

NOTE:  
PROP. PROJECT SITE IS  
APPROXIMATELY 0.20 MILES  
SOUTH OF SEAWALL BLVD.

OCT 09 2012



PROJECT SITE  
ESTATES AT GRAND BEACH



PROJECT SITE  
ESTATES @ GRAND BEACH

Source 1 Capital Group  
SWG-2011-01140  
Sheet 1 of 17

MAP CENTER IS 29°18'45.98"N, 94°45'35.79"W  
GALVESTON QUADRANGLE  
PROJECTION IS UTM ZONE 15 NAD83 DATUM

TBPE FIRM REG # F-2115  
**SHELMARK**  
ENGINEERING, L.L.C.  
CIVIL / MARINE / PLANNING / STRUCTURAL  
821 FM 517 EAST  
DICKINSON, TEXAS 77539  
409.935.9986

**GENERAL  
LOCATION  
MAP**

**ESTATES AT GRAND BEACH**  
SOURCEONE CAPITAL GROUP, LLC  
GALVESTON, TEXAS

ELEMENTS SHOWN ON THIS PLAN SET  
ARE SCHEMATIC FOR PERMITTING ONLY;  
NOT FOR CONSTRUCTION.

DATE:  
09/28/12

PERMIT No:  
SWG-2011-01140

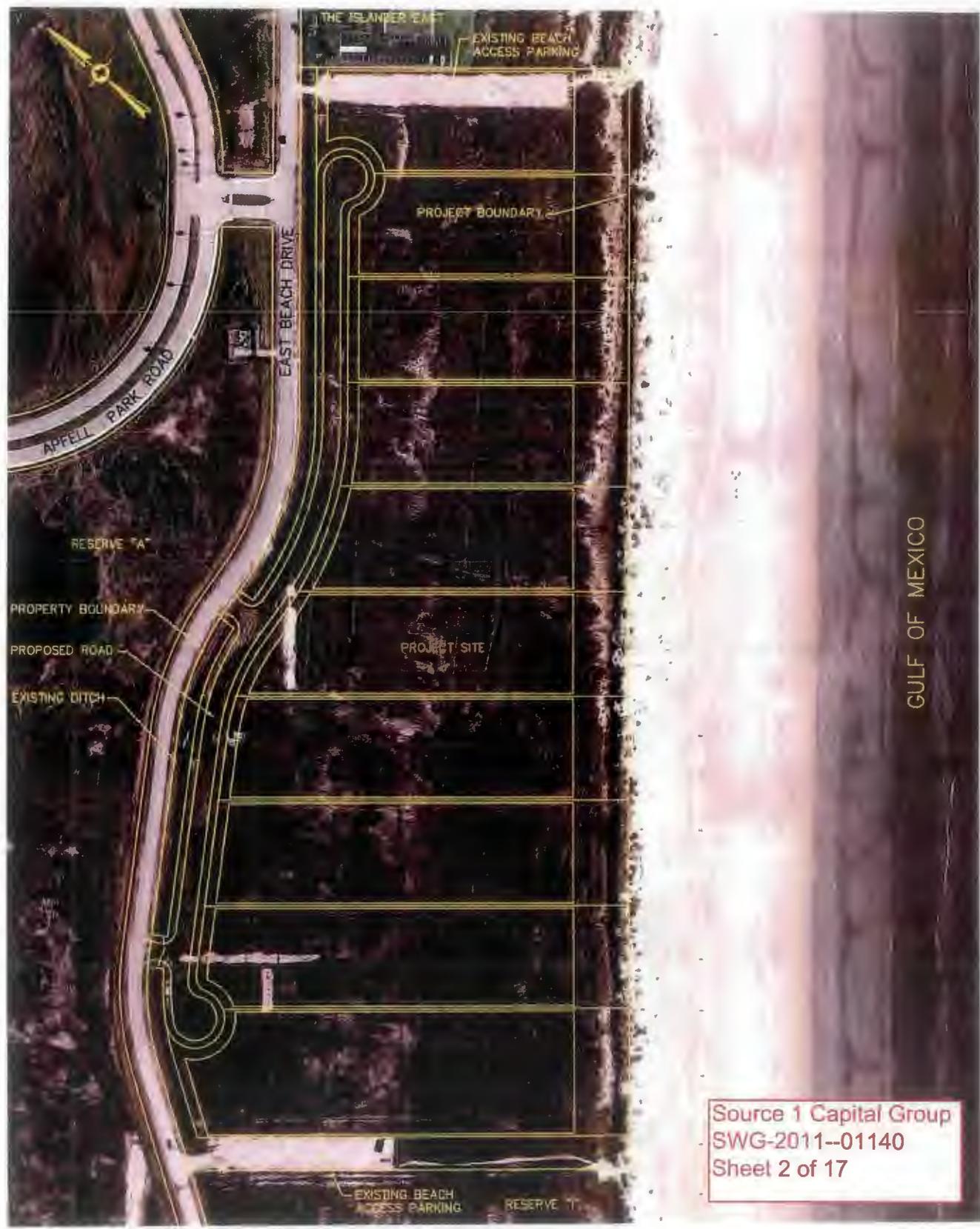
SCALE:  
N.T.S.

JOB NO:  
11-323

SHEET  
01

OCT 09 2012

300 0 150 300 Feet



GULF OF MEXICO

Source 1 Capital Group  
 SWG-2011-01140  
 Sheet 2 of 17

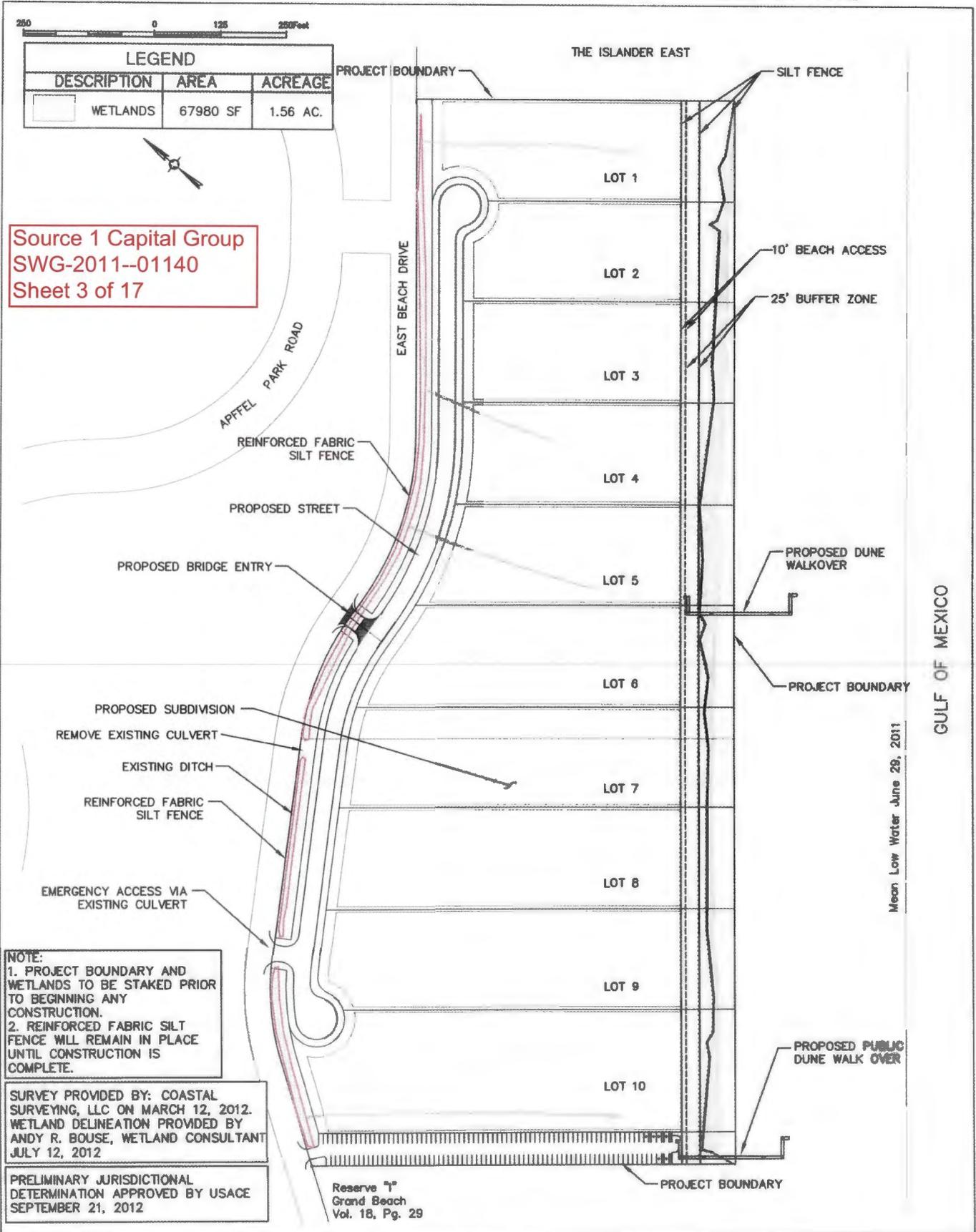
TBPE FIRM REG # F-2115  
**SHELMARK**  
 ENGINEERING, L.L.C.  
 CIVIL - MARINE PLANNING / STRUCTURAL  
 921 FM 617 EAST  
 DICKINSON, TEXAS 77539

**SITE MAP**

ESTATES AT GRAND BEACH  
 SOURCEONE CAPITAL GROUP, LLC  
 GALVESTON, TEXAS

ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY;	DATE: 08/28/12	PERMIT No: SWG-2011-01140	SCALE: 1"=300'	JOB NO: 11-323	SHEET 02
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OCT 09 2012



TYPE FIRM REG # F-2115

**SHELMARK**  
ENGINEERING, L.L.C.  
CIVIL / MARINE / PLANNING / STRUCTURAL

821 FM 517 EAST  
DICKINSON, TEXAS 77539

**LAND PLAN**

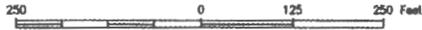
ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY.

