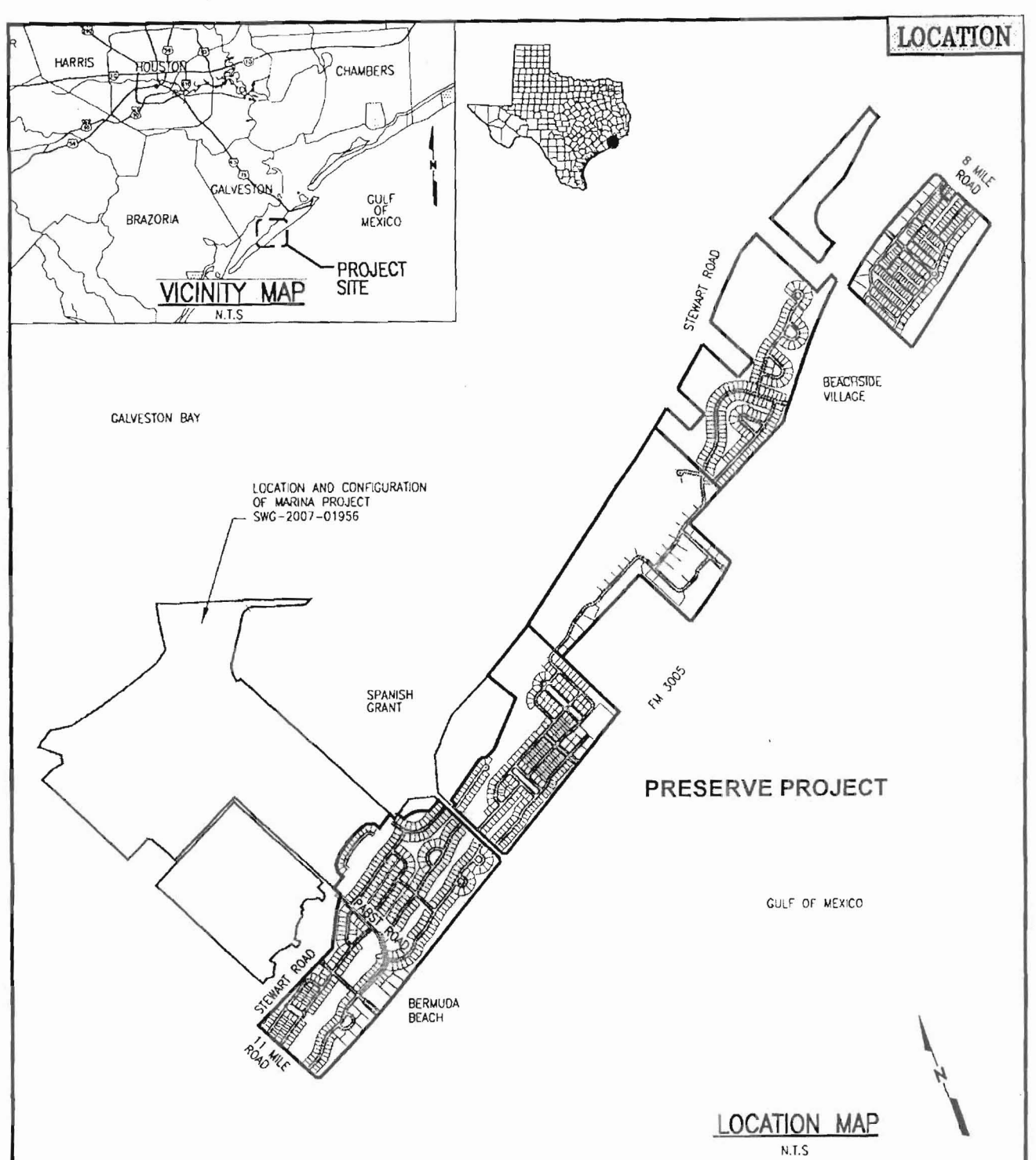

SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 1 of 13

APPLICANT: MARQUETTE GALVESTON INVESTMENTS			PERMITTING AGENT: Horizon Environmental Services, Inc. 1507 S. IH-35; AUSTIN, TEXAS 78741 Ph: 512-328-2430
PROJECT NAME: THE PRESERVE AT WEST BEACH			
COUNTY: GALVESTON COUNTY, TEXAS			
DATE: 2/11/2008	REV. DATE: 7/1/08	DATUM: N/A	SWG-2007-01958

Overall Project (Approved by City of Galveston)

LAND USE	UNITS	ACRES
Single Family Lots		
45' Lots	270	31.81
55' Lots	291	43.14
65' Lots	602	116.98
80' Lots	176	45.33
Estate Lots	34	26.77
Attached SF Units	1,148	64.30
Mid-Rise Condos	829	9.69
Tall Building	550	30.41
Beachside 2-Story Condos (Casitas)	48	1.65

LAND USE	UNITS	ACRES
Commercial		5.90
Common Area/Parks		197.13
Preserve Area		360.75
Internal Right-of-Way		119.15
TOTAL	*3,948	1,053.01
Total Maximum Tall Building Hotel Units	800	

SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 2 of 13

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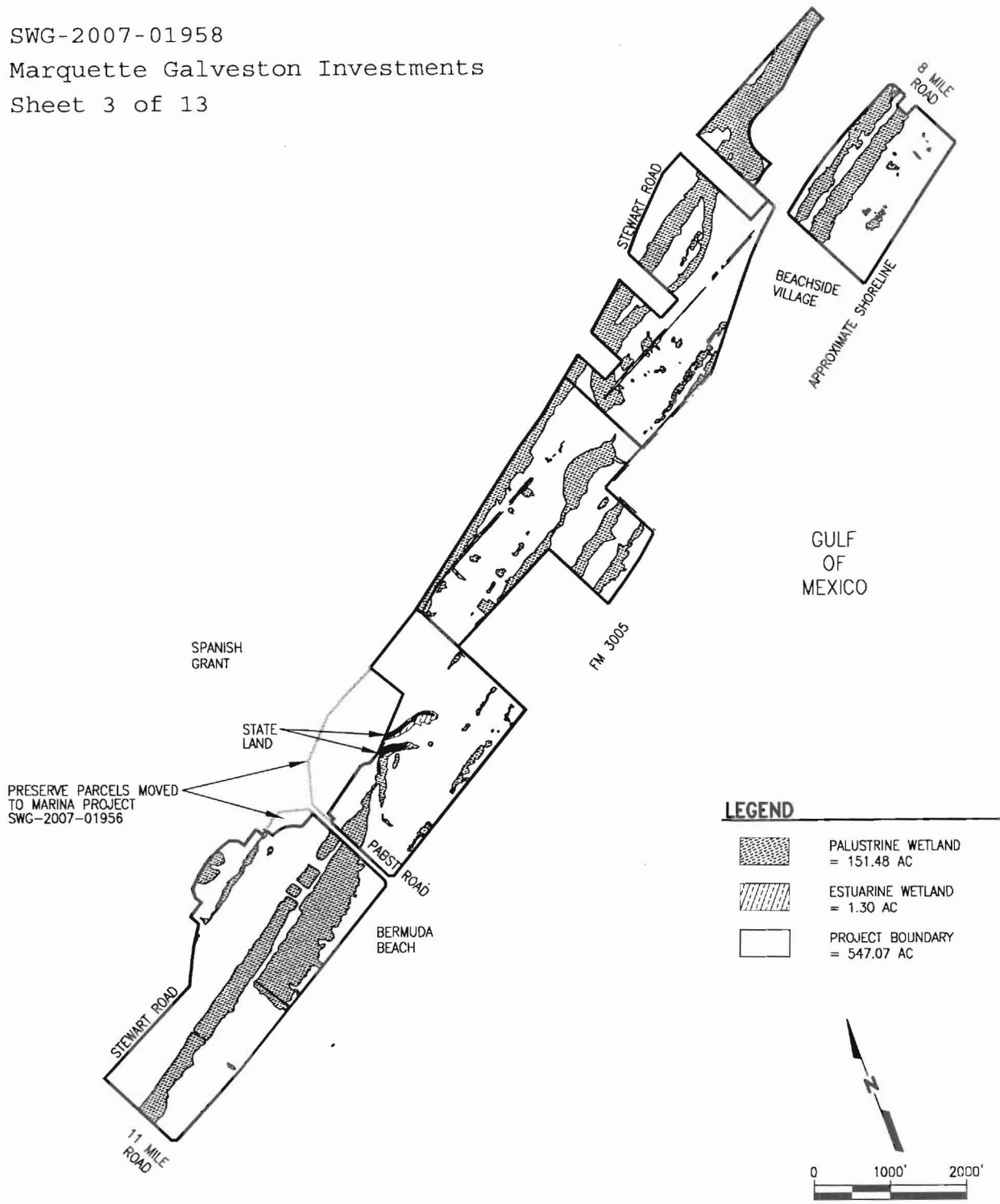
PROJECT NAME: THE PRESERVE AT WEST BEACH			
COUNTY: GALVESTON COUNTY, TEXAS			
DATE: 2/11/2008	REV. DATE: 8/1/08	DATUM: N/A	SWG-2007-01958

EXISTING CONDITIONS

GALVESTON BAY

SWG-2007-01958
Marquette Galveston Investments
Sheet 3 of 13



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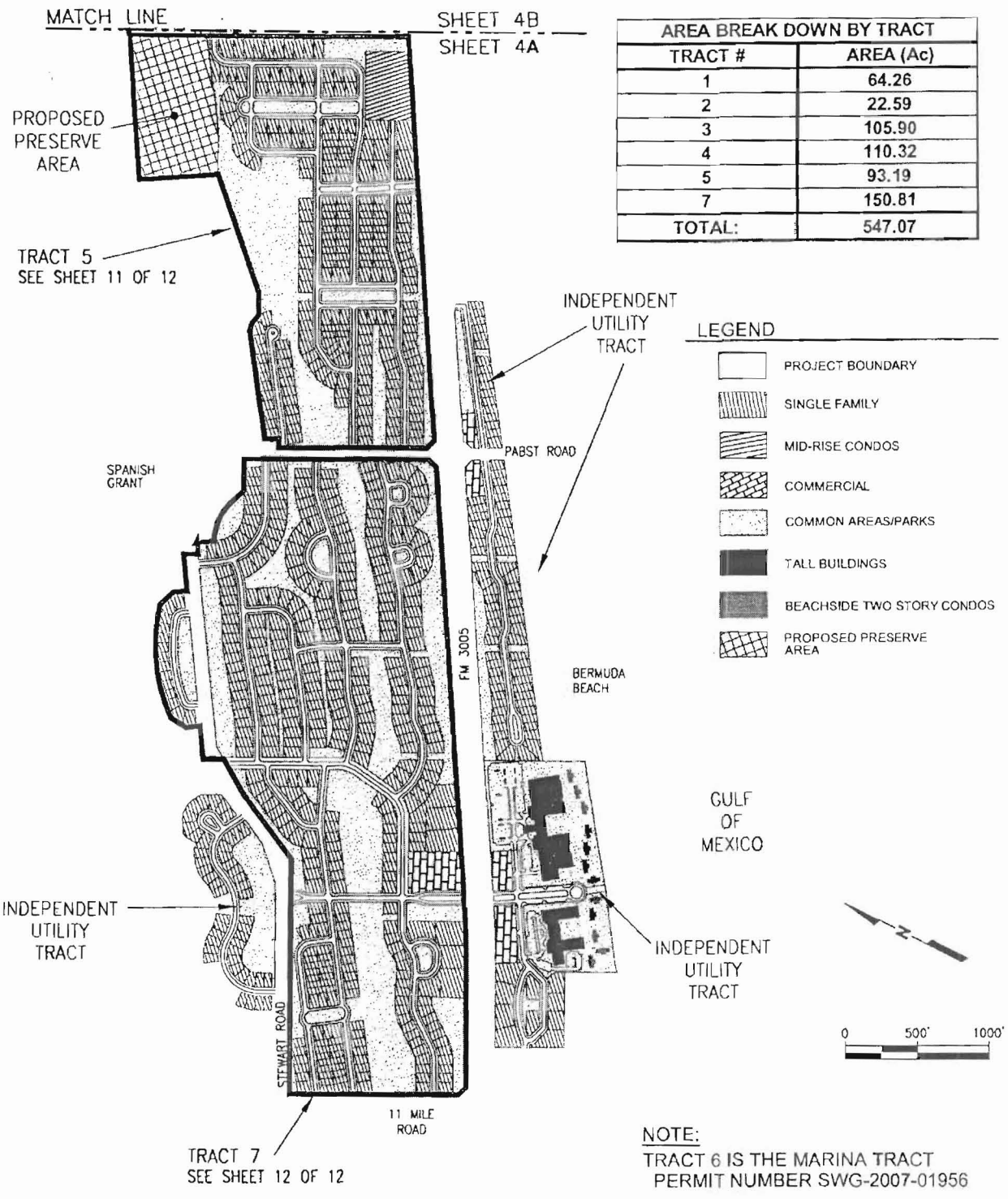
PROJECT NAME: THE PRESERVE AT WEST BEACH		
COUNTY: GALVESTON COUNTY, TEXAS		
DATE: 2/11/2008	REV. DATE: 1/2/09 DATUM: N/A	SWG-2007-01958

