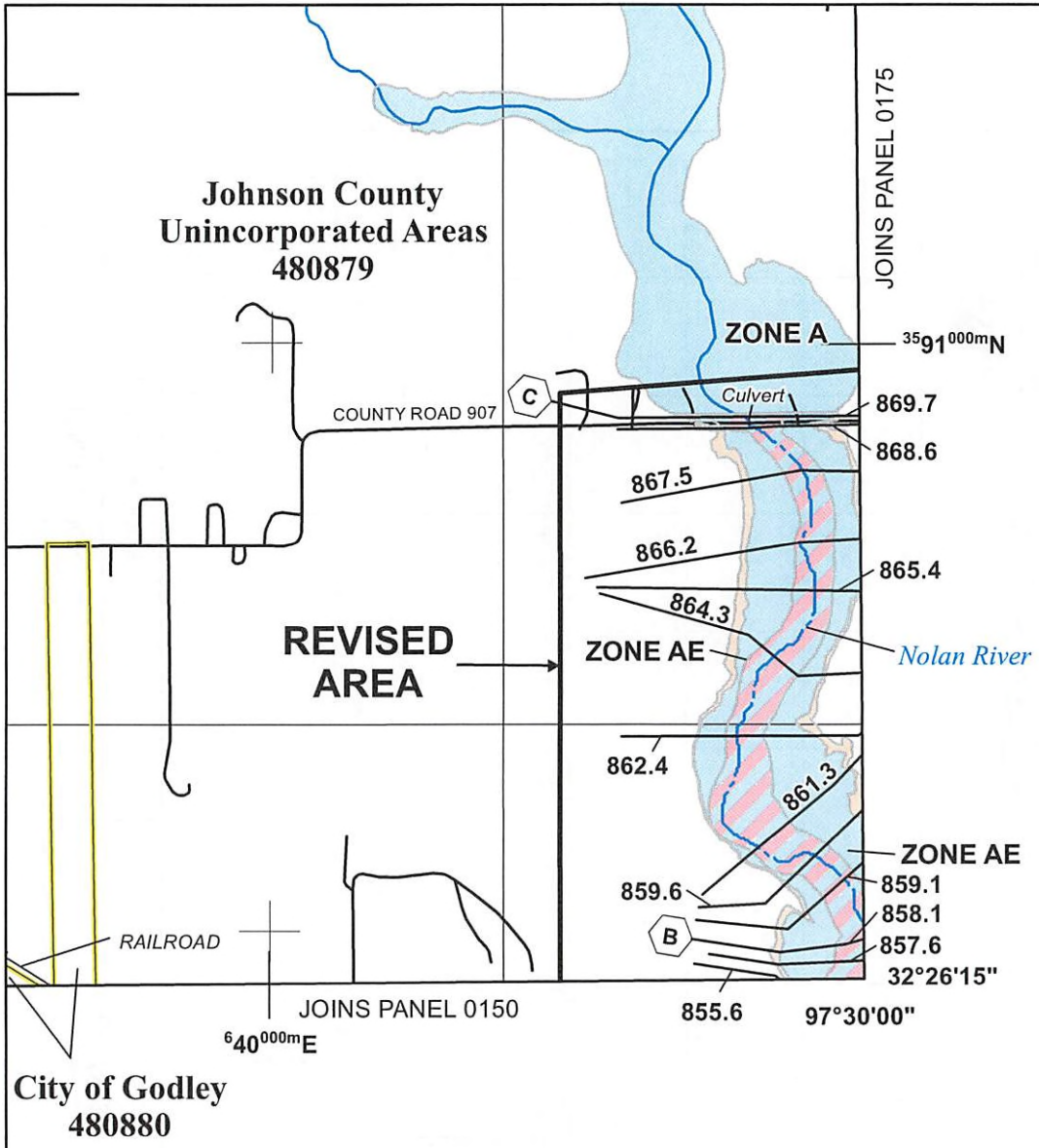
REVISED TO REFLECT LOMR EFFECTIVE: December 31, 2026

NOLAN RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

JOHNSON COUNTY, TX
AND INCORPORATED AREAS

107P



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*

SCALE

N

Map Projection:
NAD 1983 StatePlane Texas North Central FIPS 4202 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 Feet