**ESTATES AT GRAND BEACH**  
SOURCEONE CAPITAL GROUP, LLC  
GALVESTON, TEXAS

DATE: 08/28/12	PERMIT No: SWG-2011-01140	SCALE:	JOB NO: 11-323	SHEET 03
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LEGEND		
DESCRIPTION	AREA	ACREAGE
 WETLANDS	53,272 SF	1.22 AC
WETLANDS THAT ARE NOT MAPPED INDIVIDUALLY	14,708 SF	.34 AC
TOTAL WETLANDS	67,980 SF	1.56 AC *
UPLANDS	1,402,840 SF	32.20 AC
TOTAL AREA OF PROJECT	1,470,820 SF	33.76 AC

\* INCLUDES WETLANDS THAT ARE NOT MAPPED INDIVIDUALLY.



Source 1 Capital Group  
SWG-2011--01140  
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THE ISLANDER EAST



SURVEY PROVIDED BY: COASTAL SURVEYING, LLC ON MARCH 12, 2012.  
WETLAND DELINEATION PROVIDED BY ANDY R. BOUSE, WETLAND CONSULTANT JULY 12, 2012

PRELIMINARY JURISDICTIONAL DETERMINATION APPROVED BY USACE SEPTEMBER 21, 2012

Reserve "I"  
Grand Beach  
Vol. 18, Pg. 29

**SHELMARK**  
ENGINEERING, L.L.C.  
921 FM 517 EAST  
LICKINGSTON, TEXAS 77539

WETLAND  
DELINEATION

ESTATES AT GRAND BEACH  
SOURCEONE CAPITAL GROUP, LLC  
GALVESTON, TEXAS

ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY; NOT FOR CONSTRUCTION.

DATE: 09/28/12	PERMIT No: SWG-2011-01140	SCALE: 1"=250'	JOB NO: 11-323	SHEET 04
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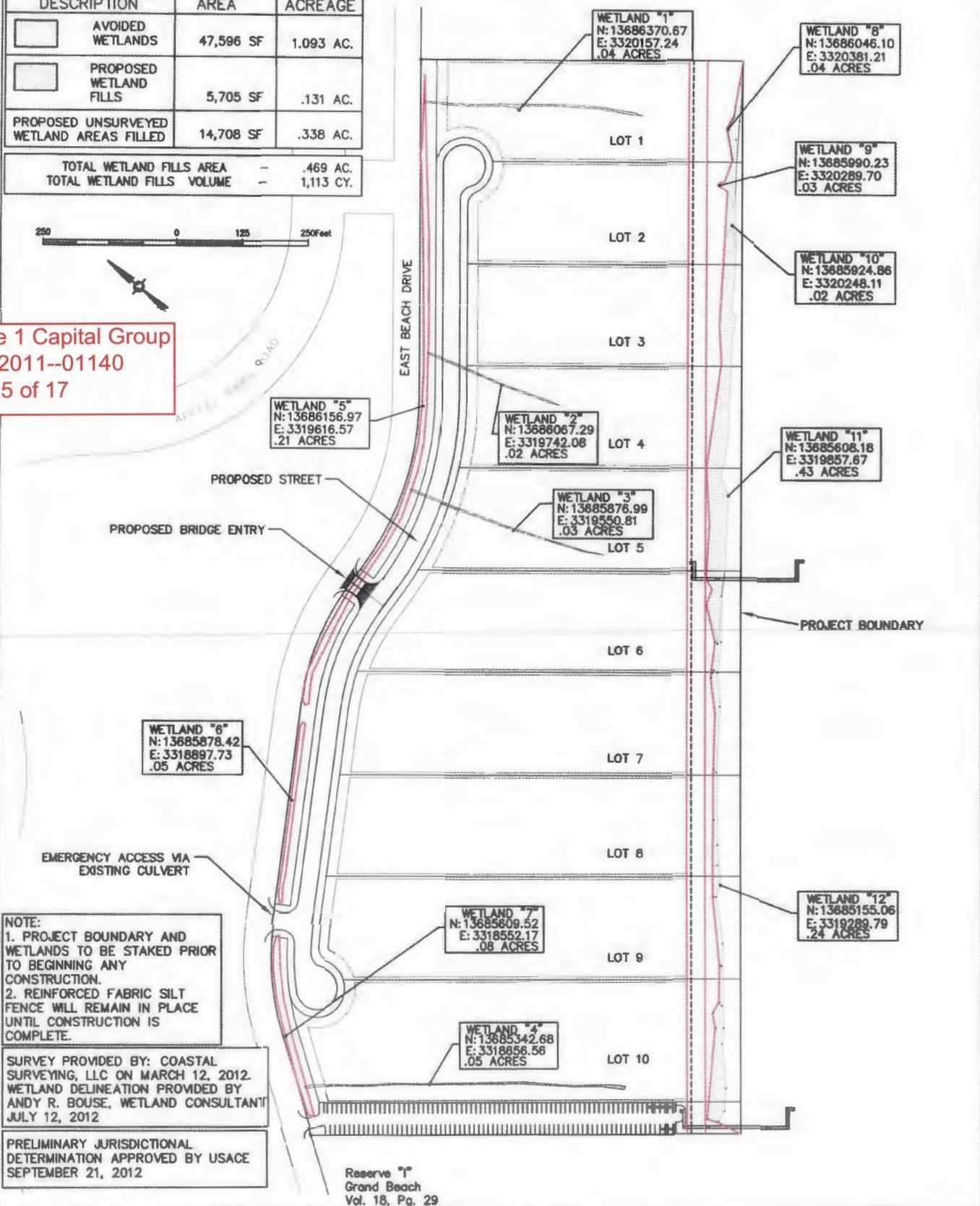
LEGEND		
DESCRIPTION	AREA	ACREAGE
AVOIDED WETLANDS	47,596 SF	1.093 AC.
PROPOSED WETLAND FILLS	5,705 SF	.131 AC.
PROPOSED UNSURVEYED WETLAND AREAS FILLED	14,708 SF	.338 AC.
TOTAL WETLAND FILLS AREA		.469 AC.
TOTAL WETLAND FILLS VOLUME		1,113 CY.