Marquette Galveston Investments
Sheet 4 of 13

PROPOSED PLANS

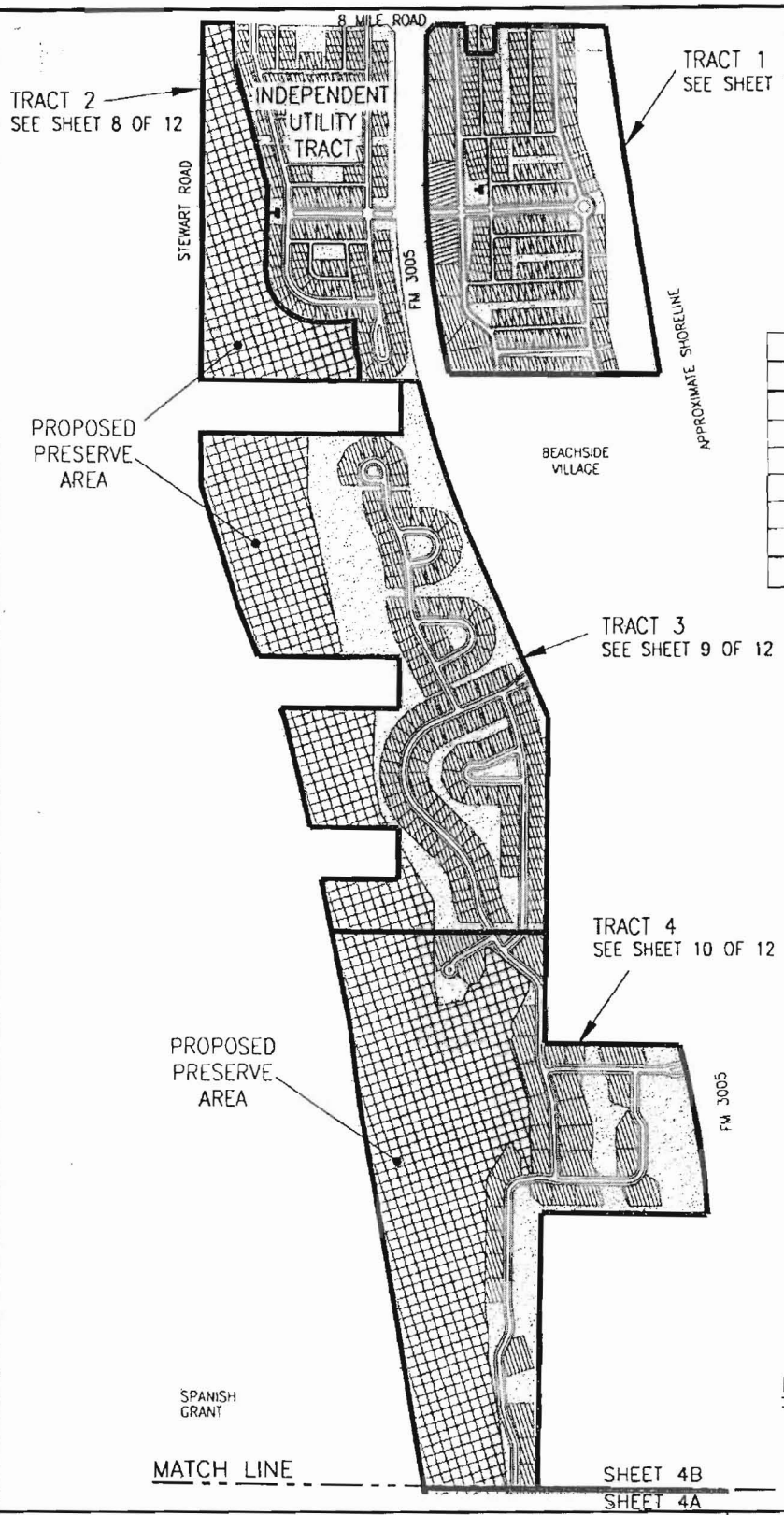


AREA BREAK DOWN BY TRACT	
TRACT #	AREA (Ac)
1	64.26
2	22.59
3	105.90
4	110.32
5	93.19
7	150.81
TOTAL:	547.07

NOTE:
TRACT 6 IS THE MARINA TRACT
PERMIT NUMBER SWG-2007-01956

APPLICANT: MARQUETTE GALVESTON INVESTMENTS		PERMITTING AGENT: Horizon Environmental Services, Inc. 1507 S. IH-35; AUSTIN, TEXAS 78741 Ph: 512-328-2430
PROJECT NAME: THE PRESERVE AT WEST BEACH		
COUNTY: GALVESTON COUNTY, TEXAS		
DATE: 2/11/2008	REV. DATE: 8/1/08 DATUM: N/A	SWG-2007-01958

