

PROPERTY PROTECTION MEASURES

NRH PUBLIC WORKS DEPT.

Home and business owners can protect themselves from future floods or reduce the effect of future floods by various means including:

- Elevating the structure
- Flood proofing the structure
- Surrounding the structure with a small wall or levee
- Facilitating future evacuations
- Buying flood insurance

Additional information on flood protection measures and building protection is also available in floodplain "libraries" maintained by the City of North Richland Hills both at the NRH Public Library in the reference section and in the Public Works Department at City Hall.

Localized Drainage Concerns (Residential Properties)

Under Texas Water Law, *"No person may divert or impound the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue in a manner that damages the property of another by the overflow of the water diverted or impounded."* Essentially, this means that the natural path of storm water runoff is not to be blocked.

If you have experienced minor flooding in your home or ponding water in your yard, you may simply have a localized drainage problem that can be corrected with minor grading.

- Property owners are responsible for runoff from private property or between private properties.
- Become familiar with your lot's intended drainage pattern. In most cases, the runoff is intended to flow to the street around each side of the home. In some cases, portions of your lot may naturally drain onto a neighbor's lot, or perhaps you have neighbors whose yard drains onto yours.
- Before you decide to make landscaping improvements to your yard, including the construction of a pool, make sure that you are not blocking the path of storm water runoff and inadvertently causing damage to your property, or the surrounding properties.
- The Public Works Department has engineering staff members available to offer suggestions which might alleviate minor drainage problems.
- Consider purchasing Flood Insurance, even if your property is not within a FEMA designated Special Flood Hazard Area. Homeowner's insurance does not cover damages caused by flooding. The City recommends that residents of North Richland Hills who live near or in a floodplain purchase flood insurance, even if it is not mandated by your home mortgage company. Every year, 25% of flood damages occur on properties outside of the floodplain