250 0 125 250feet



Source 1 Capital Group  
SWG-2011--01140  
Sheet 5 of 17

THE ISLANDER EAST



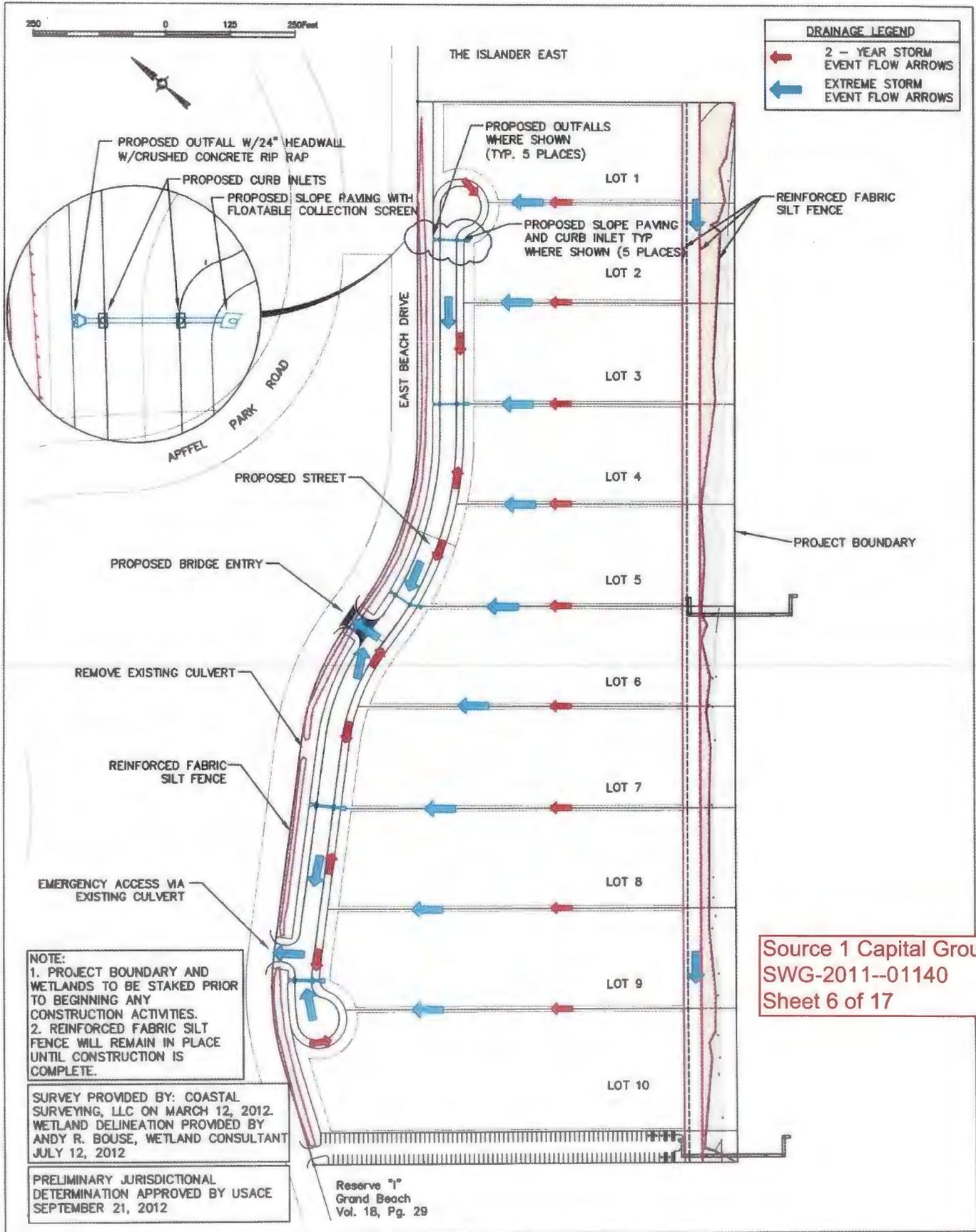
NOTE:  
1. PROJECT BOUNDARY AND WETLANDS TO BE STAKED PRIOR TO BEGINNING ANY CONSTRUCTION.  
2. REINFORCED FABRIC SILT FENCE WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

SURVEY PROVIDED BY: COASTAL SURVEYING, LLC ON MARCH 12, 2012.  
WETLAND DELINEATION PROVIDED BY ANDY R. BOUSE, WETLAND CONSULTANT JULY 12, 2012

PRELIMINARY JURISDICTIONAL DETERMINATION APPROVED BY USACE SEPTEMBER 21, 2012

Reserve "I"  
Grand Beach  
Vol. 18, Pg. 29

<p>TBPE FIRM REG # F-2115</p> <p><b>SHELMARK</b> ENGINEERING, L.L.C. CIVIL, MARINE   PLANNING   STRUCTURAL</p> <p>921 FM 517 EAST DICKINSON, TEXAS 77530</p>	<p><b>WETLAND COORDINATES &amp; IMPACTS</b></p> <p>ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY;</p>	<p>ESTATES AT GRAND BEACH SOURCEONE CAPITAL GROUP, L.L.C. GALVESTON, TEXAS</p>		DATE:	PERMIT No:	SCALE:	JOB NO:	SHEET
		09/28/12	SWG-2011-01140	AS SHOWN	11-323	05		



Source 1 Capital Group  
SWG-2011-01140  
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TBPE FIRM REG # F-2115

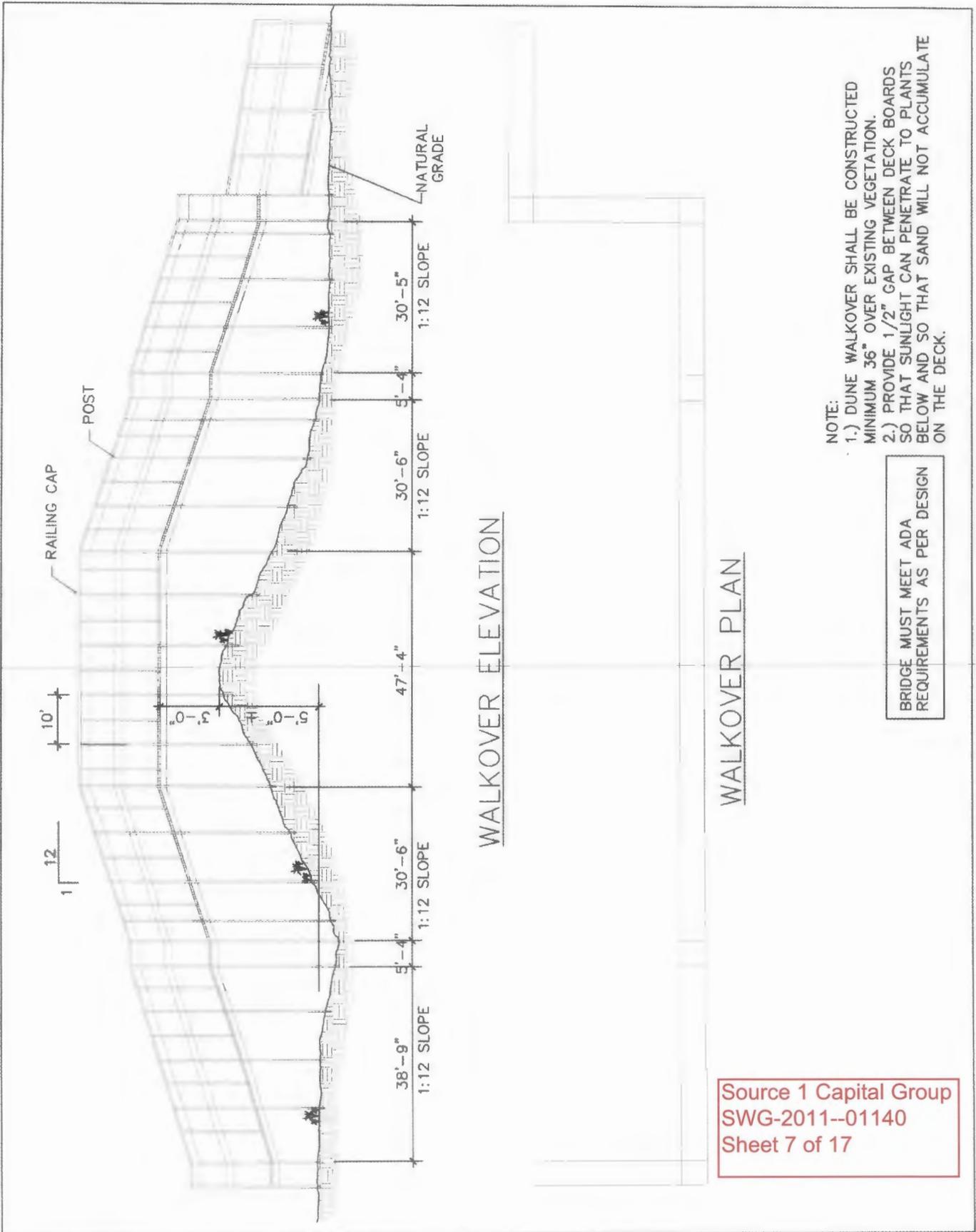
**SHELMARK**  
ENGINEERING, L.L.C.  
CIVIL MARINE PLANNING STRUCTURAL

921 FM 517 EAST  
DICKINSON, TEXAS 77538

**SITE DRAINAGE**

ESTATES AT GRAND BEACH  
SOURCEONE CAPITAL GROUP, LLC  
GALVESTON, TEXAS

ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY;	DATE: 09/28/12	PERMIT No: SWG-2011-01140	SCALE: 1"=250'	JOB NO: 11-323	SHEET 06
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WALKOVER ELEVATION

WALKOVER PLAN

NOTE:  
 1.) DUNE WALKOVER SHALL BE CONSTRUCTED MINIMUM 36" OVER EXISTING VEGETATION.  
 2.) PROVIDE 1/2" GAP BETWEEN DECK BOARDS SO THAT SUNLIGHT CAN PENETRATE TO PLANTS BELOW AND SO THAT SAND WILL NOT ACCUMULATE ON THE DECK.

