

FLOOD INSURANCE STUDY



COMAL COUNTY, TEXAS AND INCORPORATED AREAS VOLUME 2 OF 3

| Community Name | Community Number |
|------------------------------------|------------------|
| Bulverde, City of | 481681 |
| Comal County, Unincorporated Areas | 485463 |
| Fair Oaks Ranch, City of | 481644 |
| Garden Ridge, City of | 480148 |
| New Braunfels, City of | 485493 |
| Schertz, City of | 480269 |
| Selma, City of | 480046 |



Effective: September 2, 2009



Federal Emergency Management Agency
FLOOD INSURANCE STUDY NUMBER
48091CV002A

**NOTICE TO
FLOOD INSURANCE STUDY USERS**

Communities participating in the National Flood Insurance Program have established repositories of flood hazard data for floodplain management and flood insurance purposes. This Flood Insurance Study may not contain all data available within the repository. It is advisable to contact the community repository for any additional data.

Selected Flood Insurance Rate Map panels for the community contain information that was previously shown separately on the corresponding Flood Boundary and Floodway Map panels (e.g., floodways, cross sections). In addition, former flood hazard zone designations have been changed as follows:

| <u>Old Zone</u> | <u>New Zone</u> |
|-----------------|-----------------|
| A1 through A30 | AE |
| V1 through V30 | VE |
| B | X |
| C | X |

Part or all of this Flood Insurance Study may be revised and republished at any time. In addition, part of this Flood Insurance Study may be revised by the Letter of Map Revision process, which does not involve republication or redistribution of the Flood Insurance Study. It is, therefore, the responsibility of the user to consult with community officials and to check the community repository to obtain the most current Flood Insurance Study components.

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| Alligator Creek Tributary No. 6 | Panels | 08P-10P |
| Bear Creek | Panels | 11P-14P |
| Bracken Tributary | Panels | 15P-18P |
| Cibolo Creek | Panels | 19P-37P |
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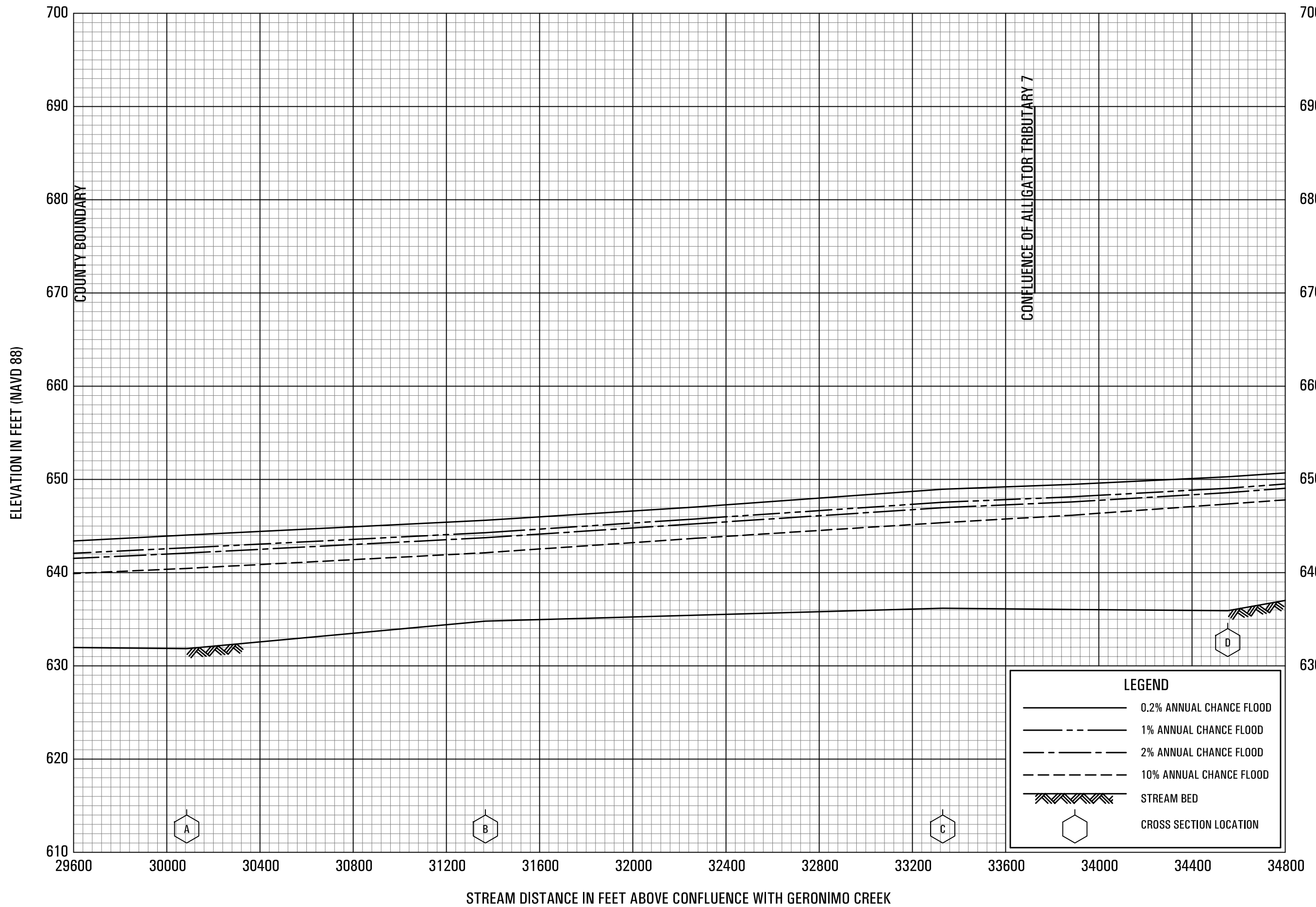
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| Hanz Creek | Panels | 112P-113P |
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Exhibit 2 – Flood Insurance Rate Map Index
Flood Insurance Rate Maps

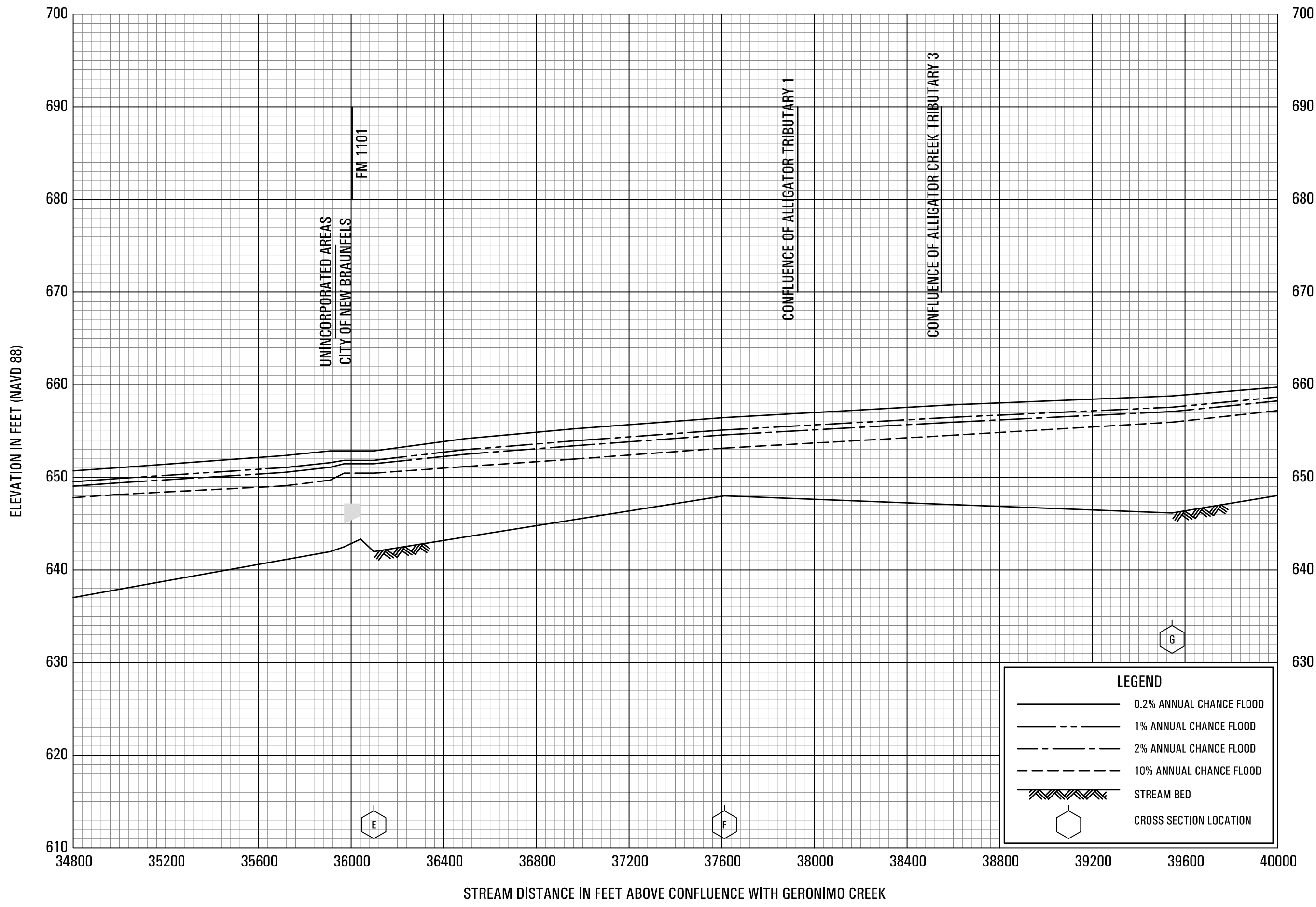


FLOOD PROFILES

ALLIGATOR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

COMAL COUNTY, TX
AND INCORPORATED AREAS



FLOOD PROFILES

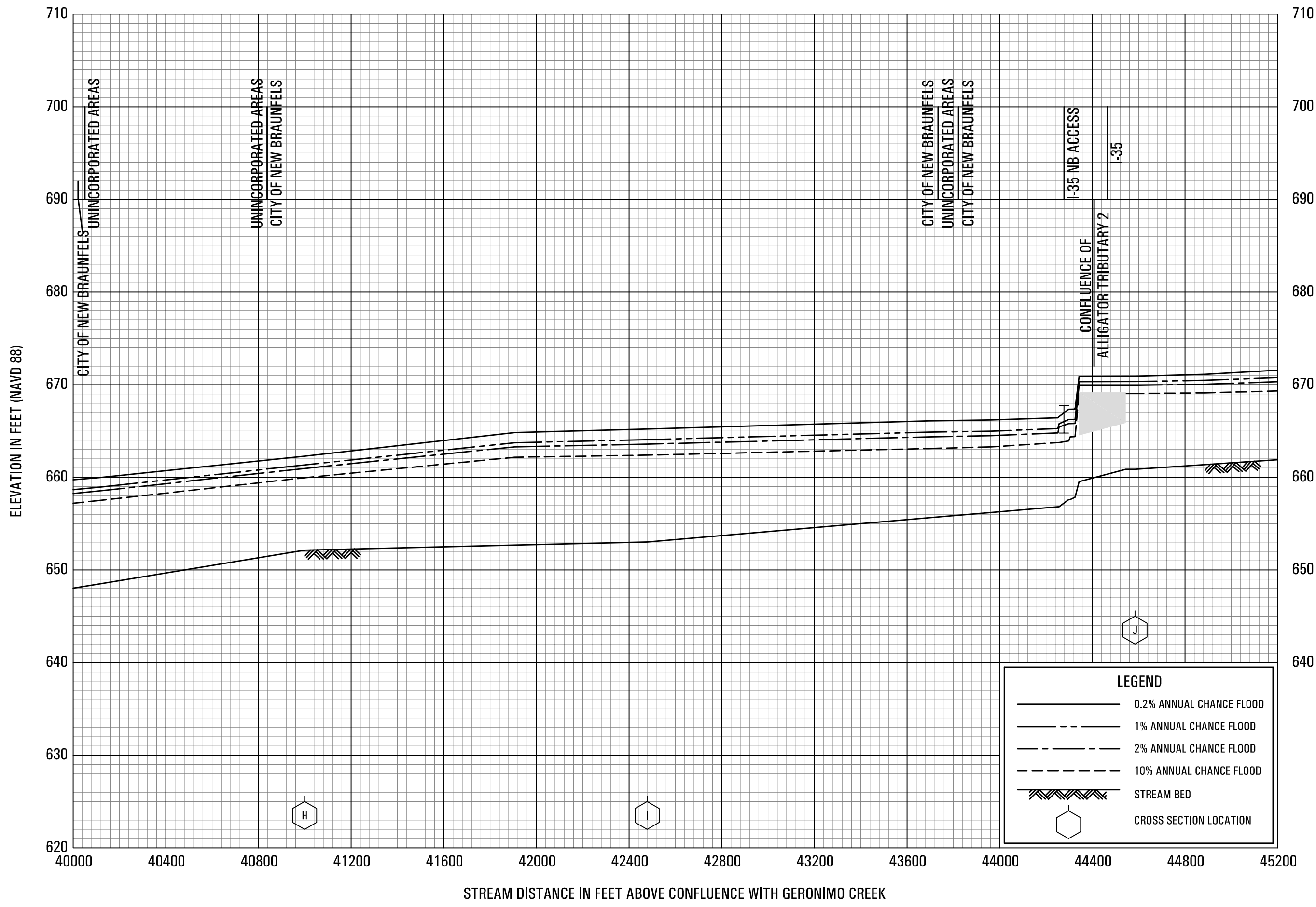
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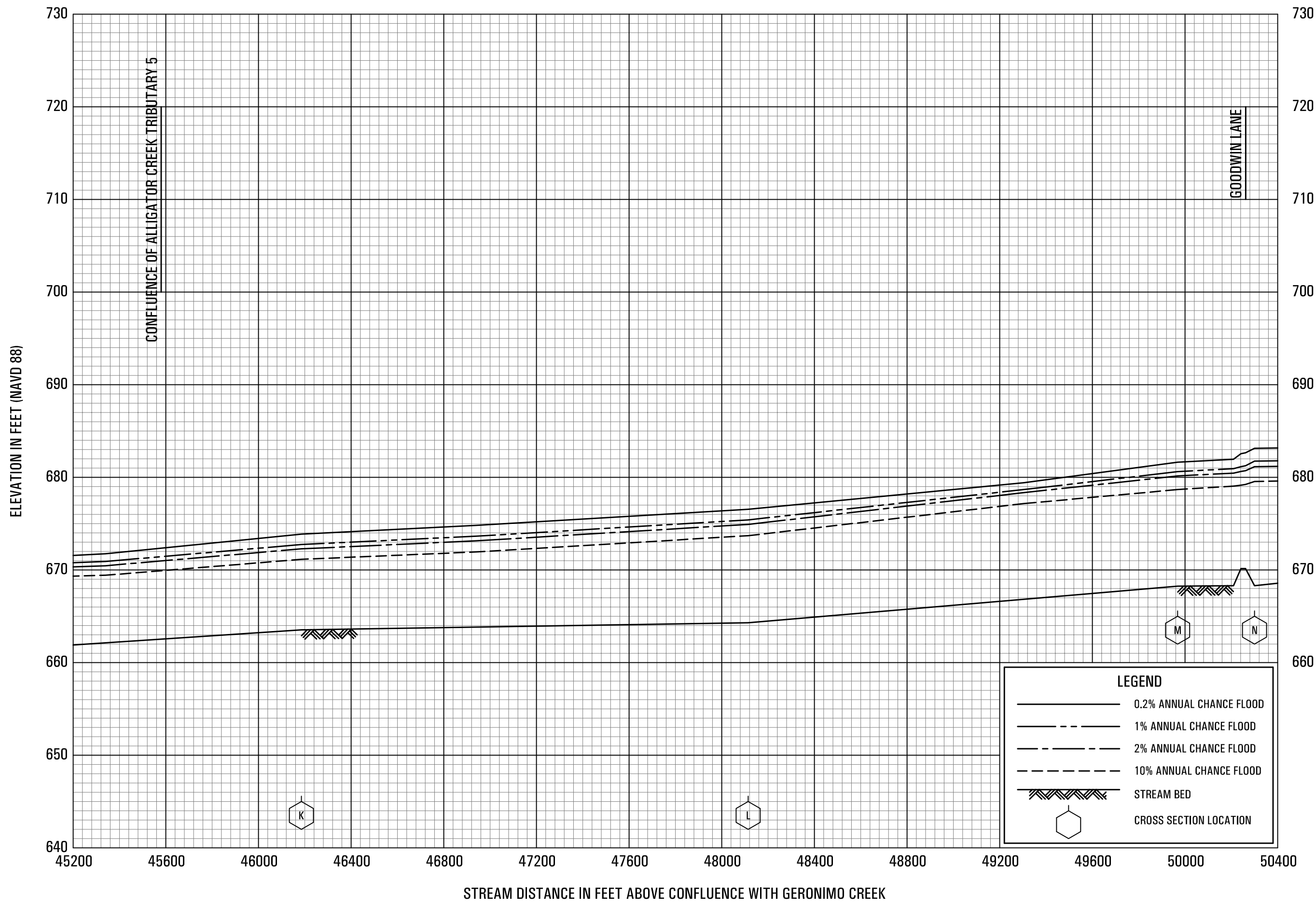
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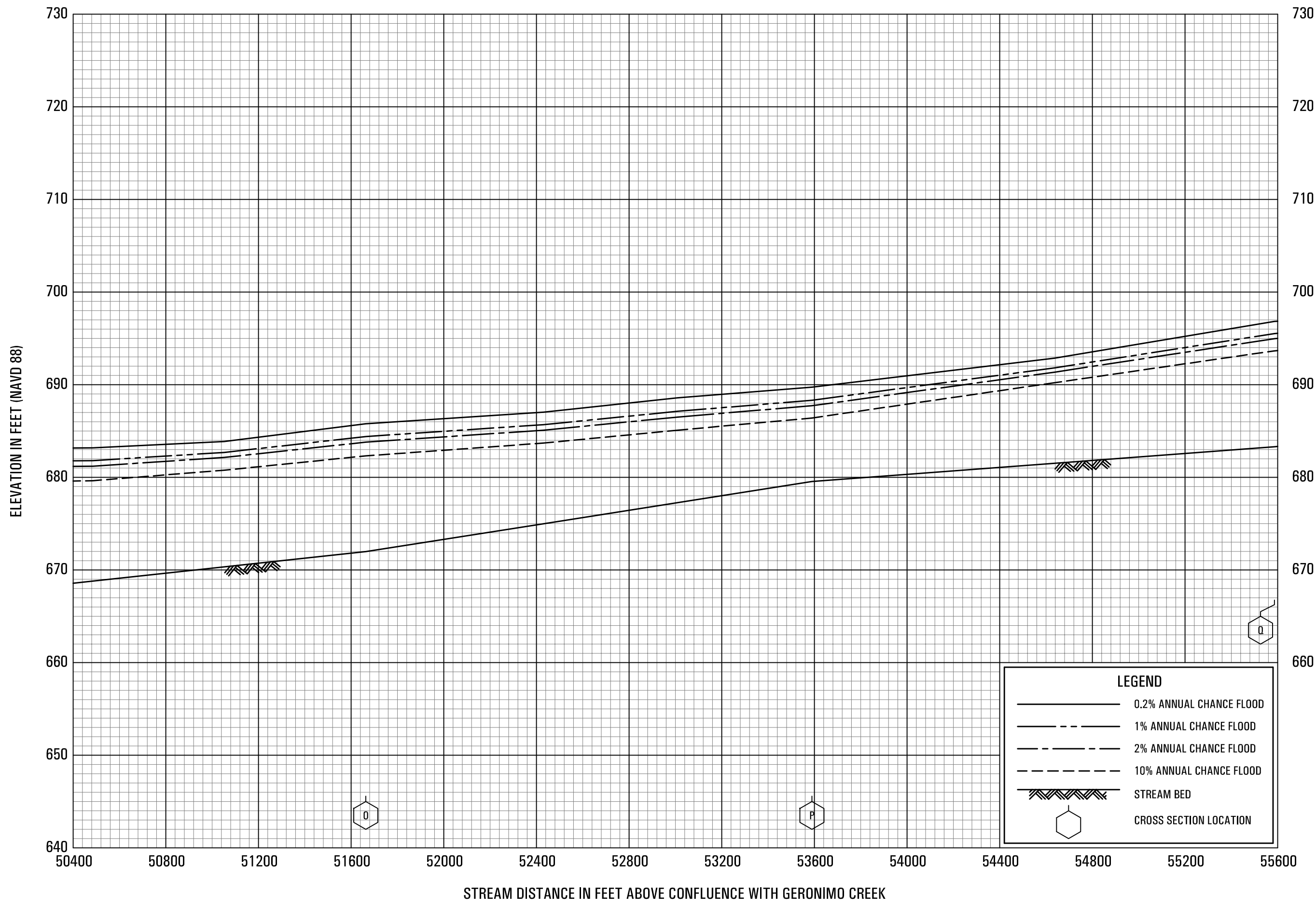


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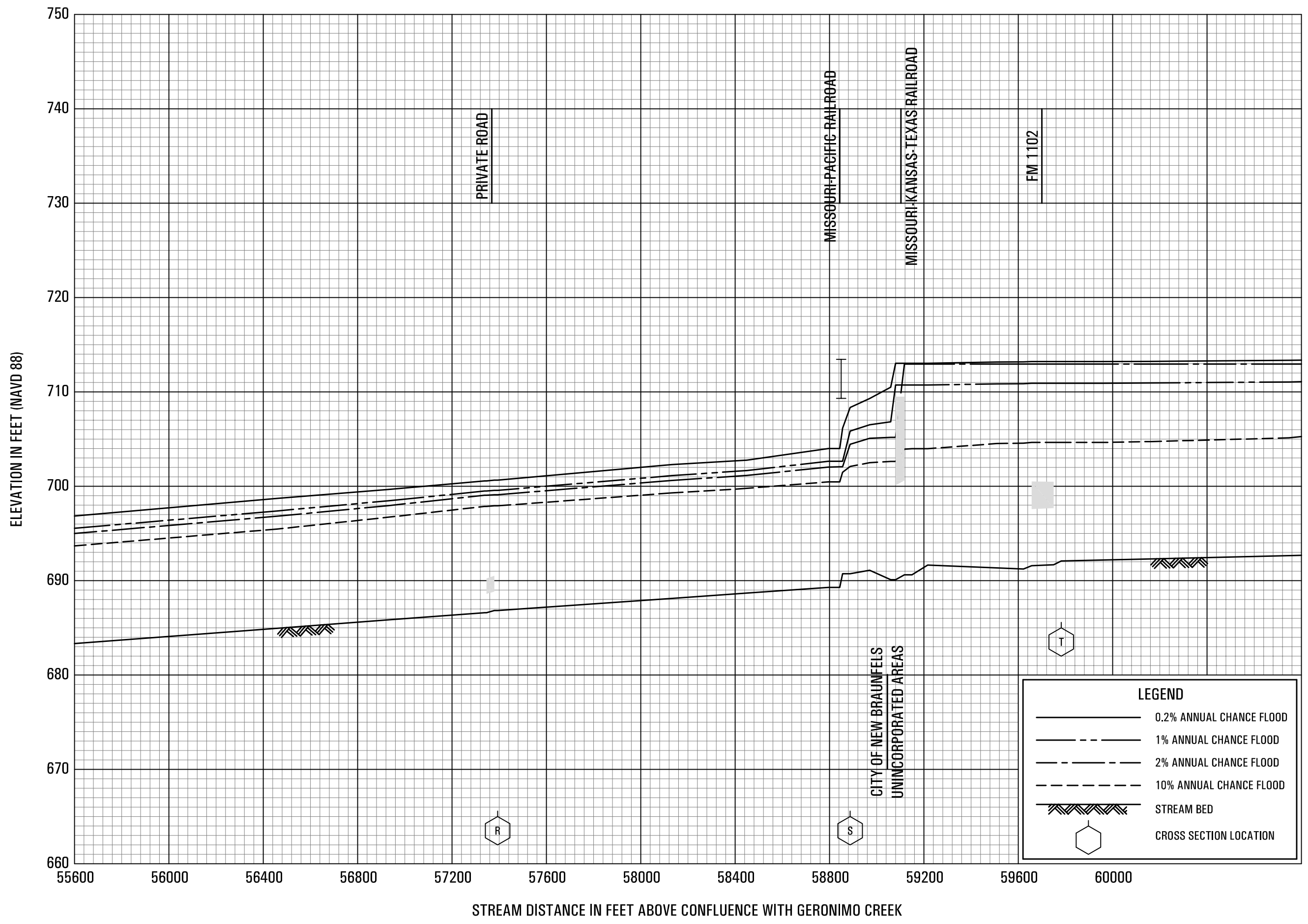
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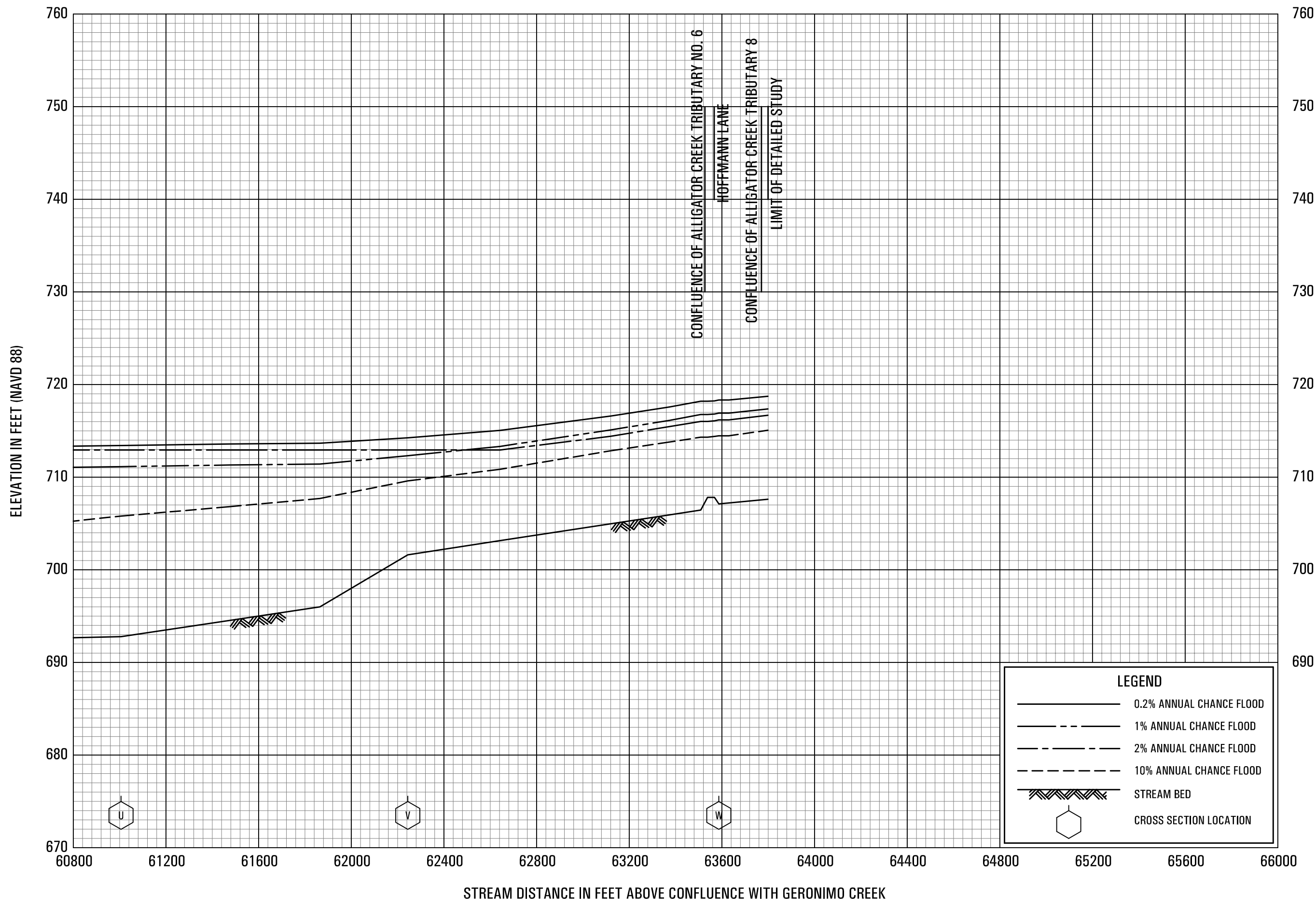
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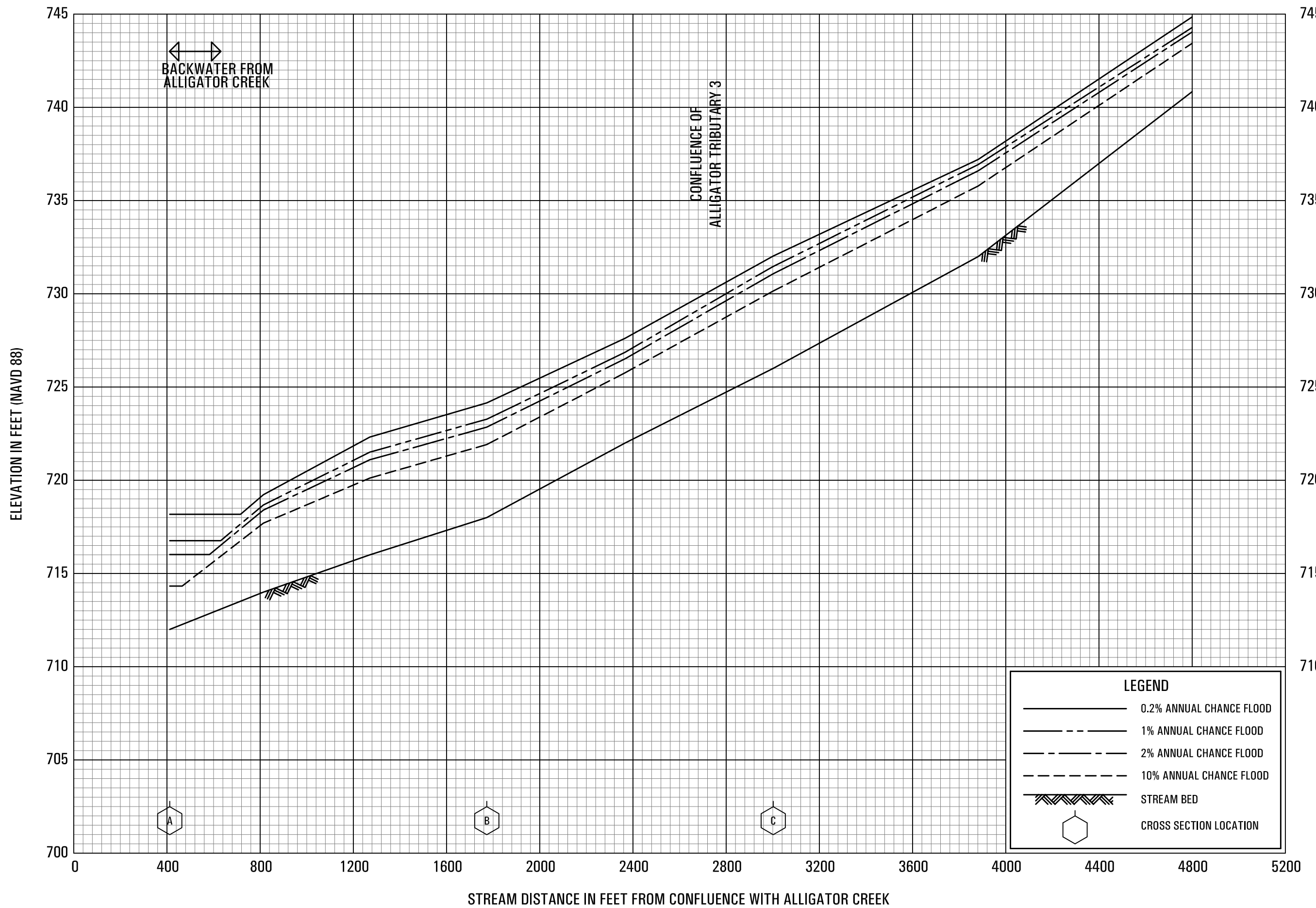


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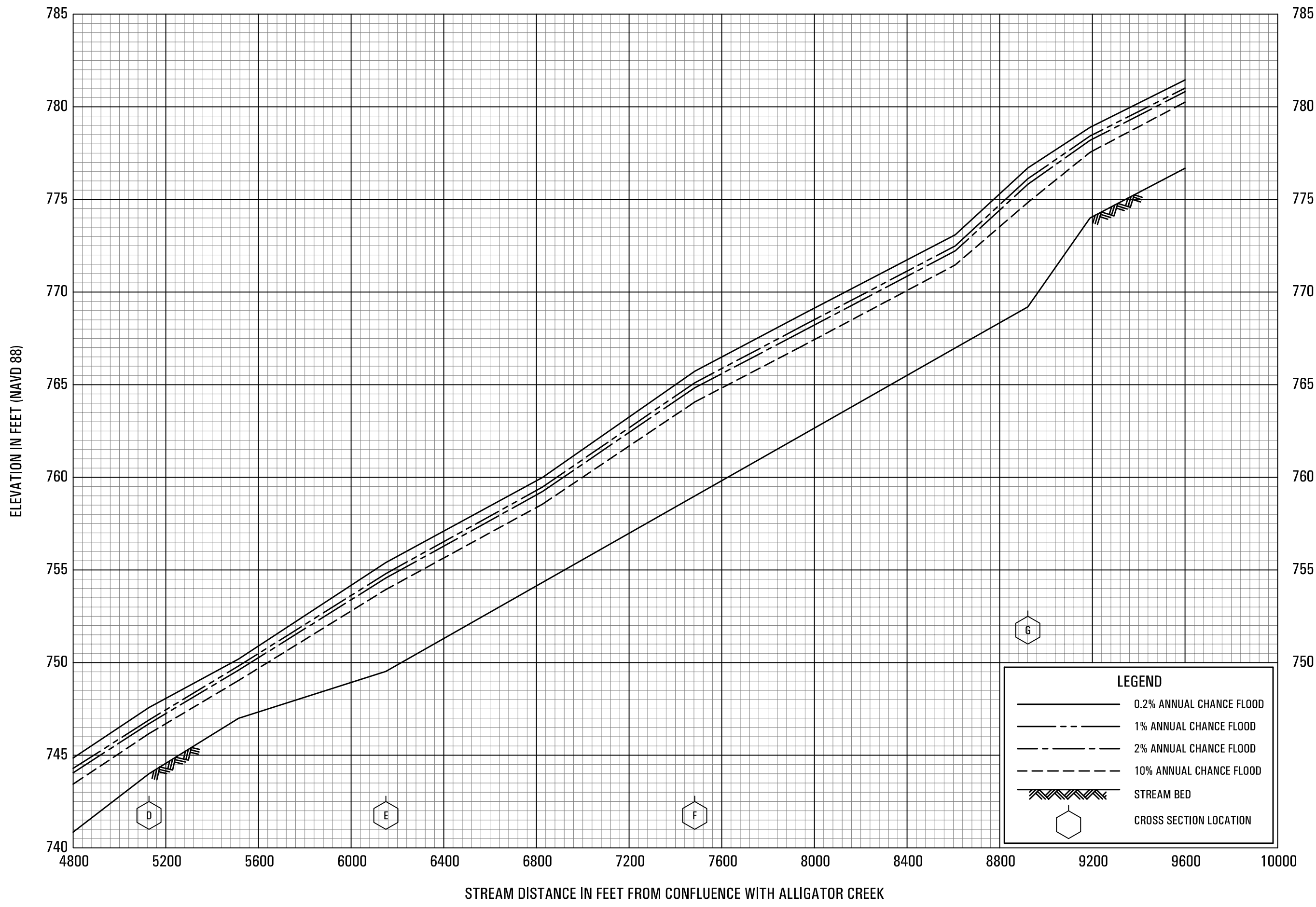
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| LEGEND | |
|--------|--------------------------|
| | 0.2% ANNUAL CHANCE FLOOD |
| | 1% ANNUAL CHANCE FLOOD |
| | 2% ANNUAL CHANCE FLOOD |
| | 10% ANNUAL CHANCE FLOOD |
| | STREAM BED |
| | CROSS SECTION LOCATION |