PROPOSED PLANS



AREA BREAK DOWN BY TRACT	
TRACT #	AREA (Ac)
1	64.26
2	22.59
3	105.90
4	110.32
5	93.19
7	150.81
TOTAL:	547.07

LEGEND

- PROJECT BOUNDARY
- SINGLE FAMILY
- MID-RISE CONDOS
- COMMERCIAL
- COMMON AREAS/PARKS
- TALL BUILDINGS
- BEACHSIDE TWO STORY CONDOS
- PROPOSED PRESERVE AREA

N

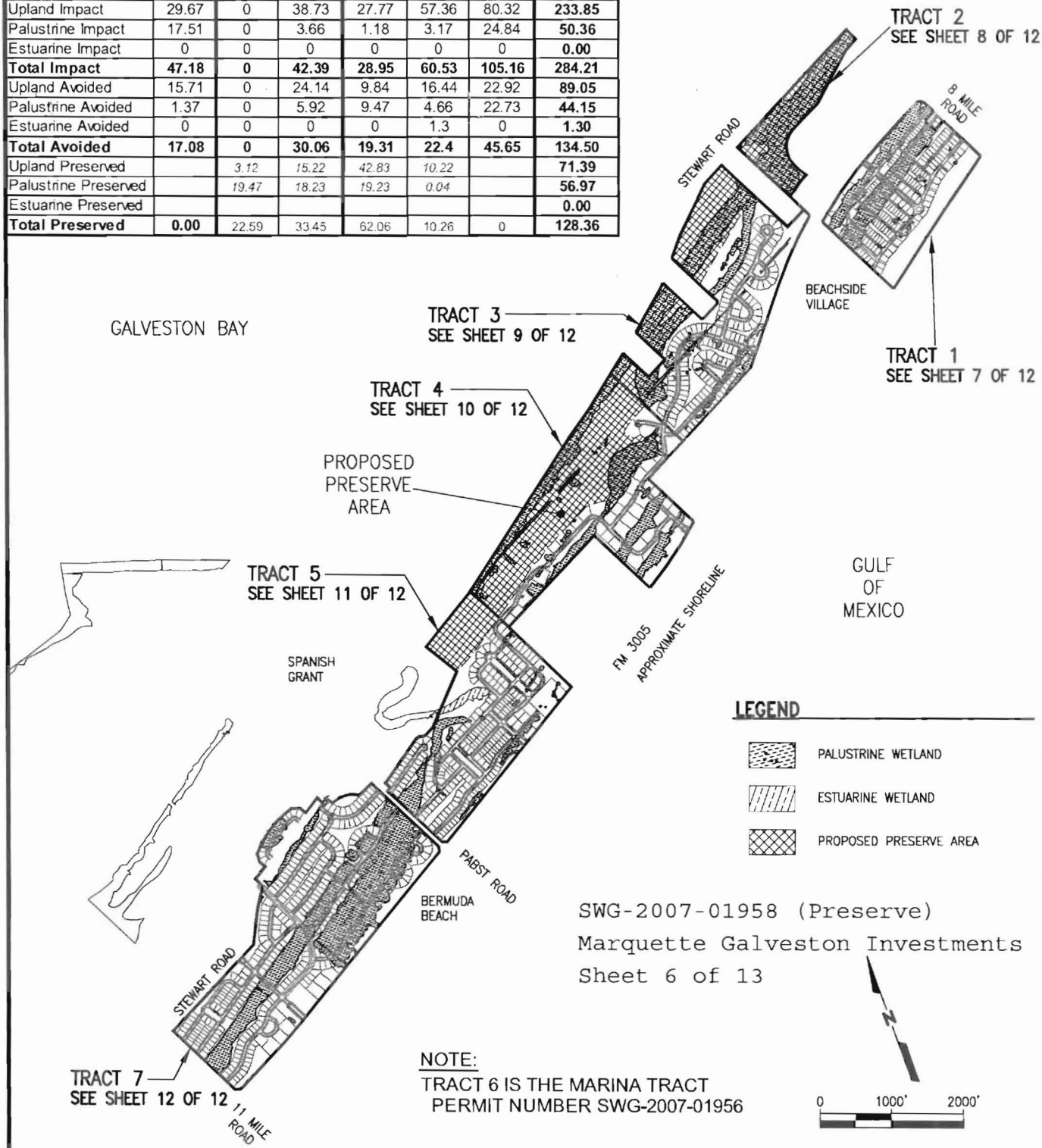
0 530' 1060'

NOTE:
TRACT 6 IS THE MARINA TRACT
PERMIT NUMBER SWG-2007-01956

APPLICANT: MARQUETTE GALVESTON INVESTMENTS			PERMITTING AGENT: Horizon Environmental Services, Inc. 1507 S. IH-35; AUSTIN, TEXAS 78741 Ph: 512-328-2430
PROJECT NAME: THE PRESERVE AT WEST BEACH			
COUNTY: GALVESTON COUNTY, TEXAS			
DATE: 2/11/2008	REV. DATE: 8/1/08	DATUM: N/A	SWG-2007-01958

SUMMARY OF PROJECT IMPACTS

Tract	1	2	3	4	5	7	TOTAL
Upland	45.38	3.12	78.10	80.44	84.02	103.23	**394.29**
Palustrine	18.88	19.47	27.80	29.88	7.87	47.58	**151.48**
Estuarine	0	0	0	0	1.3	0	**1.30**
Total Area	**64.26**	**22.59**	**105.90**	**110.32**	**93.19**	**150.81**	**547.07**
Upland Impact	29.67	0	38.73	27.77	57.36	80.32	**233.85**
Palustrine Impact	17.51	0	3.66	1.18	3.17	24.84	**50.36**
Estuarine Impact	0	0	0	0	0	0	**0.00**
Total Impact	**47.18**	**0**	**42.39**	**28.95**	**60.53**	**105.16**	**284.21**
Upland Avoided	15.71	0	24.14	9.84	16.44	22.92	**89.05**
Palustrine Avoided	1.37	0	5.92	9.47	4.66	22.73	**44.15**
Estuarine Avoided	0	0	0	0	1.3	0	**1.30**
Total Avoided	**17.08**	**0**	**30.06**	**19.31**	**22.4**	**45.65**	**134.50**
Upland Preserved		*3.12*	*15.22*	*42.83*	*10.22*		**71.39**
Palustrine Preserved		*19.47*	*18.23*	*19.23*	*0.04*		**56.97**
Estuarine Preserved							**0.00**
Total Preserved	**0.00**	22.59	33.45	62.06	10.26	0	**128.36**



SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 6 of 13

NOTE:
TRACT 6 IS THE MARINA TRACT
PERMIT NUMBER SWG-2007-01956

APPLICANT: MARQUETTE GALVESTON INVESTMENTS

PROJECT NAME: THE PRESERVE AT WEST BEACH

COUNTY: GALVESTON COUNTY, TEXAS

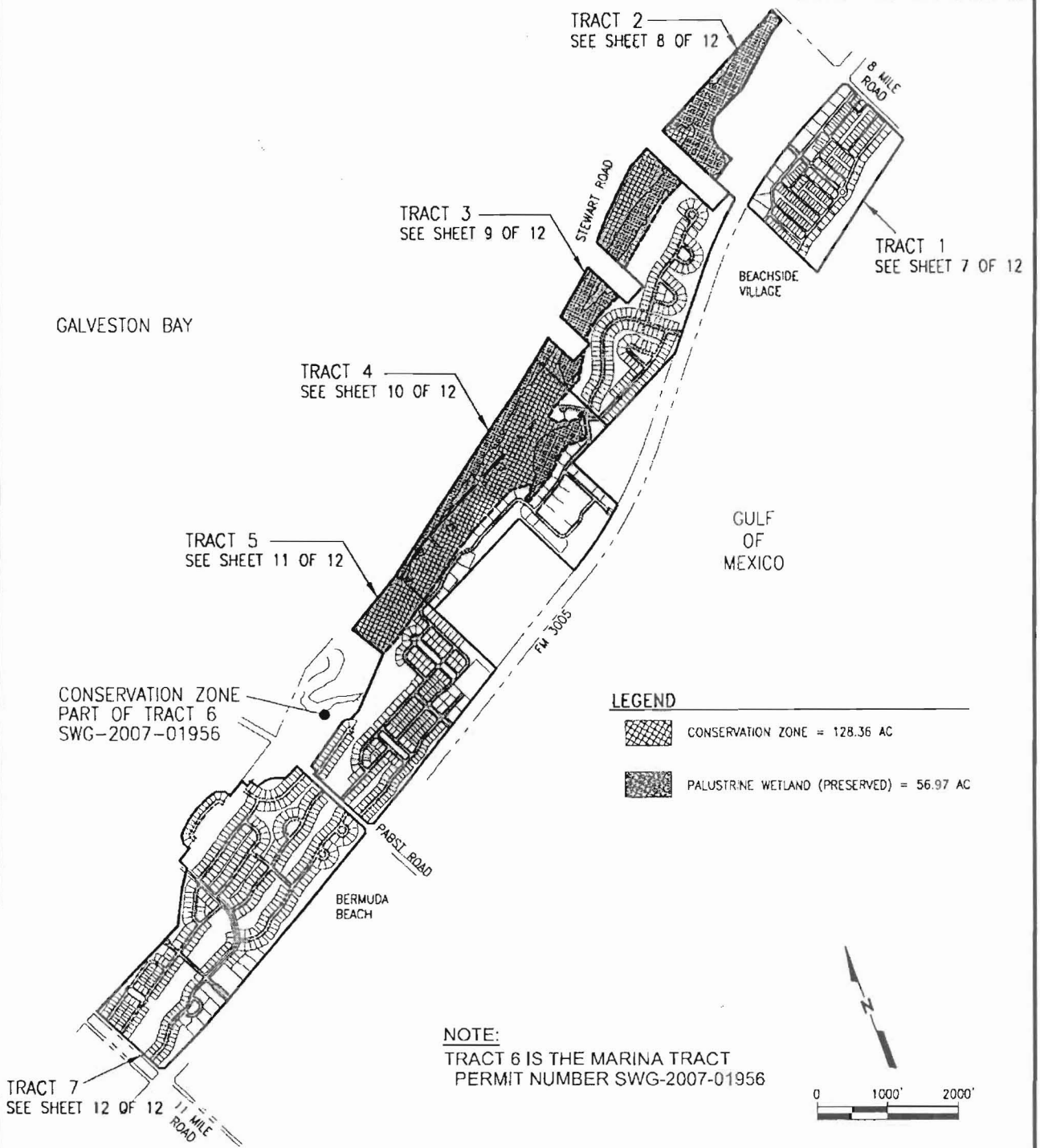
DATE: 2/11/2008 | REV. DATE: 1/2/09 | DATUM: N/A

PERMITTING AGENT:

Horizon
Environmental Services, Inc.
1507 S. IH-35; AUSTIN, TEXAS 78741
Ph: 512-328-2430