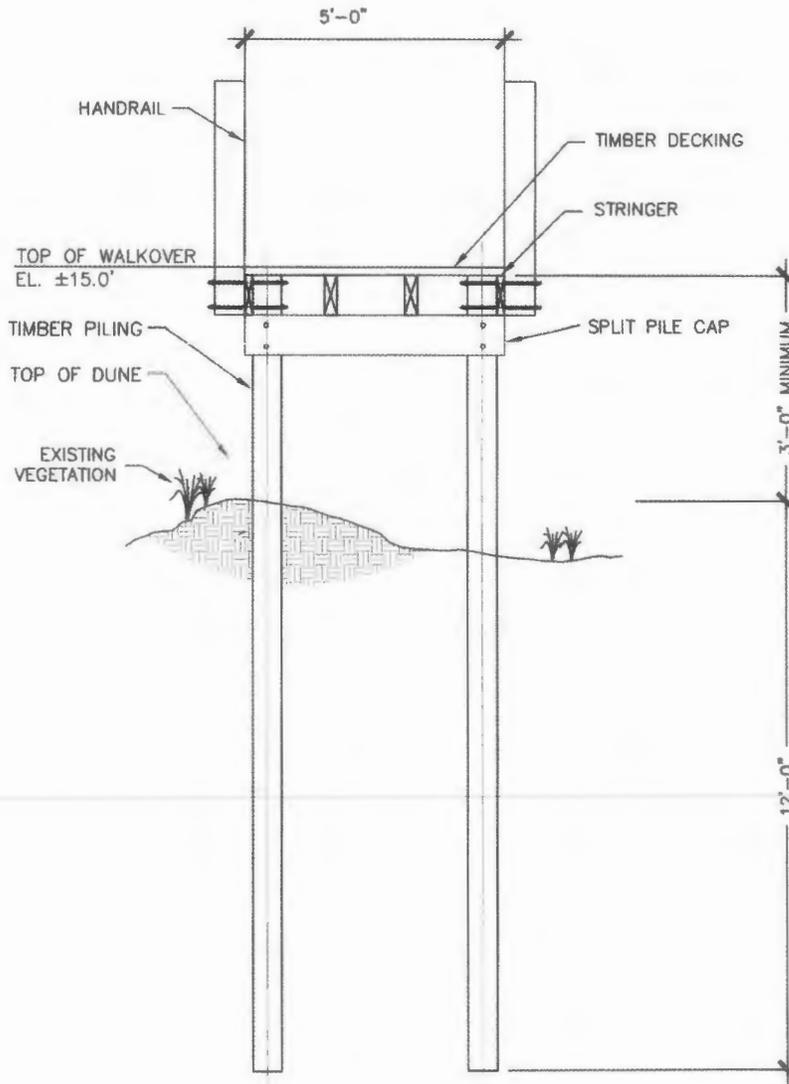
BRIDGE MUST MEET ADA REQUIREMENTS AS PER DESIGN

Source 1 Capital Group  
 SWG-2011-01140  
 Sheet 7 of 17

TBPE FORM REQ # F-2115  
**SHELMARK**  
 ENGINEERING, L.L.C.  
CIVIL | MARINE | PLANNING | STRUCTURAL  
 921 FM 517 EAST  
 DICKINSON, TEXAS 77539

PEDESTRIAN  
 DUNE WALKOVER  
 ELEVATION  
 ELEMENTS SHOWN ON THIS PLAN SET  
 ARE SCHEMATIC FOR PERMITTING ONLY;

ESTATES AT GRAND BEACH SOURCEONE CAPITAL GROUP, LLC GALVESTON, TEXAS				
DATE: 09/28/12	PERMIT No: SWG-2011-01140	SCALE: N T S	JOB NO: 11-323	SHEET 07



Source 1 Capital Group  
 SWG-2011--01140  
 Sheet 8 of 17

SECTION – WALKOVER

NOTE:

- 1.) DUNE WALKOVER SHALL BE CONSTRUCTED MINIMUM 36" OVER EXISTING VEGETATION.
- 2.) PROVIDE 1/2" GAP BETWEEN DECK BOARDS SO THAT SUNLIGHT CAN PENETRATE TO PLANTS BELOW AND SO THAT SAND WILL NOT ACCUMULAAATE ON THE DECK.



TDPE FIRM REG # F-2115  
**SHELMARK**  
 ENGINEERING, L.L.C.  
 CIVIL | MARINE | PLANNING | STRUCTURAL  
 921 FM 517 EAST  
 DICKINSON, TEXAS 77530

**SECTION  
 PEDESTRIAN WALKOVER**

**ESTATES AT GRAND BEACH  
 SOURCEONE CAPITAL GROUP, LLC  
 GALVESTON, TEXAS**

ELEMENTS SHOWN ON THIS PLAN SET  
 ARE SCHEMATIC FOR PERMITTING ONLY;

DATE: 09/28/12	PERMIT No: SWG-2011-01140	SCALE: 1"=4'	JOB NO: 11-323	SHEET 08
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BRIDGE PLAN

LEGEND	
DESCRIPTION	
	WETLANDS
	NEW ROADWAY
	NEW BRIDGE
	APPROACH SLAB

Source 1 Capital Group  
 SWG-2011-01140  
 Sheet 9 of 17



TBPE FIRM REG # F-2115  
**SHELMARK**  
 ENGINEERING, L.L.C.  
 CIVIL MARINE PLANNING / STRUCTURAL  
 921 FM 517 EAST  
 DICKINSON, TEXAS 77539