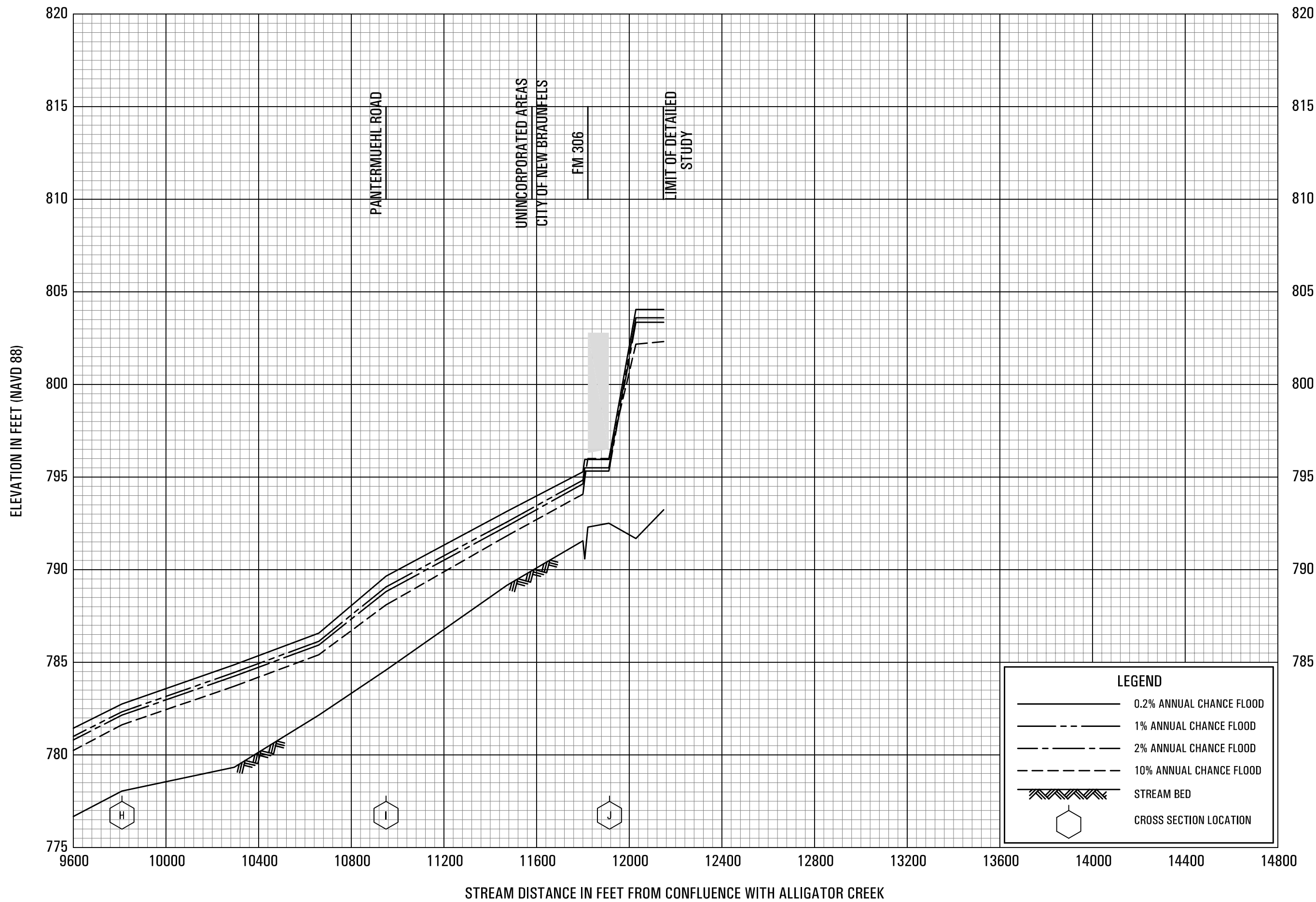
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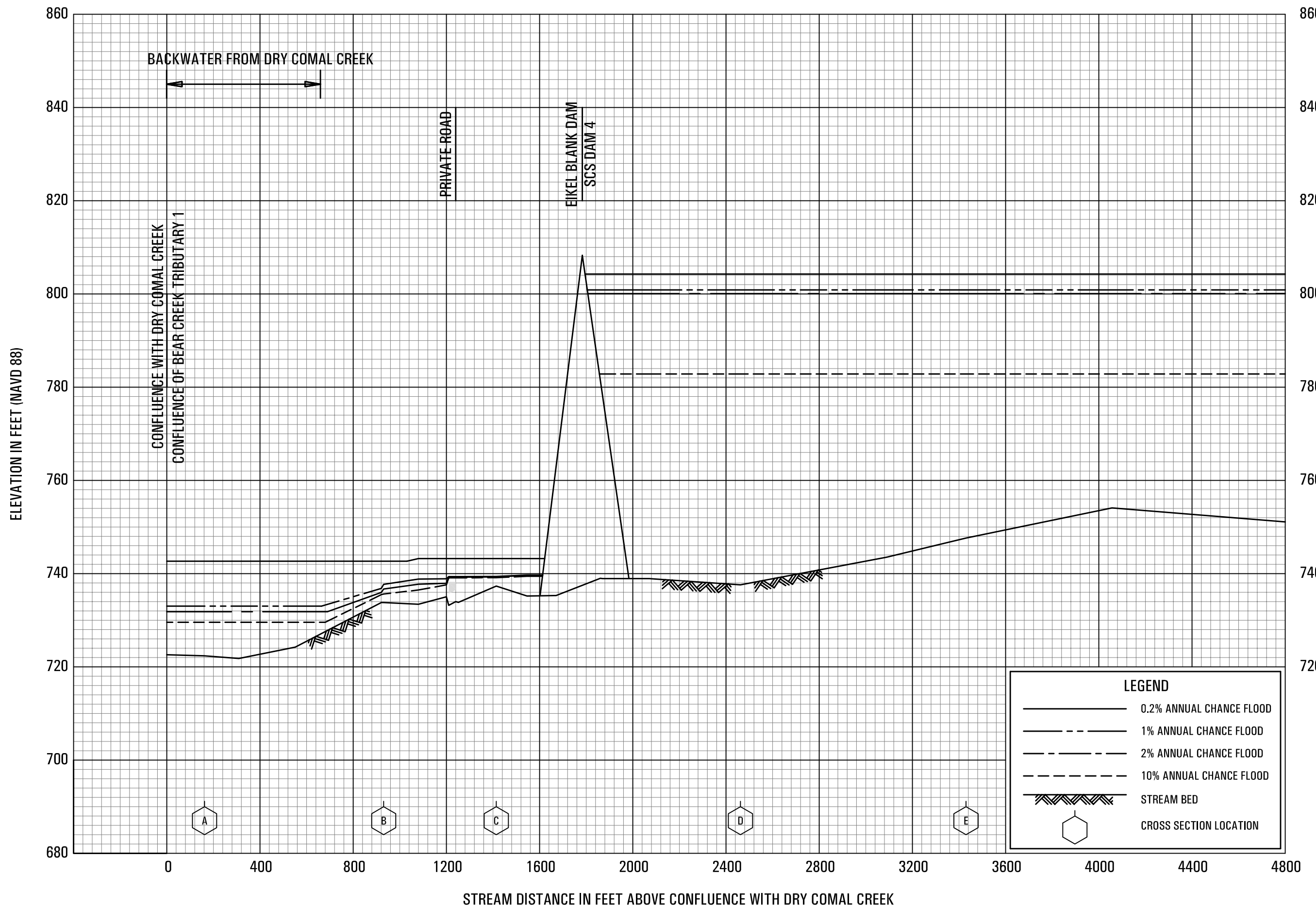
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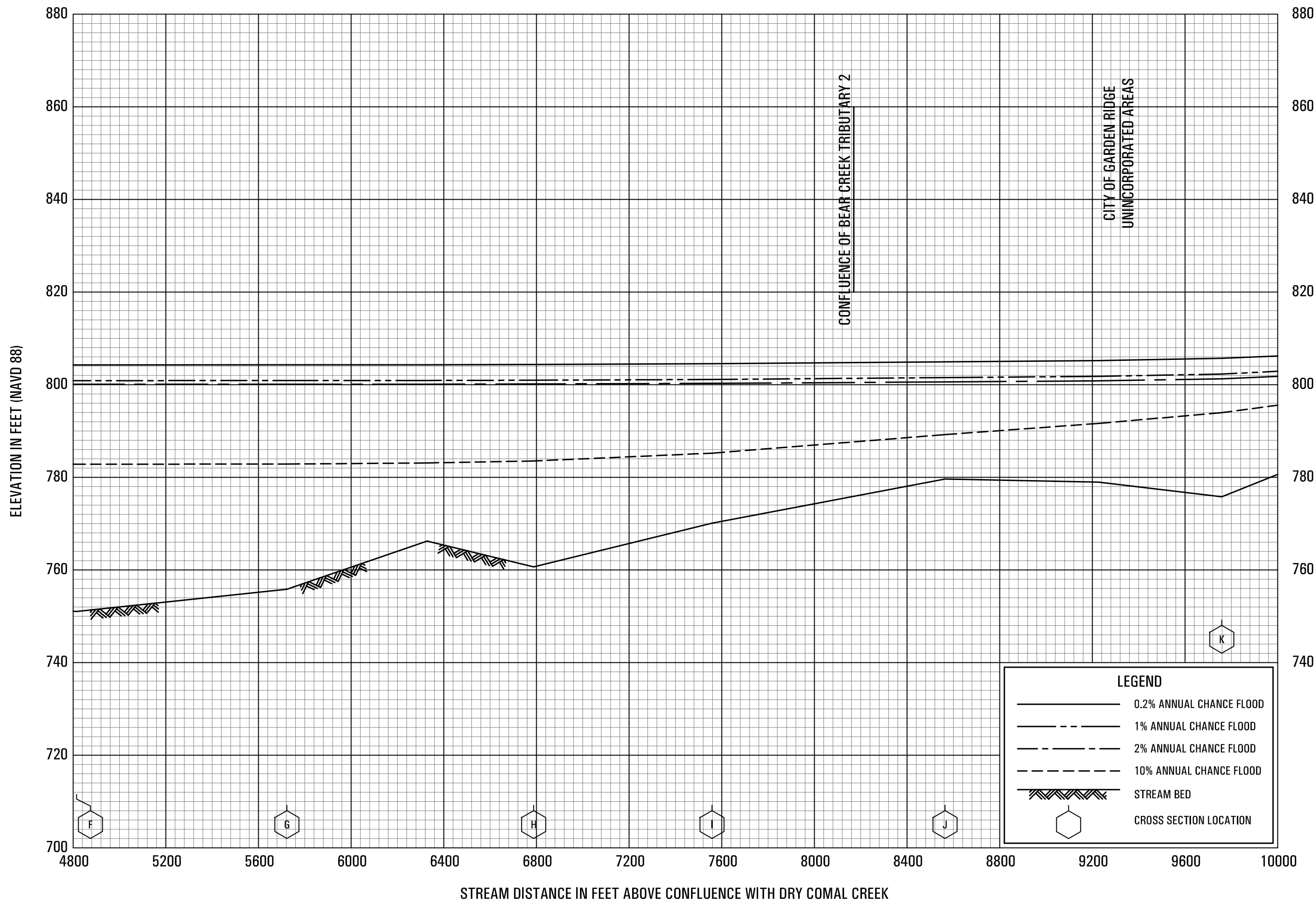


FLOOD PROFILES

BEAR CREEK

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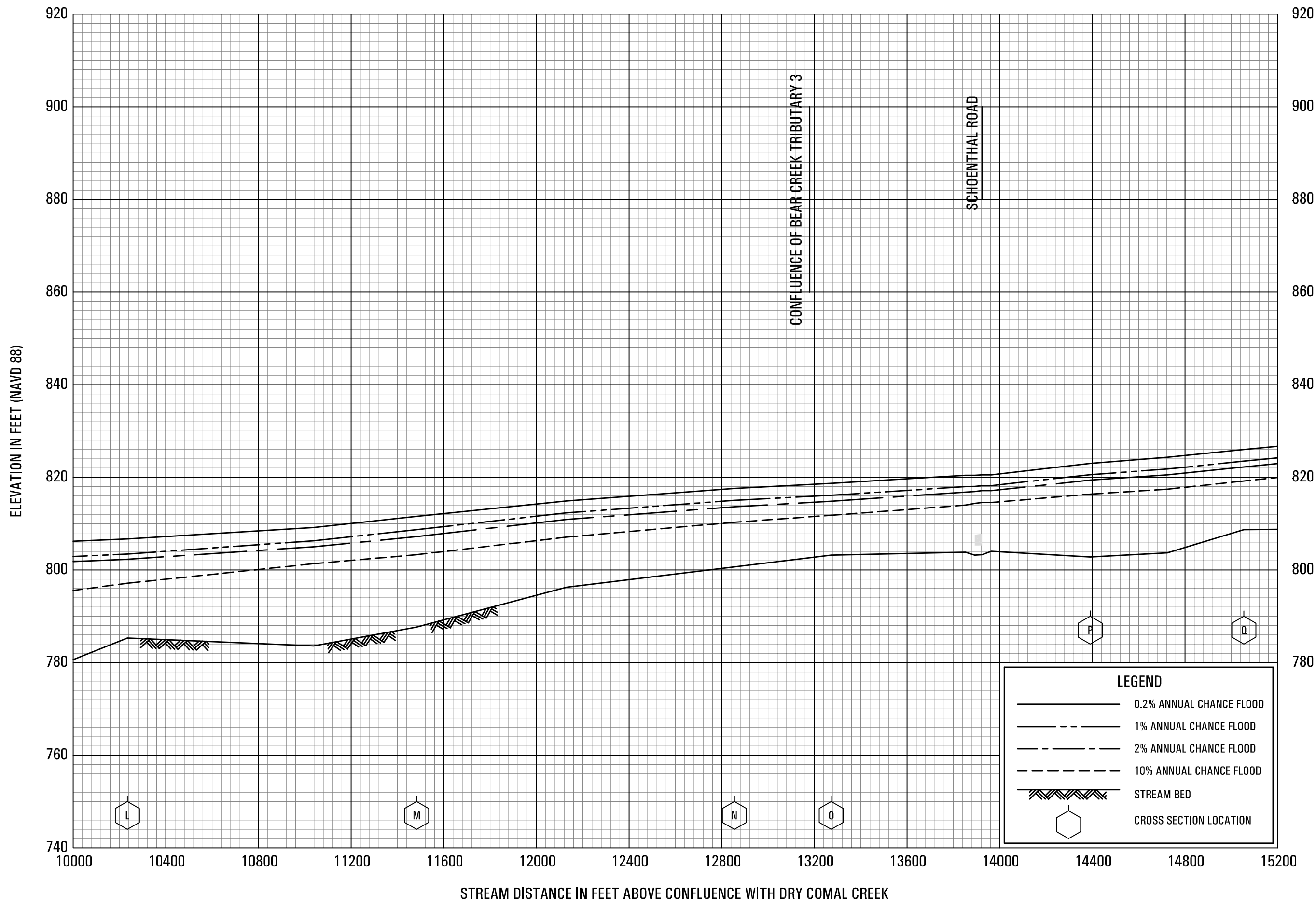
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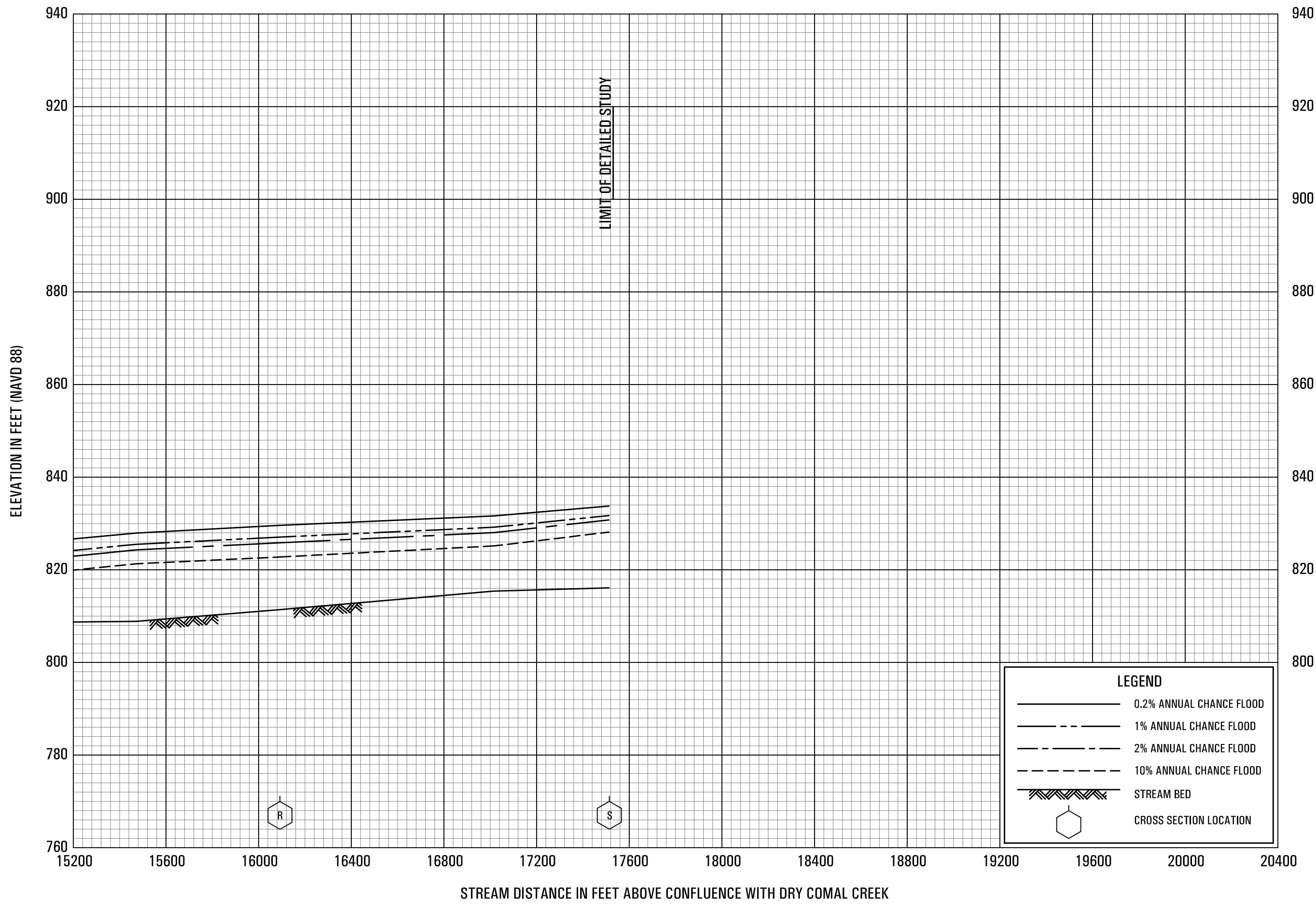


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
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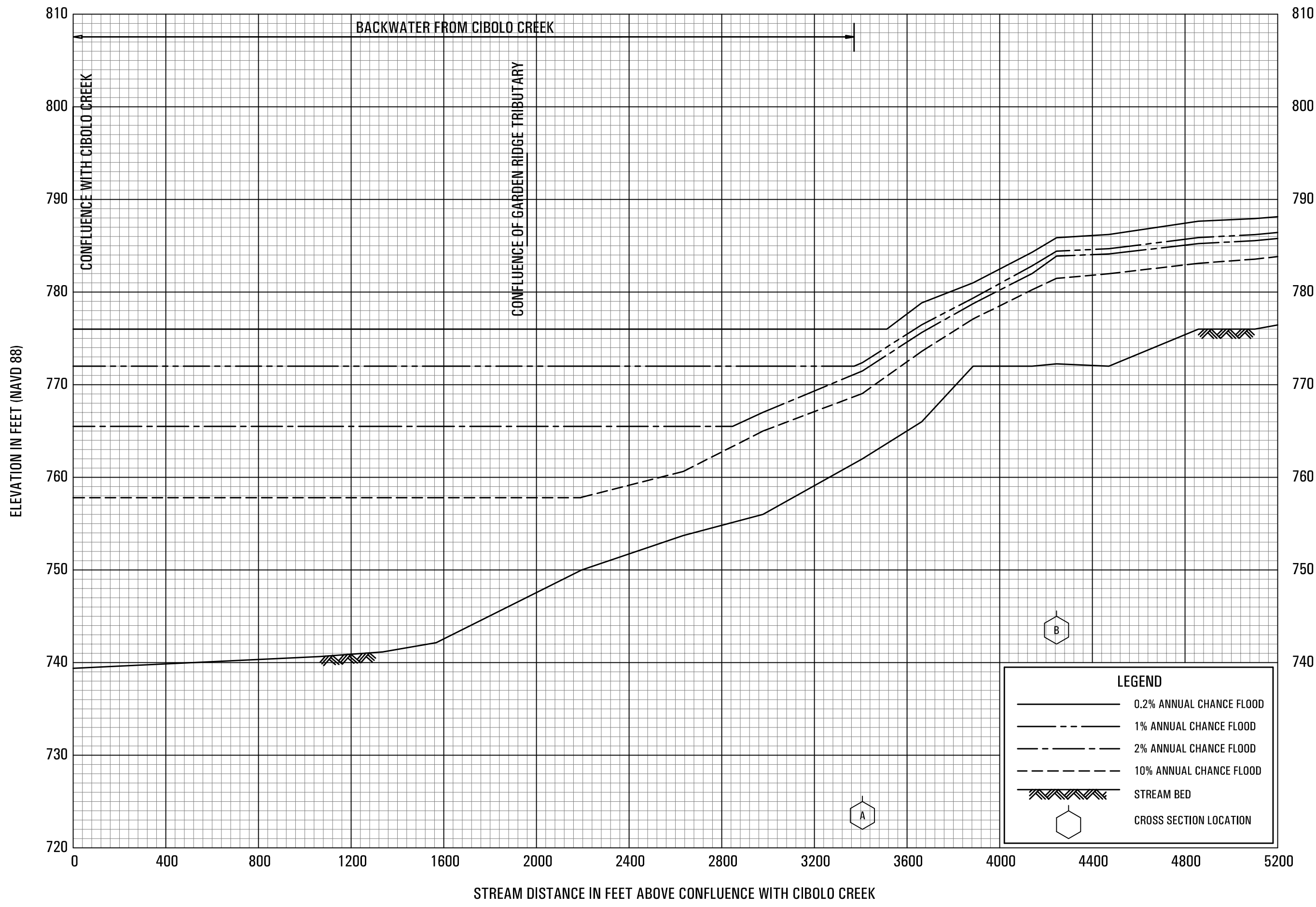


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BEAR CREEK

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14P

| LEGEND | |
|---|--------------------------|
|  | 0.2% ANNUAL CHANCE FLOOD |
|  | 1% ANNUAL CHANCE FLOOD |
|  | 2% ANNUAL CHANCE FLOOD |
|  | 10% ANNUAL CHANCE FLOOD |
|  | STREAM BED |
|  | CROSS SECTION LOCATION |

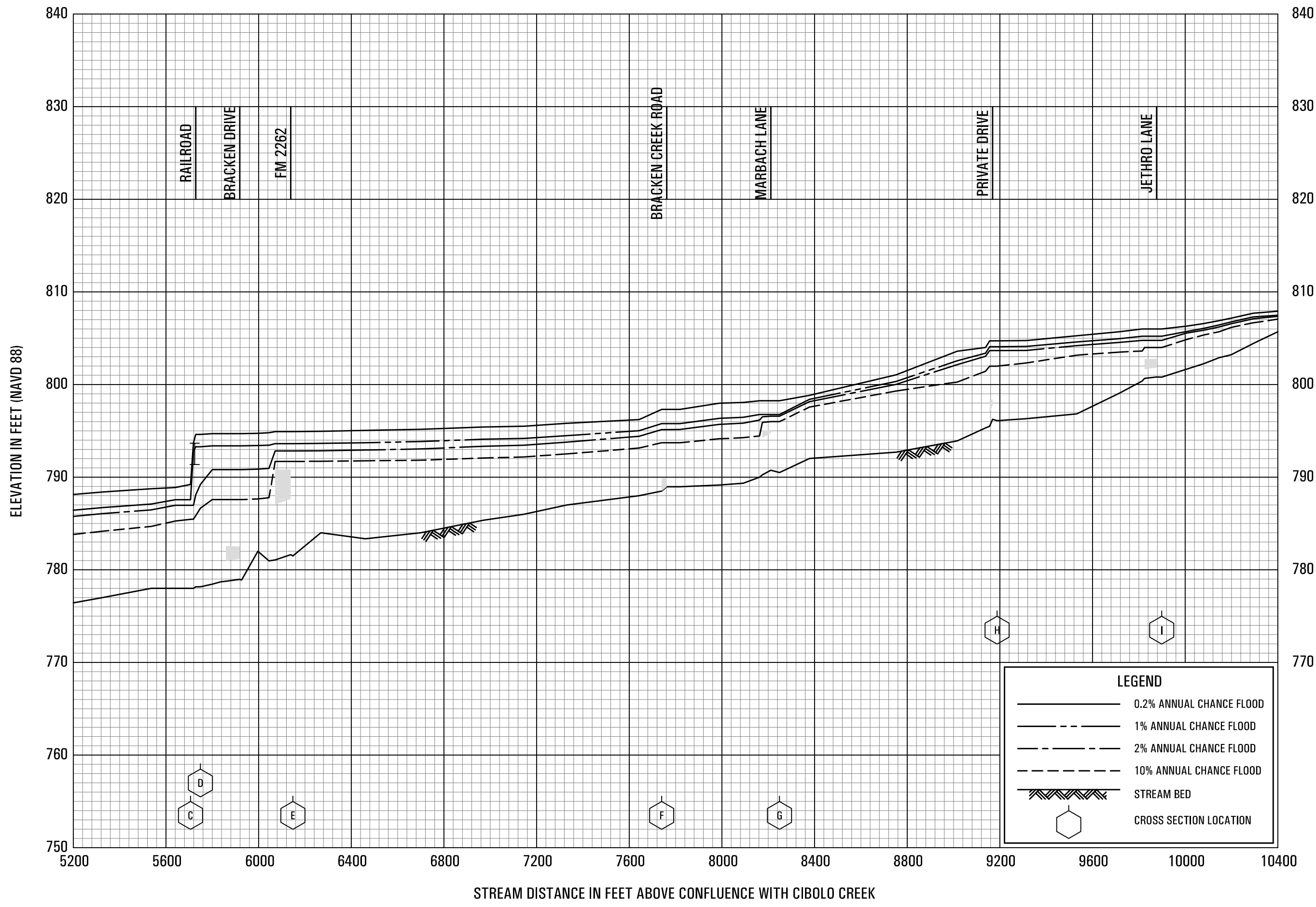


FLOOD PROFILES

BRACKEN TRIBUTARY

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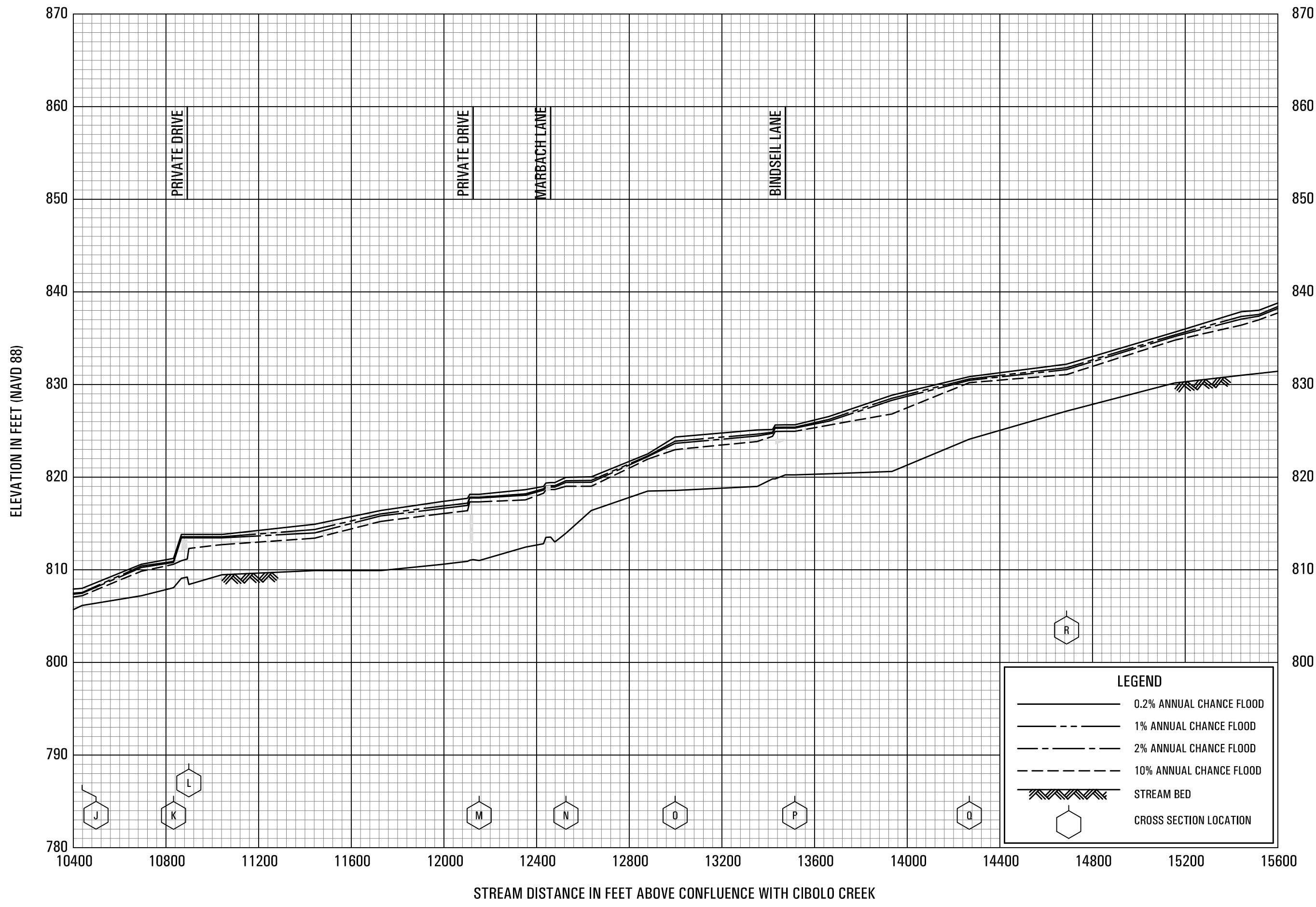


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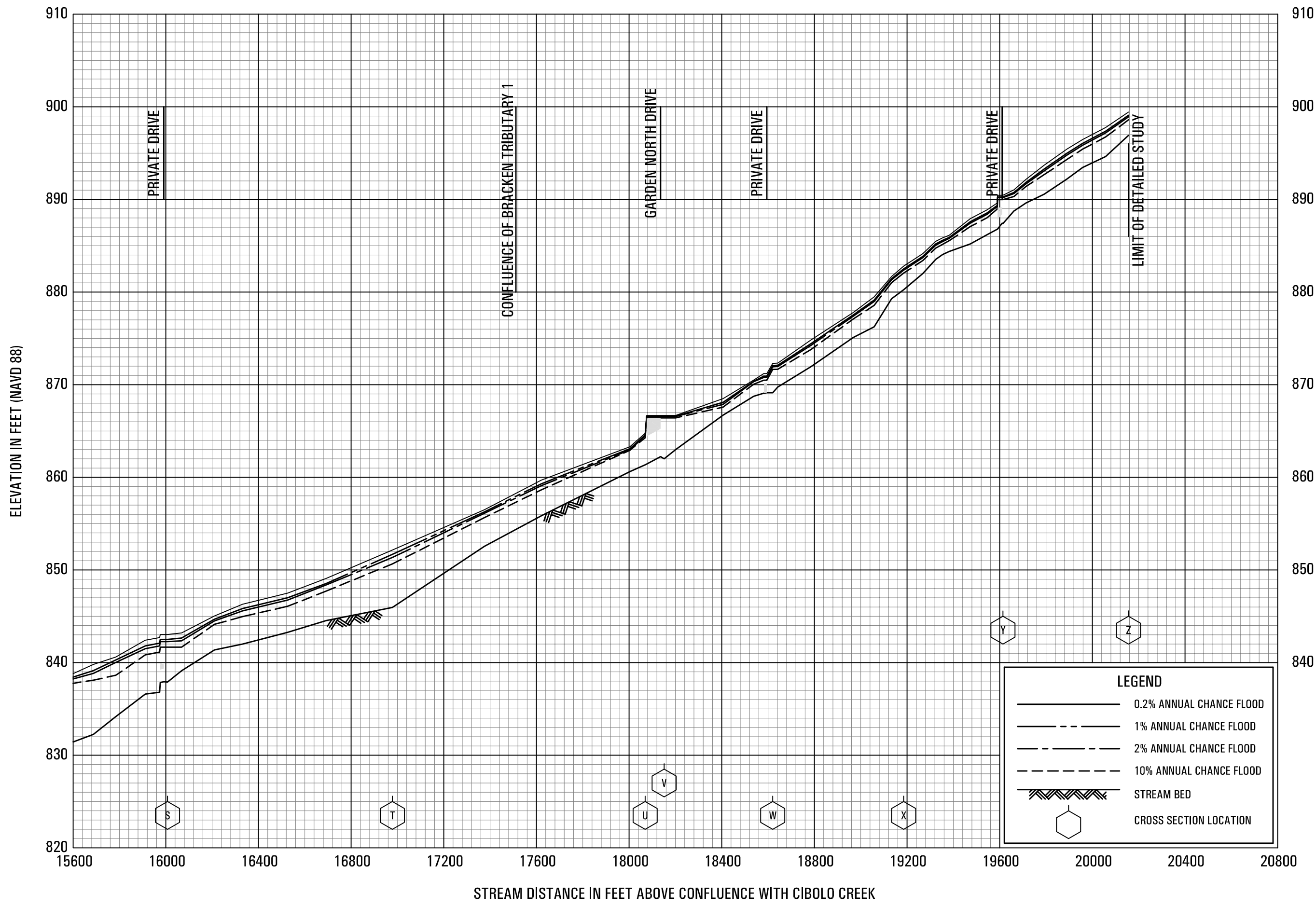


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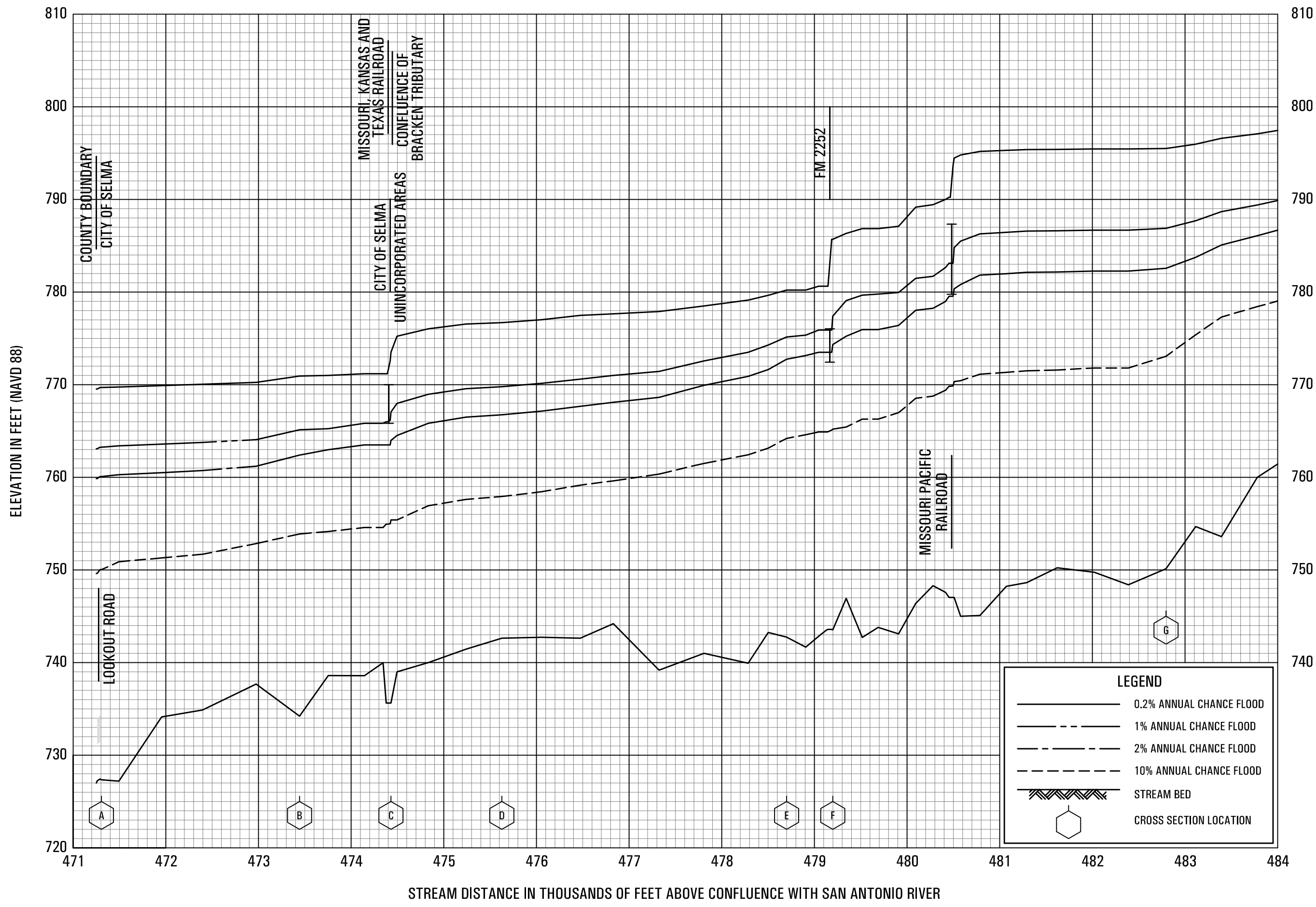
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| LEGEND | |
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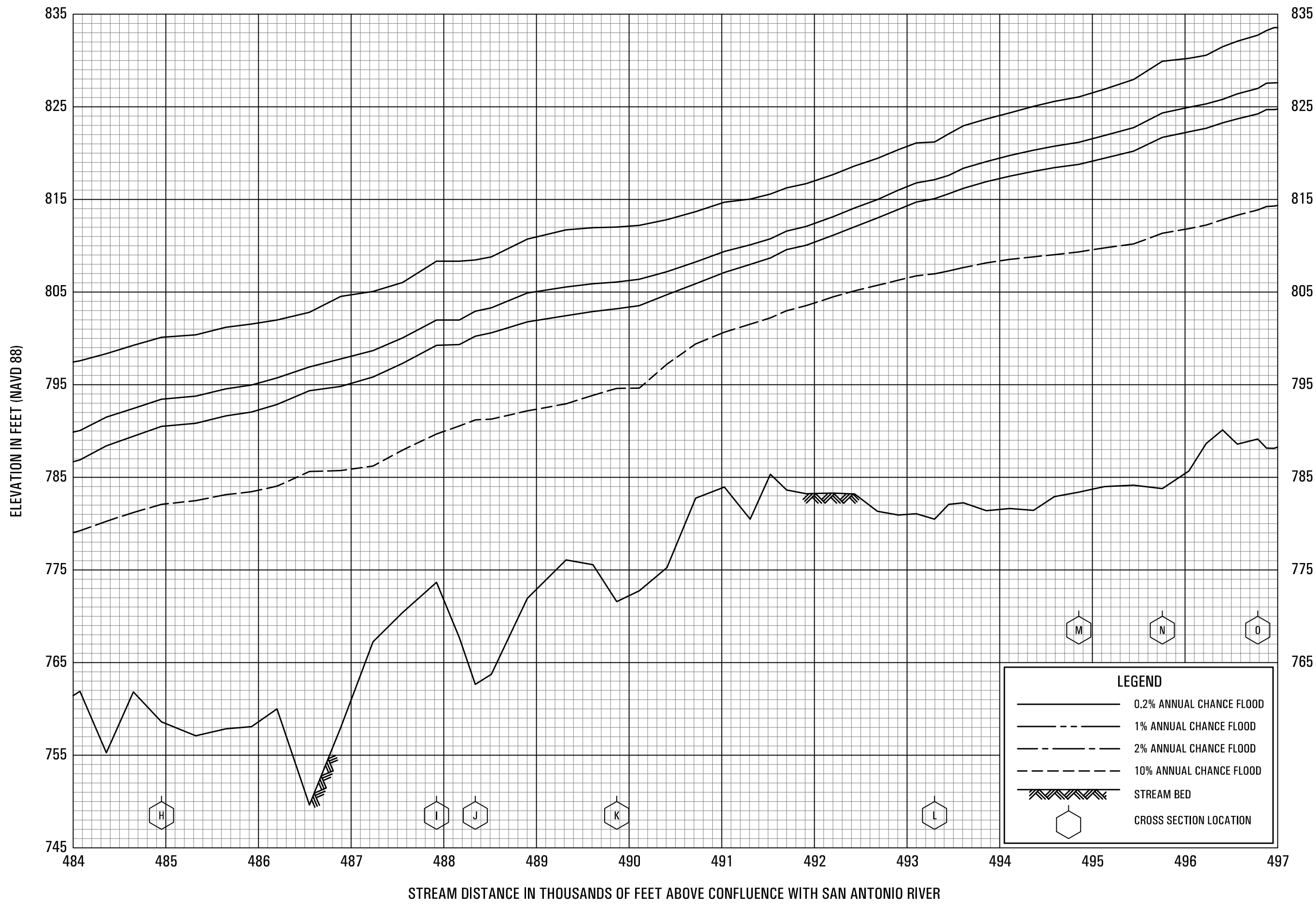