SWG-2007-01958

MITIGATION PLAN

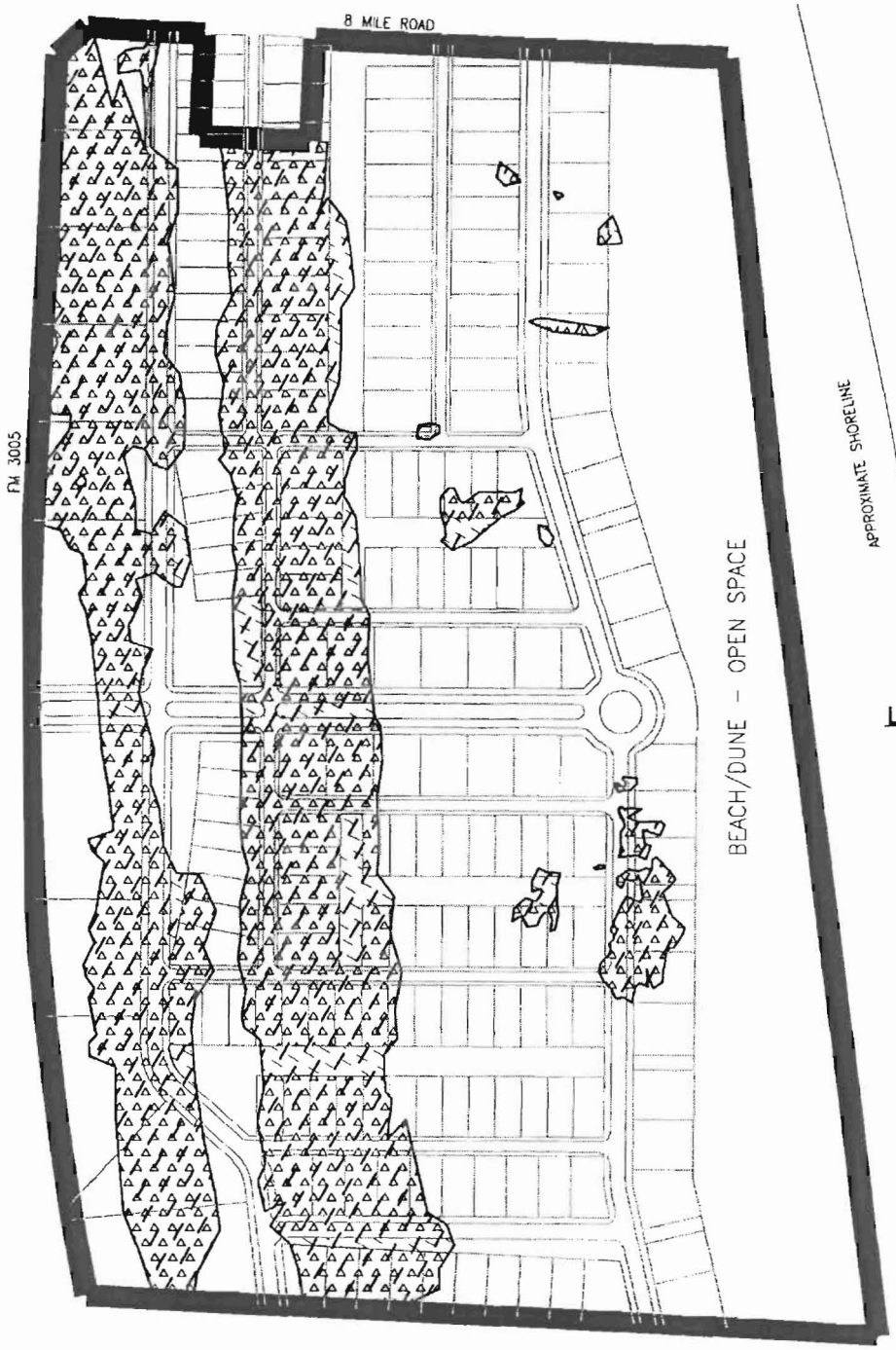


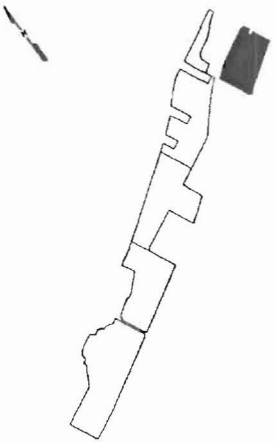
NOTE:
TRACT 6 IS THE MARINA TRACT
PERMIT NUMBER SWG-2007-01956

SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 7 of 13

APPLICANT: MARQUETTE GALVESTON INVESTMENTS			PERMITTING AGENT:	Horizon Environmental Services, Inc. 1507 S. IH-35; AUSTIN, TEXAS 78741 Ph: 512-328-2430
PROJECT NAME: THE PRESERVE AT WEST BEACH				
COUNTY: GALVESTON COUNTY, TEXAS				
DATE: 2/11/2008	REV. DATE: 8/1/08	DATUM: N/A	SWG-2007-01958	

TRACT 1





KEY MAP
N.T.S.

LEGEND

PALUSTRINE WETLAND IMPACTS = 17.51 AC

PALUSTRINE WETLAND AVOIDED = 1.37 AC

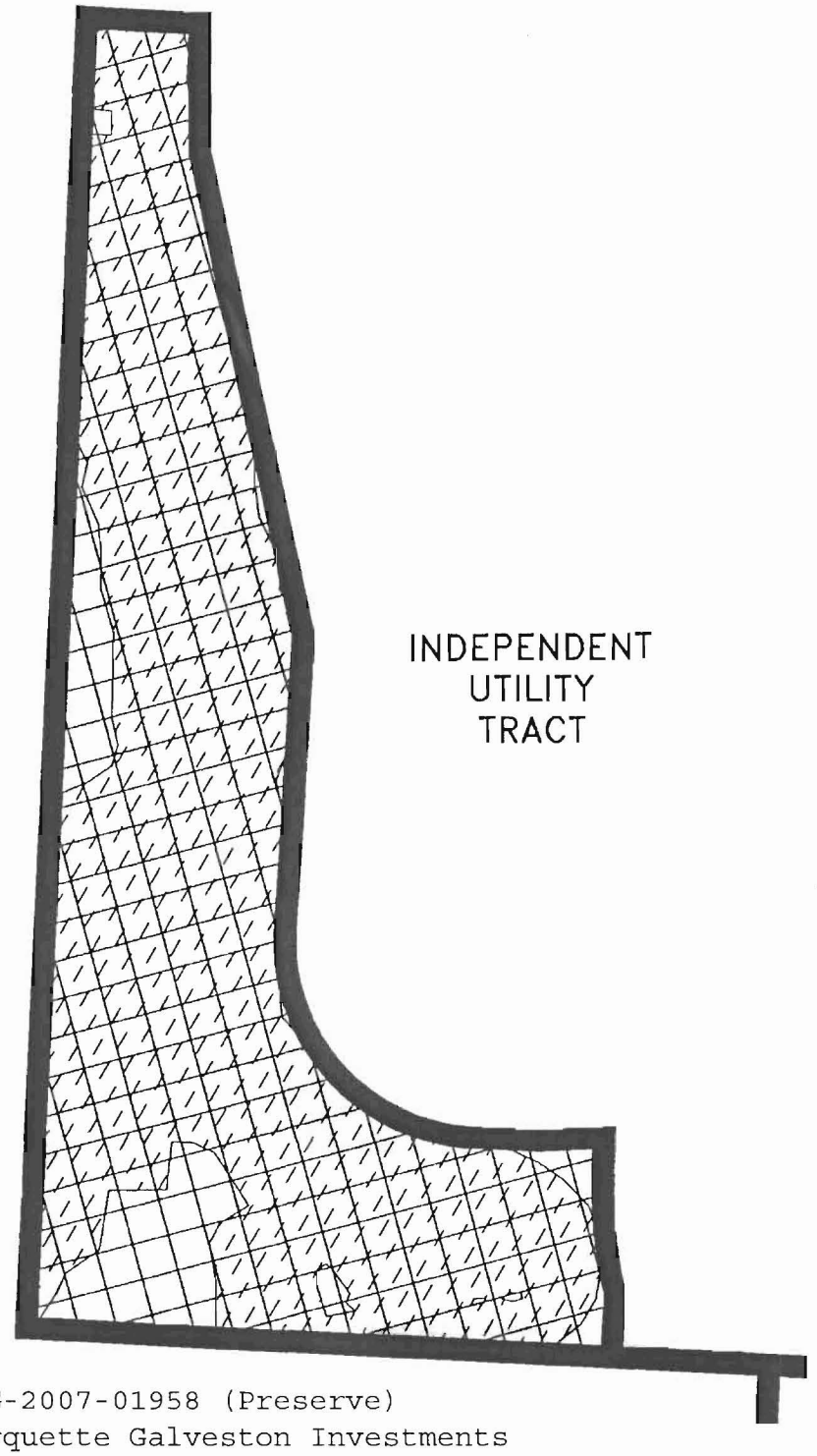
0 150' 300'