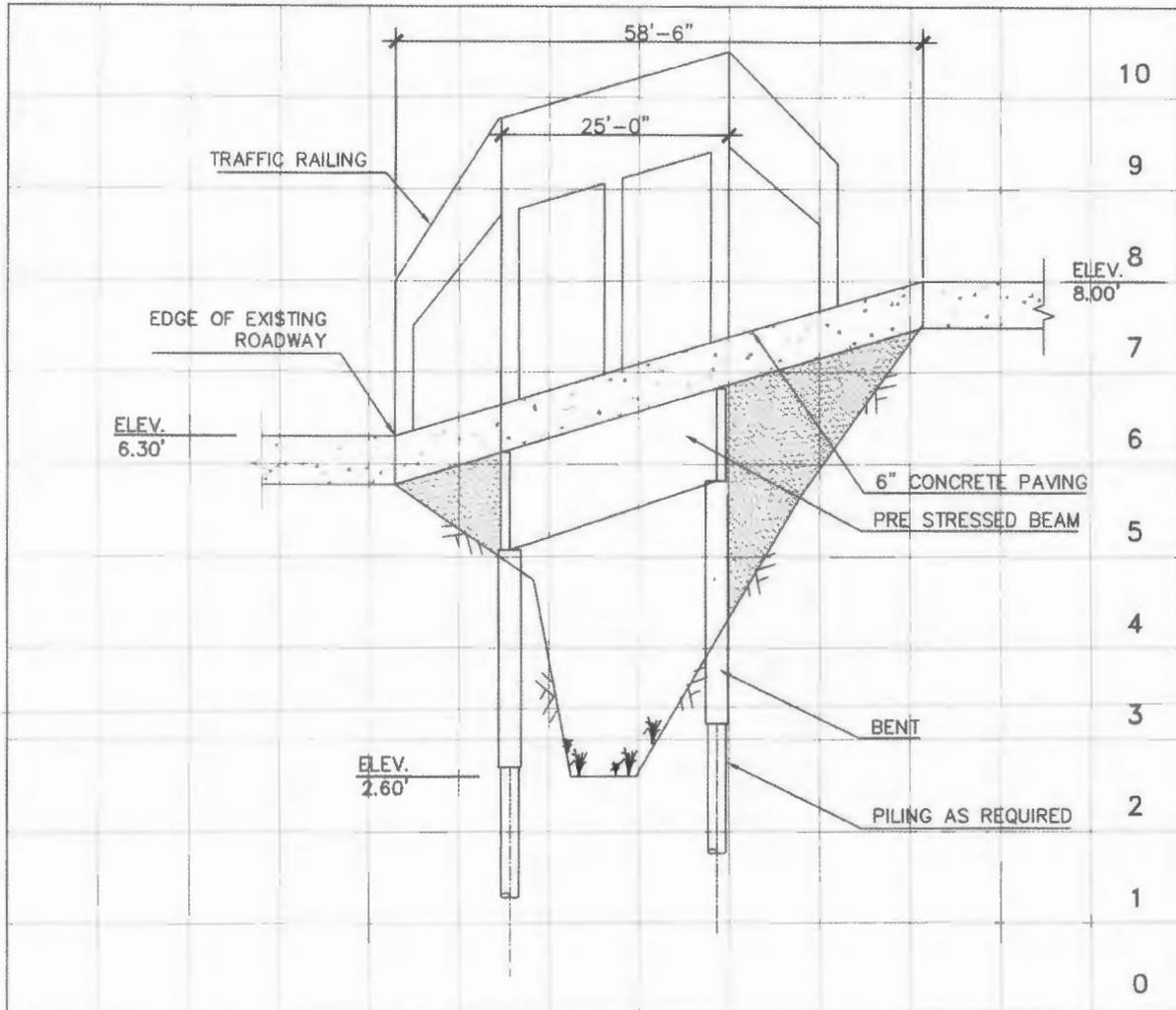
MAIN ENTRY BRIDGE  
 PLAN

ESTATES AT GRAND BEACH  
 SOURCEONE CAPITAL GROUP, LLC  
 GALVESTON, TEXAS

ELEMENTS SHOWN ON THIS PLAN SET  
 ARE SCHEMATIC FOR PERMITTING ONLY;  
 NOT FOR CONSTRUCTION

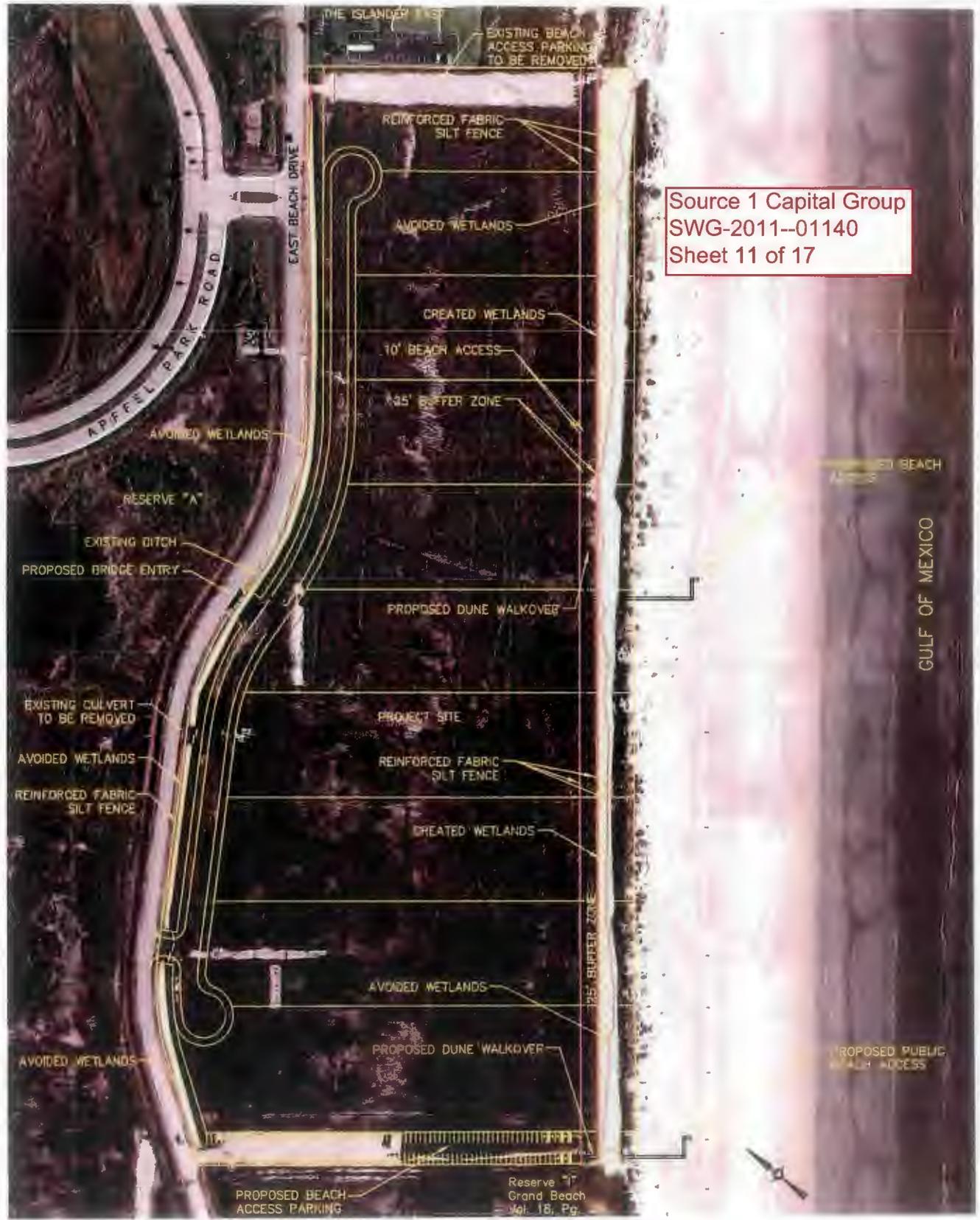
DATE: 09/28/12	PERMIT No: SWG-2011-01140	SCALE: 1"=20'	JOB NO: 11-323	SHEET 09
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Source 1 Capital Group  
 SWG-2011-01140  
 Sheet 10 of 17



**BRIDGE ELEVATION**  
 SCALE 1:20'(H) 1:2' (V)





Source 1 Capital Group  
 SWG-2011-01140  
 Sheet 11 of 17

TYPE FIRM REG # F-2115  
**SHELMARK**  
 ENGINEERING, L.L.C.  
 CIVIL, MARINE, PLANNING / STRUCTURAL  
 921 PM 517 EAST  
 DICKINSON, TEXAS 77539

**PROPOSED  
 MITIGATION  
 SITE MAP**

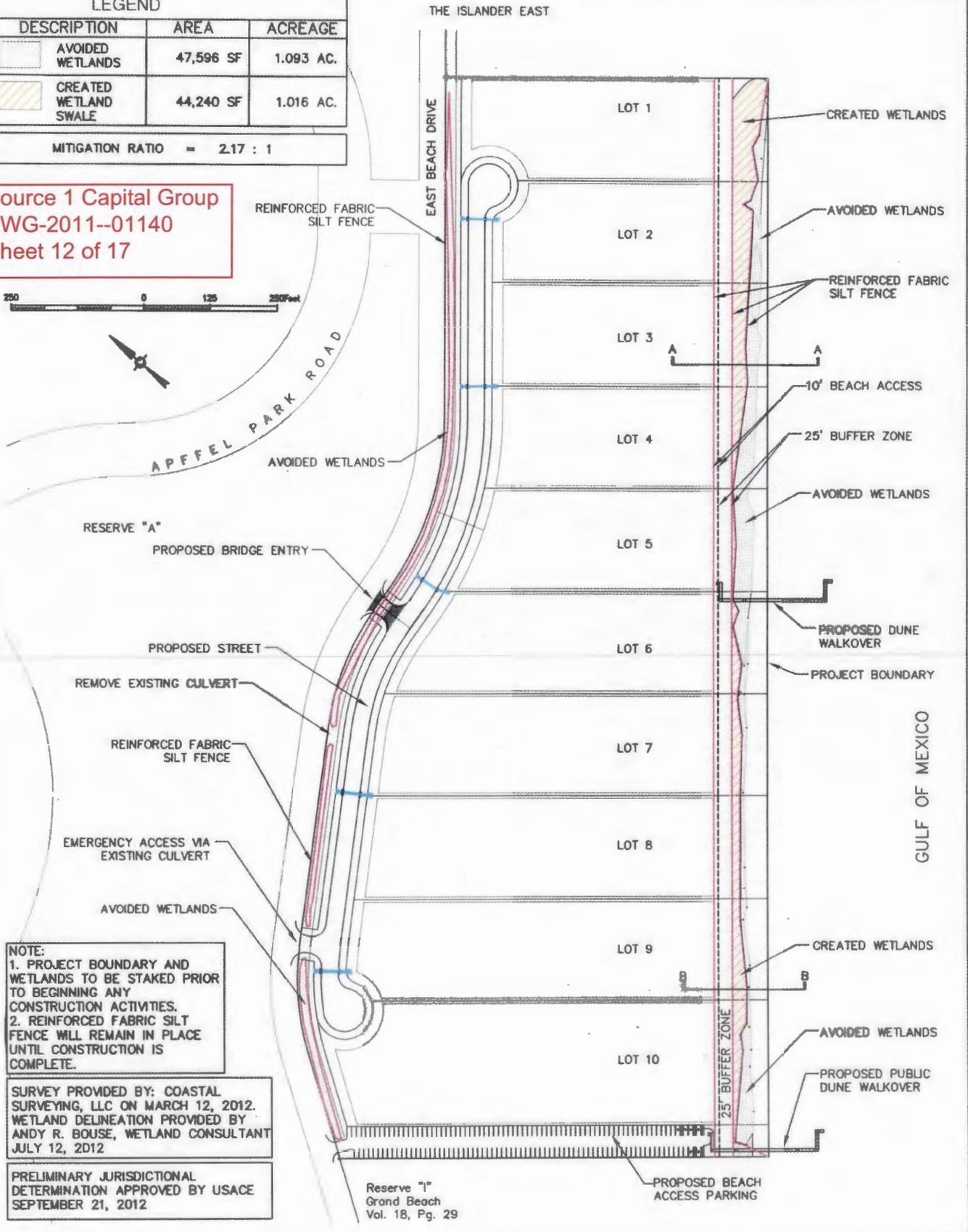
ESTATES AT GRAND BEACH  
 SOURCEONE CAPITAL GROUP, LLC  
 GALVESTON, TEXAS

ELEMENTS SHOWN ON THIS PLAN SET  
 ARE SCHEMATIC FOR PERMITTING ONLY

DATE: 08/08/12	PERMIT No: SWG 2011-01140	SCALE: 1" = 250'	JOB NO: 11-323	SHEET M 1
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LEGEND		
DESCRIPTION	AREA	ACREAGE
 AVOIDED WETLANDS	47,596 SF	1.093 AC.
 CREATED WETLAND SWALE	44,240 SF	1.016 AC.
MITIGATION RATIO = 2.17 : 1		

Source 1 Capital Group  
SWG-2011--01140  
Sheet 12 of 17



**NOTE:**  
1. PROJECT BOUNDARY AND WETLANDS TO BE STAKED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.  
2. REINFORCED FABRIC SILT FENCE WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