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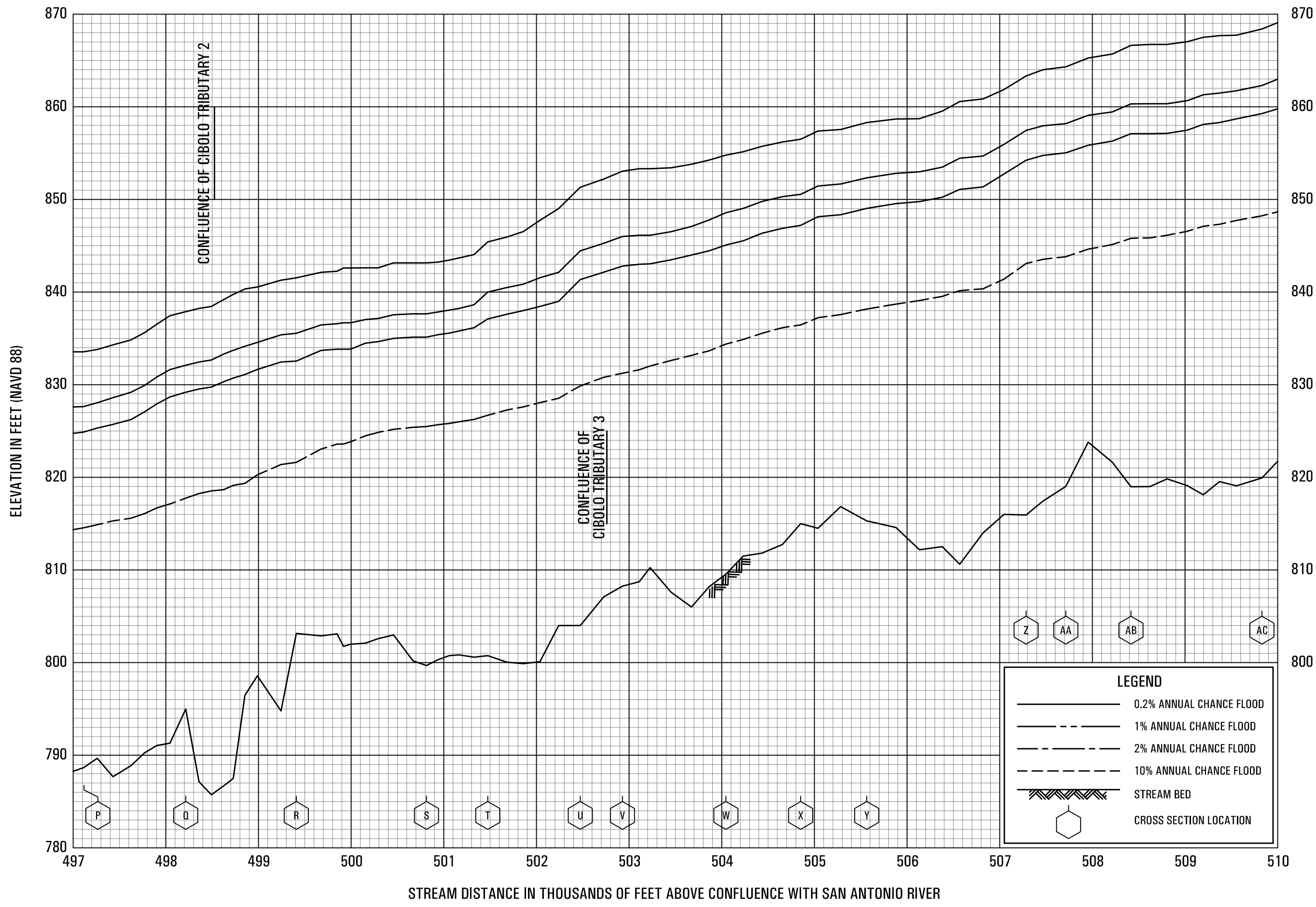
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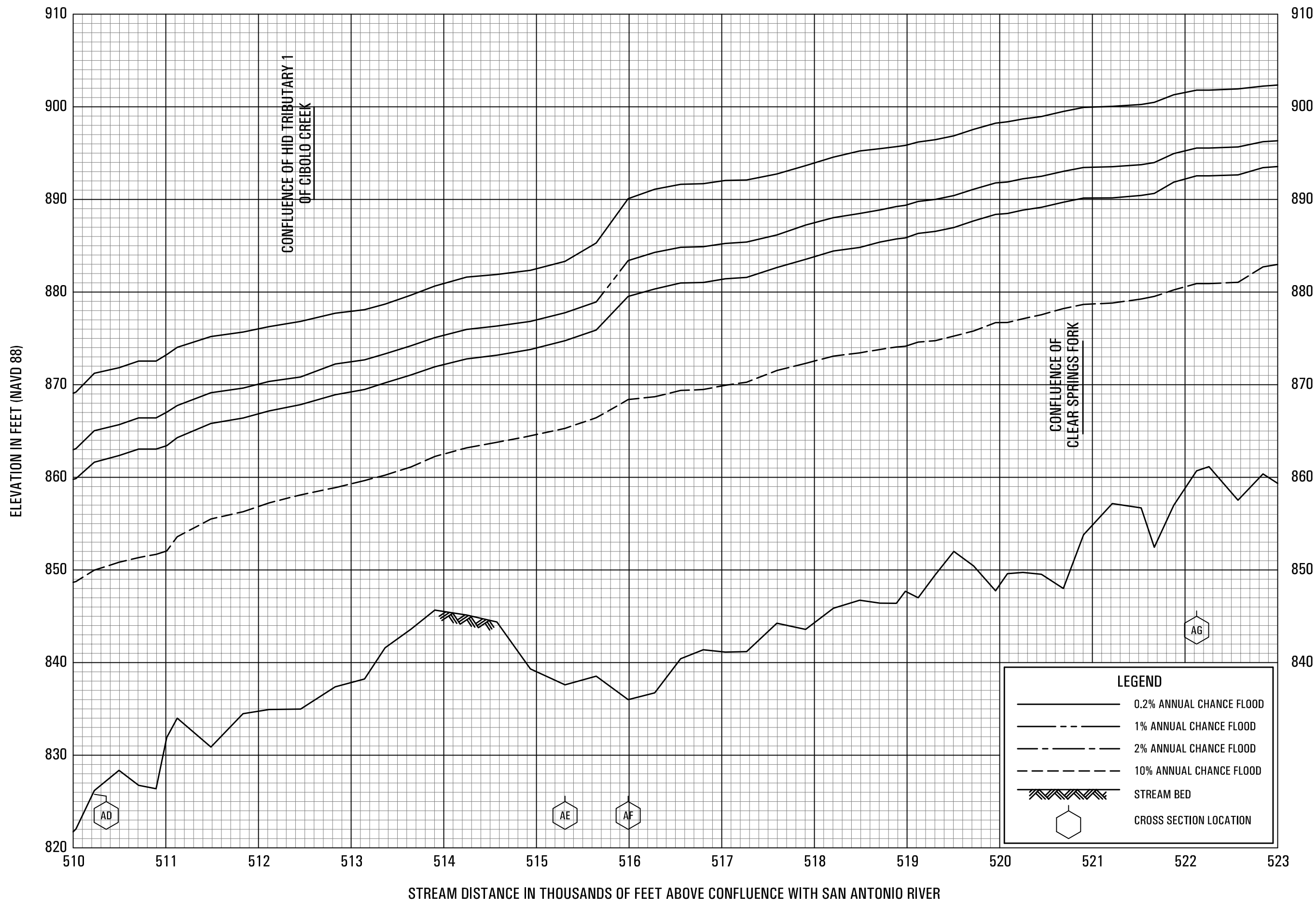
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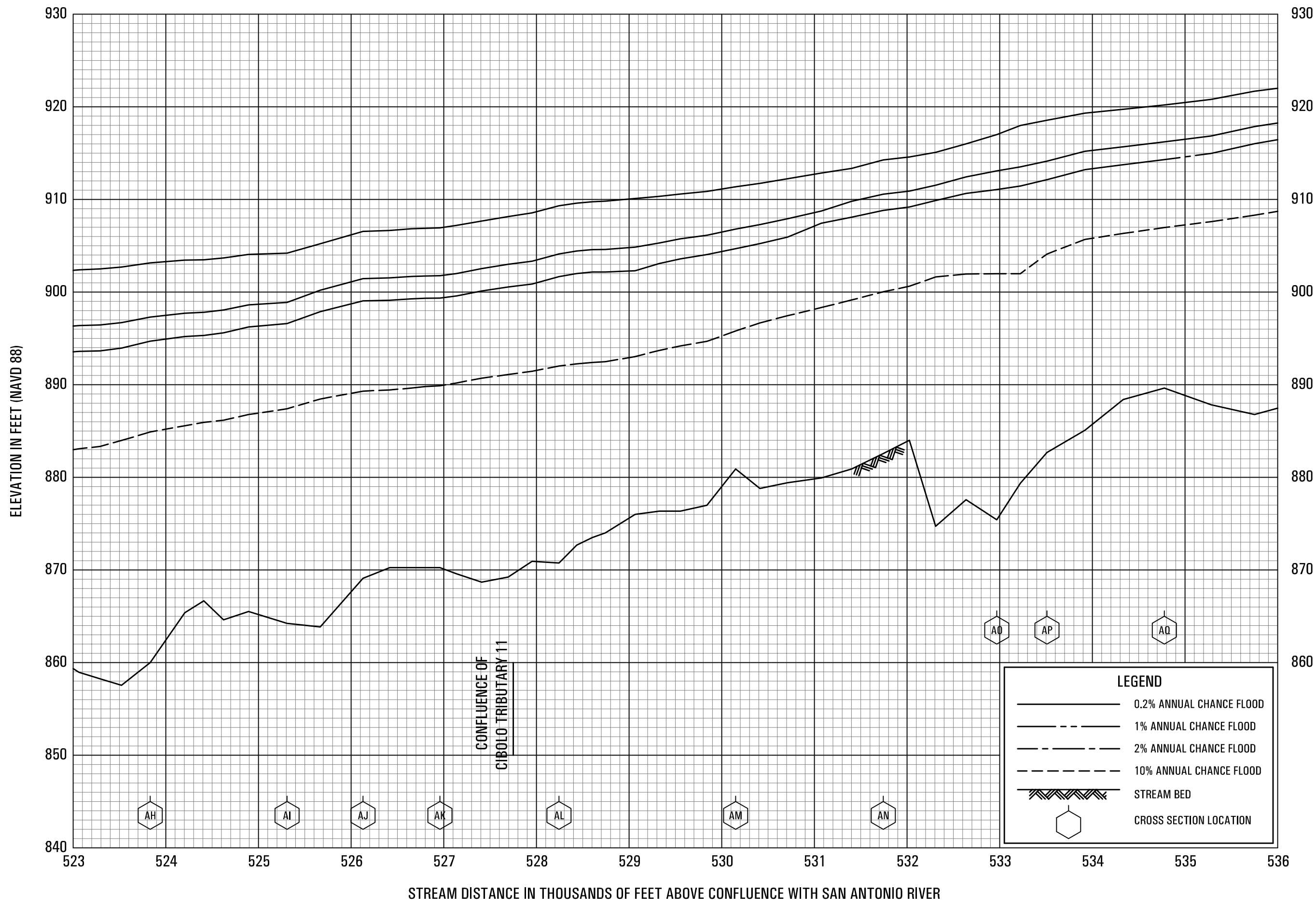
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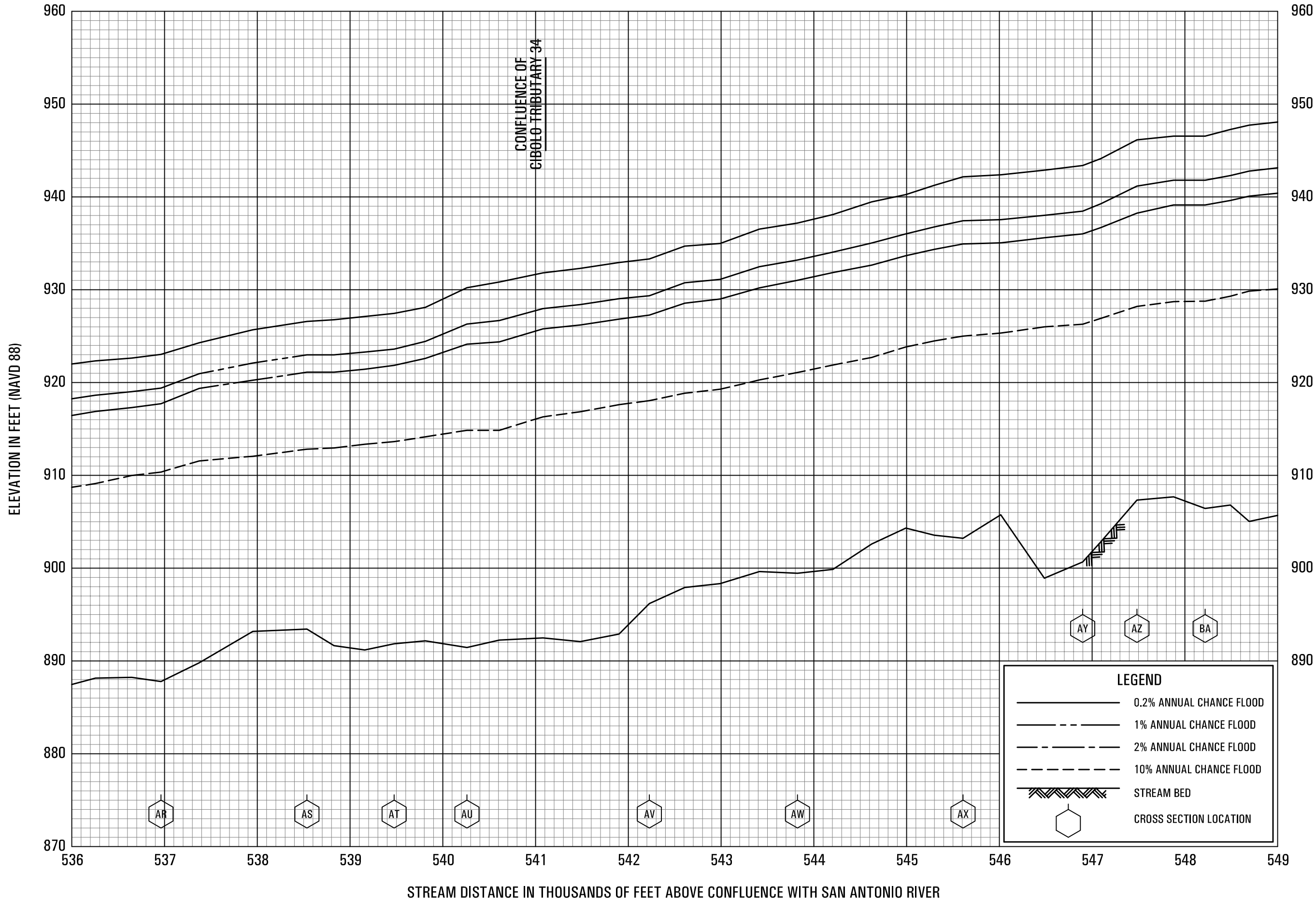
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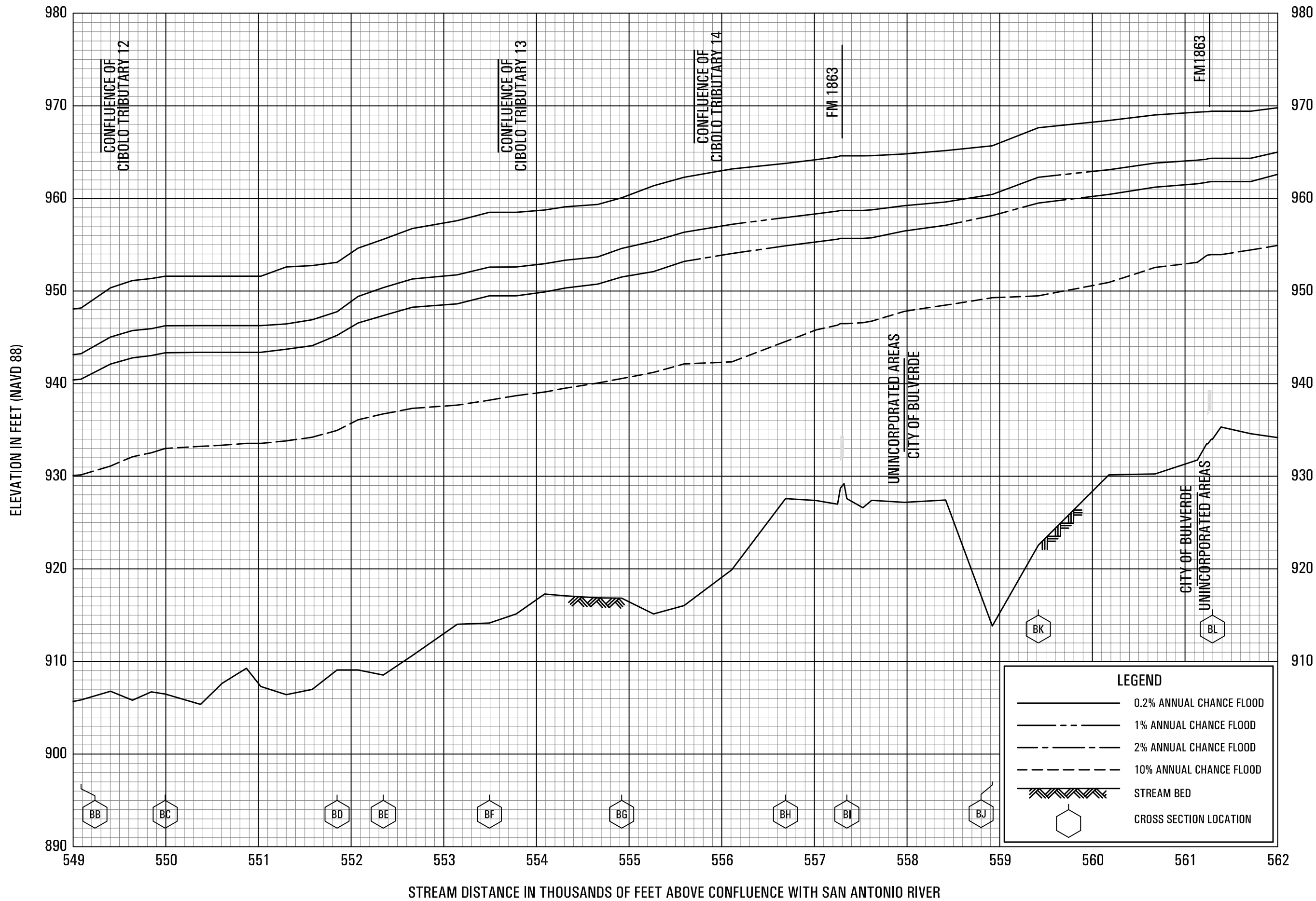


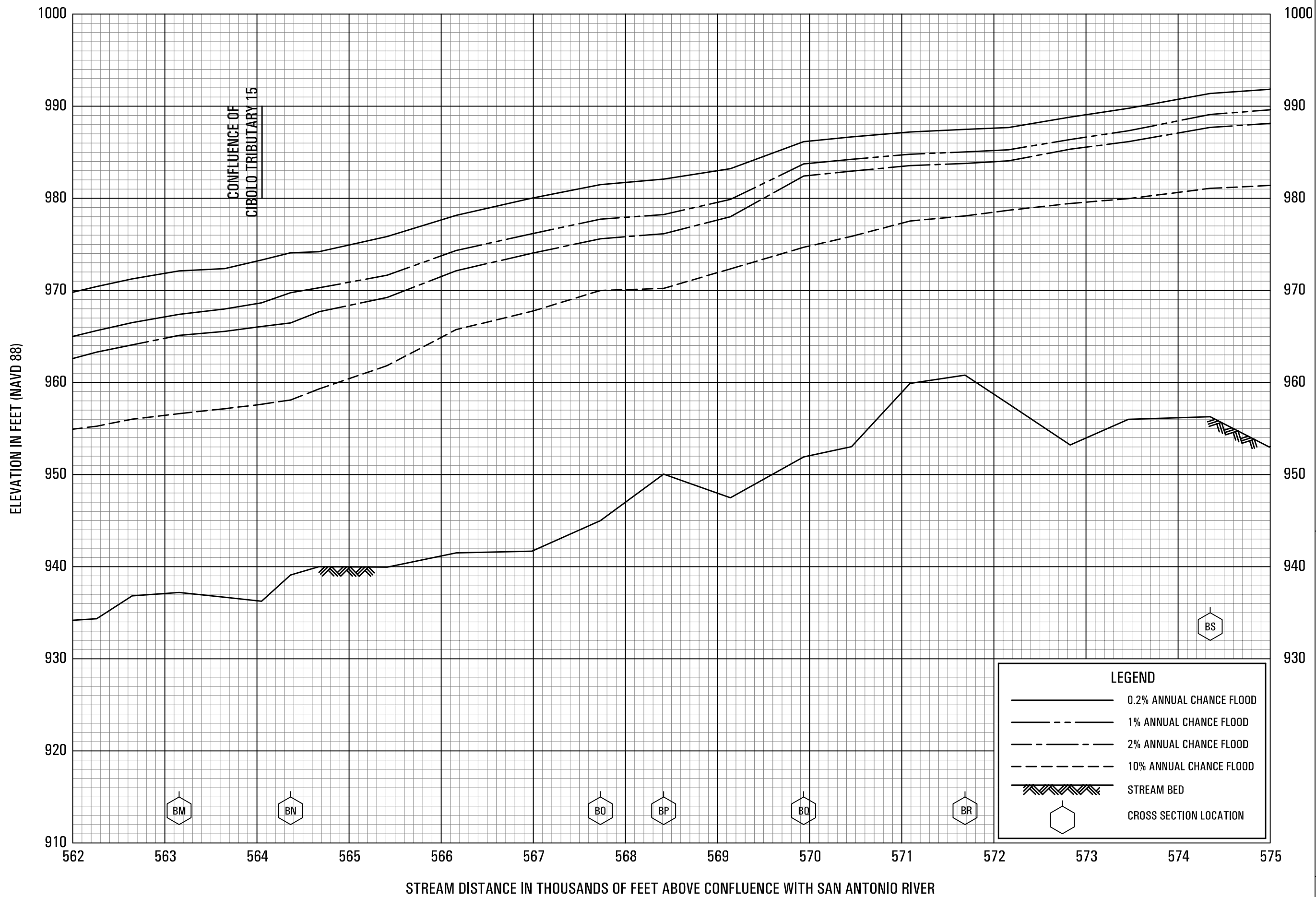
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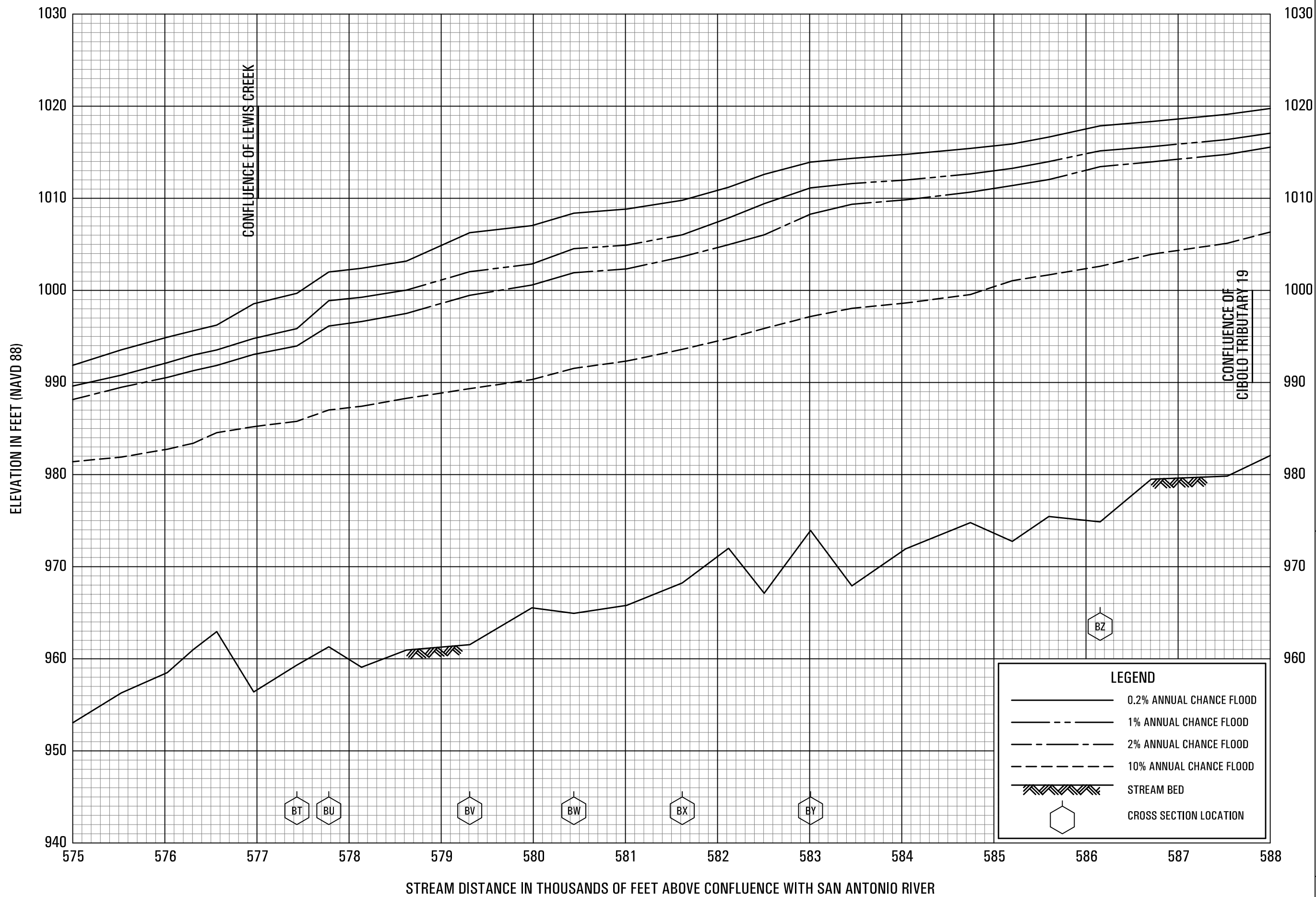




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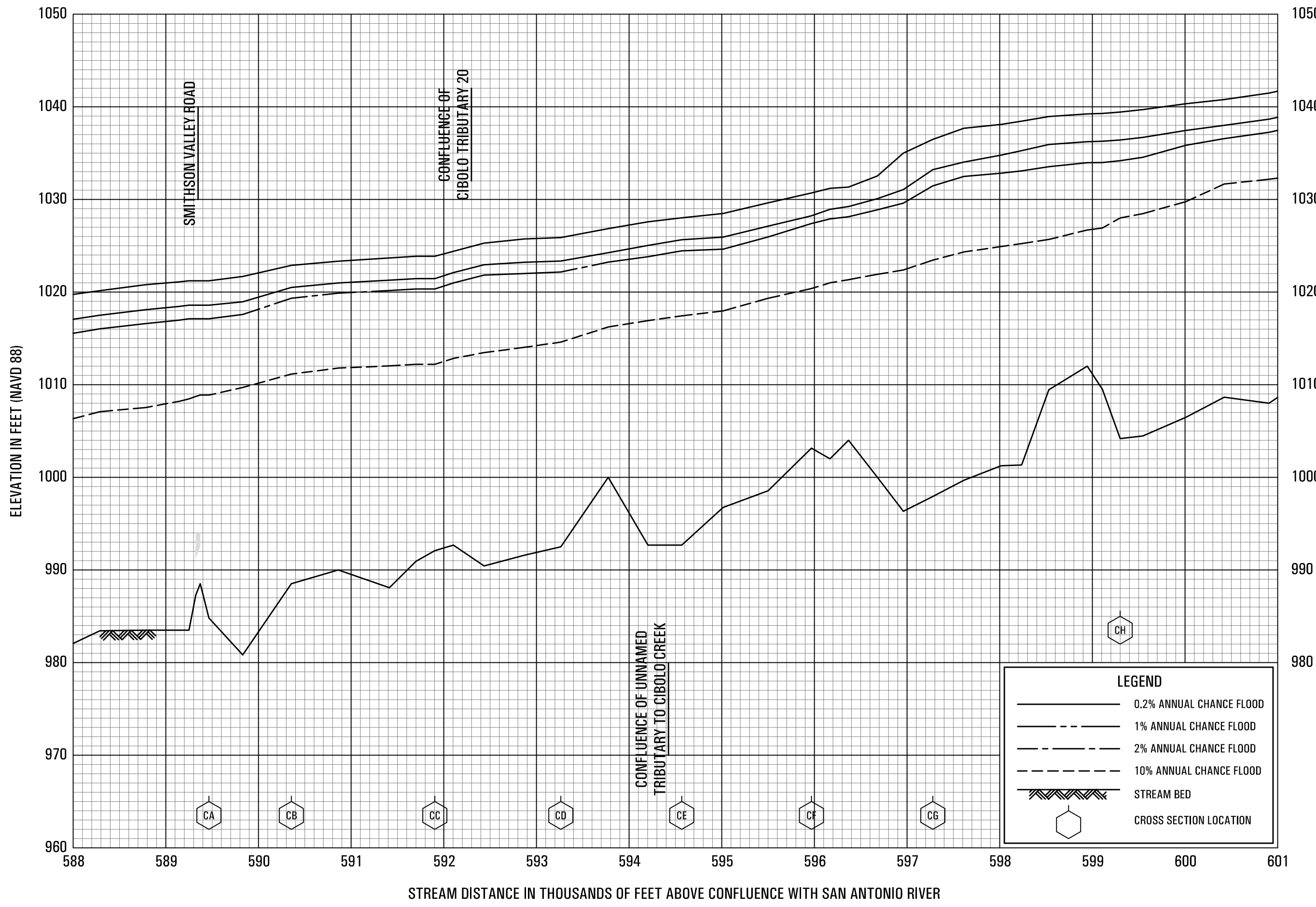
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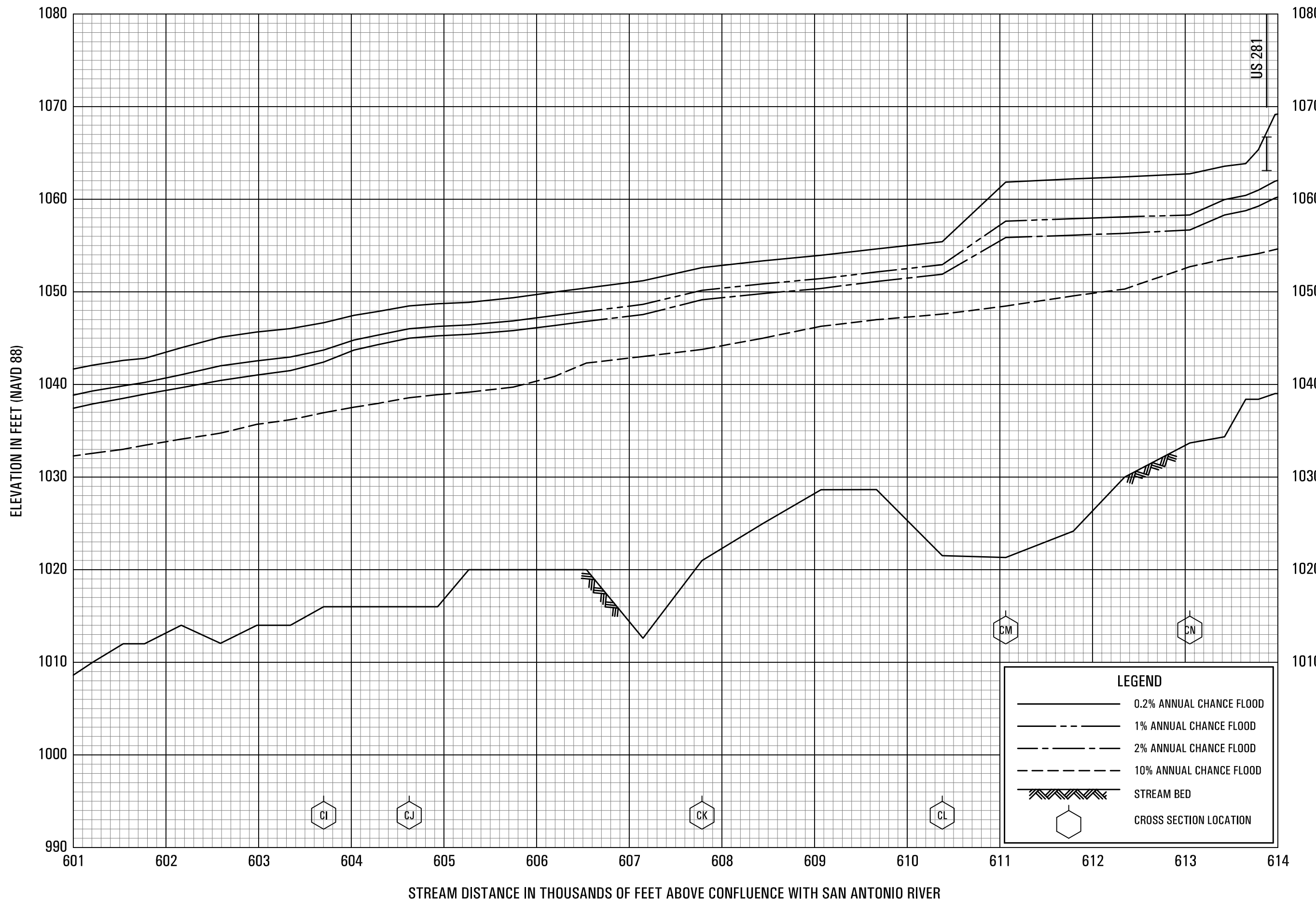