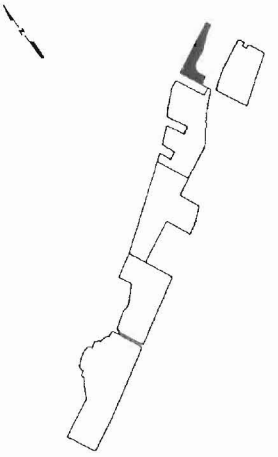
SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 8 of 13

NOTE:
FOR DEVELOPMENT PLAN DETAILS SEE SHEETS 4A & 4B OF 12

APPLICANT: MARQUETTE GALVESTON INVESTMENTS			PERMITTING AGENT:	Horizon Environmental Services, Inc. 1507 S. IH-35; AUSTIN, TEXAS 78741 Ph: 512-328-2430
PROJECT NAME: THE PRESERVE AT WEST BEACH				
COUNTY: GALVESTON COUNTY, TEXAS				
DATE: 2/11/2008	REV. DATE: 8/1/08	DATUM: N/A	SWG-2007-01958	

TRACT 2





KEY MAP
N.T.S.

LEGEND

CONSERVATION ZONE ACRES
= 22.59 AC

PRESERVED PALUSTRINE WETLANDS
= 19.47 AC

0 150' 300'

SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 9 of 13

NOTE:
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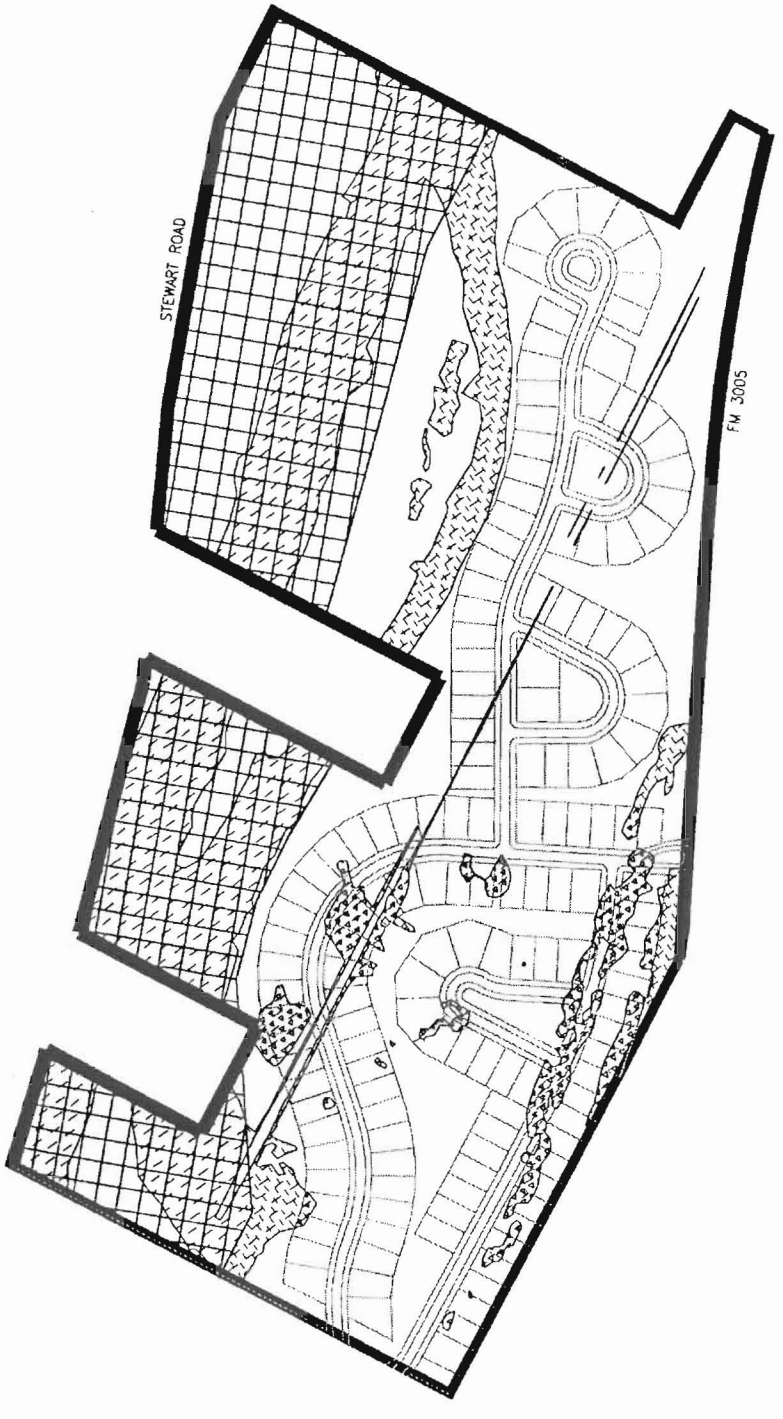
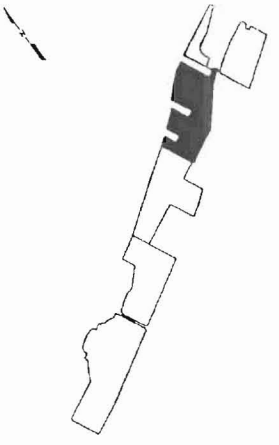
COUNTY: GALVESTON COUNTY, TEXAS				
DATE: 2/11/2008	REV. DATE: 8/1/08	DATUM: N/A	SWG-2007-01958	