0 150 300 600 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

JOHNSON COUNTY, TEXAS
and Incorporated Areas

PANEL 135 OF 475

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
GODLEY, CITY OF	480880	0135	J
JOHNSON COUNTY, UNINCORPORATED AREAS	480879	0135	J

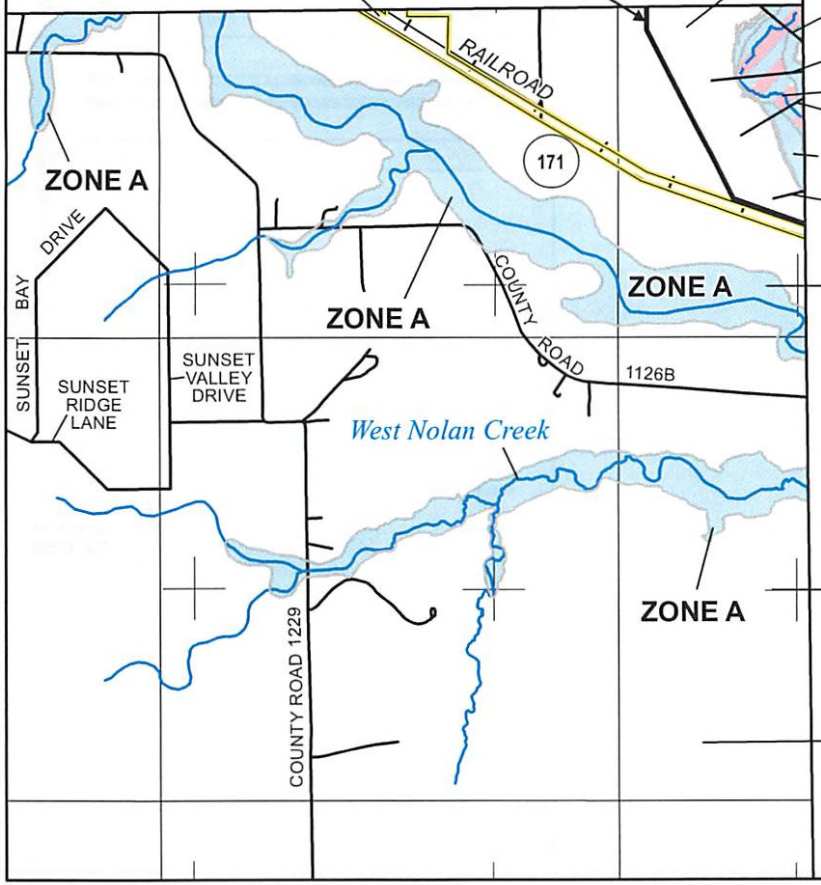
REVISED TO
REFLECT LOMR
EFFECTIVE: December 31, 2026

VERSION NUMBER
2.1.3.0

MAP NUMBER
48251C0135J

MAP REVISED
DECEMBER 4, 2012

THIS AREA SHOWN AT A
SCALE OF 1" = 1000'
ON MAP NUMBER
48251C0135



$^{35}91^{000m}N$

Johnson County
Unincorporated Areas
480879

$^{35}90^{000m}N$

855.6

854.6

Nolan River

852.6

ZONE AE

848.9

$^{35}89^{000m}N$

JOINS PANEL 0175

$^{35}88^{000m}N$

Johnson County
Unincorporated Areas
480879

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*

SCALE

N

Map Projection:
NAD 1983 StatePlane Texas North Central FIPS 4202 Feet:
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 2,000 feet 1:24,000

0 1,000 2,000 4,000 Feet

0 300 600 1,200 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

JOHNSON COUNTY, TEXAS
and Incorporated Areas

PANEL 150 OF 475

Panel Contains:

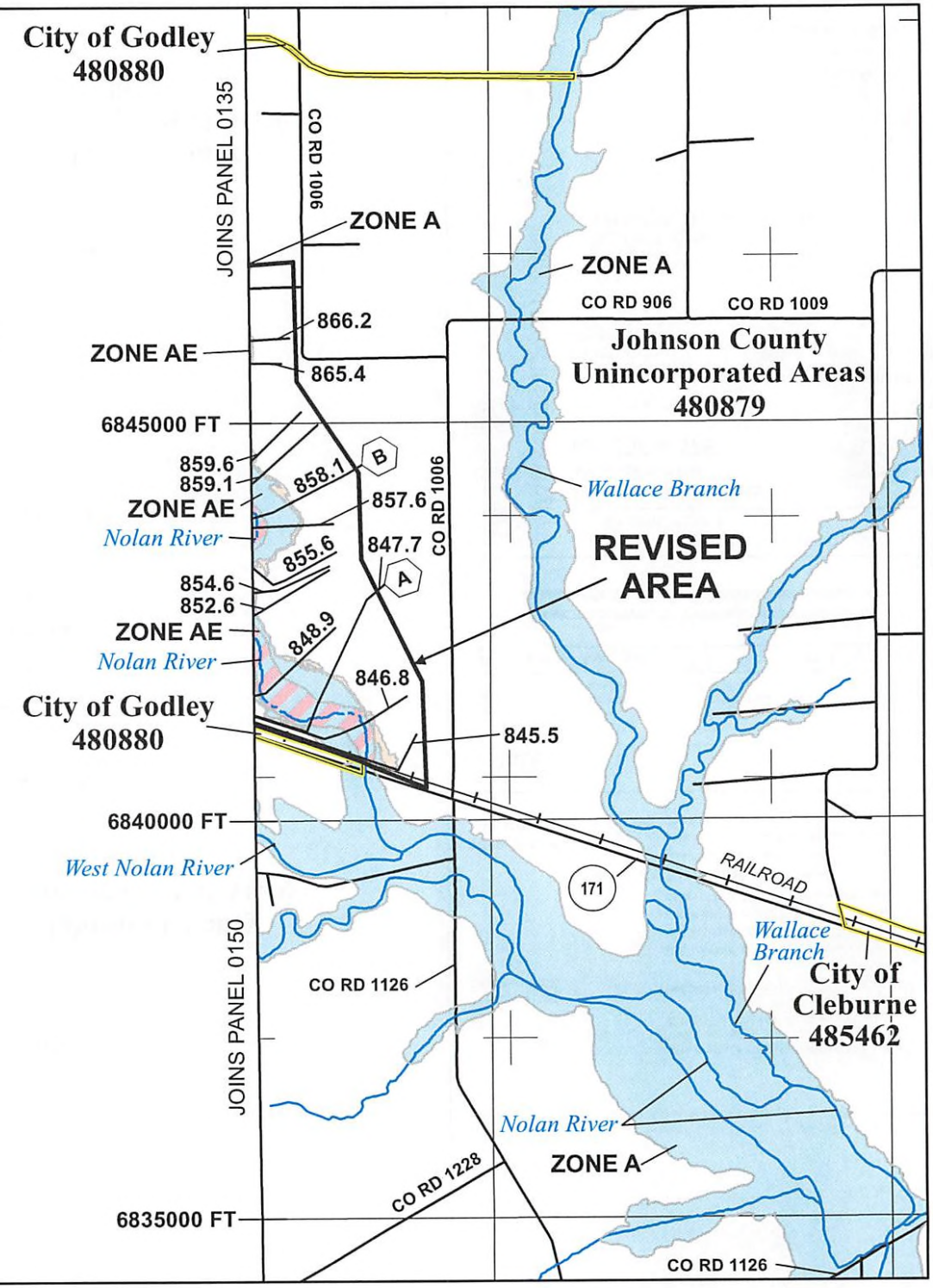
COMMUNITY	NUMBER	PANEL	SUFFIX
GODLEY, CITY OF	480880	0150	J
JOHNSON COUNTY, UNINCORPORATED AREAS	480879	0150	J

REVISED TO
REFLECT LOMR
EFFECTIVE: December 31, 2026

VERSION NUMBER
2.1.3.0

MAP NUMBER
48251C0150J

MAP REVISED
DECEMBER 4, 2012



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*

SCALE

Map Projection:
NAD 1983 StatePlane Texas North Central FIPS 4202 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 2,000 feet 1:24,000

0 1,000 2,000 4,000 Feet

0 300 600 1,200 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

JOHNSON COUNTY, TEXAS
and Incorporated Areas

PANEL 175 OF 475

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLEBURNE, CITY OF	485462	0175	K
GODLEY, CITY OF	480880	0175	K
JOHNSON COUNTY	480879	0175	K
JOSHUA, CITY OF	480882	0175	K

REVISED TO
REFLECT LOMR
EFFECTIVE: December 31, 2026

VERSION NUMBER
2.6.3.0

MAP NUMBER
48251C0175K

MAP REVISED
SEPTEMBER 21, 2023