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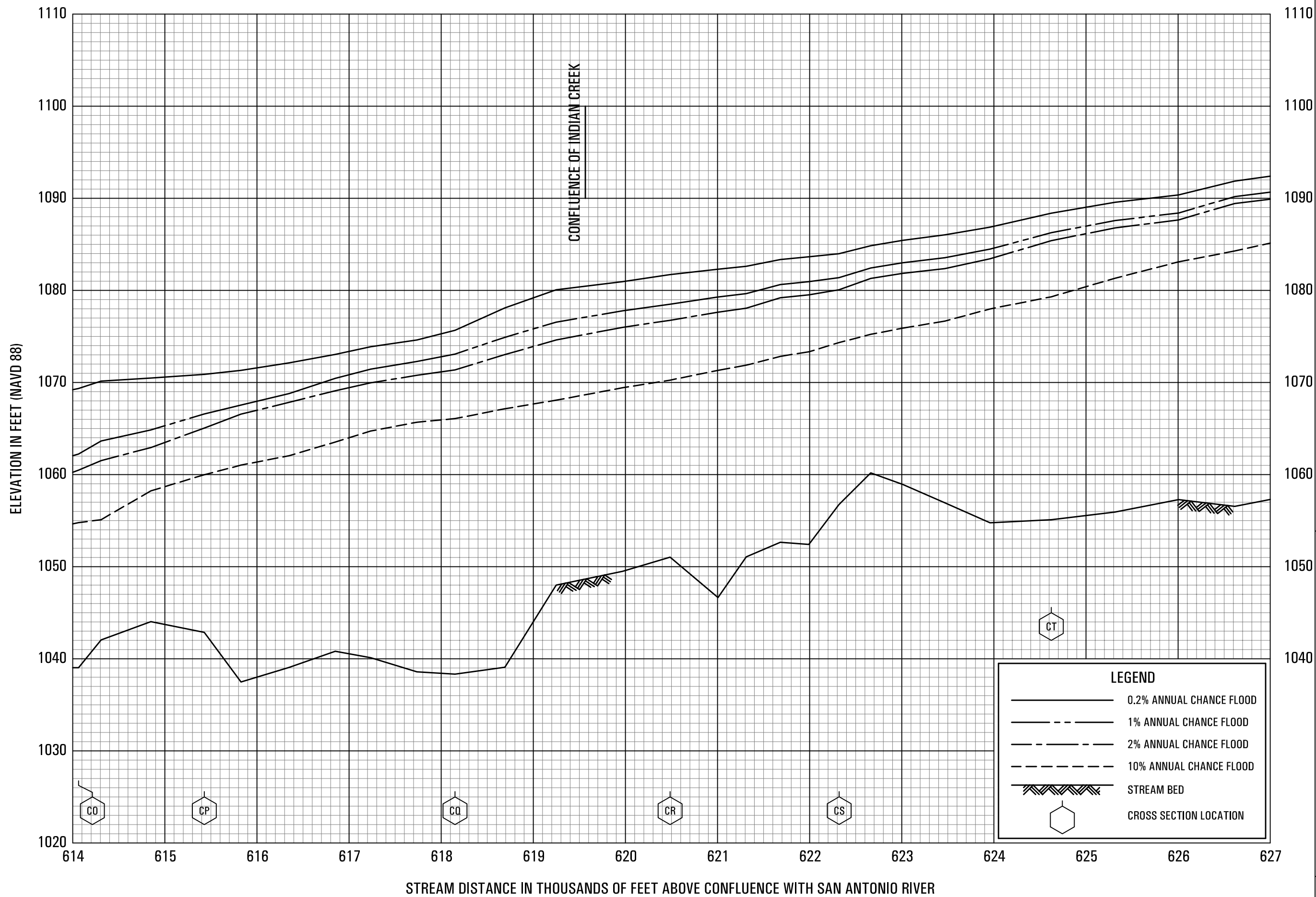
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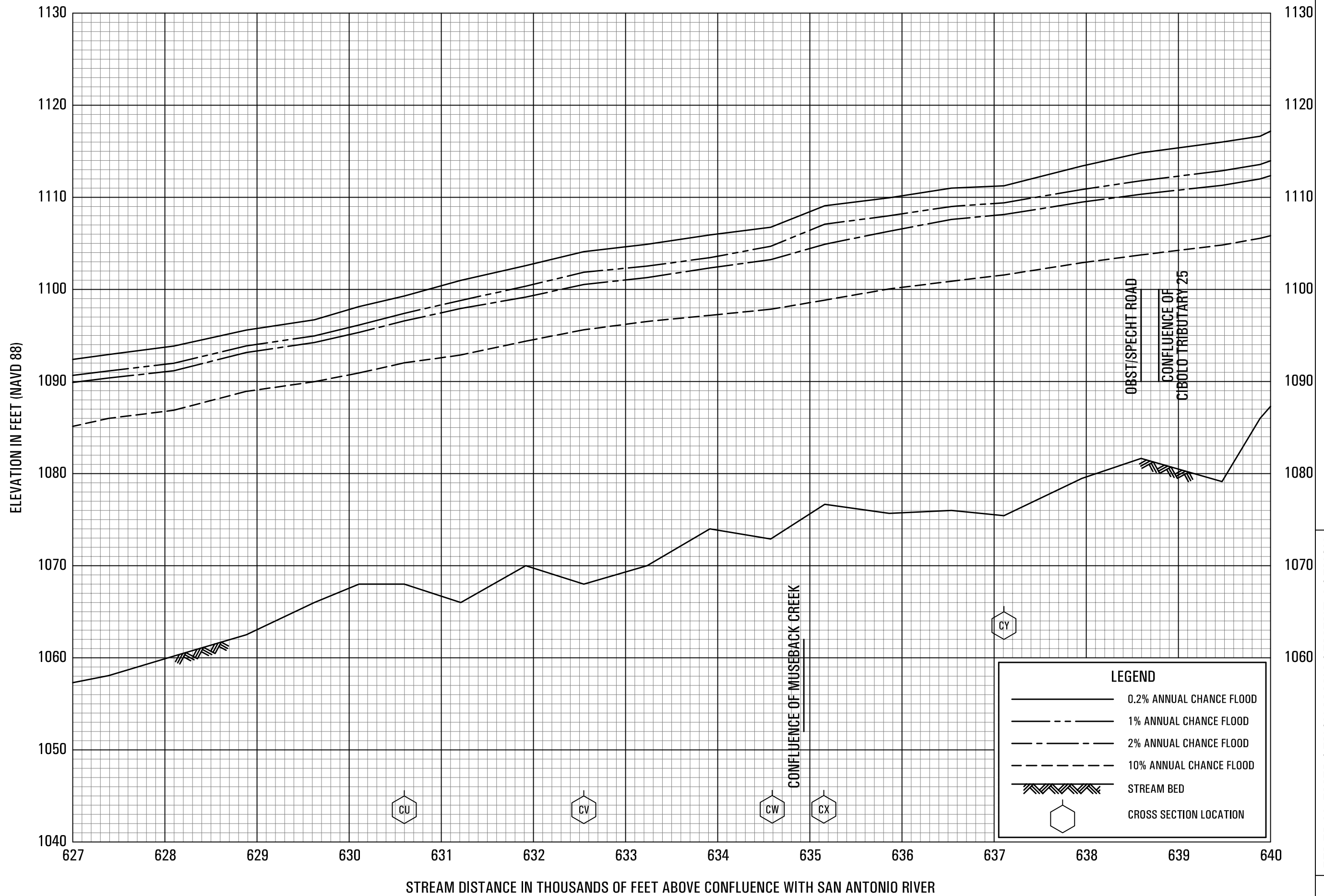
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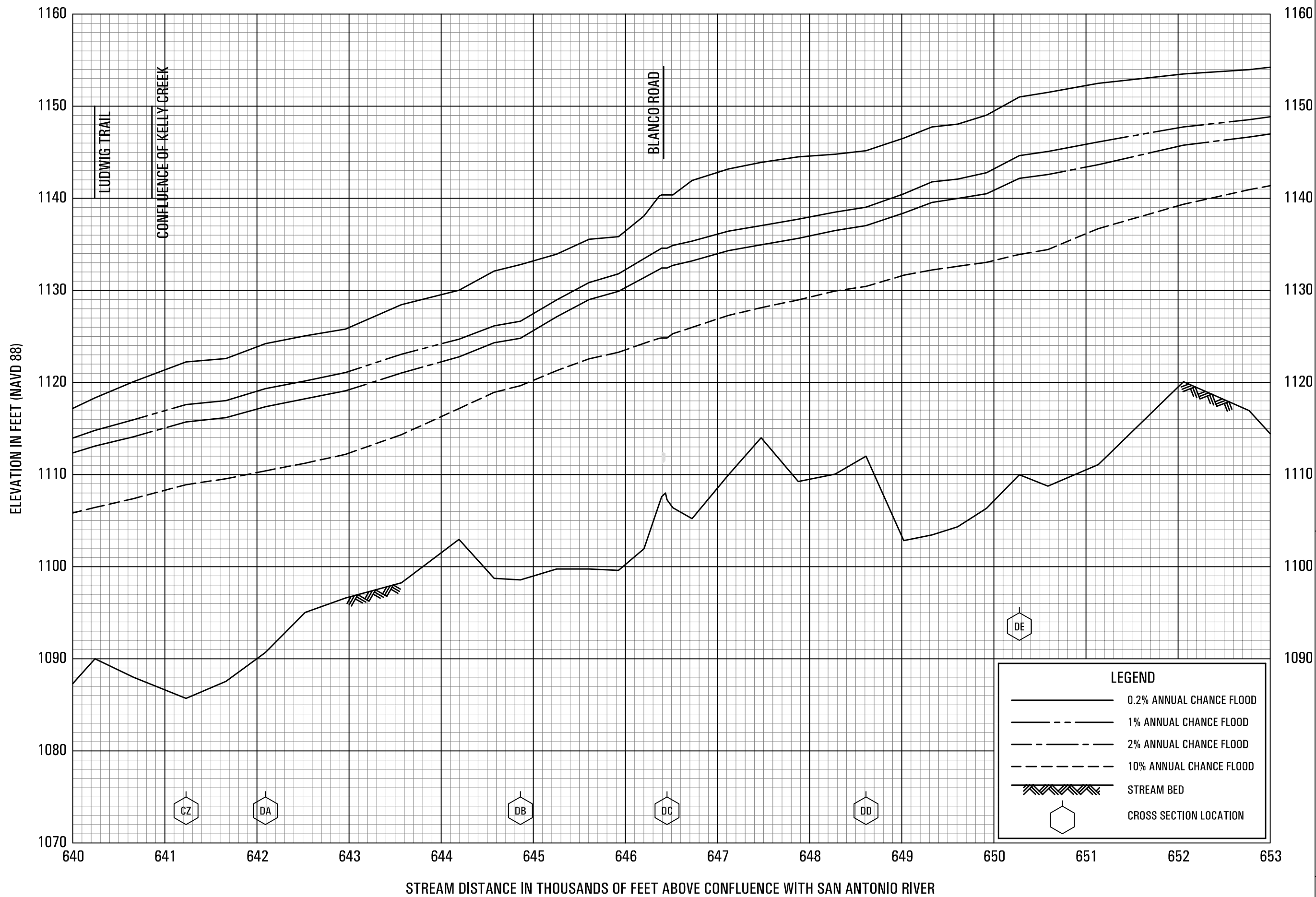
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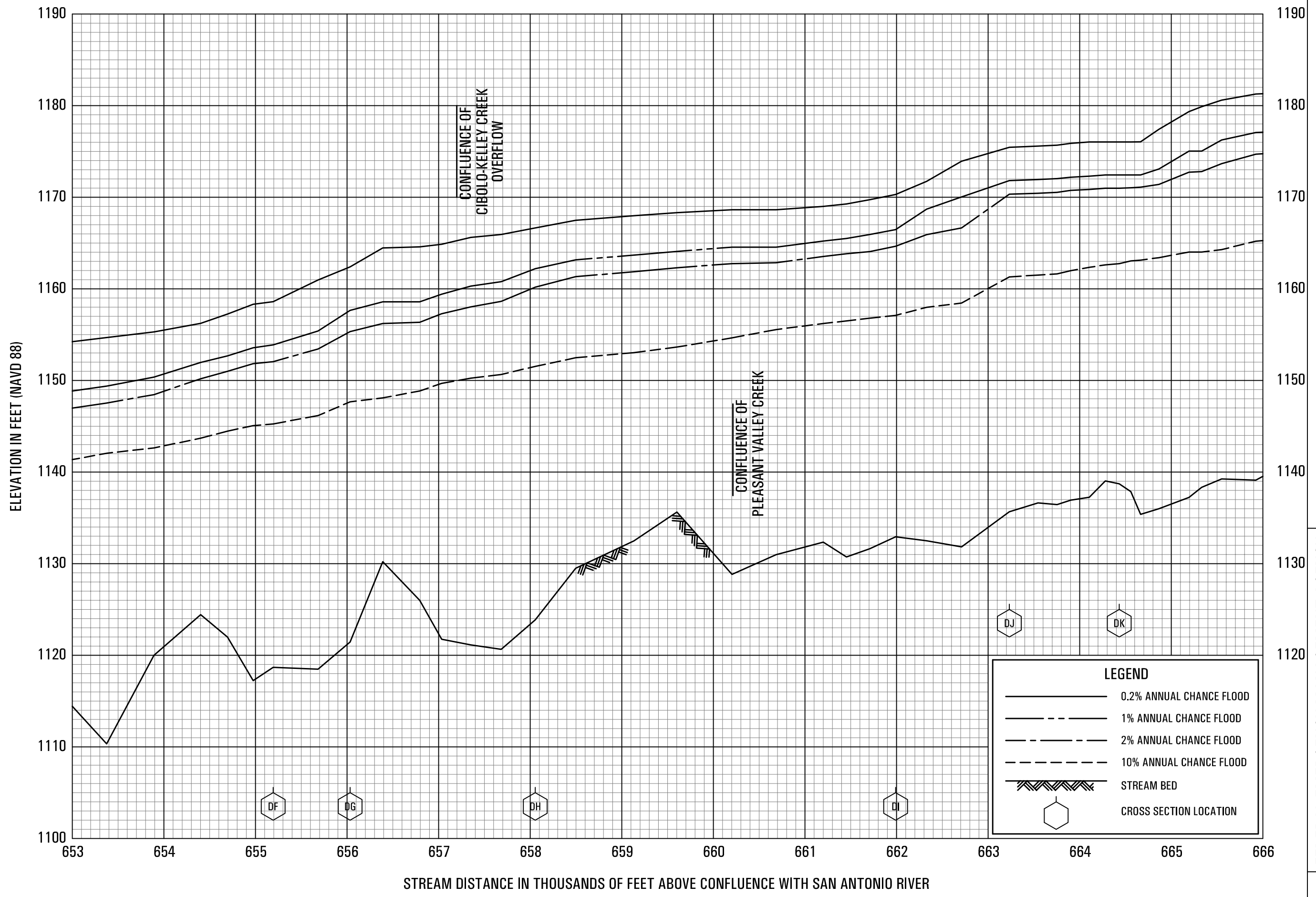
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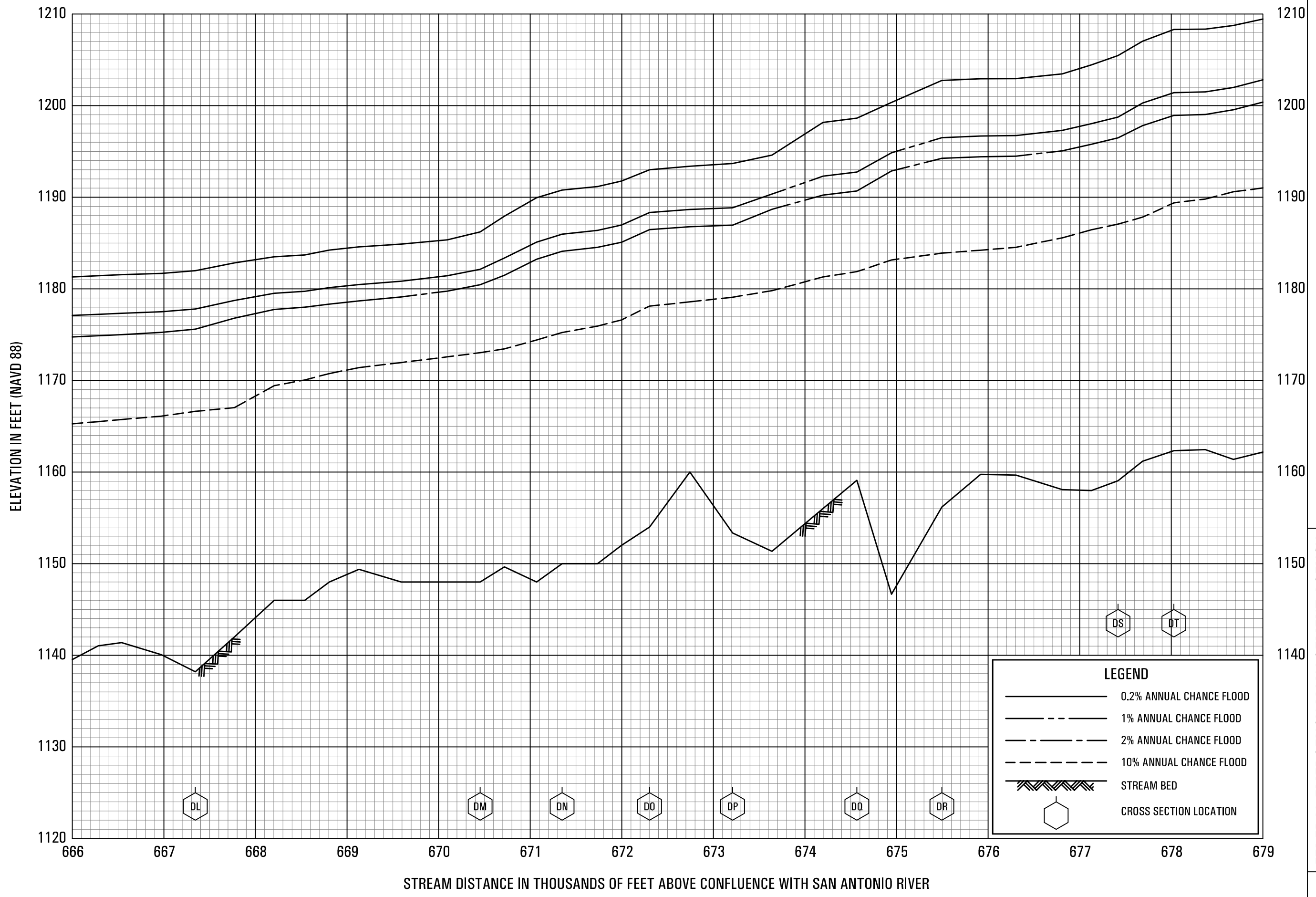
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COMAL COUNTY, TX

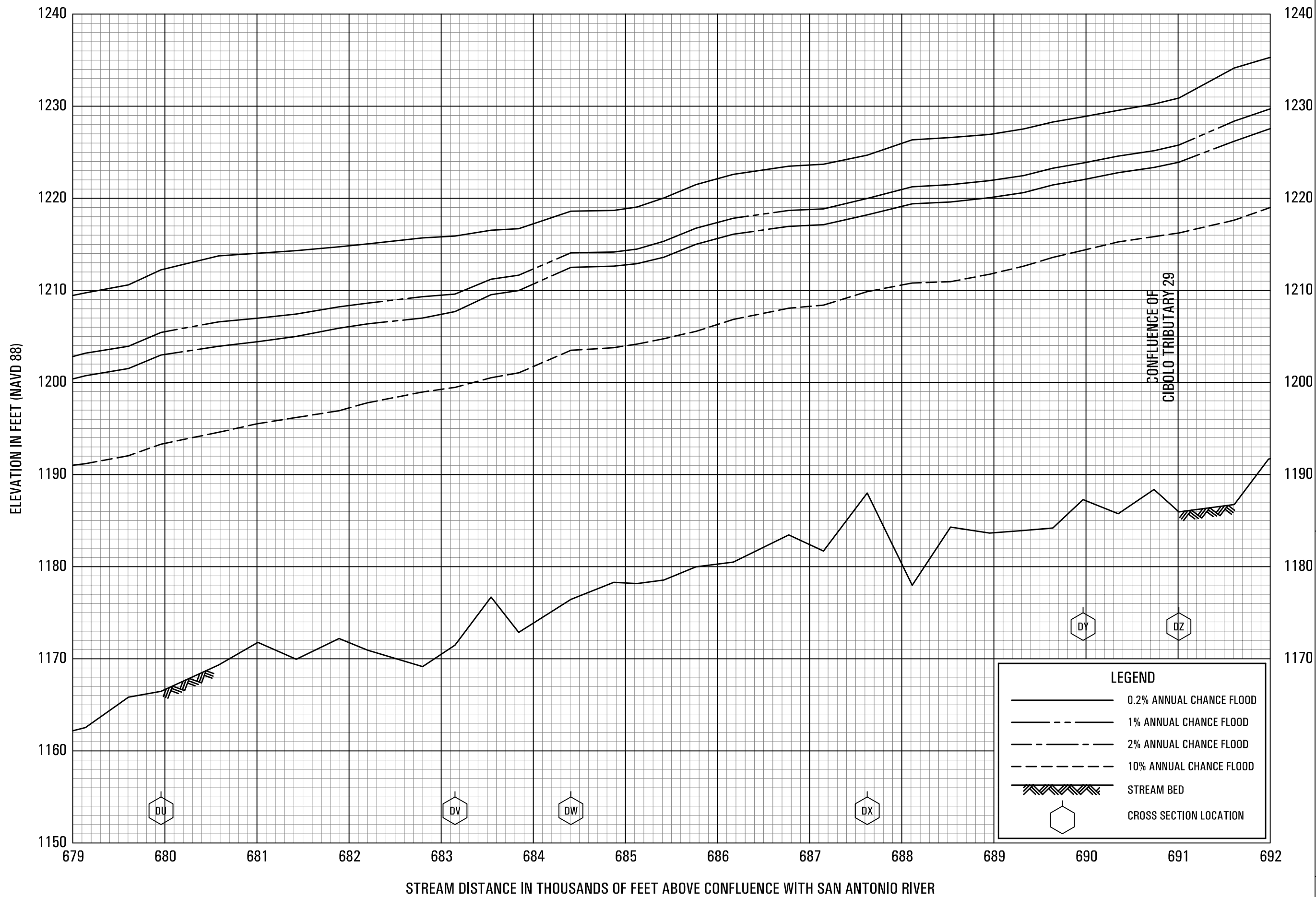
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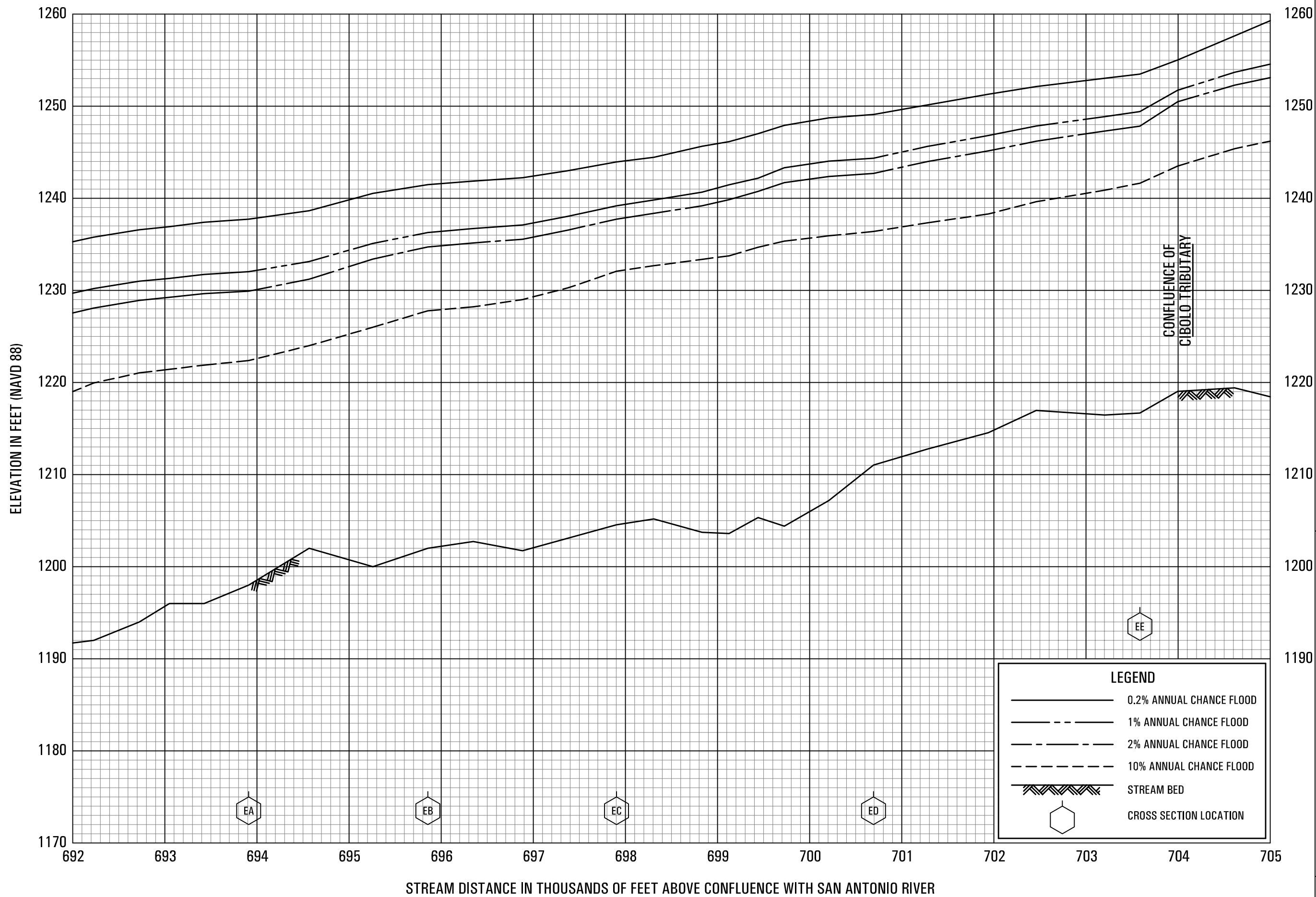
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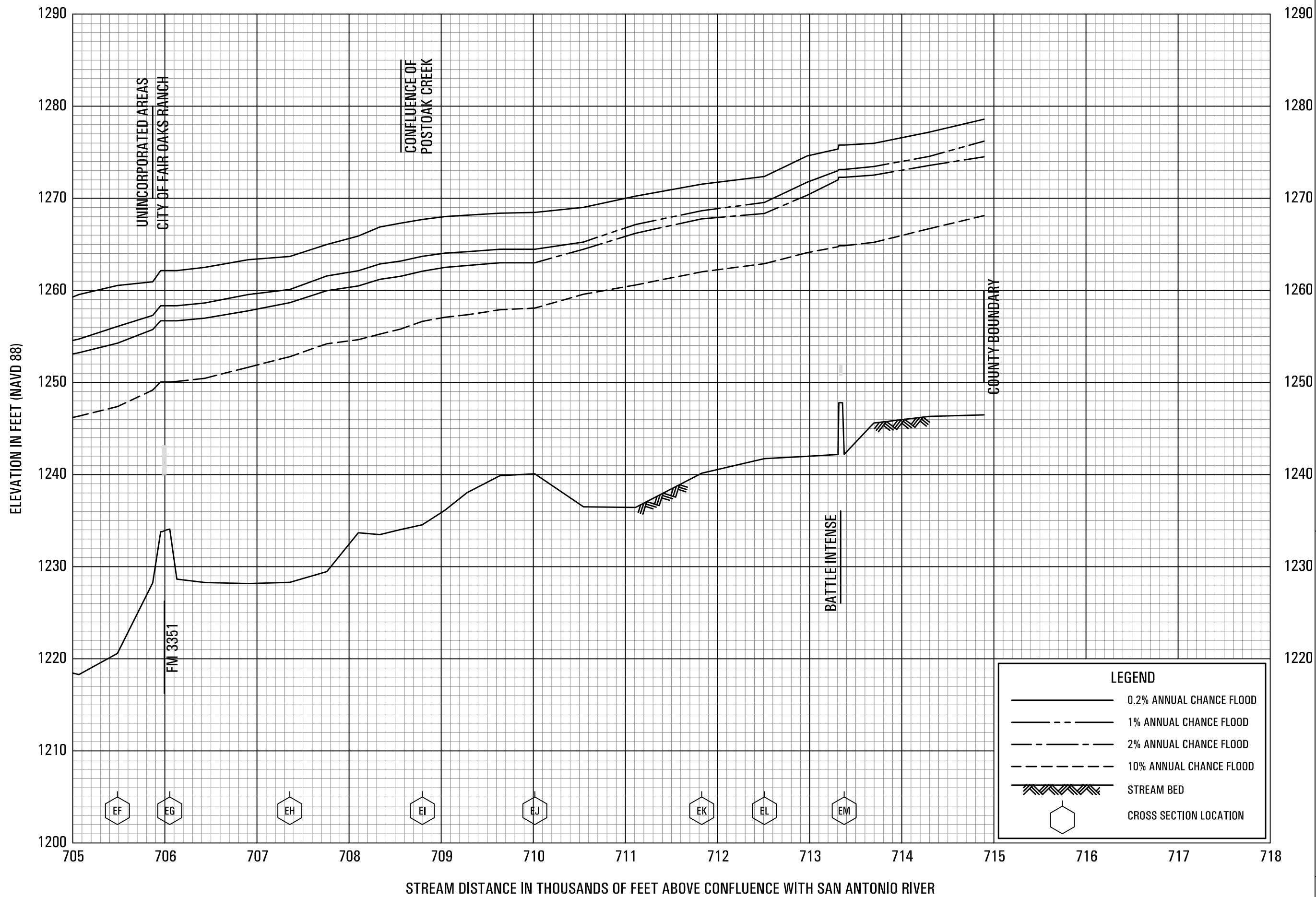
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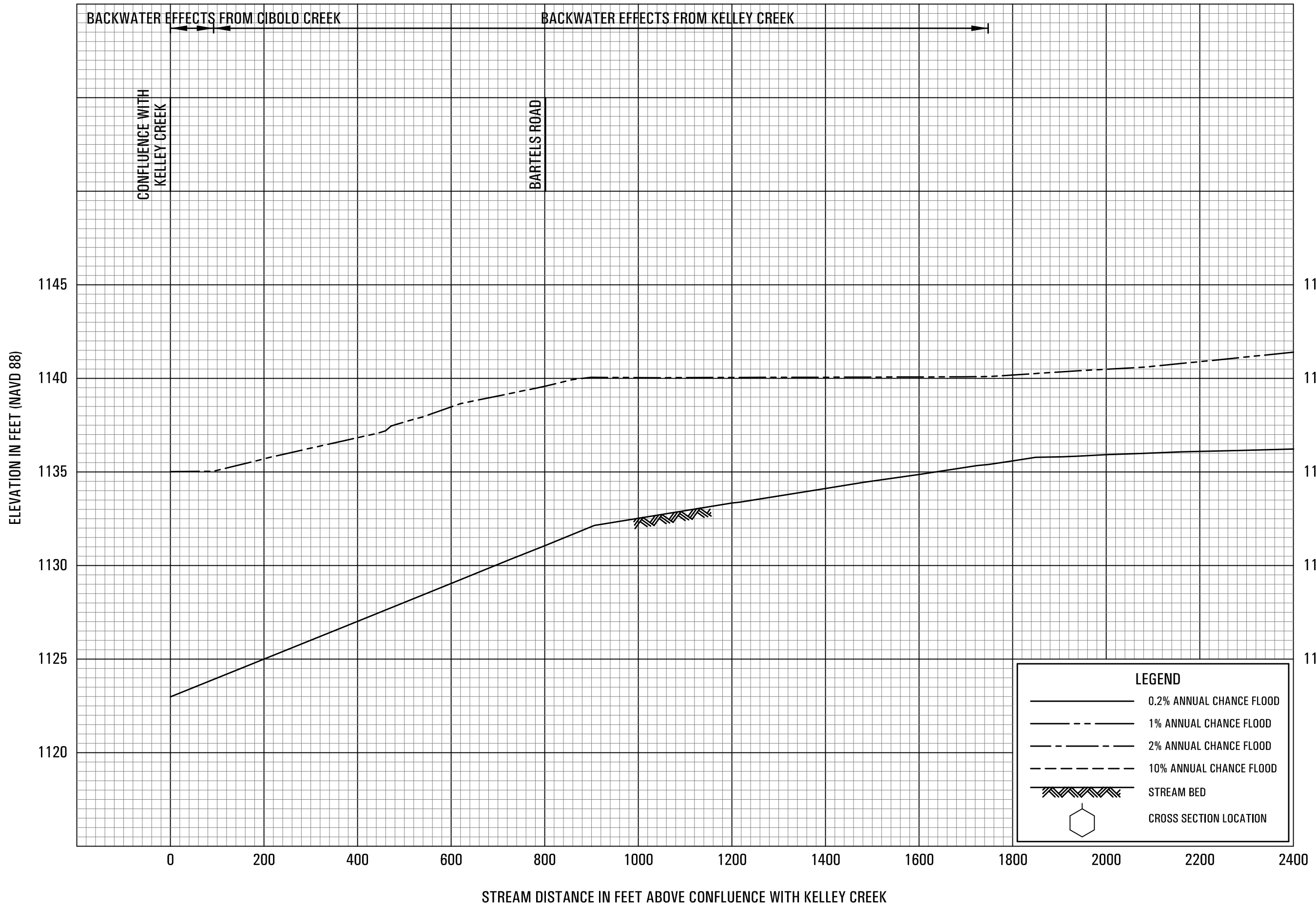


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CIBOLO CREEK

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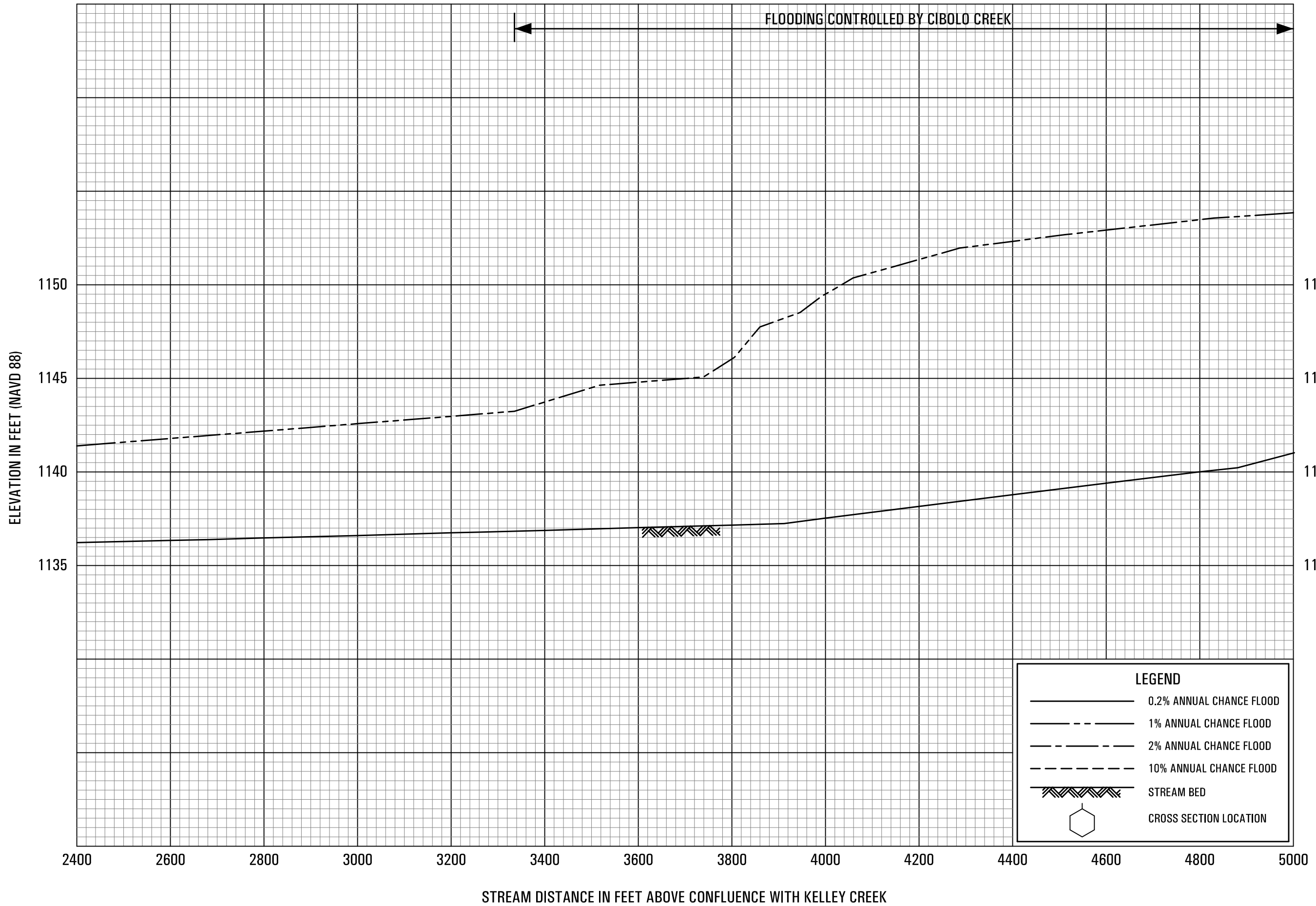




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CIBOLO-KELLEY CREEK OVERFLOW

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COMAL COUNTY, TX
 AND INCORPORATED AREAS



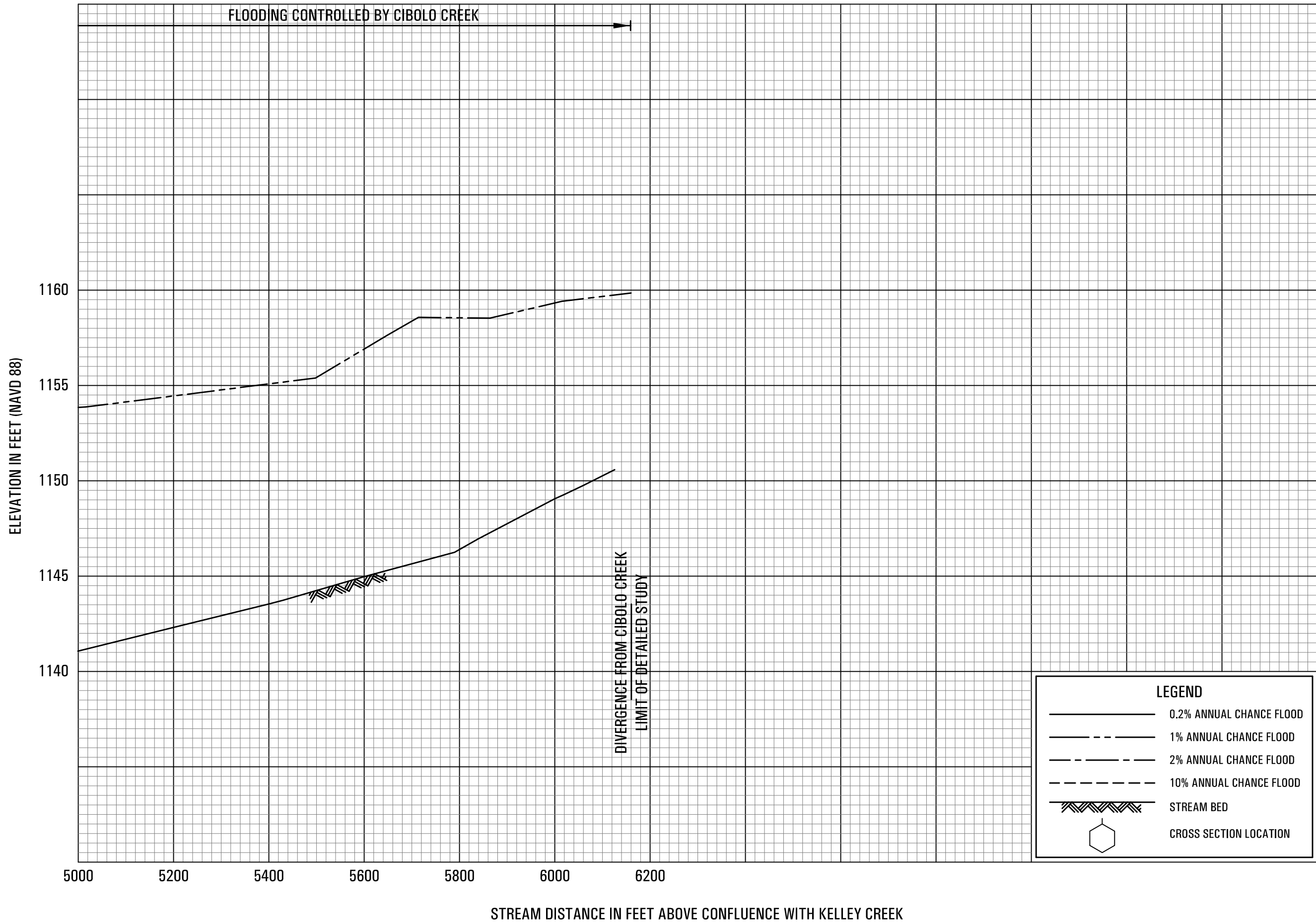
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CIBOLO-KELLEY CREEK OVERFLOW