SURVEY PROVIDED BY: COASTAL SURVEYING, LLC ON MARCH 12, 2012.  
WETLAND DELINEATION PROVIDED BY ANDY R. BOUSE, WETLAND CONSULTANT JULY 12, 2012

PRELIMINARY JURISDICTIONAL DETERMINATION APPROVED BY USACE SEPTEMBER 21, 2012

TSPE FIRM REG # F.2115

**SHELMARK**  
ENGINEERING, L.L.C.  
CIVIL/MARINE PLANNING/STRUCTURAL

921 FM 517 EAST  
HOUSTON TEXAS 77056

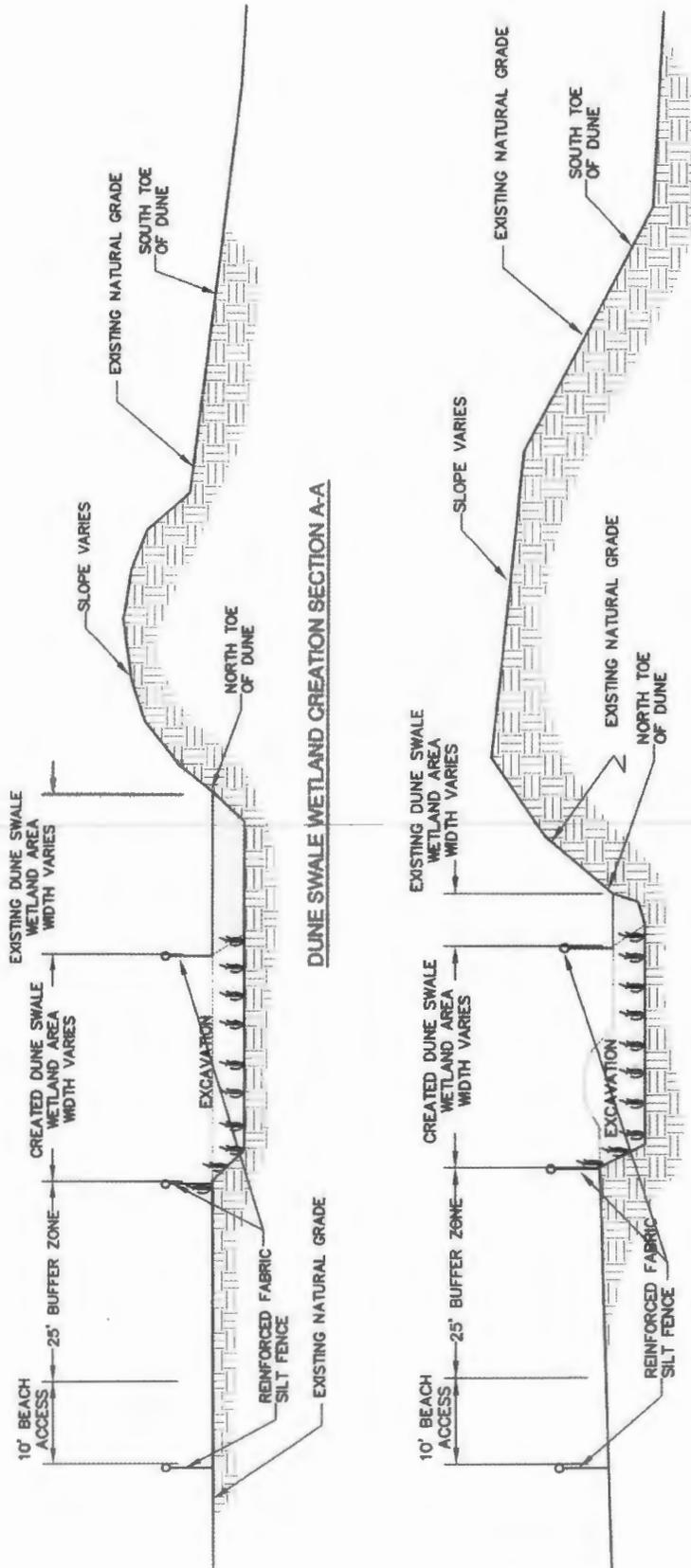
**MITIGATION SITE PLAN**

ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY;

**ESTATES AT GRAND BEACH**  
SOURCEONE CAPITAL GROUP, LLC  
GALVESTON, TEXAS

DATE:	PERMIT No:	SCALE:	JOB NO:	SHEET 112
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Source 1 Capital Group  
 SWG-2011-01140  
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DUNE SWALE WETLAND CREATION SECTION A-A

DUNE SWALE WETLAND CREATION SECTION B-B

- NOTES:
1. PROJECT BOUNDARY AND WETLANDS TO BE STAKED PRIOR TO BEGINNING ANY CONSTRUCTION.
  2. REINFORCED FABRIC SILT FENCE WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
  3. PROPOSED DUNE SWALE WETLAND CREATION AREAS SHALL BE TOPPED WITH SOIL REMOVED FROM IMPACTED AREAS PRIOR TO PLANTING.
  4. THE DUNE SWALE CREATION AREA SHALL BE PLANTED WITH NATIVE SITE PLANTS DISPLACED FROM IMPACTED AREAS.
  5. NO TRANSPLANTS WILL BE COLLECTED AND PLANTED PRIOR TO RECEIVING A TRANSPLANT PERMIT FROM TPWD.
  6. WETLAND BUFFER, DUNE SWALE CREATION AREA AND EXISTING SWALE TO REMAIN PRESERVED IN PERPETUITY.

**MITIGATION PLAN**

**INTRODUCTION:**

THE APPLICANT, SOURCEONE CAPITAL GROUP, LLC PROPOSES THE CONSTRUCTION OF A 10-LOT RESIDENTIAL BEACHFRONT SUBDIVISION, INCLUDING INFRASTRUCTURE AND BEACH ACCESS ON GALVESTON ISLAND'S EAST BEACH. THE PROPOSED SUBDIVISION IS SITUATED WITHIN AN APPROXIMATELY 33.76-ACRE PROJECT AREA AND IS LOCATED SOUTH OF EAST BEACH DRIVE, GALVESTON, GALVESTON COUNTY, TEXAS. THE SUBJECT PROPERTY HAS EXPERIENCED SIGNIFICANT MODIFICATIONS AND OWNERSHIP TURNOVER SINCE THE 1950'S. MODIFICATIONS INCLUDE BUT ARE NOT LIMITED TO: ROAD INSTALLATION AND ACCESS AREAS, UTILITY INSTALLATION, VARIOUS ABANDONED OR DEMOLISHED DEVELOPMENTS, AS WELL AS A HISTORY OF STORM EVENTS. THE PROJECT AREA INCLUDES APPROXIMATELY 1.56-ACRES WETLANDS; THE WETLANDS ARE DEPRESSIONS THAT ARE NON-TIDAL. A PRE-JURISDICTIONAL DETERMINATION WAS FINALIZED BY THE USACE ON SEPTEMBER 21, 2012. WETLAND VEGETATION WITHIN THE PROPOSED PROJECT AREA IS TYPICAL HYDROPHYTIC SPECIES FOUND IN WETLAND DEPRESSIONS ALONG THE GULF COAST. BECAUSE OF THE LOW ELEVATIONS AND THE NEXUS TO THE GULF OF MEXICO, THE WETLANDS ARE CONSIDERED "ADJACENT" WETLANDS UNDER SECTION 404 OF THE CLEAN WATERS ACT AND THUS WATERS OF THE U.S.