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COMAL COUNTY, TX

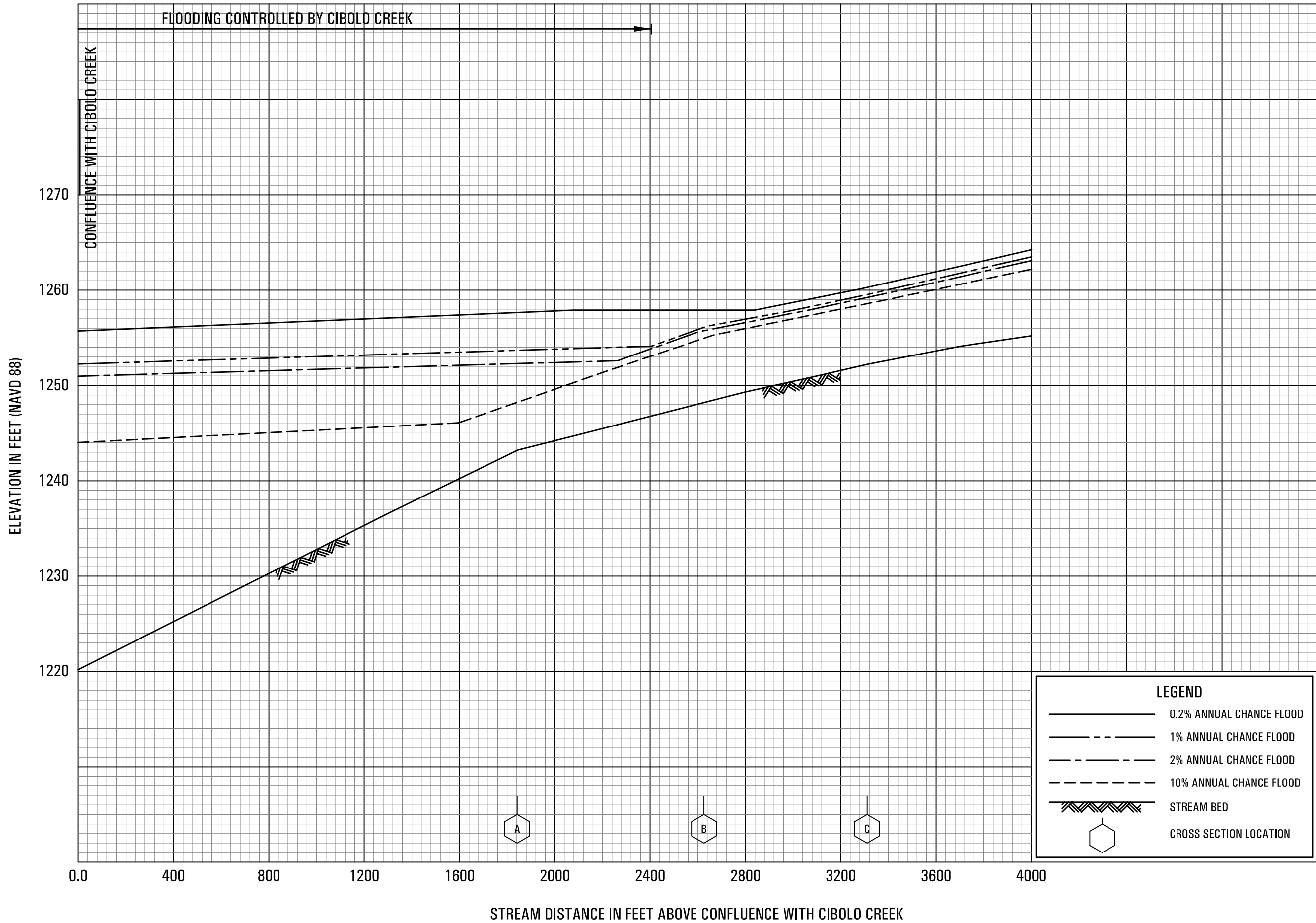
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CIBOLO-KELLEY CREEK OVERFLOW

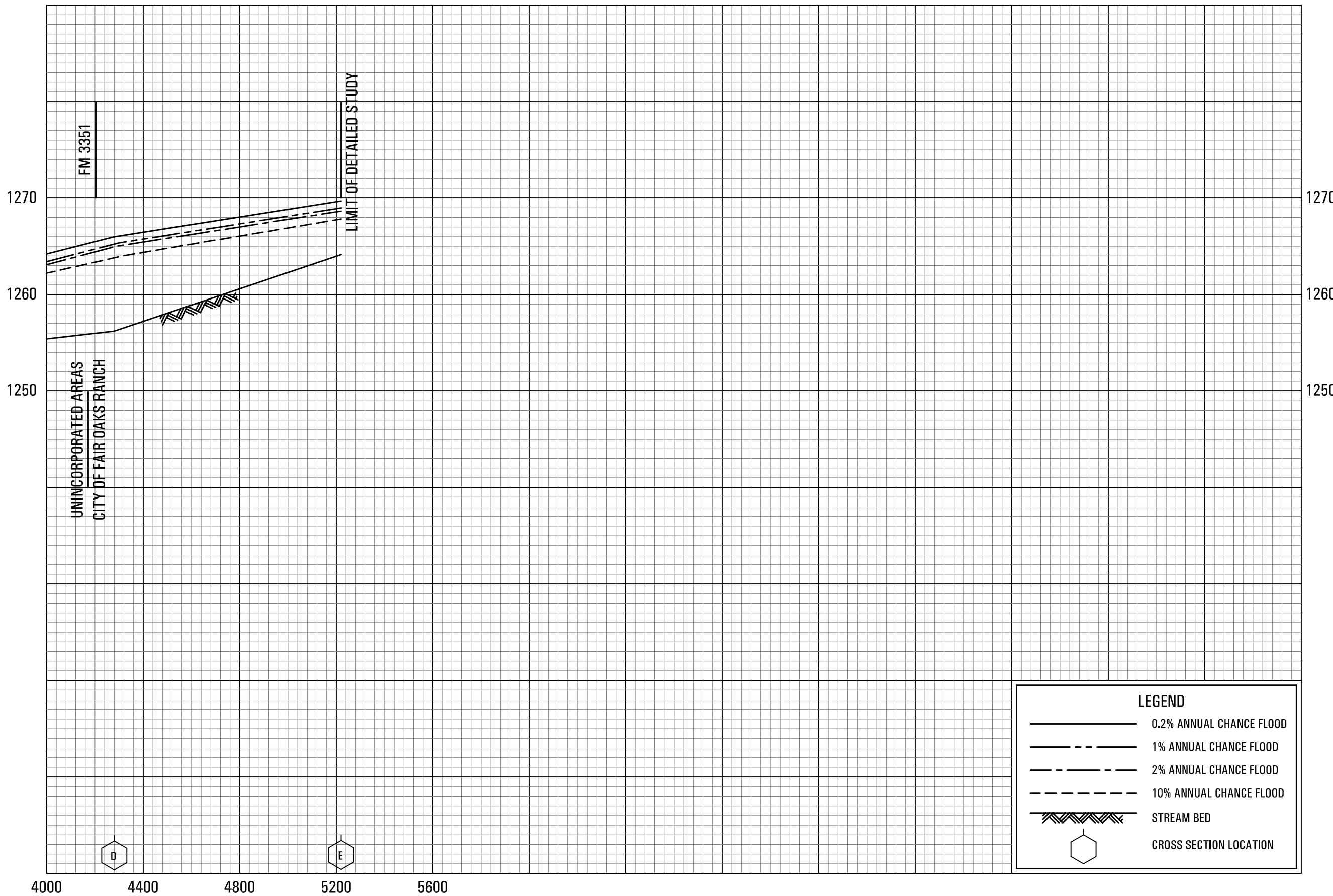
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FLOOD PROFILES
CIBOLO TRIBUTARY

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ELEVATION IN FEET (NAVD 88)

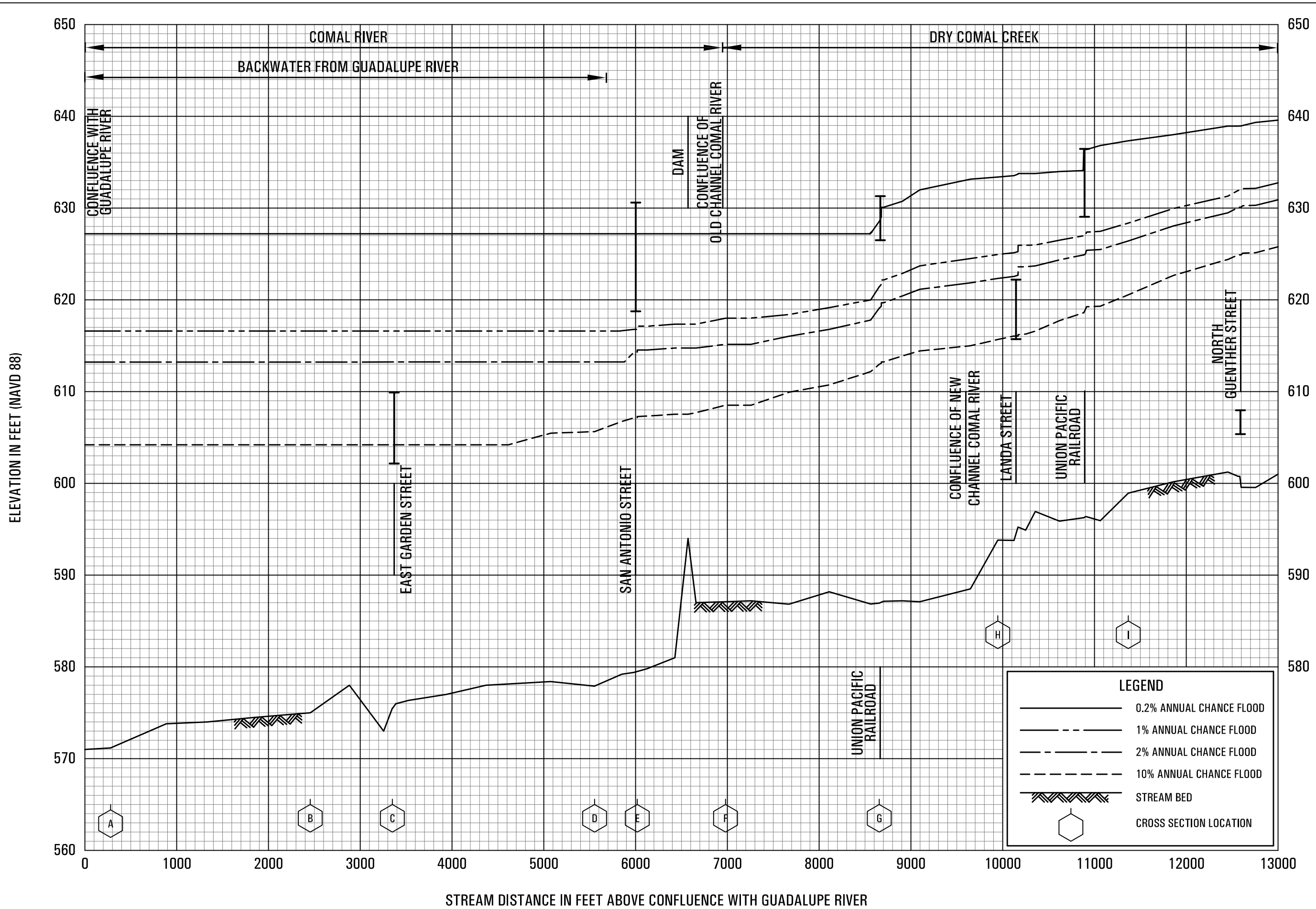


FLOOD PROFILES

CIBOLO TRIBUTARY

FEDERAL EMERGENCY MANAGEMENT AGENCY

**COMAL COUNTY, TX
AND INCORPORATED AREAS**

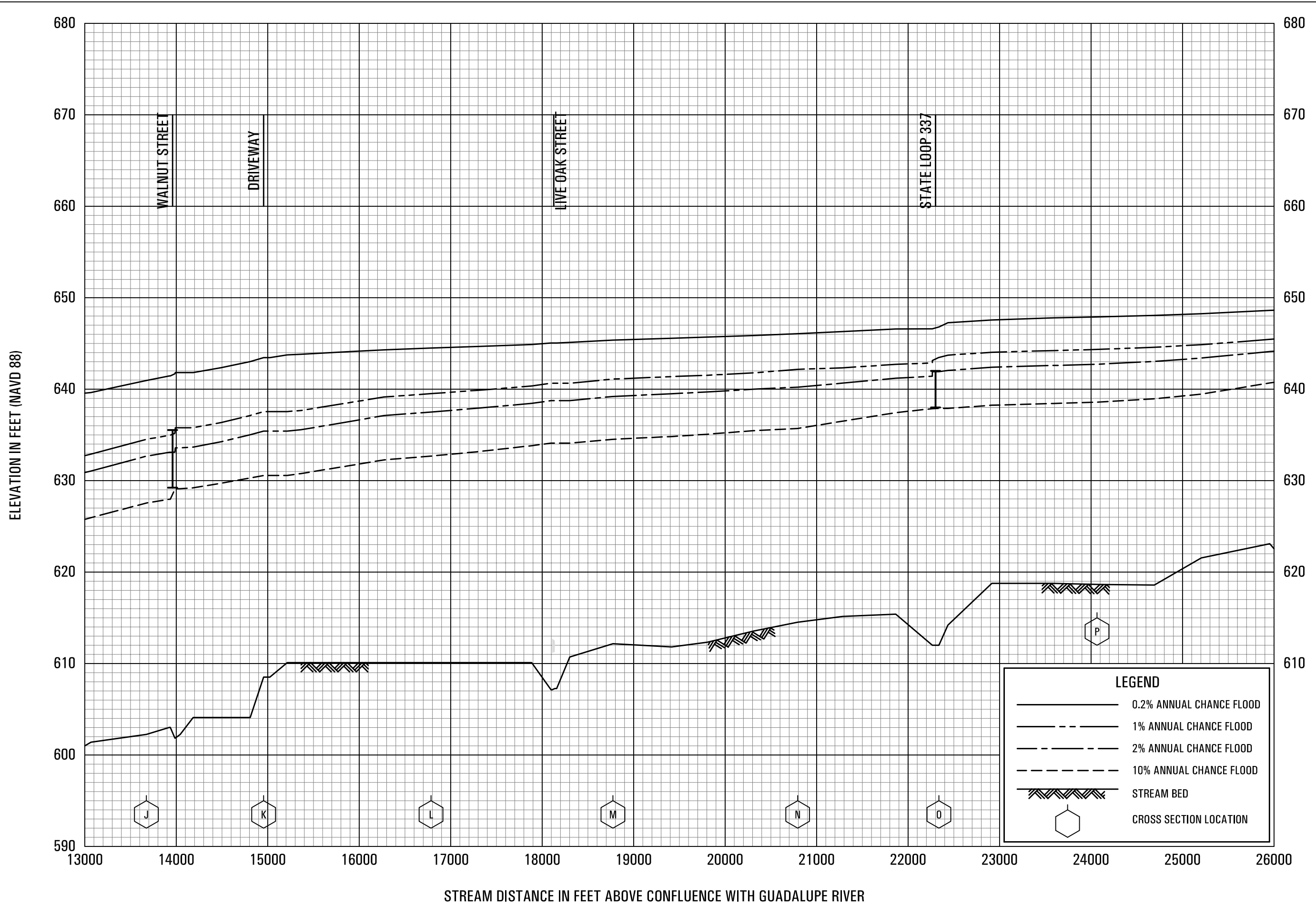


FLOOD PROFILES

COMAL RIVER/DRY COMAL CREEK

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COMAL COUNTY, TX
 AND INCORPORATED AREAS

43P

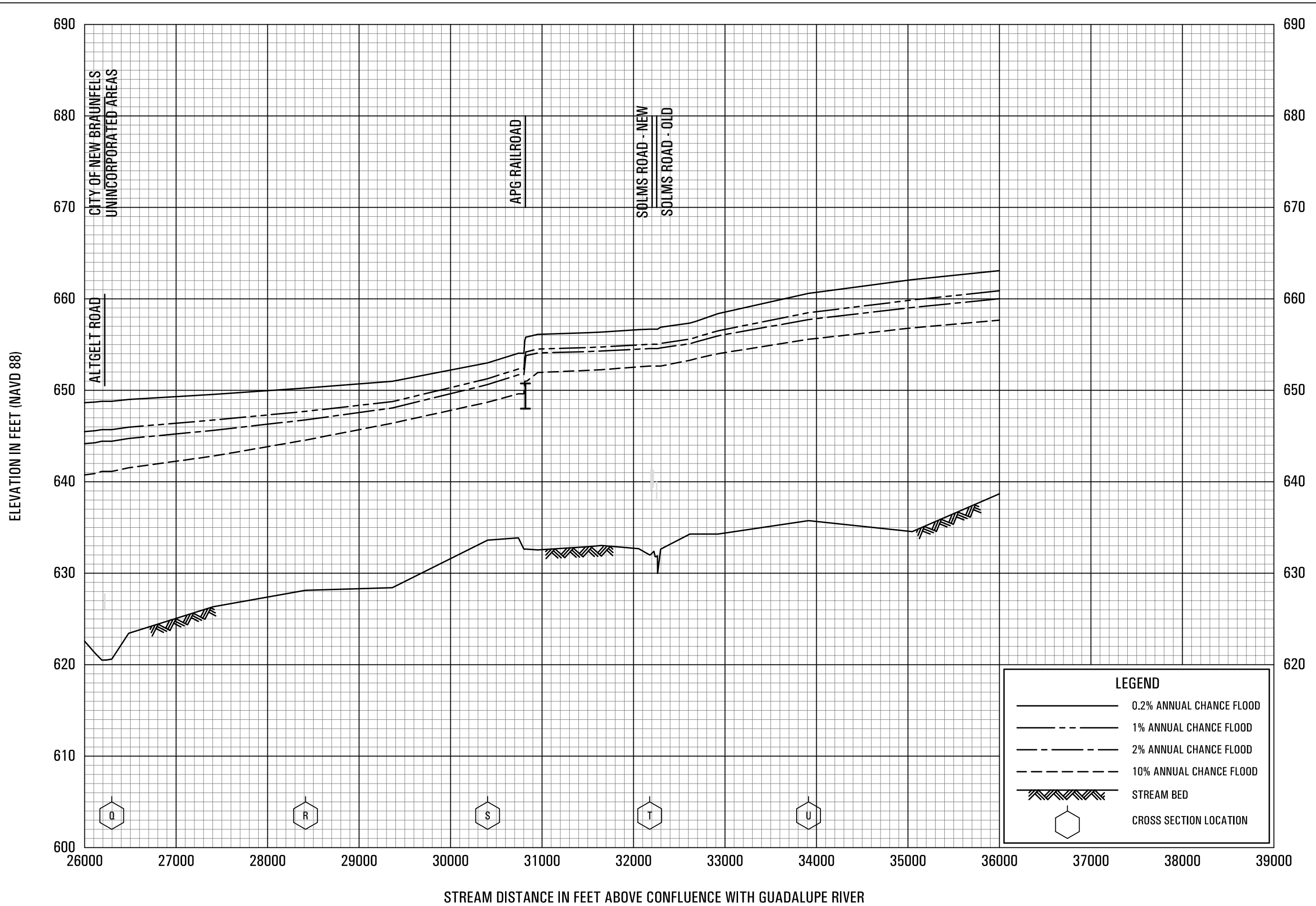


FLOOD PROFILES

DRY COMAL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

**COMAL COUNTY, TX
AND INCORPORATED AREAS**

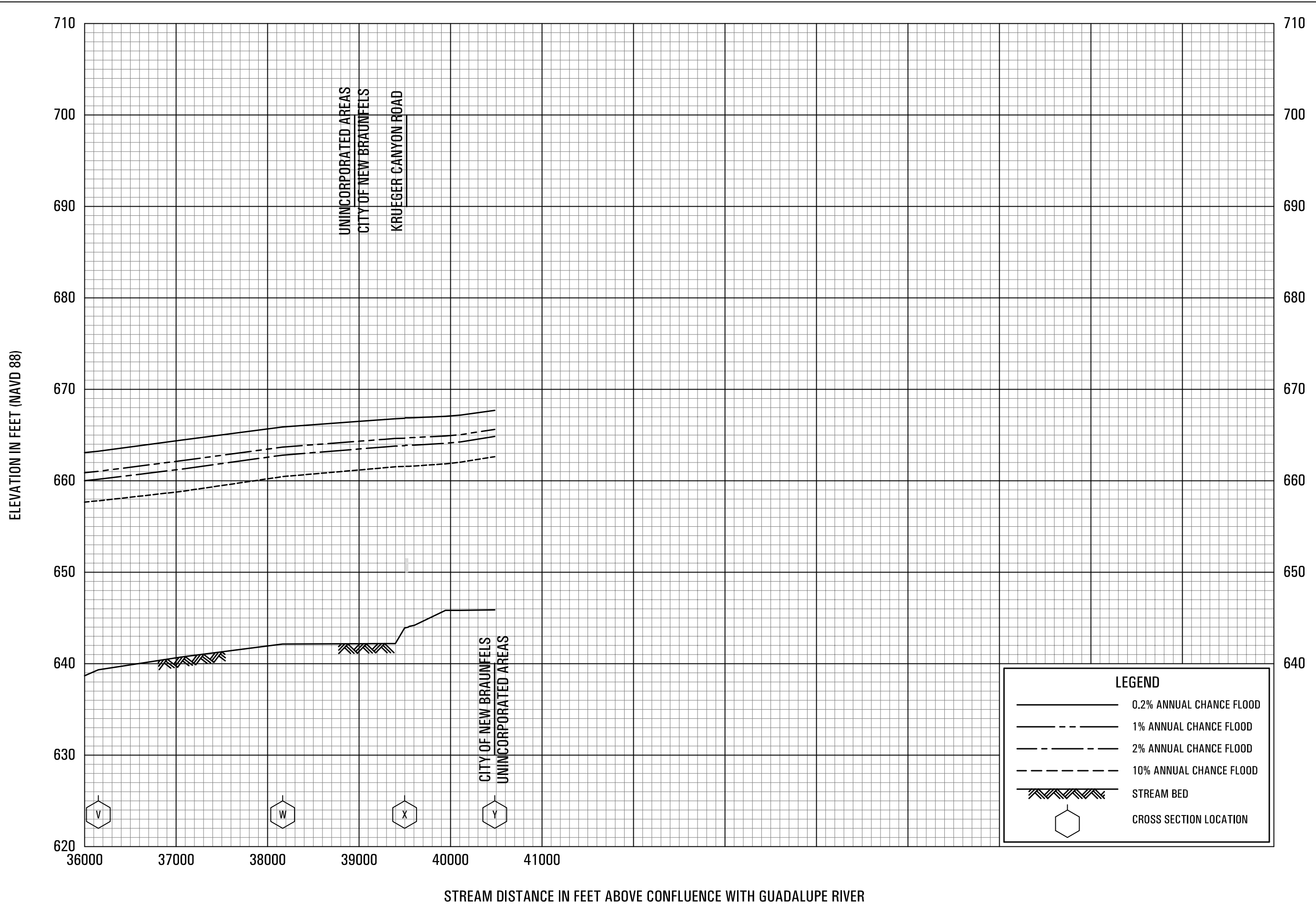


FLOOD PROFILES

DRY COMAL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
 AND INCORPORATED AREAS

45P

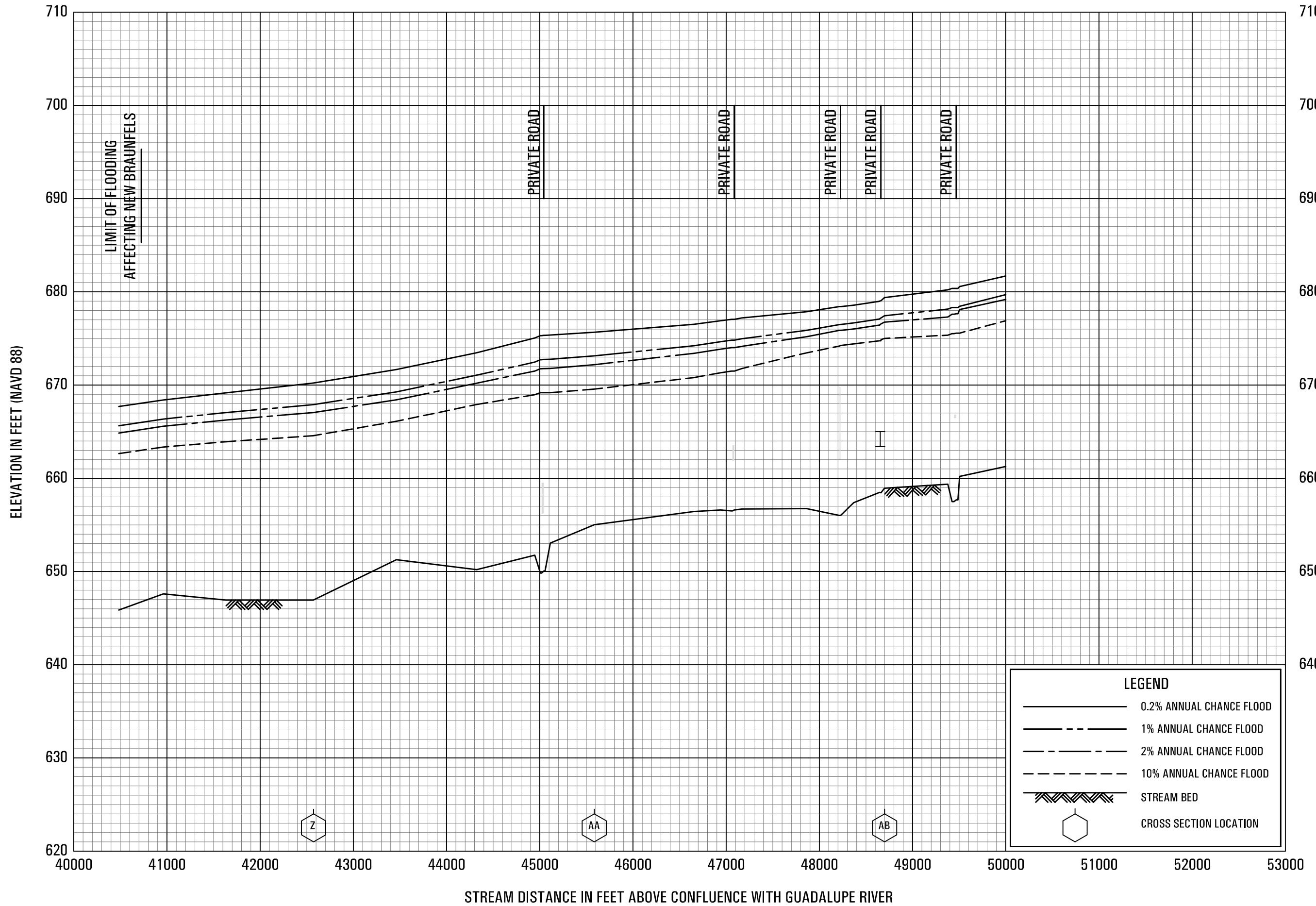


FLOOD PROFILES

DRY COMAL CREEK

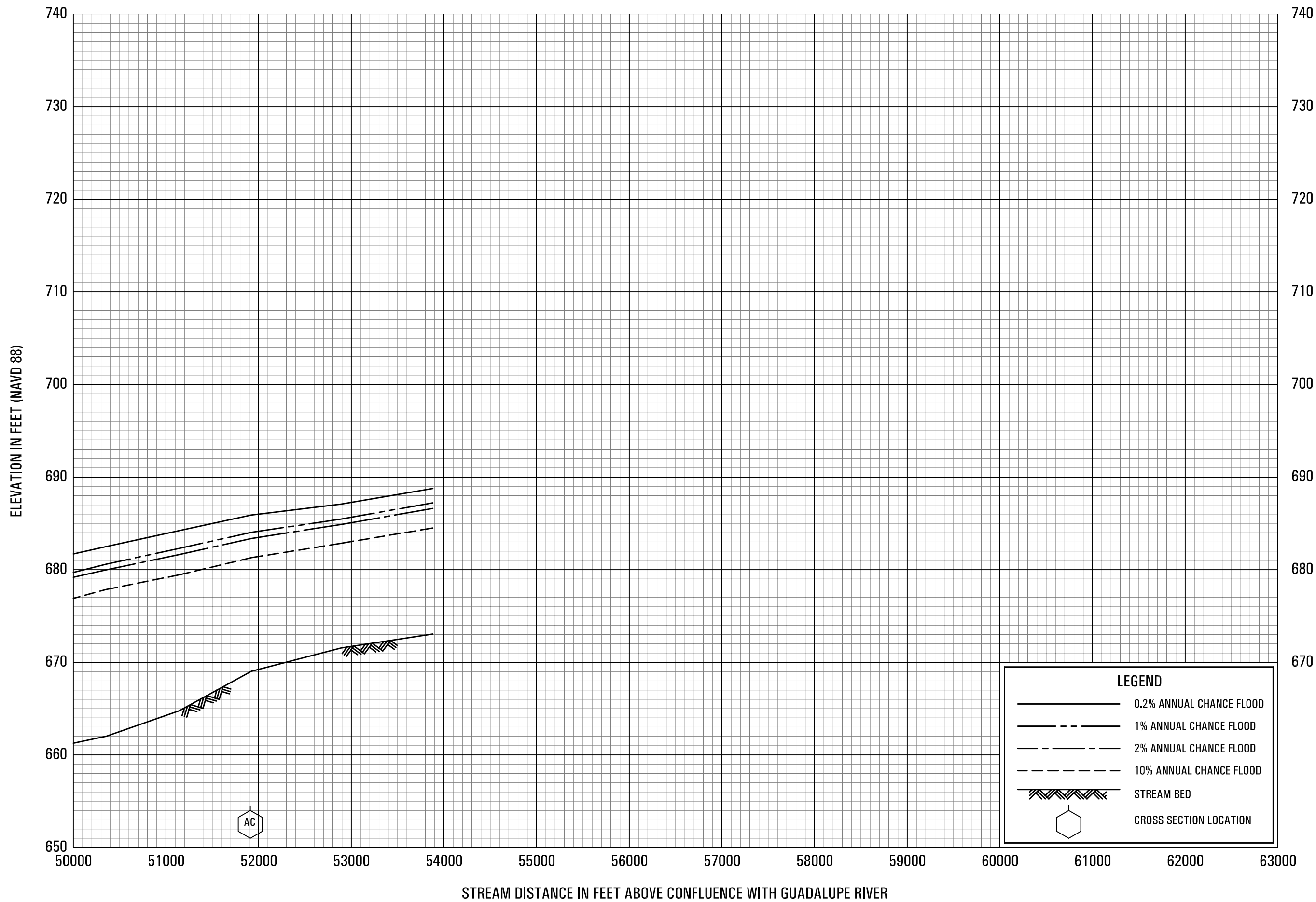
FEDERAL EMERGENCY MANAGEMENT AGENCY

**COMAL COUNTY, TX
AND INCORPORATED AREAS**



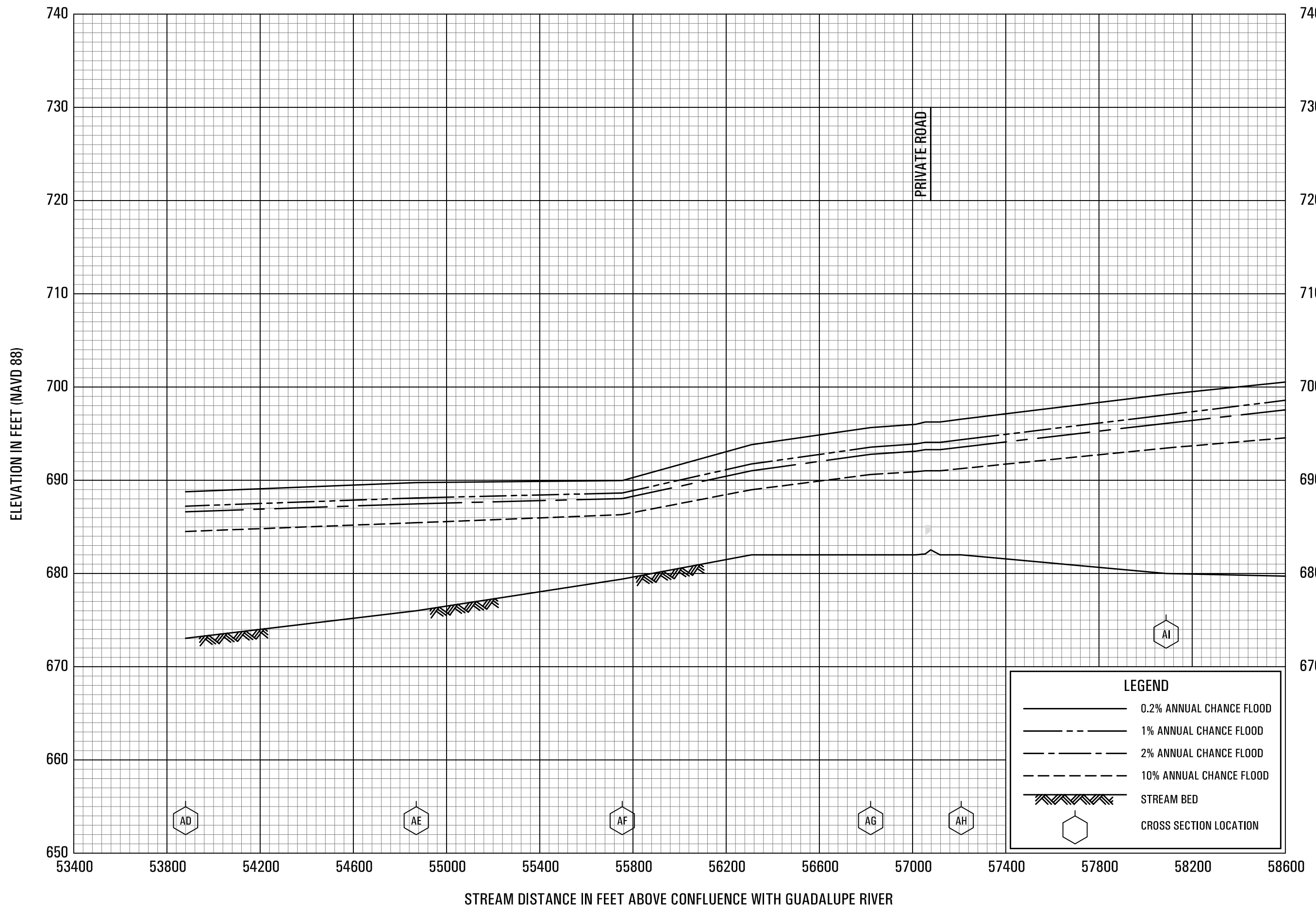
FLOOD PROFILES
DRY COMAL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS



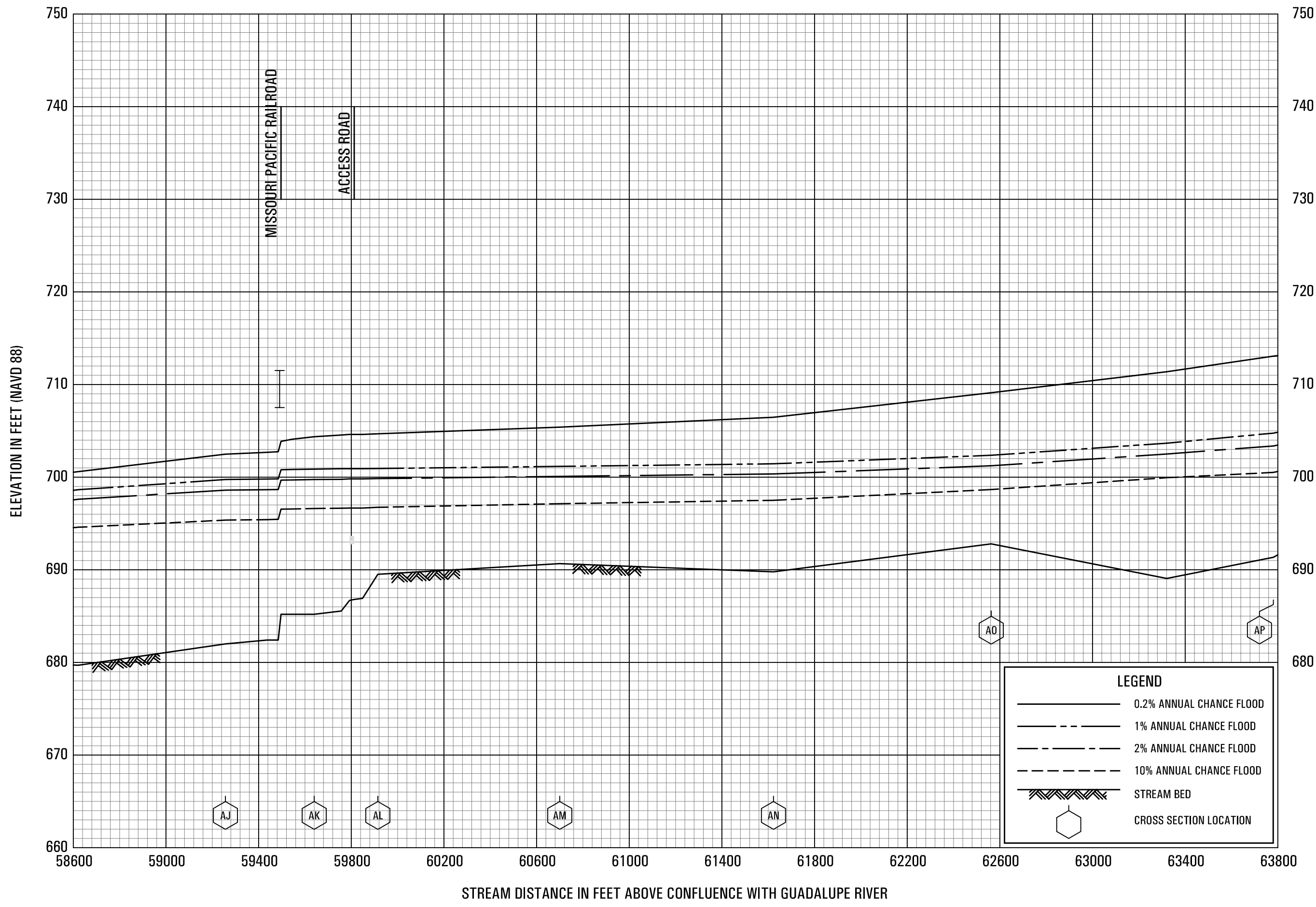
FLOOD PROFILES
DRY COMAL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS



FLOOD PROFILES
DRY COMAL CREEK

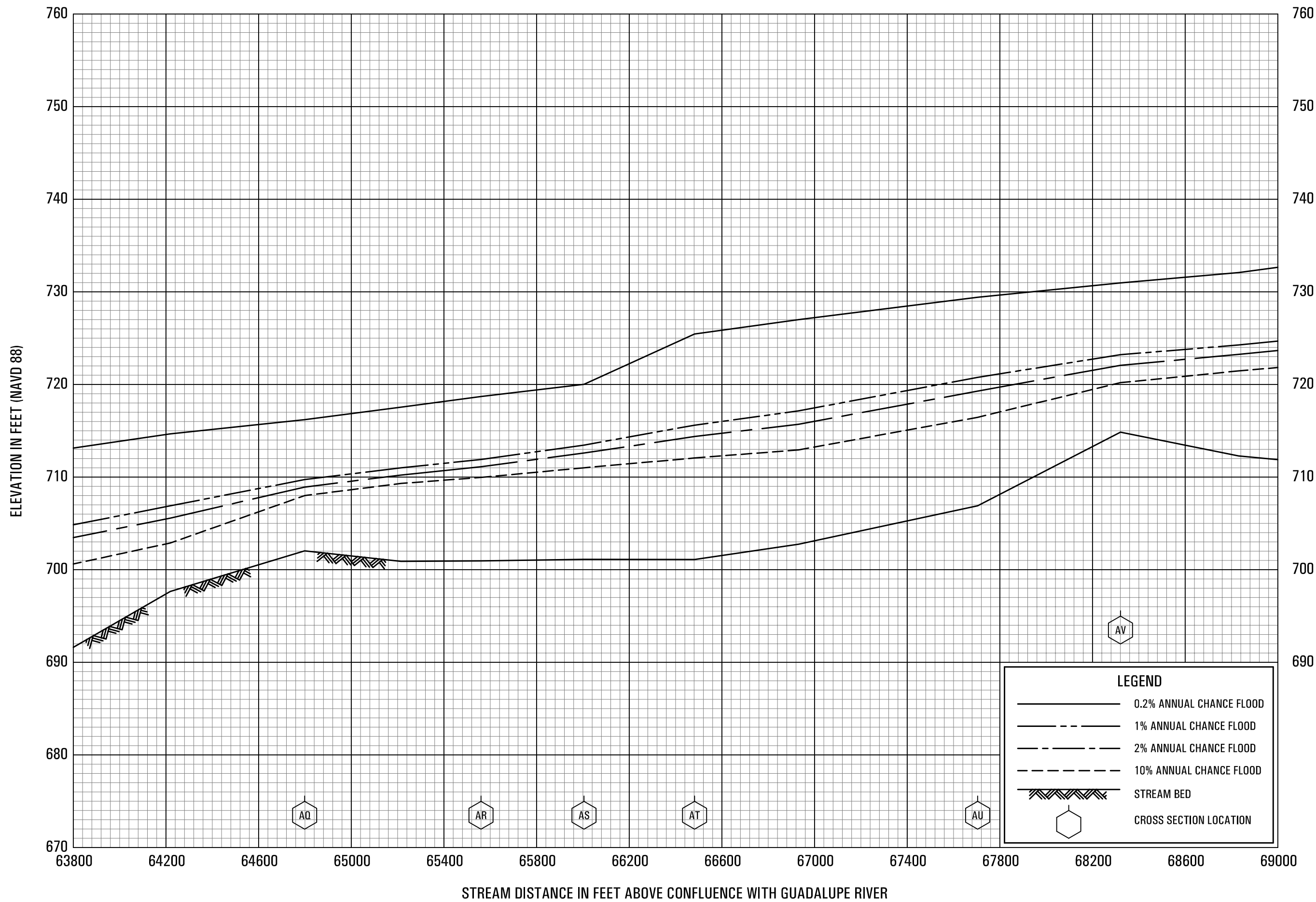
FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
 AND INCORPORATED AREAS



FLOOD PROFILES
DRY COMAL CREEK

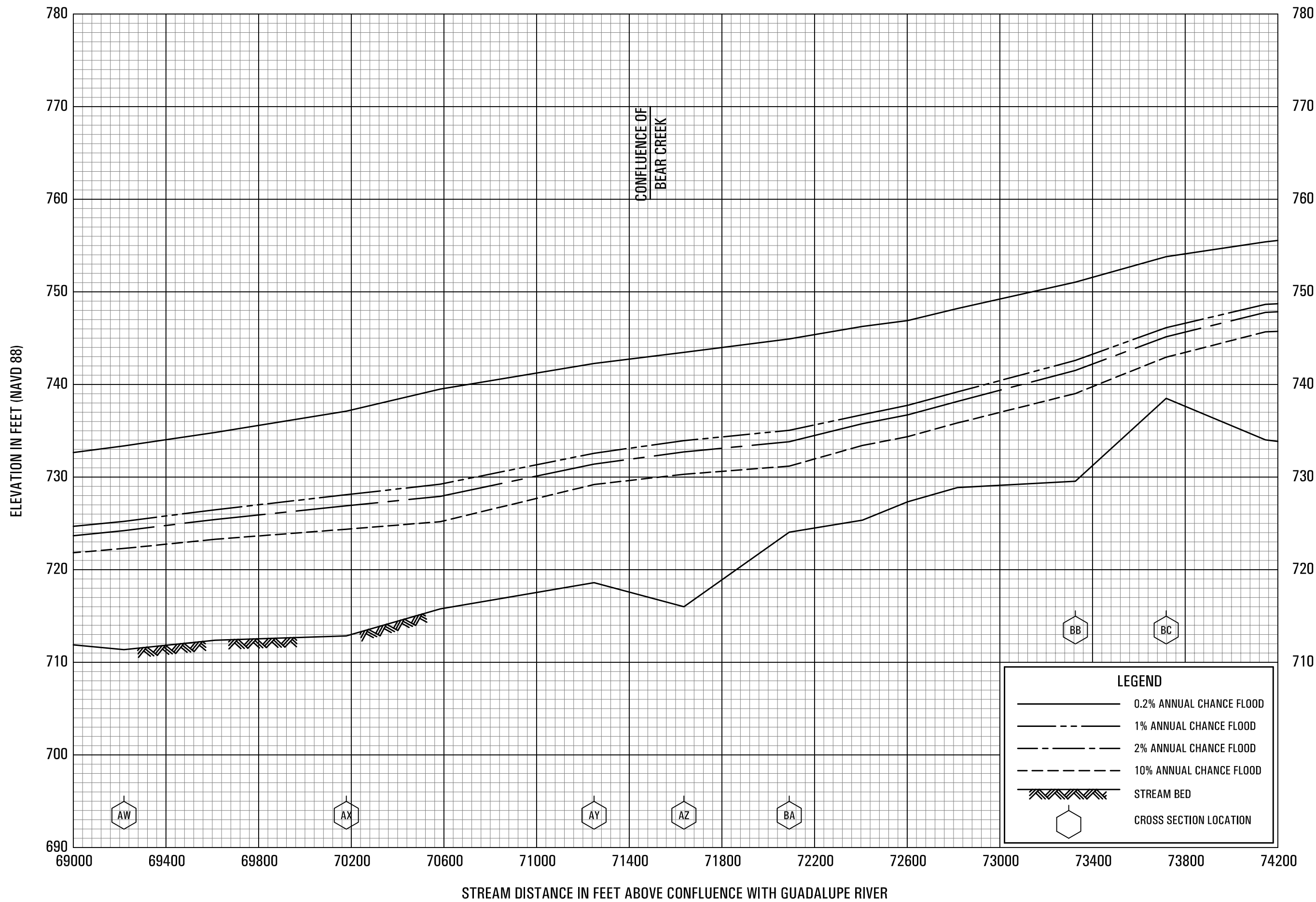
FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS

50P



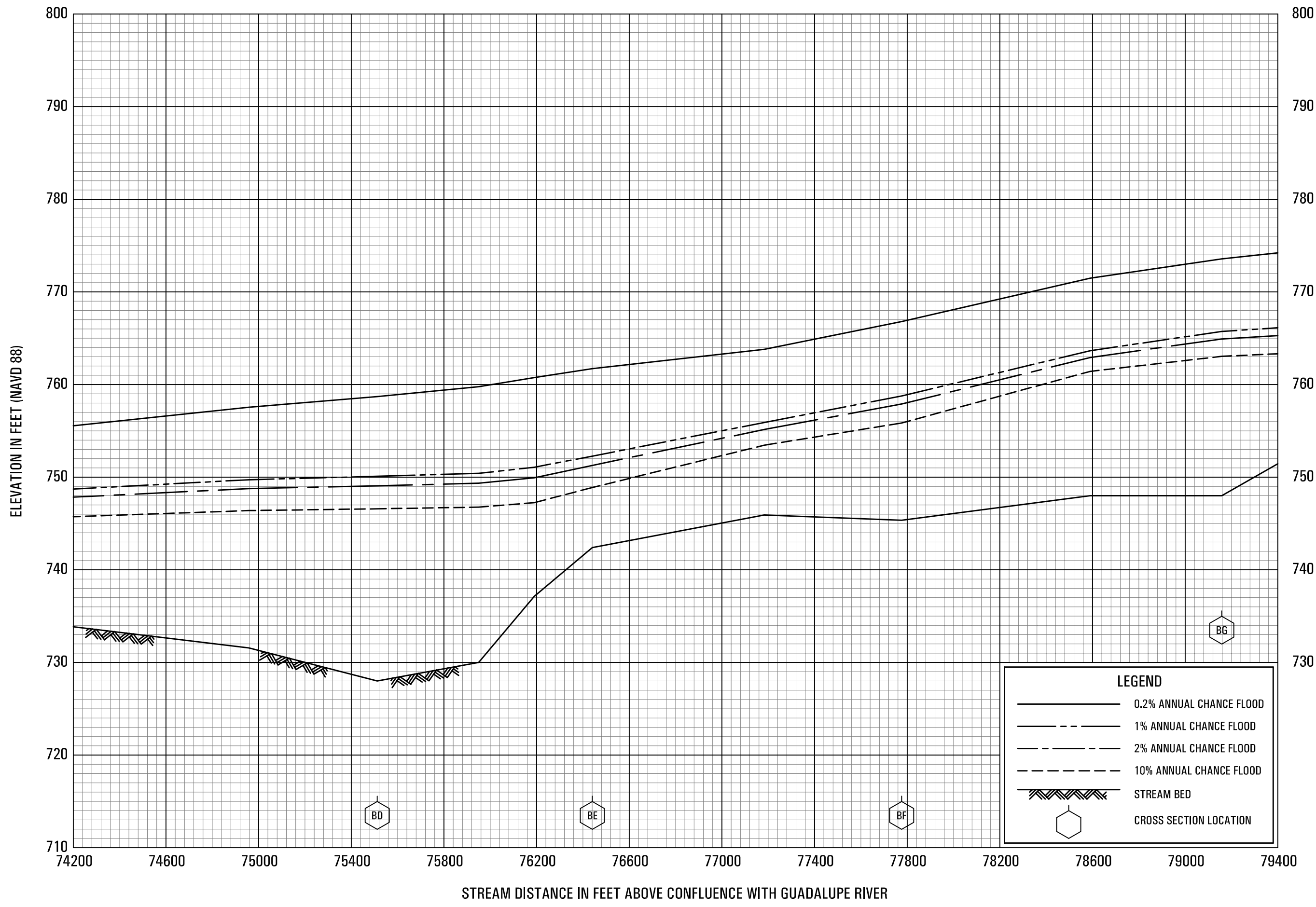
FLOOD PROFILES
DRY COMAL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS



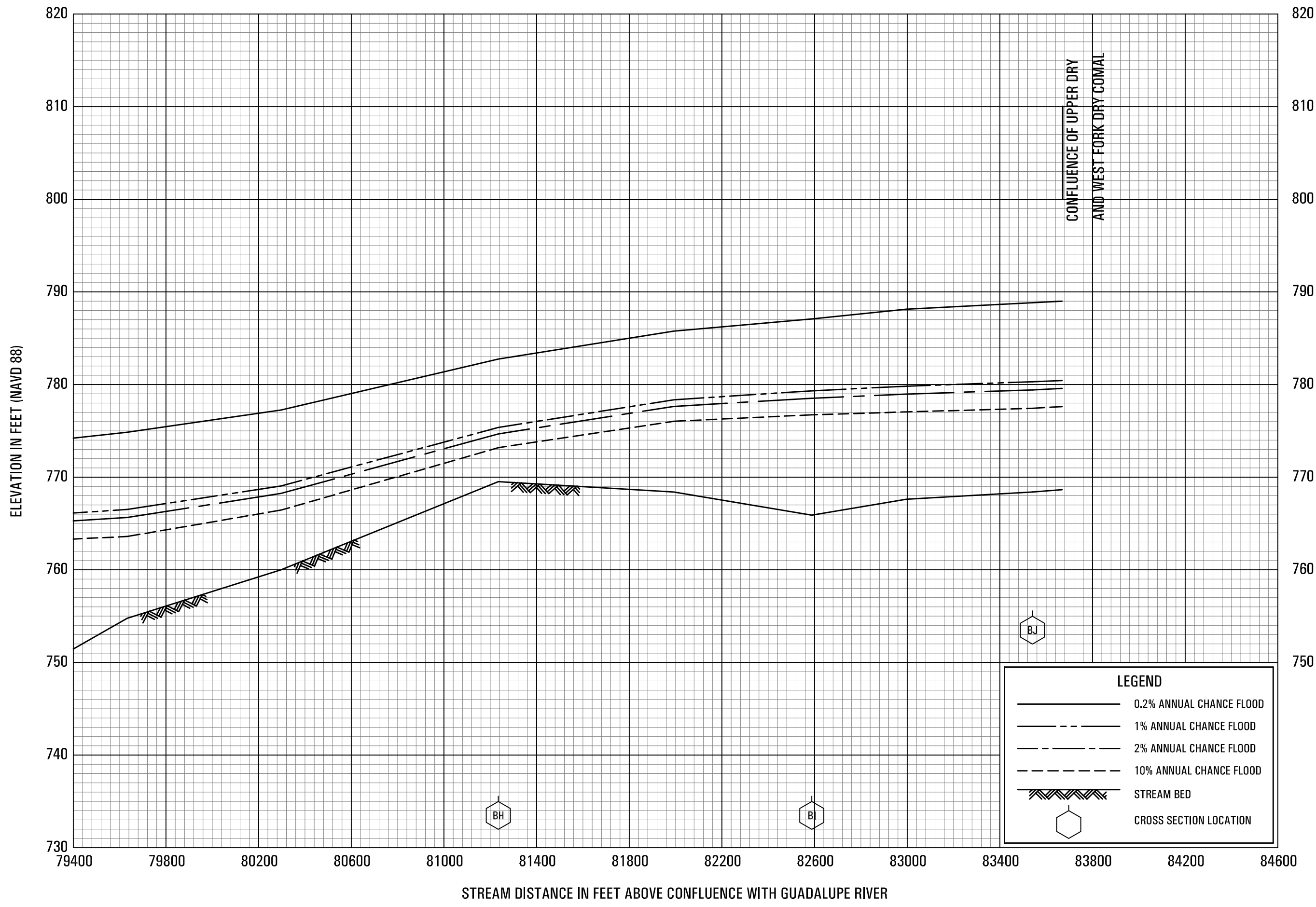
FLOOD PROFILES
DRY COMAL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS



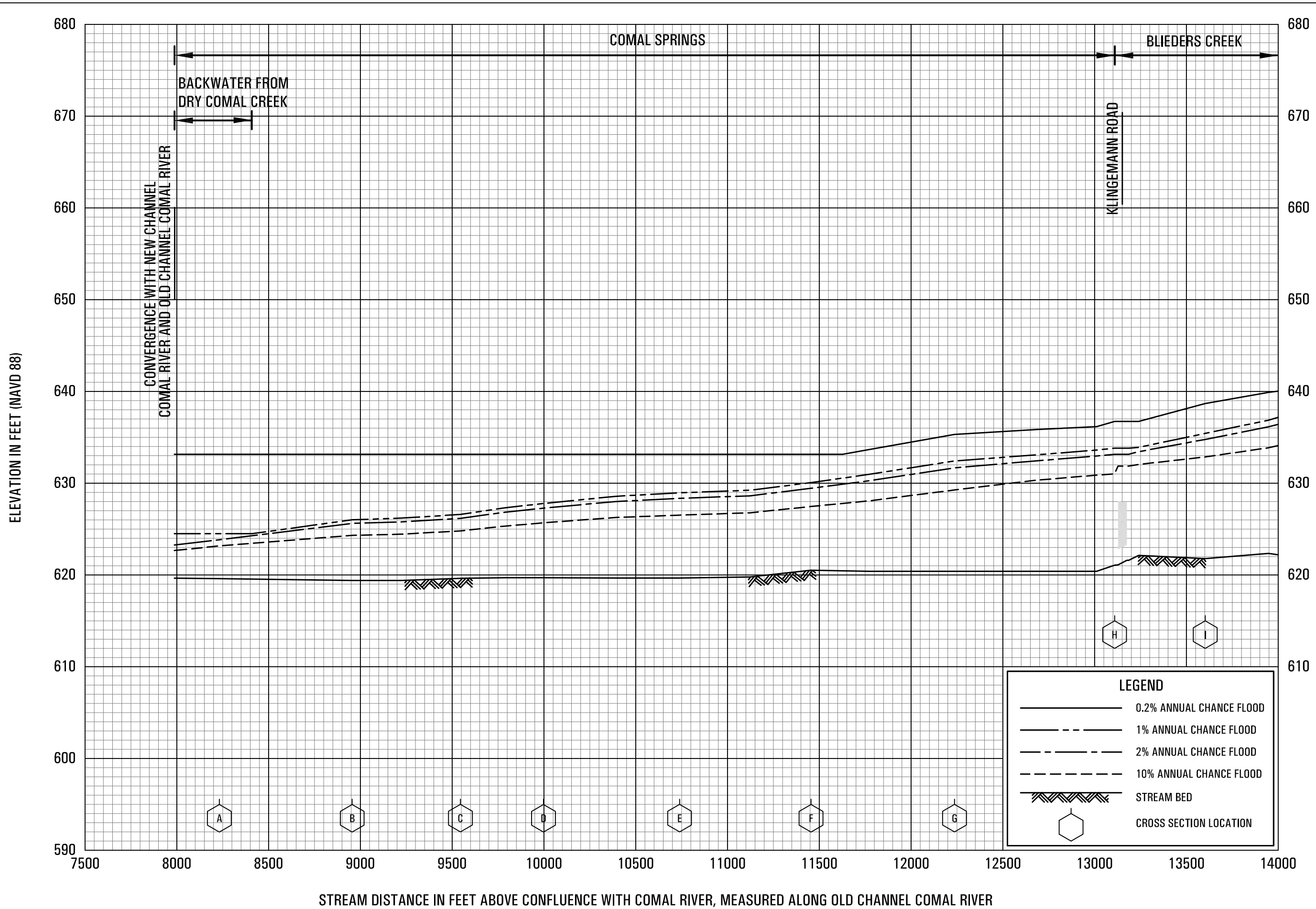
FLOOD PROFILES
DRY COMAL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS



**FLOOD PROFILES
DRY COMAL CREEK**

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS

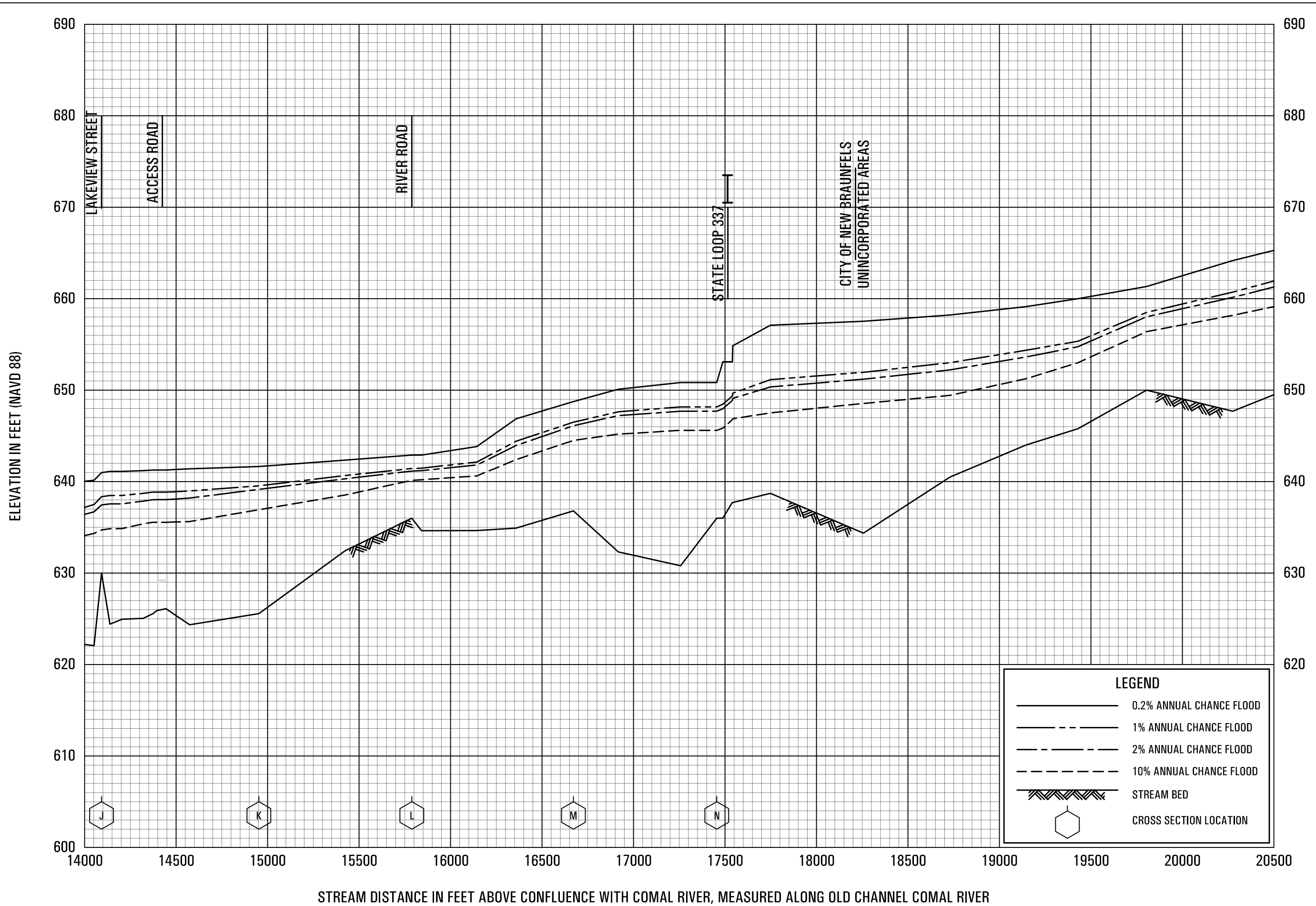


FLOOD PROFILES

COMAL SPRINGS/BLIEDERS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS

55P



FLOOD PROFILES

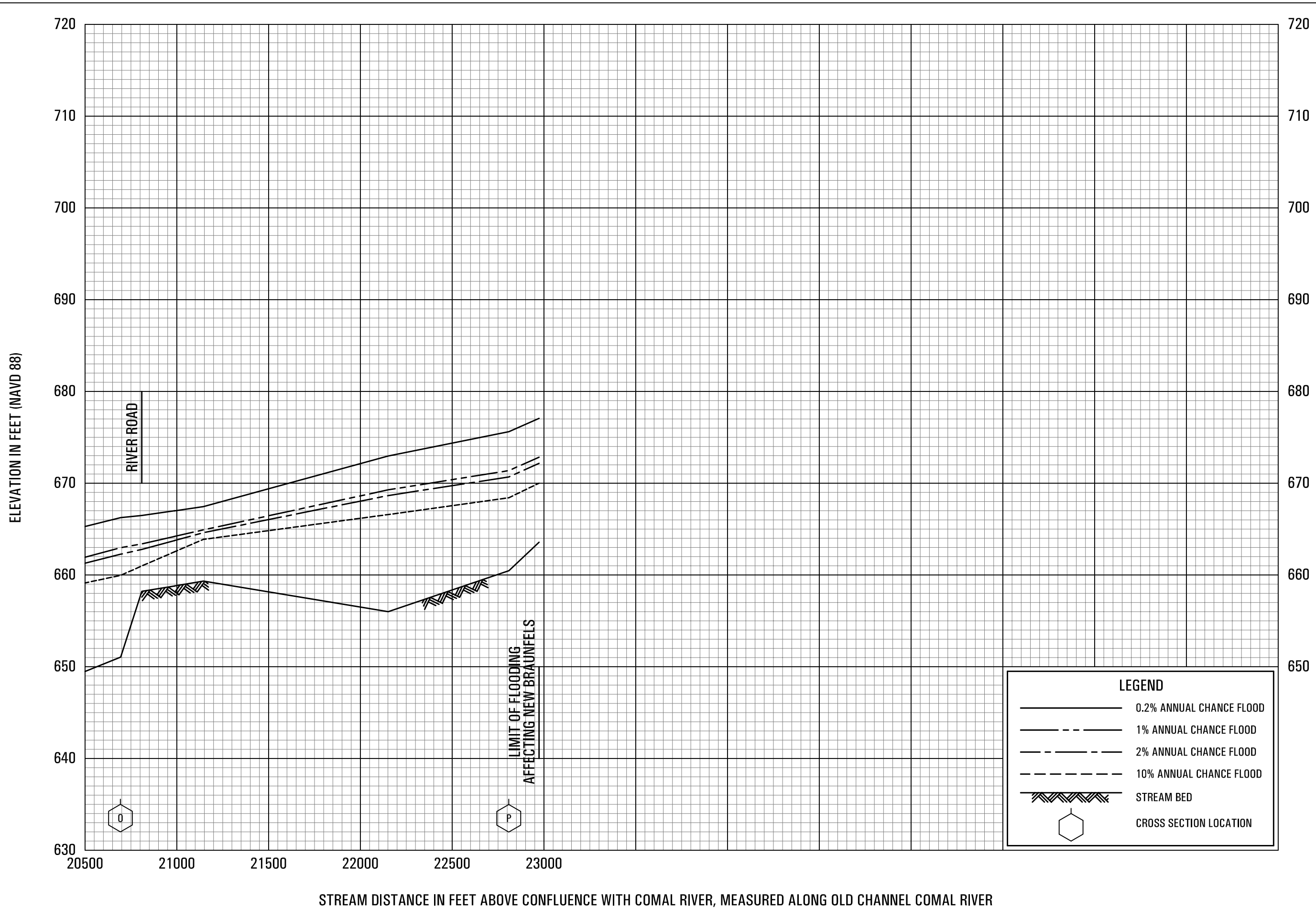
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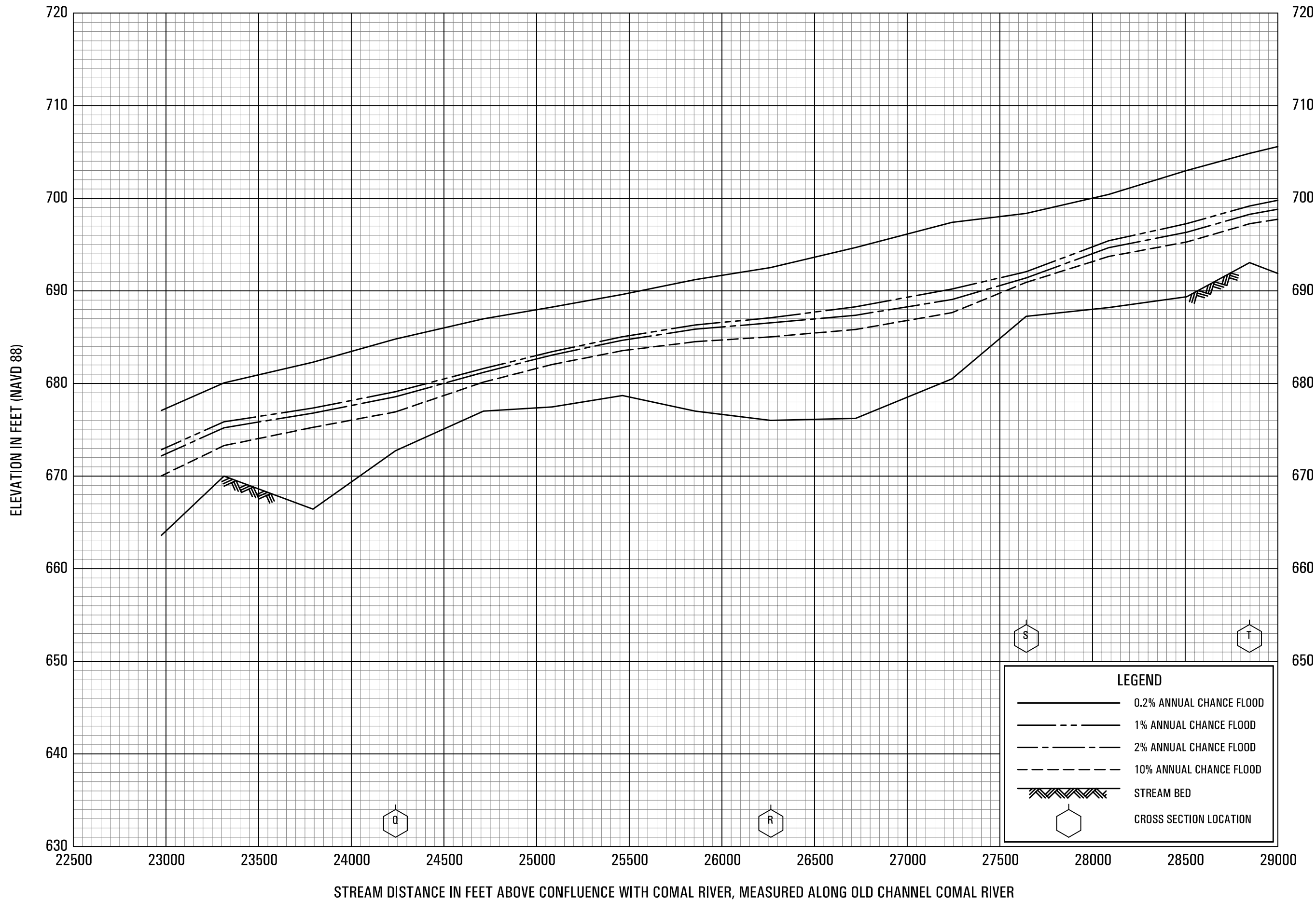
FEDERAL EMERGENCY MANAGEMENT AGENCY

COMAL COUNTY, TX

AND INCORPORATED AREAS

56P



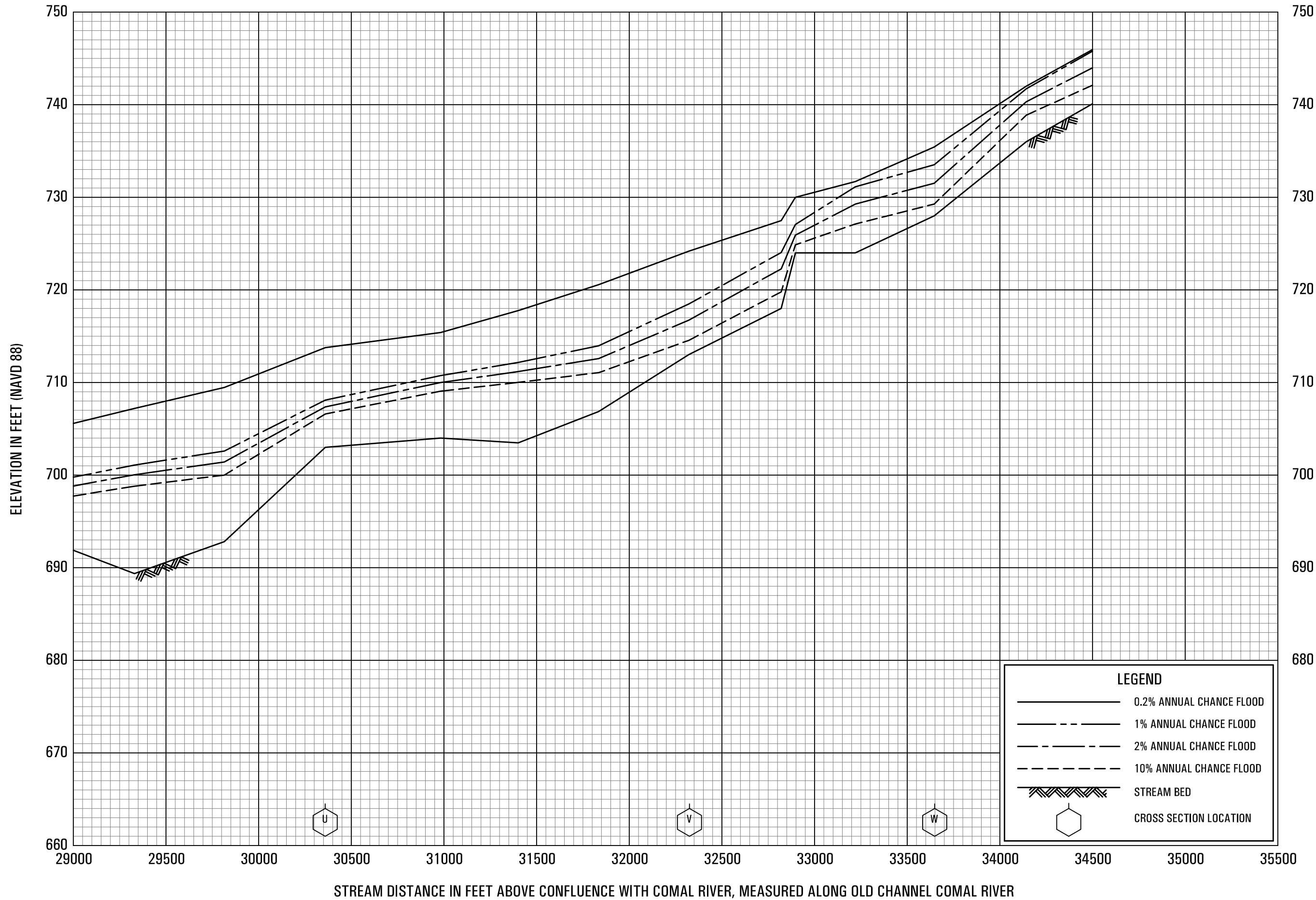


FLOOD PROFILES

BLIEDERS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

COMAL COUNTY, TX
AND INCORPORATED AREAS

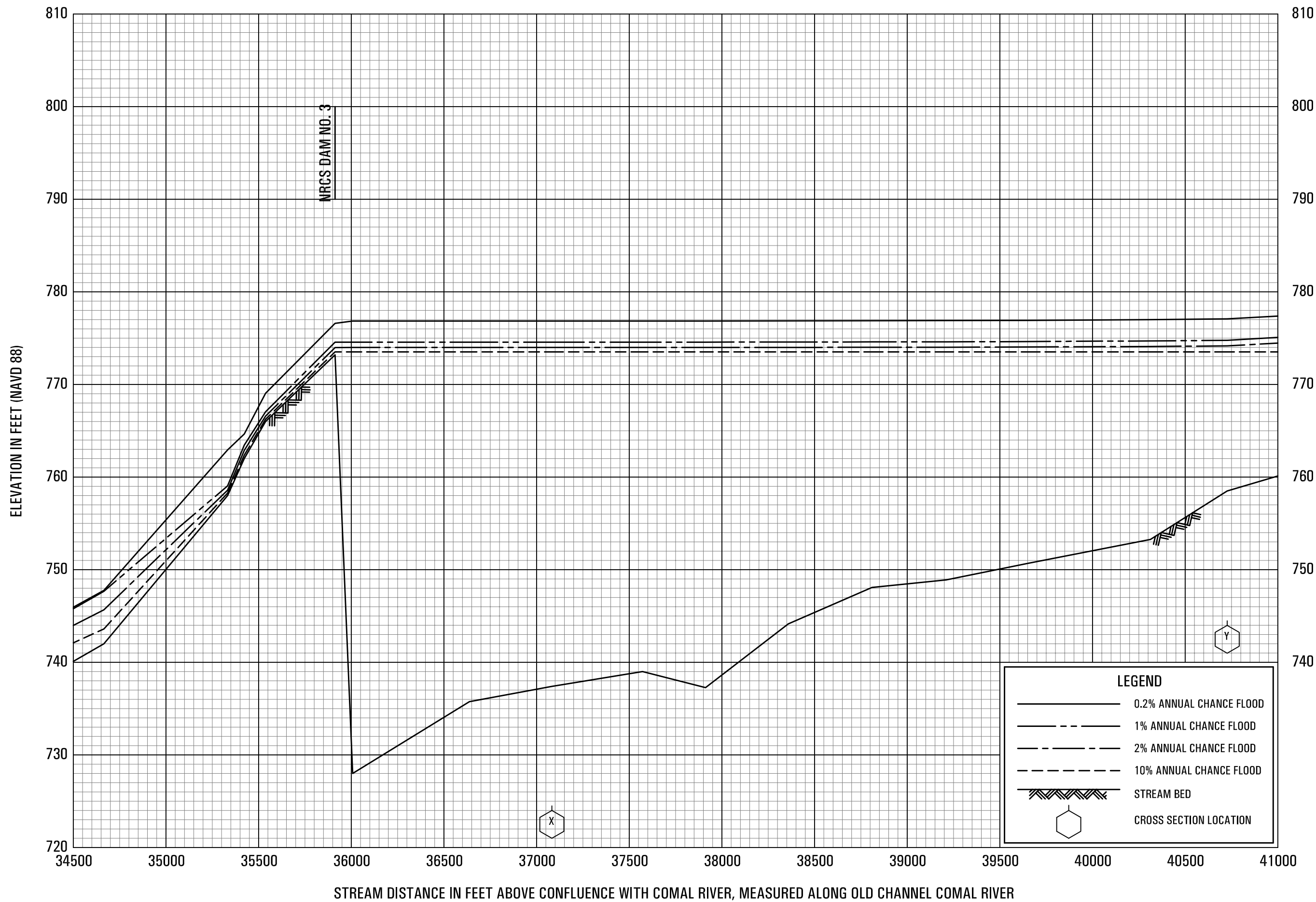


FLOOD PROFILES

BLIEDERS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

**COMAL COUNTY, TX
AND INCORPORATED AREAS**

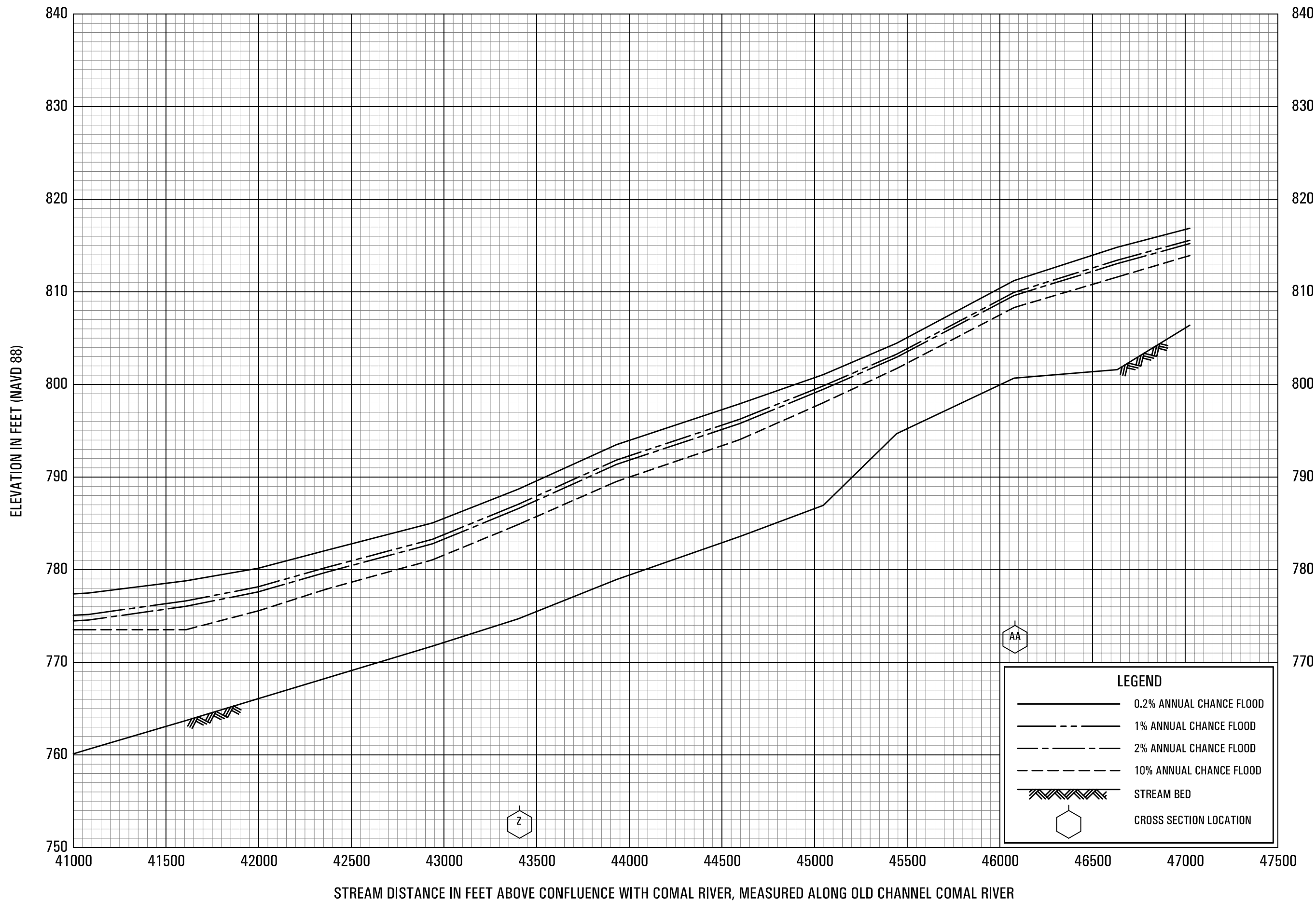


FLOOD PROFILES

BLIEDERS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

**COMAL COUNTY, TX
AND INCORPORATED AREAS**

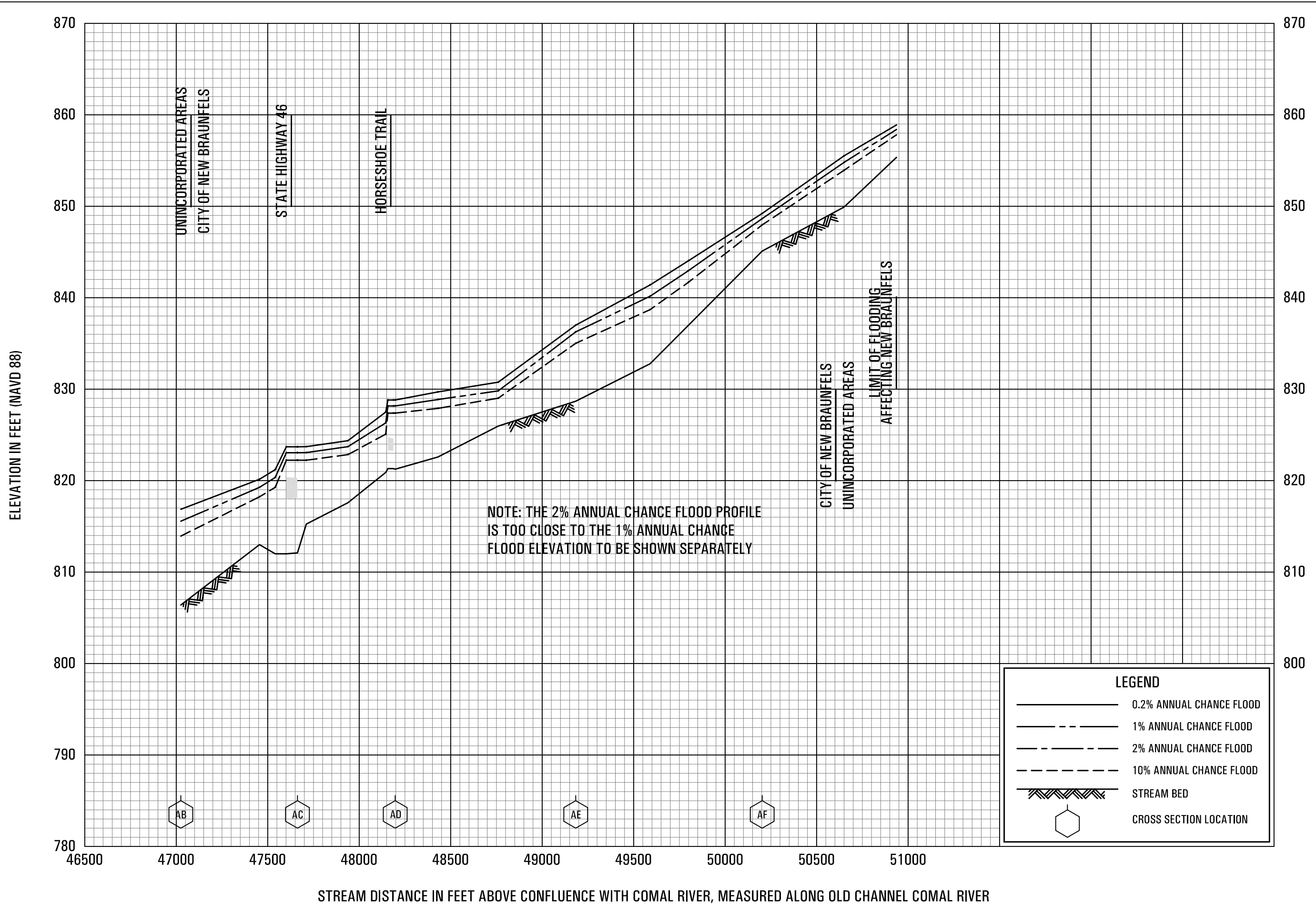


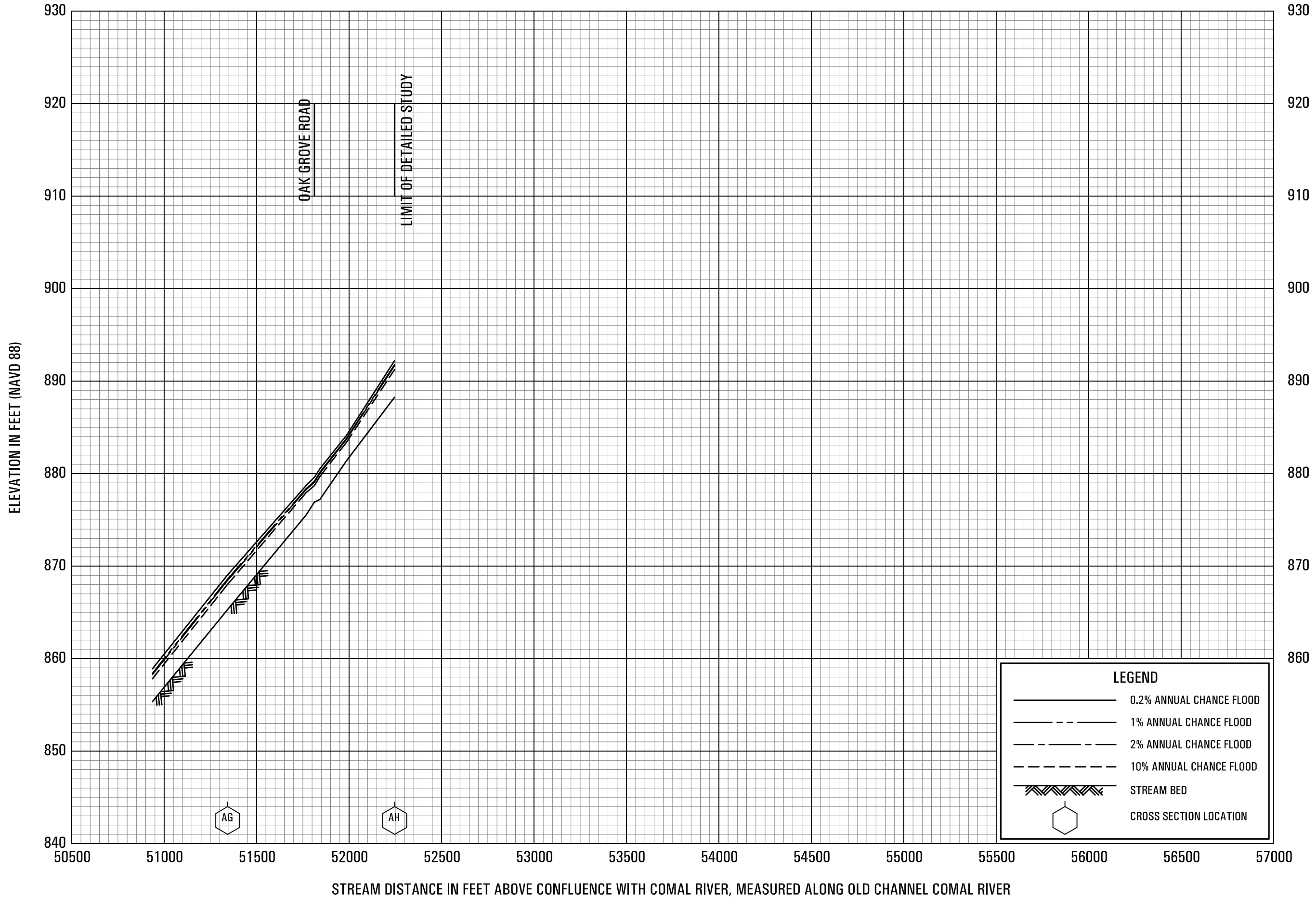
FLOOD PROFILES

BLIEDERS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

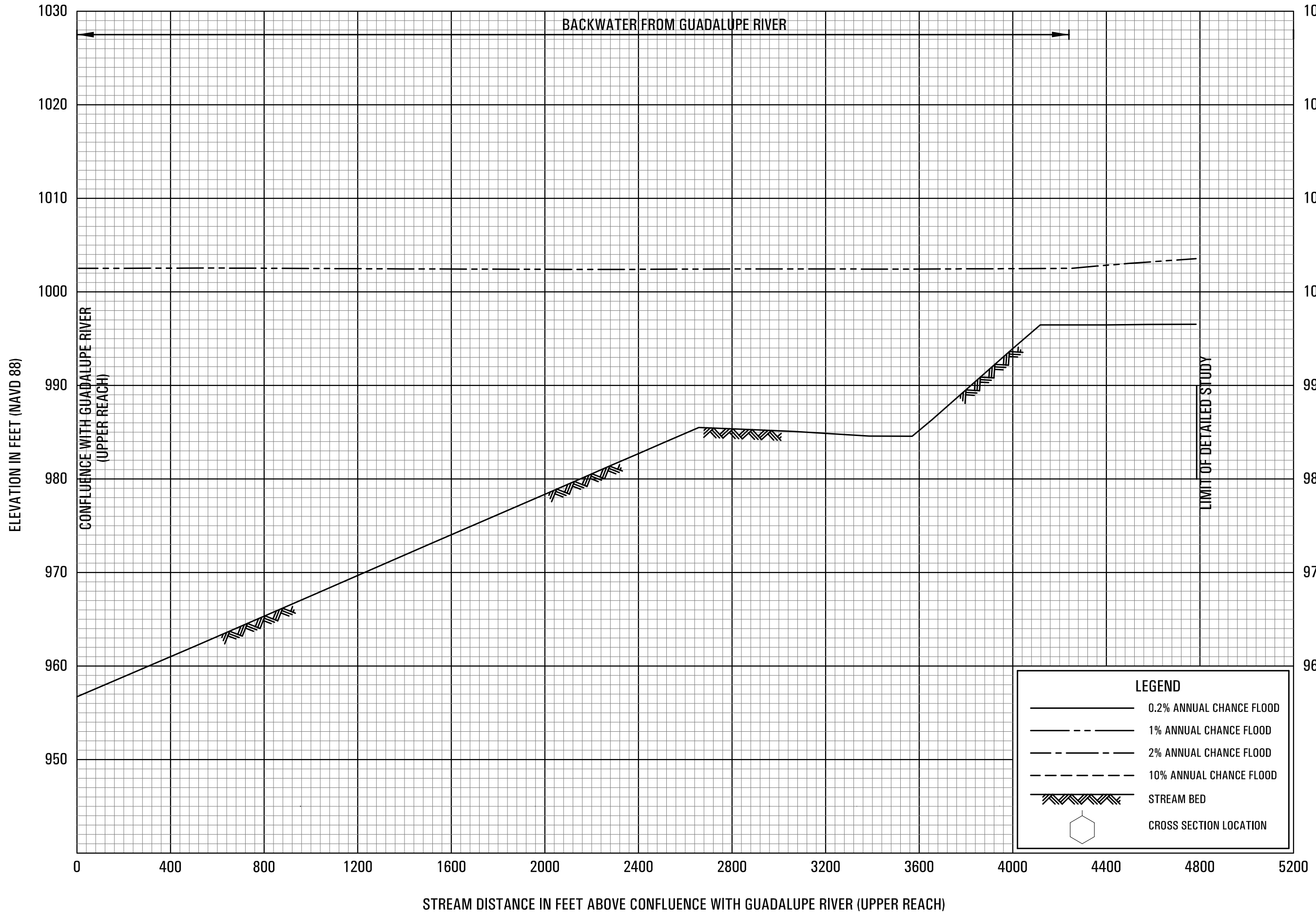
**COMAL COUNTY, TX
AND INCORPORATED AREAS**





FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
 AND INCORPORATED AREAS

FLOOD PROFILES
 BLIEDERS CREEK

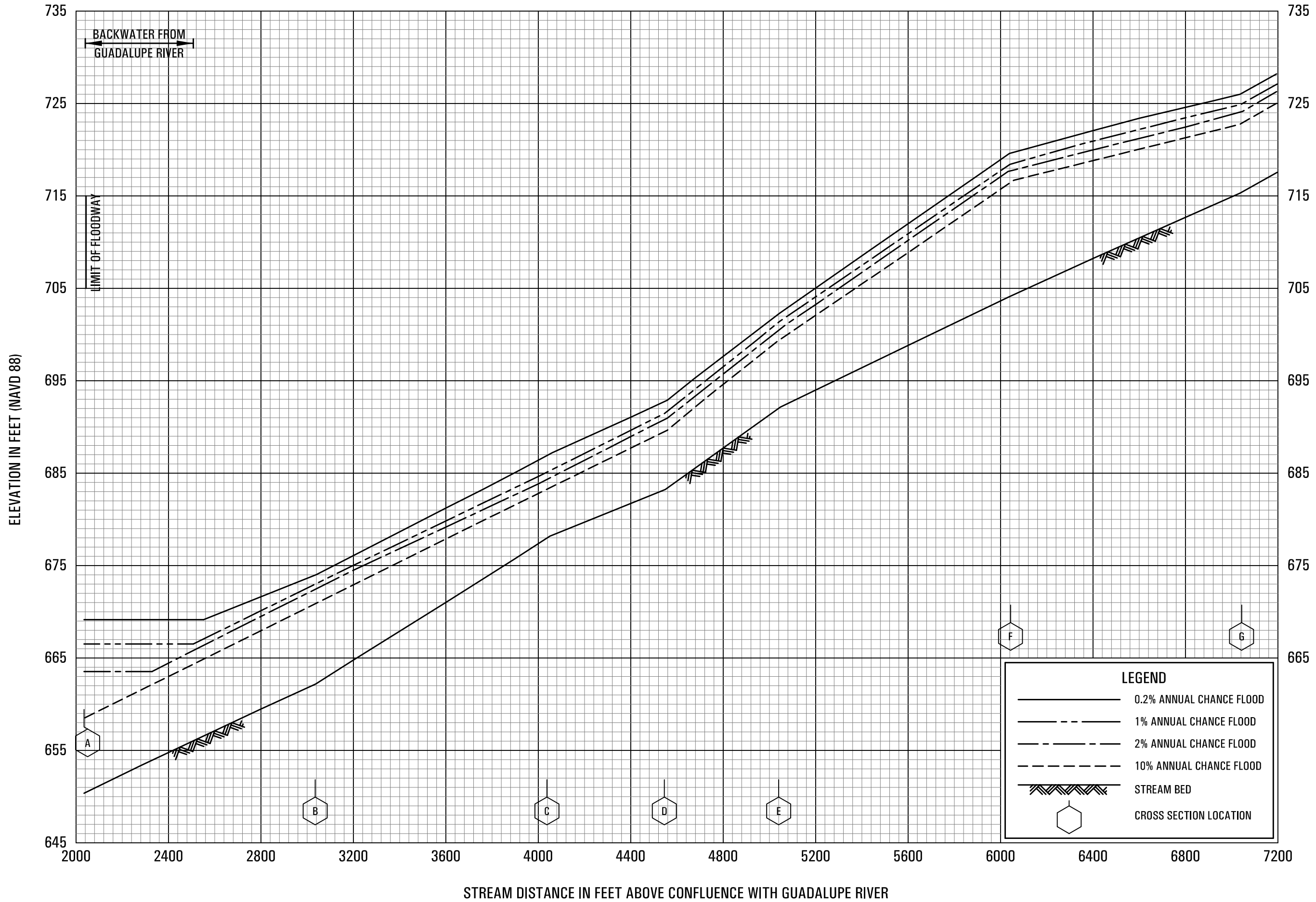


FLOOD PROFILES

CYPRESS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

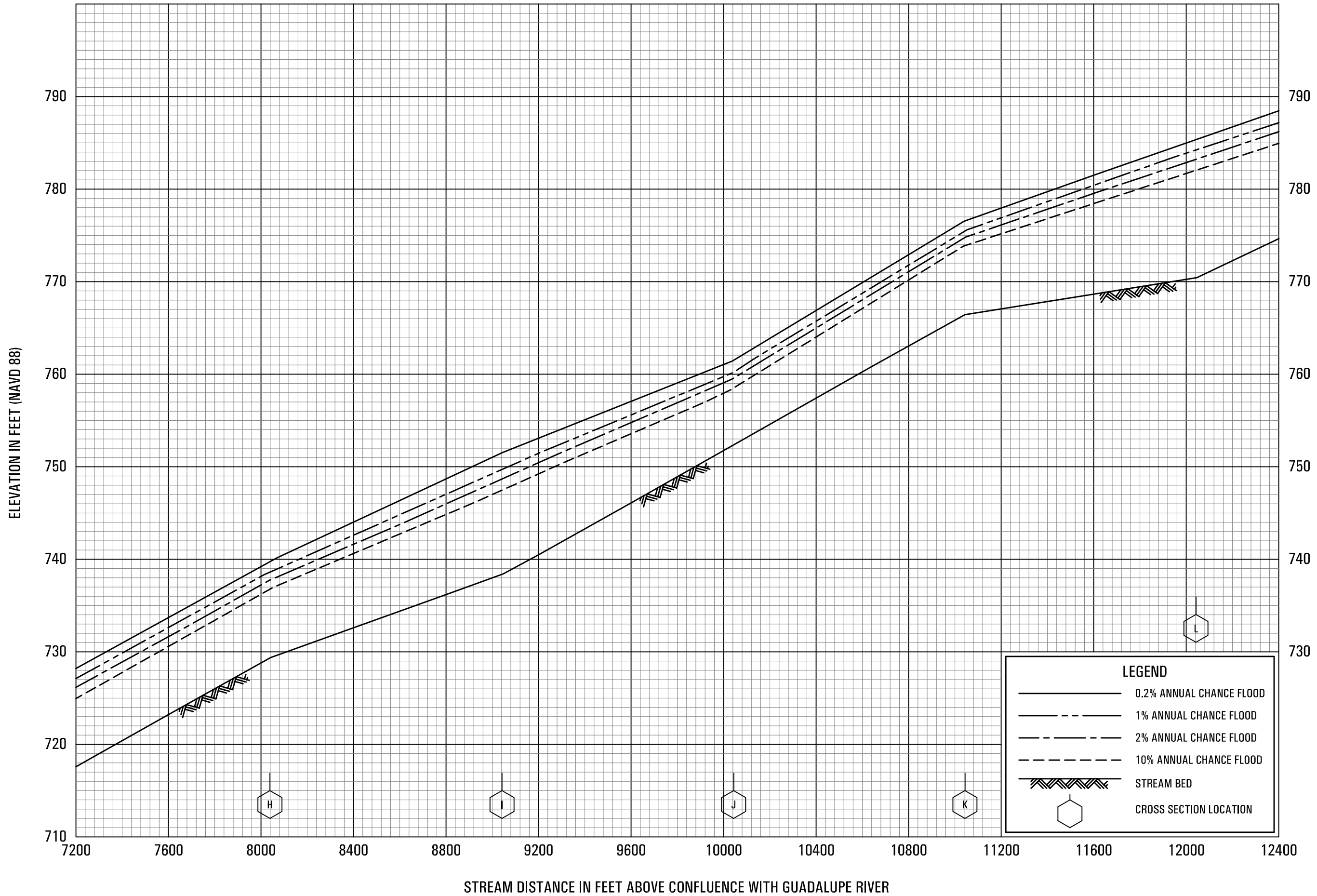
COMAL COUNTY, TX
AND INCORPORATED AREAS



FLOOD PROFILES

ELM CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
 AND INCORPORATED AREAS

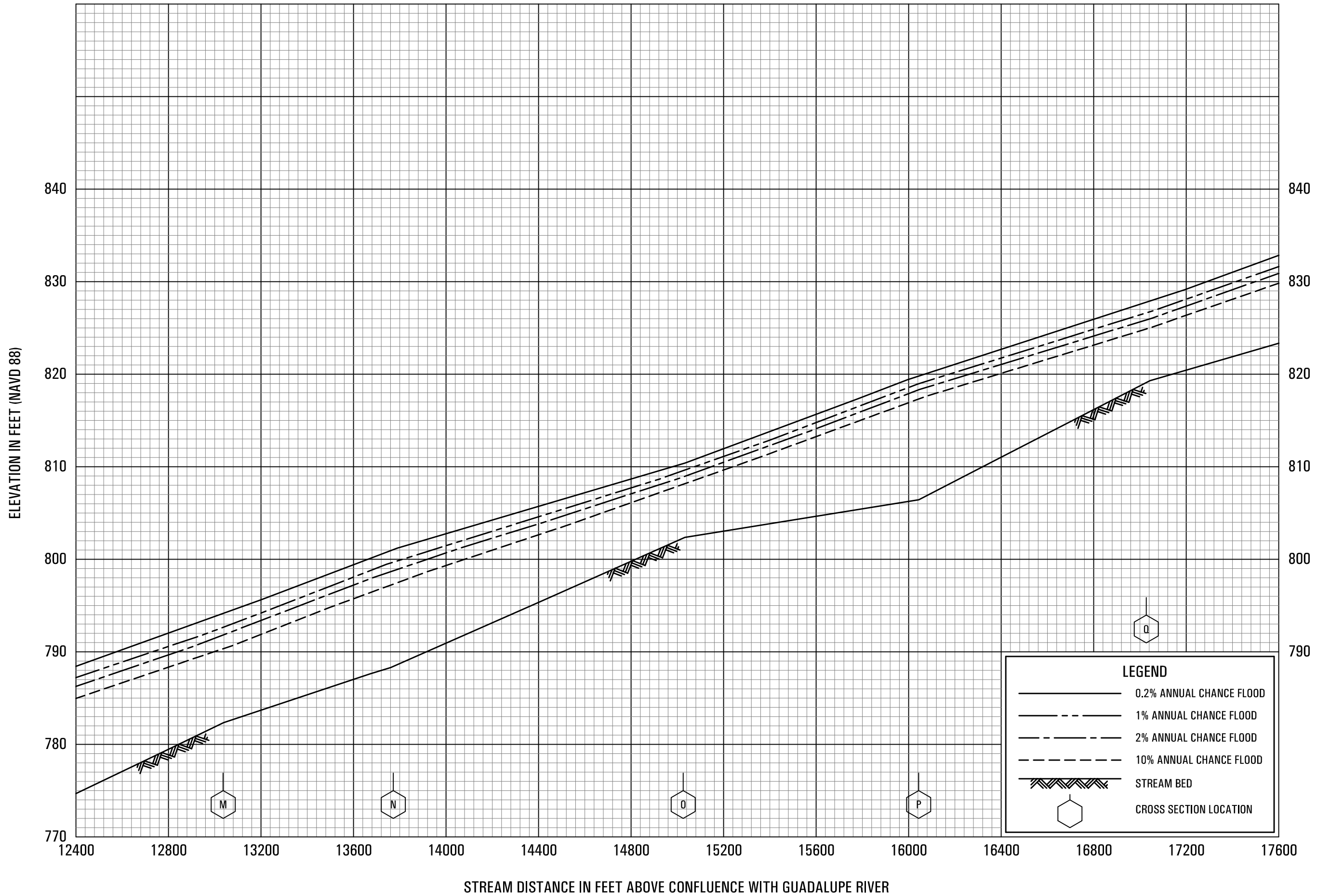


FLOOD PROFILES

ELM CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

COMAL COUNTY, TX
AND INCORPORATED AREAS

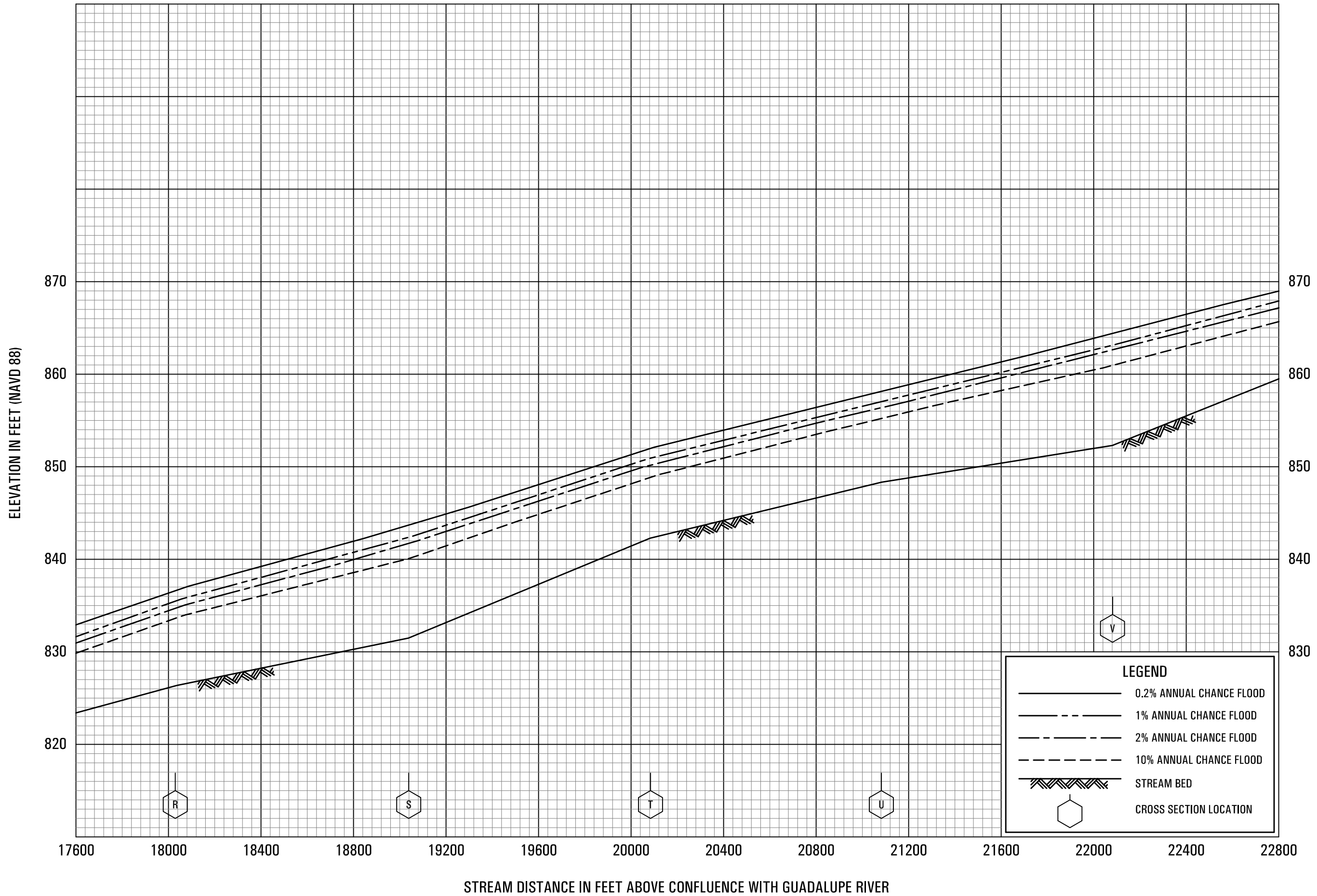


FLOOD PROFILES

ELM CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

COMAL COUNTY, TX
AND INCORPORATED AREAS

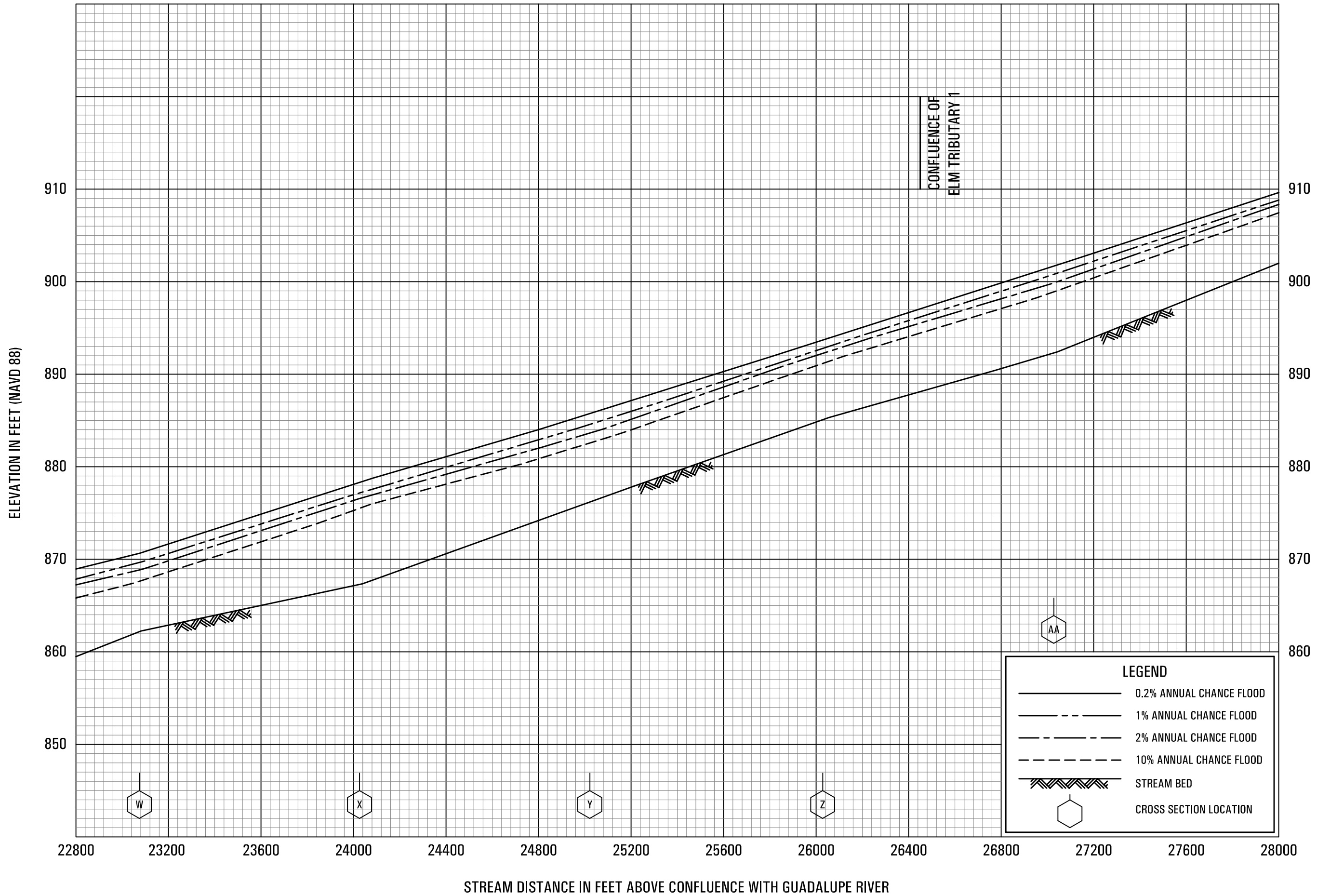


FLOOD PROFILES

ELM CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

**COMAL COUNTY, TX
AND INCORPORATED AREAS**

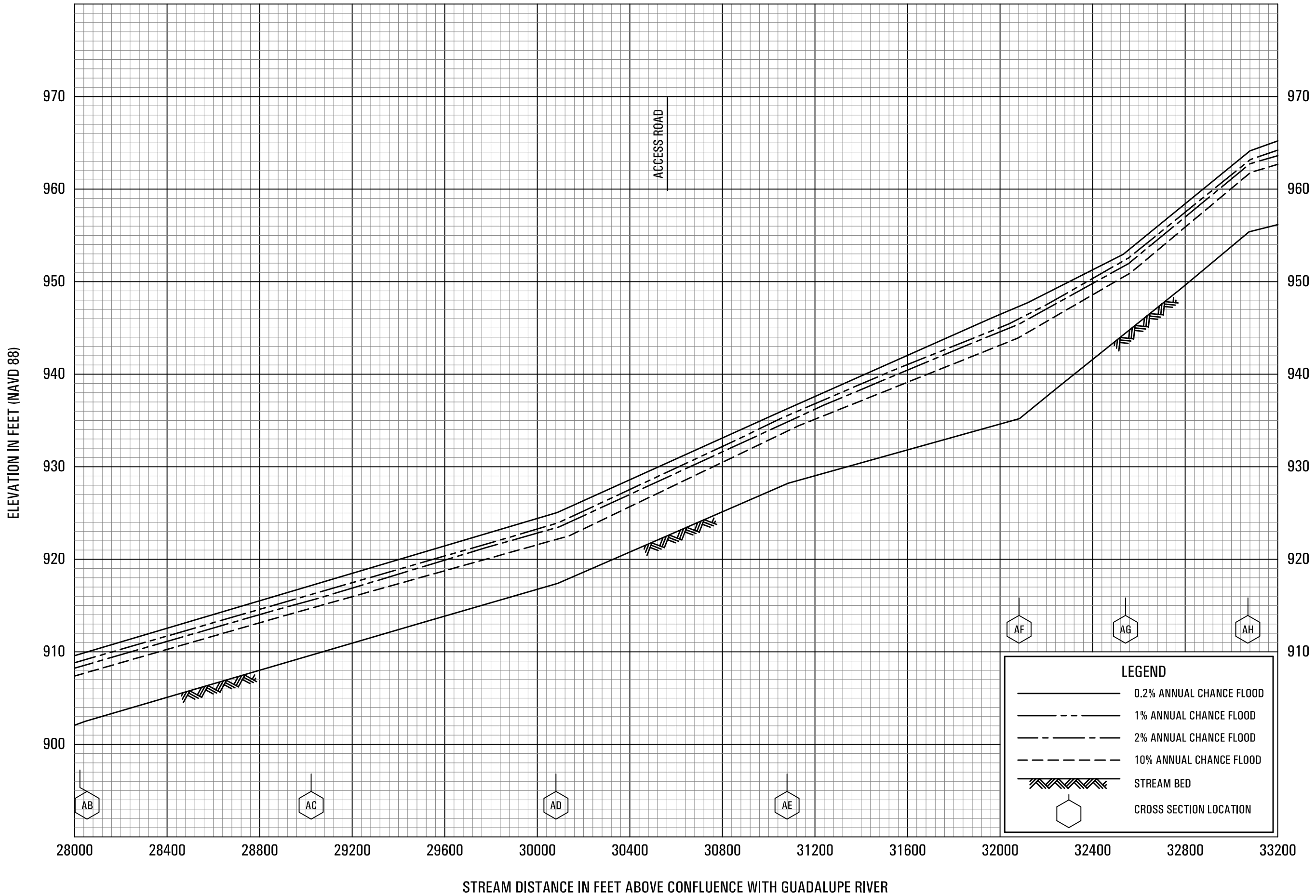


FLOOD PROFILES

ELM CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

COMAL COUNTY, TX
AND INCORPORATED AREAS



ELEVATION IN FEET (NAVD 88)