**JURISDICTIONAL IMPACTS & PERMITEE-RESPONSIBLE MITIGATION:**

IN THE COURSE OF CONSTRUCTION OF THE PROPOSED SUBDIVISION, THE APPLICANT WILL DISCHARGE APPROXIMATELY 1,113 C.Y. OF SELECT FILL INTO APPROXIMATELY 0.469-ACRES OF WETLANDS ON THE PROJECT SITE. ADDITIONALLY THE APPLICANT WILL AVOID 1.093-ACRES OF WETLANDS ON THE PROPOSED SITE. TO COMPENSATE FOR THE UNAVOIDABLE IMPACTS TO JURISDICTIONAL WETLANDS THE APPLICANT PROPOSES COMPENSATORY MITIGATION. THE APPLICANT HAS MADE EVERY ATTEMPT TO MEET A GOAL OF ACHIEVING NO NET LOSS OF CRITICAL AREA FUNCTIONS AND VALUES BY INCORPORATING APPROPRIATE AND PRACTICABLE COMPENSATORY MITIGATION TO THE GREATEST EXTENT PRACTICABLE FOR THE PROPOSED IMPACTS THAT CANNOT BE AVOIDED. THE PROPOSED COMPENSATORY MITIGATION WILL REPLACE ADVERSELY AFFECTED AREAS BY CREATING NEW CRITICAL AREAS. THE APPLICANT PROPOSES 1.016-ACRES OF CREATED WETLANDS PROVIDING A MITIGATION RATION OF 2.17:1. THE CREATION AREAS WILL BE ADJACENT OR CONTIGUOUS TO THE AFFECTED CRITICAL AREAS (ON-SITE) AND WILL ATTEMPT TO REPLACE AFFECTED CRITICAL AREAS WITH CHARACTERISTICS IDENTICAL TO OR CLOSELY APPROXIMATING THOSE OF THE AFFECTED CRITICAL AREAS (IN-KIND). THE PROPOSED AVOIDED AND CREATED WETLAND AREAS SHOULD BE LONG-TERM SUSTAINING WITH MINIMAL MAINTENANCE AND MANAGEMENT REQUIREMENTS. THE APPLICANT WILL INSURE THE PREVENTION OF TRESPASSING FROM UNAUTHORIZED MEMBERS OF THE GENERAL PUBLIC AND THE CONTROL OF INVASIVE PLANTS. THE PRESENCE OF INVASIVE SPECIES WILL BE MONITORED IN CONJUNCTION WITH SITE INSPECTIONS AND MONITORING FOR THE PROPOSED MITIGATION AREA. THE APPLICANT WILL PERFORM INVASIVE SPECIES PLANT CONTROL ON THE AVOIDED AND CREATED WETLAND AREA. IF THE APPLICANT IS AWARDED A PERMIT FOR THE PROPOSED ACTIVITIES, THE APPLICANT WILL SUBMIT A NON-DEVELOPMENT DEED RESTRICTION ON THE AVOIDED AND CREATED WETLAND AREAS TO PROTECT THEM IN PERPETUITY AND RECORD THE INSTRUMENT AT THE GALVESTON COUNTY COURT HOUSE WITHIN 30-DAYS OF OBTAINING THE PERMIT AND COMPLETING CONSTRUCTION ACTIVITIES. THE APPLICANT WILL PROVIDE COPY OF THE RECORDED INSTRUMENT TO THE USACE WITHIN 30 DAYS OF RECORDATION. THIS DEED RESTRICTION WILL PROTECT THE AVOIDED AND CREATED WETLAND AREAS FROM ANY FUTURE MAN-MADE/NON-NATURAL IMPACTS INCLUDING FILLING, EXCAVATING, DEWATERING, WATER SUBMERSION, OR CONSTRUCTION OF ANY STRUCTURE (OTHER THAN DUNE WALKOVER FOR BEACH ACCESS) WITHIN THE AVOIDED WETLAND AREAS.

**IMPLEMENTATION ACTIONS & GOALS:**

THE MITIGATION PLAN IS TO BE IMPLEMENTED IN COORDINATION WITH BEGINNING WORK IN JURISDICTIONAL WETLANDS ON THE PROJECT SITE AS SITE DEVELOPMENT ACTIVITIES PERMIT.

<p><b>SHELMARK</b>          ENGINEERING, L.L.C.  <small>CIVIL, MARINE, PLANNING, STRUCTURAL</small>          921 FM 517 EAST          DICKINSON, TEXAS 77539</p>	<p><b>WETLAND SECTIONS</b></p>	<p>ESTATES AT GRAND BEACH          SOURCEONE CAPITAL GROUP, LLC          GALVESTON, TEXAS</p>				
<p>ELEMENTS SHOWN ON THIS PLAN SET          ARE SCHEMATIC FOR PERMITTING ONLY;</p>		<p>DATE: 08/09/12</p>	<p>PERMIT No: SWG-2011-01140</p>	<p>SCALE: N.T.S.</p>	<p>JOB NO: 11-333</p>	<p>SHEET 144</p>

SITE PREPARATION:

THE CREATION AREAS WILL BE SCULPTED AS THE LOT DEVELOPMENT GRADING TAKES PLACE. THE OVERALL DIMENSIONS AND DEPTH OF THE CREATION SITE VARIES. AFTER THE CREATION SITE CONTOURING IS COMPLETE, THE CREATION SITES WILL BE COVERED WITH A LAYER OF NUTRIENT RICH SOIL AND THE PLANTING PHASE WILL BEGIN. NATURAL COLONIZATION WILL BE ALLOWED TO OCCUR AS THE PRIMARY MEANS OF PLANT ESTABLISHMENT, BUT TRANSPLANTING OF SELECTED DESIRABLE SPECIES WILL BE DONE TO CONTROL COMMUNITY DEVELOPMENT AS NECESSARY. THE APPLICANT WILL TRANSPLANT, SEED, AND ENCOURAGE COLONIZATION BY SELECTED SPECIES IN THE CREATED WETLAND SWALE AND CREATE A MIXTURE OF PLANT SPECIES THAT WILL BE COLLECTED AND PLACED INTO THE MOIST SUBSTRATE INCLUDING *SPARTINA PATENS*, AS WELL AS SPRIGS OR PLUGS OF *PASPALUM VAGINATUM* AND CUTTINGS OF *PANICUM AMARUM*. TRANSPLANTS FROM THE VICINITY OF THE PROJECT AREA ARE MORE LIKELY TO SURVIVE THAN IMPORTED ONES. IF SUITABLE STANDS CANNOT BE FOUND ON THE PROPERTY WHERE THE RE-VEGETATION PROJECT WILL BE UNDERTAKEN, IT MAY BE POSSIBLE TO OBTAIN PLANTS FROM NEIGHBORING PROPERTY BY AGREEMENT WITH PROPERTY OWNERS. TRANSPLANTING WILL BE ACCOMPLISHED IN VARIOUS AREAS OF THE SITE WITH SELECTED SPECIES IF SUITABLE COLONIZATION DOES NOT OCCUR NATURALLY OR FROM SELECTED SEED.

BORROW (DONOR) SITE

THE APPLICANT MAY REMOVE NO MORE THAN ONE 15 CM (6 INCH) DIAMETER PLUG PER ONE SQUARE METER WITHIN THE BORROW AREA IN A SCATTERED PATTERN. INCIDENTAL DAMAGE TO BORROW AREAS AND/OR EXISTING ADJACENT MARSHES SHALL BE STRICTLY AVOIDED. PLANTS SHALL ONLY BE REMOVED FROM DENSE STANDS IN AREAS THAT ARE NOT SUBJECT TO EROSION. PLANTS SHOULD NOT BE HARVESTED FROM COPPICE MOUNDS OR FROM FOREDUNES THAT ARE SPARSELY VEGETATED. CARE SHOULD BE TAKEN NOT TO TRAMPLE PLANTS IN THIS PROCESS. CARE SHOULD BE TAKEN NOT TO DAMAGE SMALL HAIR ROOTS AS THEY ARE IMPORTANT FOR RE-ESTABLISHMENT AND TO ENSURE GOOD PLANT SURVIVAL. PHOTOGRAPHIC DOCUMENTATION OF PRE- AND POST-TRANSPLANT CONDITIONS AT THE BORROW SITE WILL BE PROVIDED IN A REPORT. IF CORPS STAFF DETERMINES THAT EXCESSIVE IMPACTS (IMPACTS BEYOND THE 15 CM DIAMETER PLUG PER ONE SQUARE METER) OCCURRED TO THE BORROW AREA, THE APPLICANT SHALL BE RESPONSIBLE FOR RESTORATION OR OTHER MITIGATION AS DETERMINED BY TPWD.

TRANSPLANT SITE

THE TRANSPLANTS (PLUGS) WILL BE PLACED ON 3-FOOT CENTERS. TO ENHANCE SURVIVABILITY, THIS TRANSPLANTING EFFORT SHOULD BE CONDUCTED BETWEEN LATE FEBRUARY AND MAY AND/OR WHEN SOILS ON THE SITE ARE WET. IMMEDIATE WATERING OF TRANSPLANTS IS NOT IMPERATIVE, BUT SUCCESS IS INCREASED IF TRANSPLANTING IS DONE AFTER A RAIN OR IF THE SWALE IS WATERED BEFORE TRANSPLANTING. IF OPTIMAL SEASONAL REQUIREMENTS FOR REPLANTING OF TARGETED SPECIES ARE NOT SUITABLE WHEN RE-PLANTING WOULD BE REQUIRED, THE USACE MUST APPROVE A RE-PLANTING SCHEDULE.

A SURVEY EFFORT SHALL BE CONDUCTED WITHIN 60 DAYS FOLLOWING THE INITIAL TRANSPLANTING EFFORT. A WRITTEN REPORT AND PHOTO-DOCUMENTATION DETAILING THE RESULTS SHALL BE MADE AND PROVIDED WITHIN 30 DAYS FOLLOWING COMPLETION OF THE SURVEY TO THE USACE, CHIEF OF COMPLIANCE, GALVESTON OFFICE REGULATORY BRANCH. THE MONITORING REPORT SHOULD NOTE PERCENT SURVIVAL OF THE TRANSPLANTS. IF AT LEAST 50% SURVIVAL OF TRANSPLANT MATERIAL IS NOT ACHIEVED, THEN A SECOND PLANTING EFFORT MAY BE REQUIRED WITHIN THE NEXT 30 DAYS. IF ADDITIONAL PLANTING EFFORTS ARE WARRANTED, THEN THE APPLICANT SHALL CONTINUE TO ABIDE BY THE AFOREMENTIONED GUIDELINES IDENTIFIED IN THE "BORROW AREA" SECTION.