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH GUADALUPE RIVER

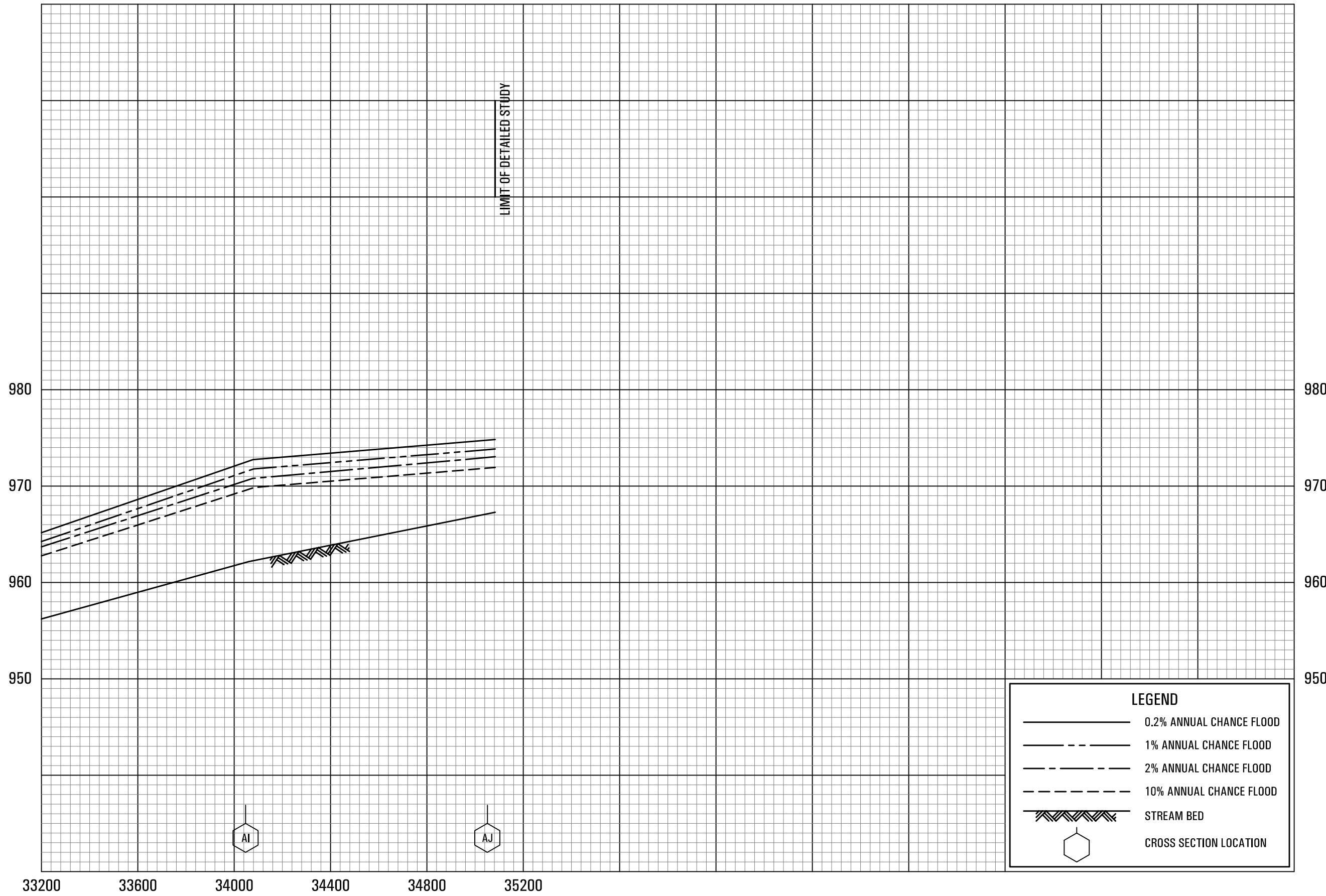
| LEGEND | |
|--------|--------------------------|
| | 0.2% ANNUAL CHANCE FLOOD |
| | 1% ANNUAL CHANCE FLOOD |
| | 2% ANNUAL CHANCE FLOOD |
| | 10% ANNUAL CHANCE FLOOD |
| | STREAM BED |
| | CROSS SECTION LOCATION |

FLOOD PROFILES

ELM CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
 AND INCORPORATED AREAS

ELEVATION IN FEET (NAVD 88)



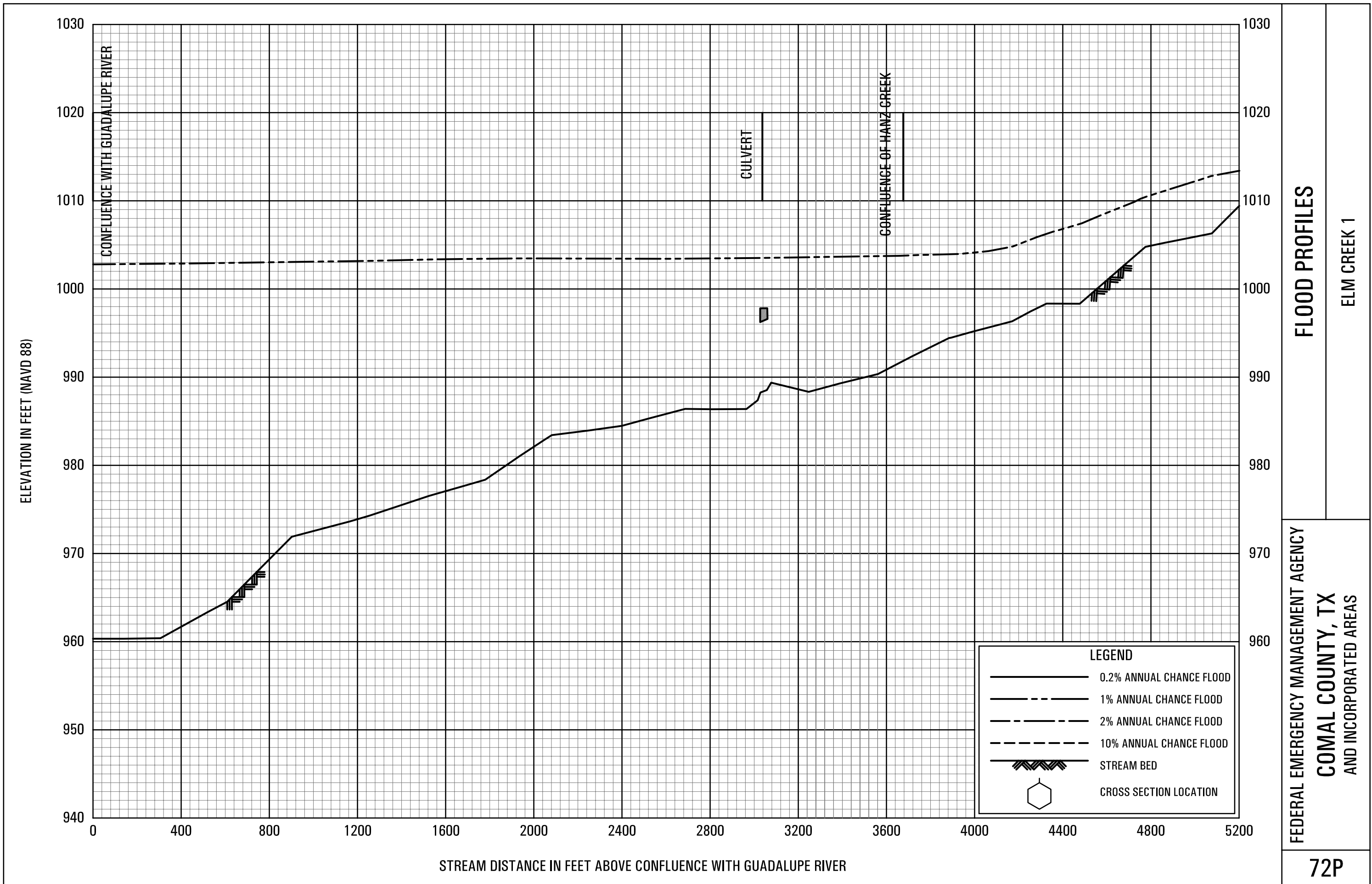
LIMIT OF DETAILED STUDY

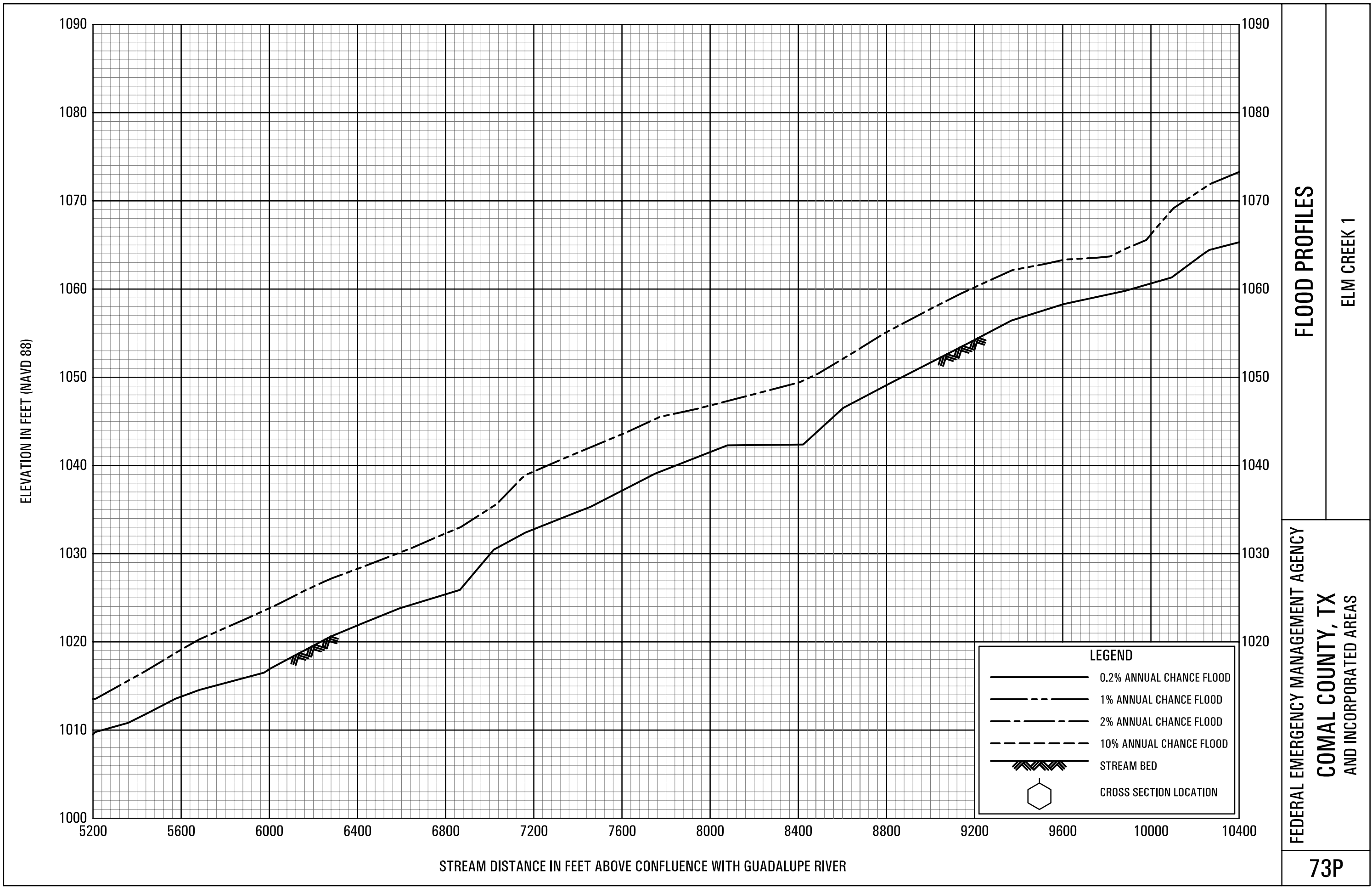
| LEGEND | |
|--------|--------------------------|
| | 0.2% ANNUAL CHANCE FLOOD |
| | 1% ANNUAL CHANCE FLOOD |
| | 2% ANNUAL CHANCE FLOOD |
| | 10% ANNUAL CHANCE FLOOD |
| | STREAM BED |
| | CROSS SECTION LOCATION |

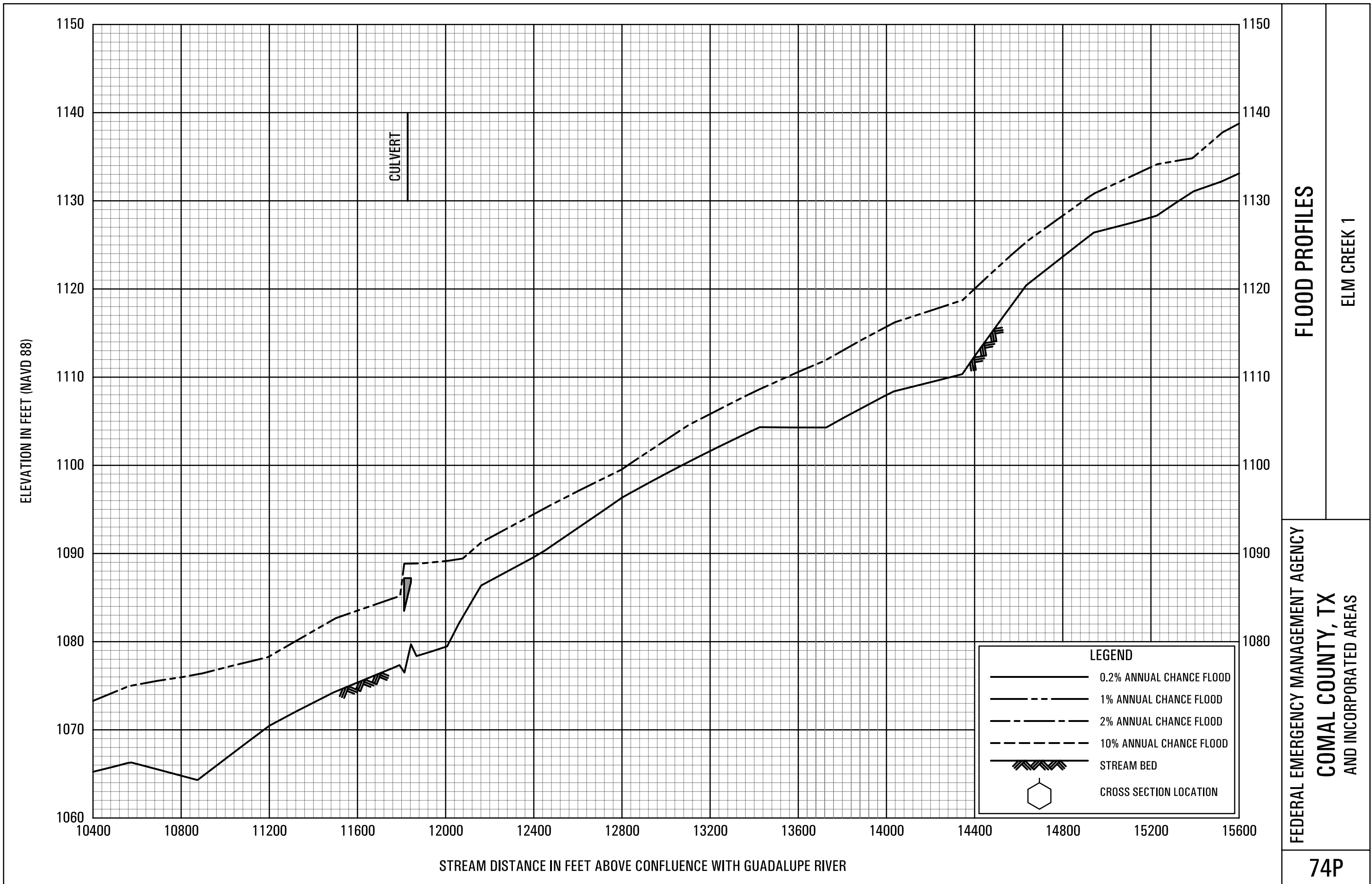
FLOOD PROFILES

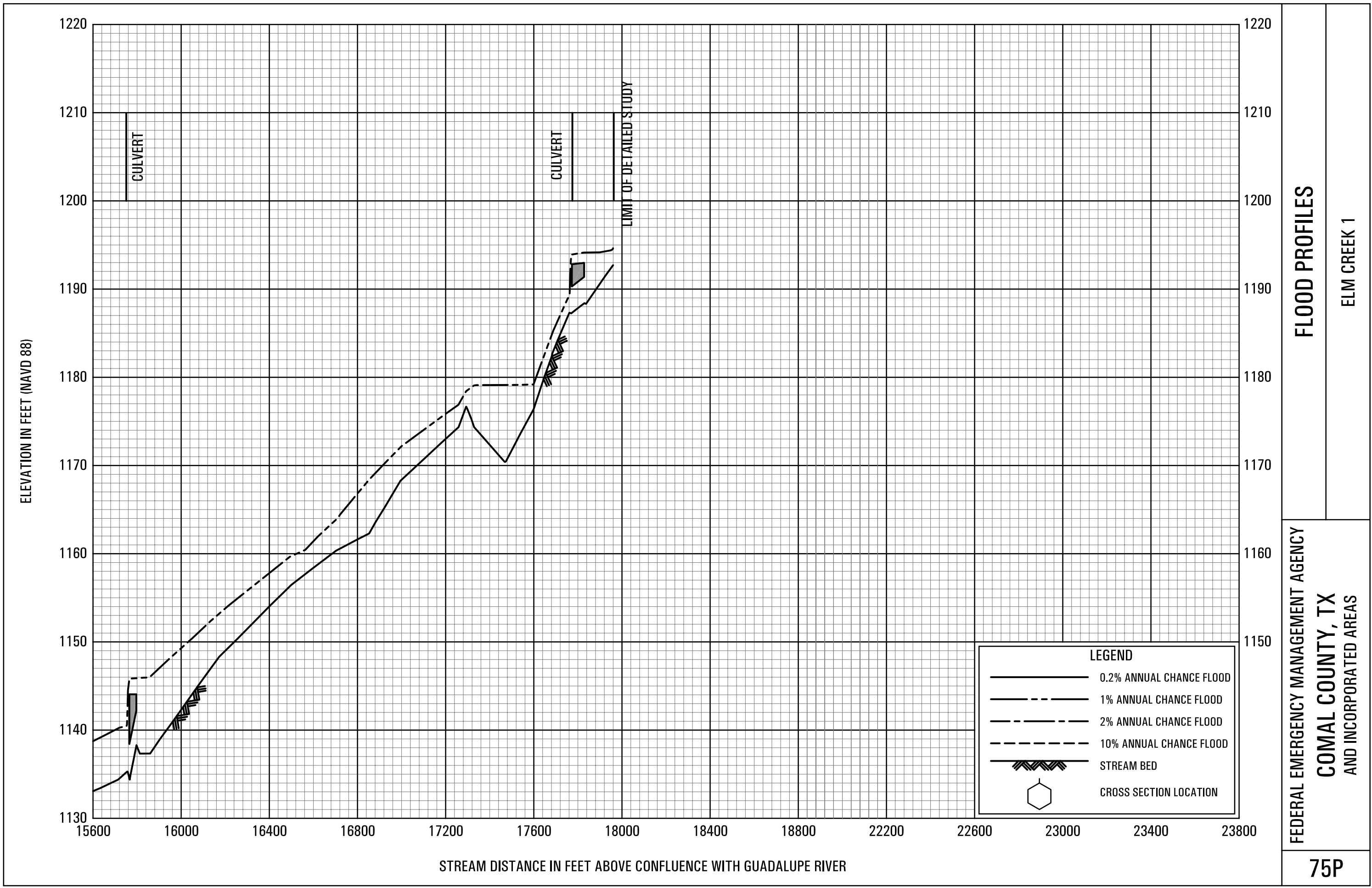
ELM CREEK

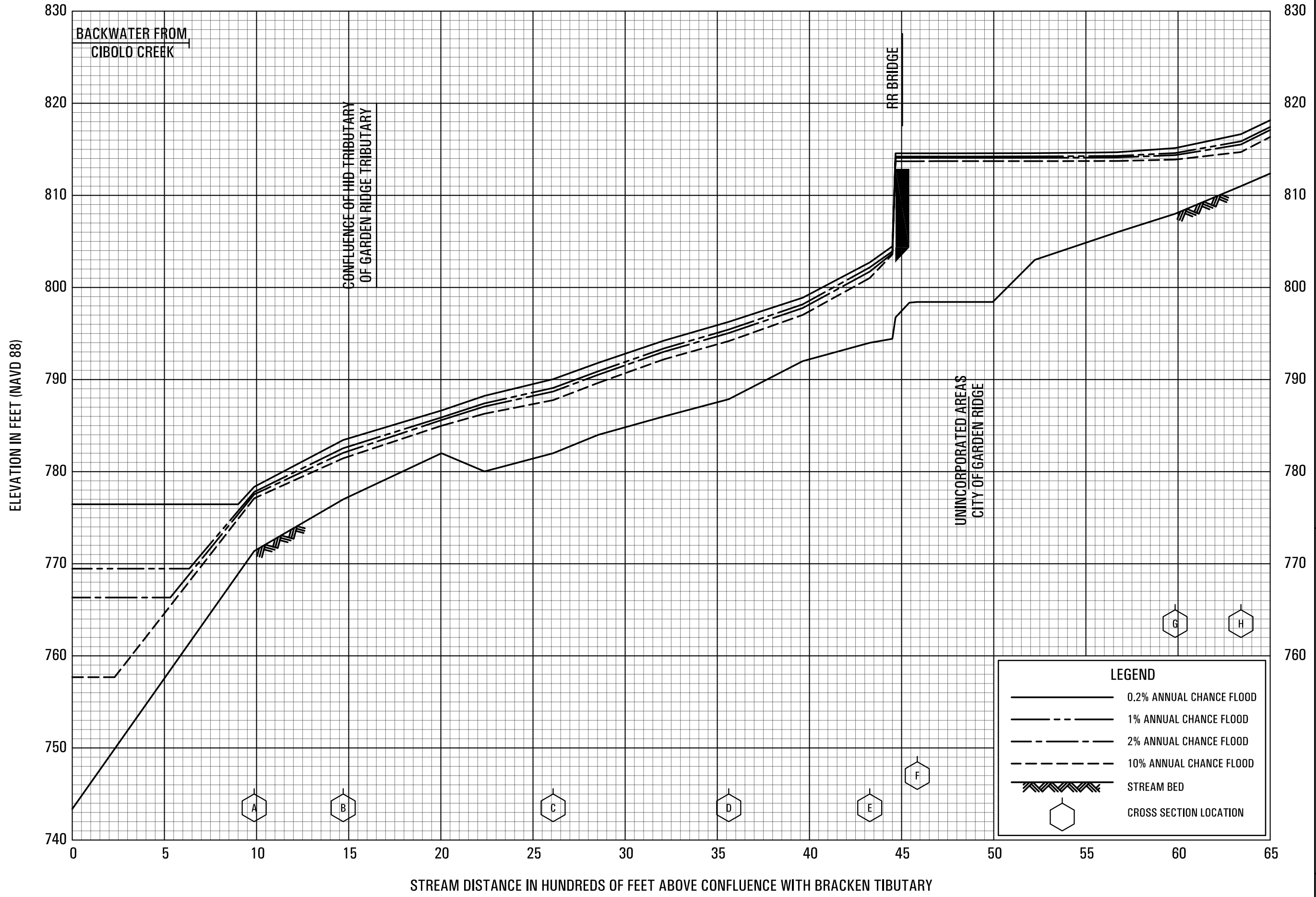
FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
AND INCORPORATED AREAS









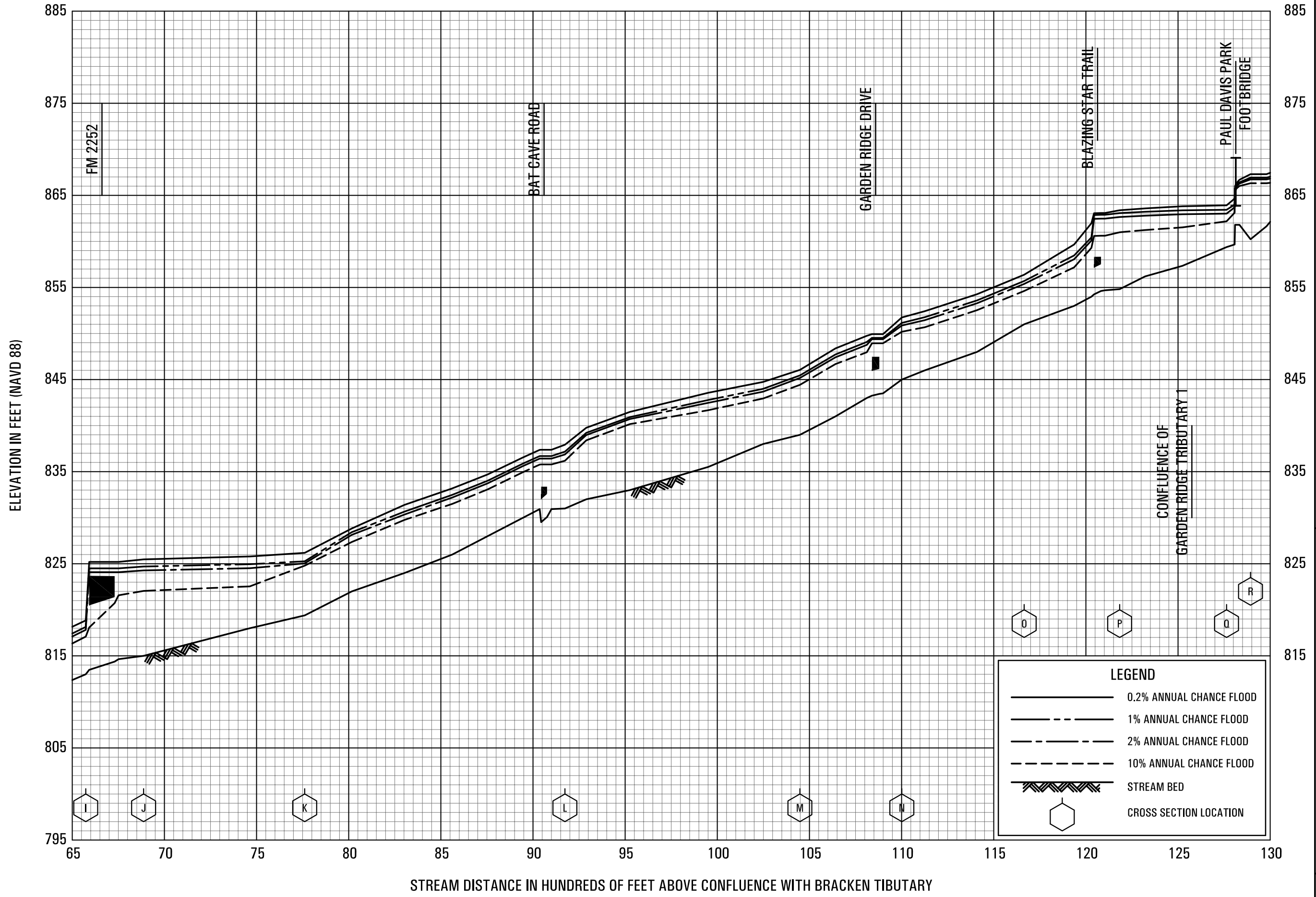


FLOOD PROFILES

GARDEN RIDGE TRIBUTARY

FEDERAL EMERGENCY MANAGEMENT AGENCY

COMAL COUNTY, TX
AND INCORPORATED AREAS

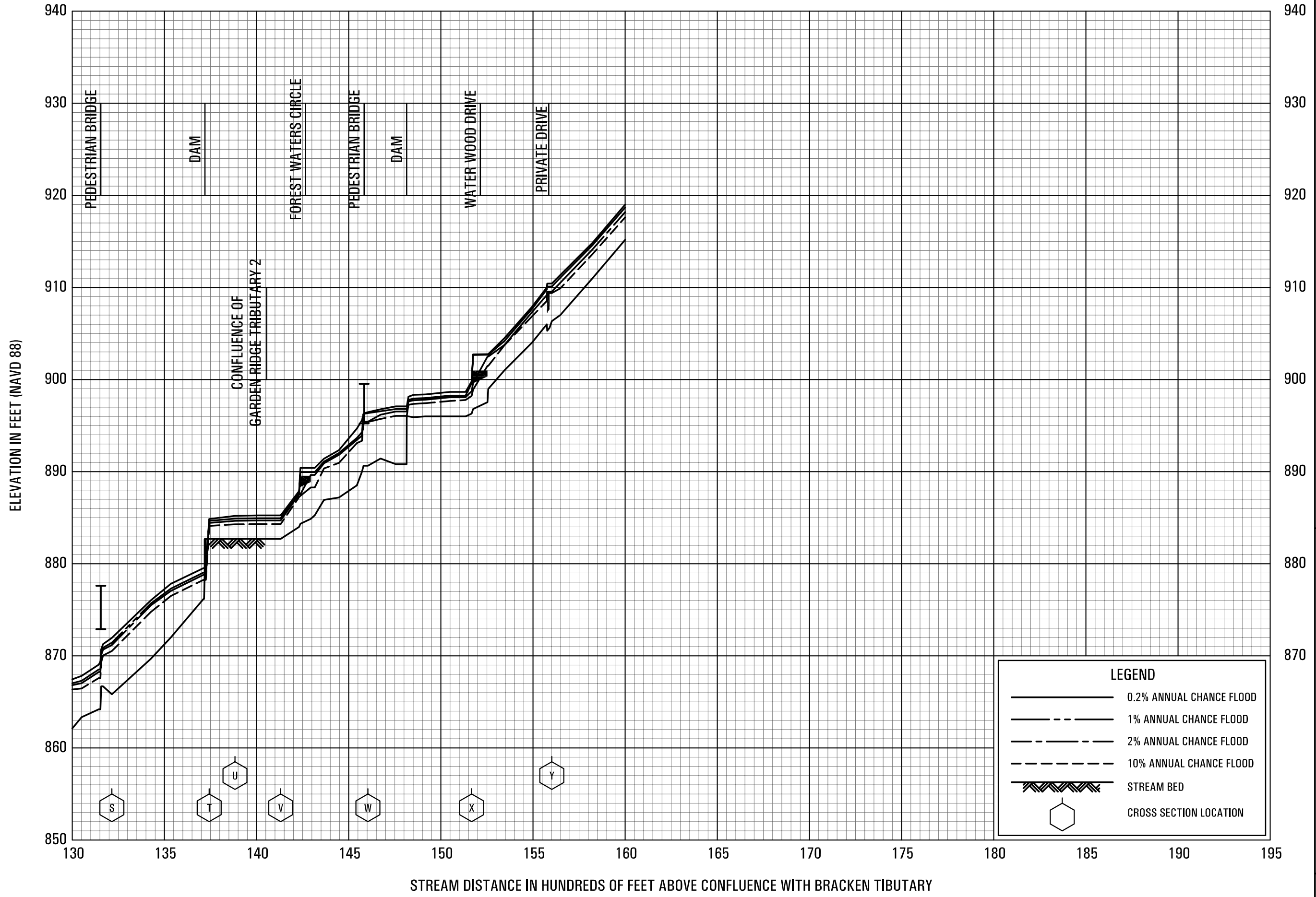


FLOOD PROFILES

GARDEN RIDGE TRIBUTARY

FEDERAL EMERGENCY MANAGEMENT AGENCY

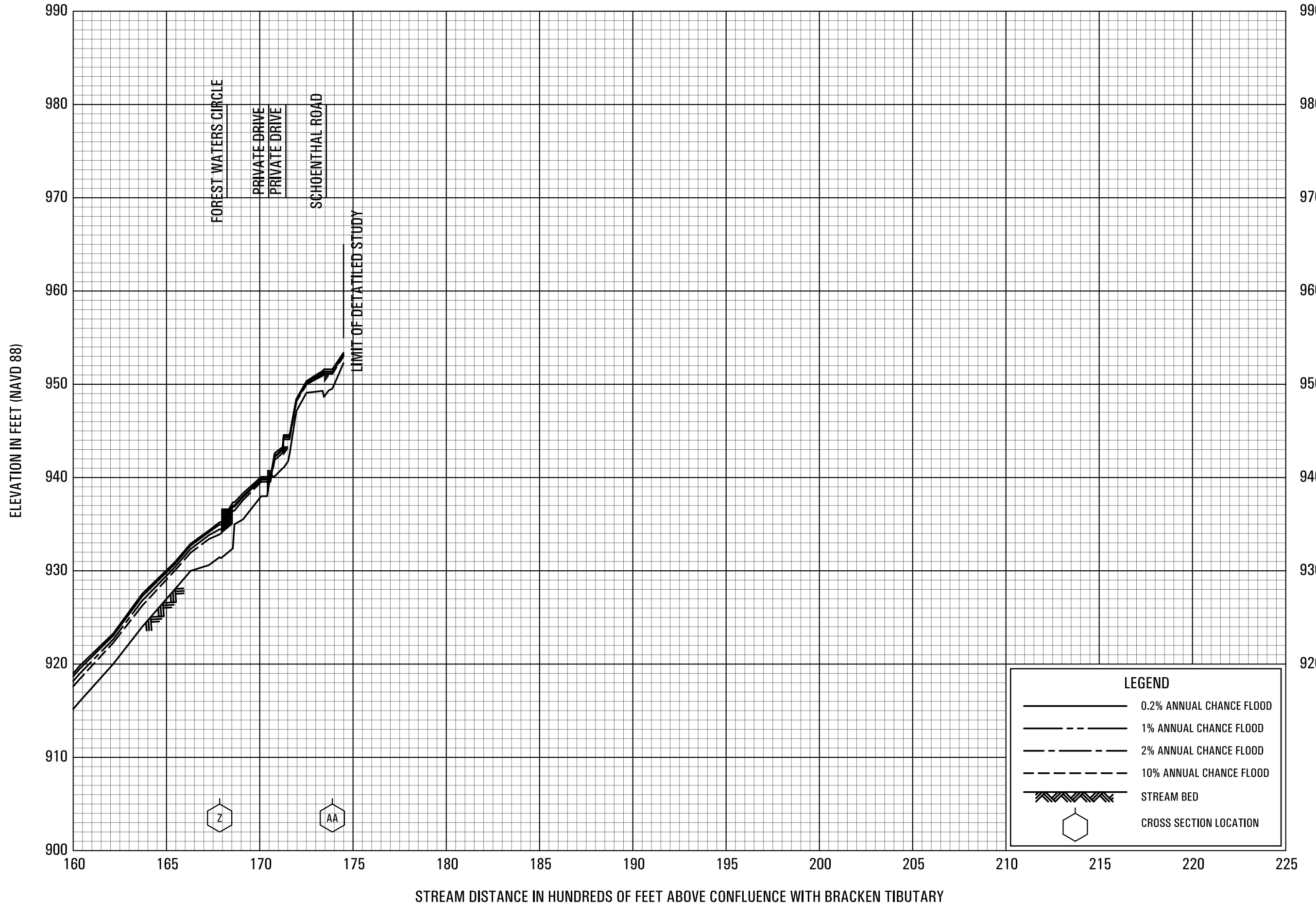
COMAL COUNTY, TX
AND INCORPORATED AREAS



FLOOD PROFILES

GARDEN RIDGE TRIBUTARY

FEDERAL EMERGENCY MANAGEMENT AGENCY
COMAL COUNTY, TX
 AND INCORPORATED AREAS



FLOOD PROFILES

GARDEN RIDGE TRIBUTARY

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