Source 1 Capital Group  
 SWG-2011-01140  
 Sheet 15 of 17

<small>TYPE FIRM REG # F-2115</small> <b>SHELMARK</b> <small>ENGINEERING, L.L.C.</small> <small>CIVIL   MARINE   PLANNING   STRUCTURAL</small> <small>981 FM 517 EAST        DICKINSON, TEXAS 77539</small>	<b>WETLAND SECTIONS</b>	<b>ESTATES AT GRAND BEACH</b> SOURCEONE CAPITAL GROUP, LLC GALVESTON, TEXAS			
	<small>ELEMENTS SHOWN ON THIS PLAN SET        ARE SCHEMATIC FOR PERMITTING ONLY;</small>	<small>DATE:</small> 09/28/12	<small>PERMIT No:</small> SWG-2011-01140	<small>SCALE:</small> N T S	<small>JOB NO:</small> 11-323

TABLE 1. LIST OF PLANTS RECORDED IN SAMPLES AT THE PROPOSED SITE WITH THEIR WETLAND INDICATOR STATUS AND GROWTH TYPE THAT MAY BE TRANSPLANTED TO REESTABLISH VEGETATION IN CREATION AREA SWALE FOR WETLAND IMPACTS THAT ARE UNAVOIDABLE DURING CONSTRUCTION.

PANICUM AMARUM	HERB	FACU	BITTER PANICUM
PASPALUM VAGINATUM	HERB	FACW*	SEASHORE PASPALUM
SPARTINA PATENS	HERB	FACW	SALTMEADOW CORDGRASSS
SPOROBOLUS VIRGINICUS	HERB	FACW	SEASHORE DROPSEED

Source 1 Capital Group  
 SWG-2011--01140  
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**MONITORING AND REPORTING:**

THE APPLICANT WILL BE RESPONSIBLE FOR ADDITIONAL MONITORING AND REPORTING TO THE USACE AFTER THE INITIAL PLANTING AND REPORTING PERIOD. A SECOND SURVEY EFFORT SHALL BE CONDUCTED 1 YEAR FOLLOWING THE INITIAL TRANSPLANTING EFFORT. A WRITTEN REPORT AND PHOTO-DOCUMENTATION DETAILING THE RESULTS SHALL BE PROVIDED WITHIN 30 DAYS FOLLOWING COMPLETION OF THE SURVEY TO THE USACE, CHIEF OF COMPLIANCE, GALVESTON OFFICE REGULATORY BRANCH. EACH REPORT WILL BE WILL BE PREPARED BY A QUALIFIED MITIGATION SPECIALIST, BIOLOGIST OR ECOLOGIST AND WILL INCLUDE SITE CONDITIONS THAT WILL DOCUMENT VEGETATIVE SURVIVORSHIP, COVER, OVERALL HEALTH OF AREA AND PRESENCE OF INVASIVE SPECIES AND RECOMMENDATIONS FOR THEIR REMOVAL. IF AT LEAST 70% CANOPY COVER IS NOT ACHIEVED WITHIN ONE YEAR FOLLOWING PLANTING, AN ADDITIONAL PLANTING EFFORT MAY BE REQUIRED. IF ADDITIONAL PLANTING EFFORTS ARE WARRANTED, THEN THE APPLICANT SHALL CONTINUE TO ABIDE BY THE AFOREMENTIONED GUIDELINES IDENTIFIED IN THE "BORROW AREA" SECTION.

PHOTOGRAPHS OF THE MITIGATION SITE WILL BE TAKEN IN CONJUNCTION WITH THE COMPLETION OF CONSTRUCTION ON THE SITE, AND THEN AT 1-YEAR INTERVALS FOR A PERIOD OF 4 ADDITIONAL YEARS. THE PLANT COMMUNITY WILL BE MONITORED WITHIN THE MITIGATION AREA AND SUBSEQUENT REPORTS (INCLUDING THESE PHOTOGRAPHS AND MAPPING) WILL BE SUBMITTED TO THE USACE WITHIN 90 DAYS AFTER CONSTRUCTION AND AT 1-YEAR INTERVALS FOR A TOTAL OF 5 YEARS. EACH REPORT WILL BE WILL BE PREPARED BY A QUALIFIED MITIGATION SPECIALIST, BIOLOGIST OR ECOLOGIST AND WILL INCLUDE SITE CONDITIONS THAT WILL DOCUMENT VEGETATIVE SURVIVORSHIP, COVER, OVERALL HEALTH OF AREA AND PRESENCE OF INVASIVE SPECIES AND RECOMMENDATIONS FOR THEIR REMOVAL. IF A SIGNIFICANT CHANGE OCCURS IN THE MITIGATION AREA WITHIN THE 5-YEAR MONITORING PERIOD, A MEETING WILL BE HELD WITH THE APPLICANT, SHELMARK ENGINEERING AND THE USACE TO DISCUSS THE NEED FOR CHANGES TO THE MITIGATION PLAN. IF THE PROTECTED MITIGATION AREAS ARE DETERMINED TO BE UNSUCCESSFUL BY USACE PERSONNEL AT THE END OF THE MONITORING PERIOD, THE PERMITTEE WILL BE REQUIRED TO TAKE NECESSARY CORRECTIVE MEASURES, AS APPROVED BY THE USACE. ONCE THE CORRECTIVE MEASURES ARE COMPLETED, THE PERMITTEE WILL NOTIFY THE USACE AND A DETERMINATION WILL BE MADE REGARDING THE SUCCESS OF THE PLANTING OPERATION. ADDITIONALLY, IF MITIGATION REQUIREMENTS ARE SATISFIED PRIOR TO THE END OF THE 5-YEAR MONITOING PERIOD, THE USACE MAY DETERMINE THAT THE APPLICANT MAY DISCONTINUE MONITORING AND WILL PROVIDE DOCUMENTATION TO THE APPLICANT VERIFYING SUCH.

**LONG-TERM MANAGEMENT:**

THE LONG-TERM MANAGEMENT OF THE MITIGATION SITE IS THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT WILL MONITOR AND REPORT FOR FIVE YEARS. ONCE THE MONITORING AND REPORTING PERIOD ARE COMPLETE AND SUCCESS OF THE CREATION AREA IS DOCUMENTED, THE SITE WILL REMAIN IN THE OWNERSHIP OF THE ADJACENT LAND OWNER OR THE HOA. THE CREATION AREA WILL BE PRESERVED IN PERPETUITY AND PROTECTED WITH THE APPROPRIATE DEED RESTRICTION RECORDED AND FILED WITH THE COUNTY. THIS AREA WILL NOT BE ALLOWED TO BE DEVELOPED AT ANY TIME IN THE FUTURE. IF THE SUCCESS OF THE MITIGATION PROJECT DROPS BELOW A 70% SUCCESS RATE OF THE PLANTED VEGETATION, THE APPLICANT WILL DETERMINE THE CAUSE OF THE FAILURE AND WILL RECOMMEND A SOLUTION. THE REQUIRED ACTION ITEMS MAY INCLUDE

FENCING OF THE SITE, ERADICATION OF INVASIVE SPECIES, INSTALLATION OF NEW HEALTHY PLANTS, OR OTHER APPROPRIATE SOLUTIONS. THE APPLICANT WILL INSTALL SIGNAGE TO INFORM THE PUBLIC THAT THE AREAS IS PERMITTED AND IN A MONITORING AND MANAGEMENT PROGRAM.

**ADAPTIVE MANAGEMENT PLAN AND FINANCIAL ASSURANCES:**

THE CREATION AREA IS LOCATED IN A COASTAL AREA PRONE TO HURRICANES AND OTHER RELATED WEATHER AND/OR CATASTROPHIC EVENTS. IF SUCH AN EVENT OCCURS THE APPLICANT WILL WORK WITH THE USACE TO FORMULATE A PLAN FOR RESTORATION OF THE MITIGATION SITE SPECIFIC TO THE LEVEL OF DAMAGE AND RESTORATION REQUIREMENTS. THE APPLICANT ASSUMES THE IMMEDIATE AND LONG-TERM FINANCIAL RESPONSIBILITY FOR THE MITIGATION SITE.

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 <p> <small>TDPE FIRM REG # F-2115</small>  <b>SHELMARK</b>  <b>ENGINEERING, L.L.C.</b>  <small>CIVIL   MARINE   PLANNING   STRUCTURAL</small>  <small>921 FM 517 EAST          DICKINSON, TEXAS 77528</small> </p>	<b>WETLAND SECTIONS</b>	<b>ESTATES AT GRAND BEACH</b> <b>SOURCEONE CAPITAL GROUP, LLC</b> <b>GALVESTON, TEXAS</b>				
	<small>ELEMENTS SHOWN ON THIS PLAN SET          ARE SCHEMATIC FOR PERMITTING ONLY;</small>	<small>DATE:</small> <small>08/28/12</small>	<small>PERMIT No:</small> <small>SWG-2011-01140</small>	<small>SCALE:</small> <small>N.T.S.</small>	<small>JOB NO:</small> <small>11-323</small>	<small>SHEET</small> <small>17</small>