TRACT 3

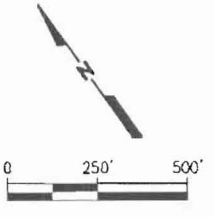




KEY MAP
N.T.S.

LEGEND

- PALUSTRINE WETLAND IMPACTS = 3.66 AC
- CONSERVATION ZONE ACRES = 33.45 AC
- AVOIDED PALUSTRINE WETLAND = 5.92 AC
- PRESERVED PALUSTRINE WETLANDS = 18.23 AC



SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 10 of 13

NOTE:
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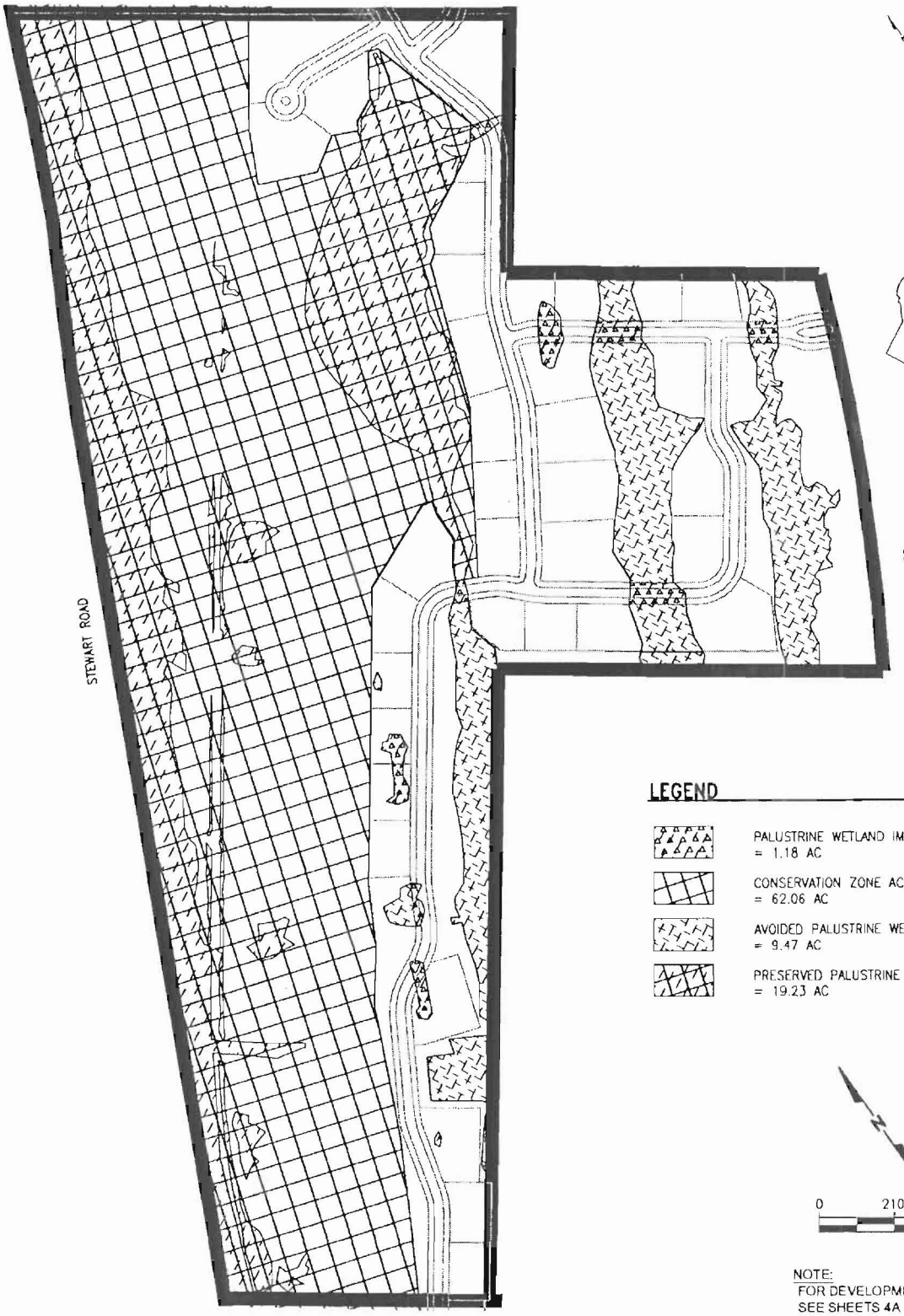
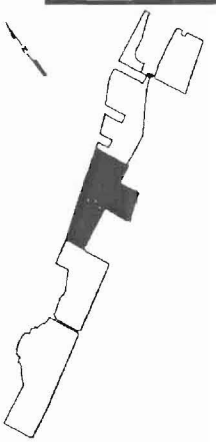
TRACT 4





KEY MAP
N.T.S.

LEGEND

- PALUSTRINE WETLAND IMPACTS = 1.18 AC
- CONSERVATION ZONE ACRES = 62.06 AC
- AVOIDED PALUSTRINE WETLAND = 9.47 AC
- PRESERVED PALUSTRINE WETLANDS = 19.23 AC

N

0 210' 420'

NOTE:
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COUNTY: GALVESTON COUNTY, TEXAS				
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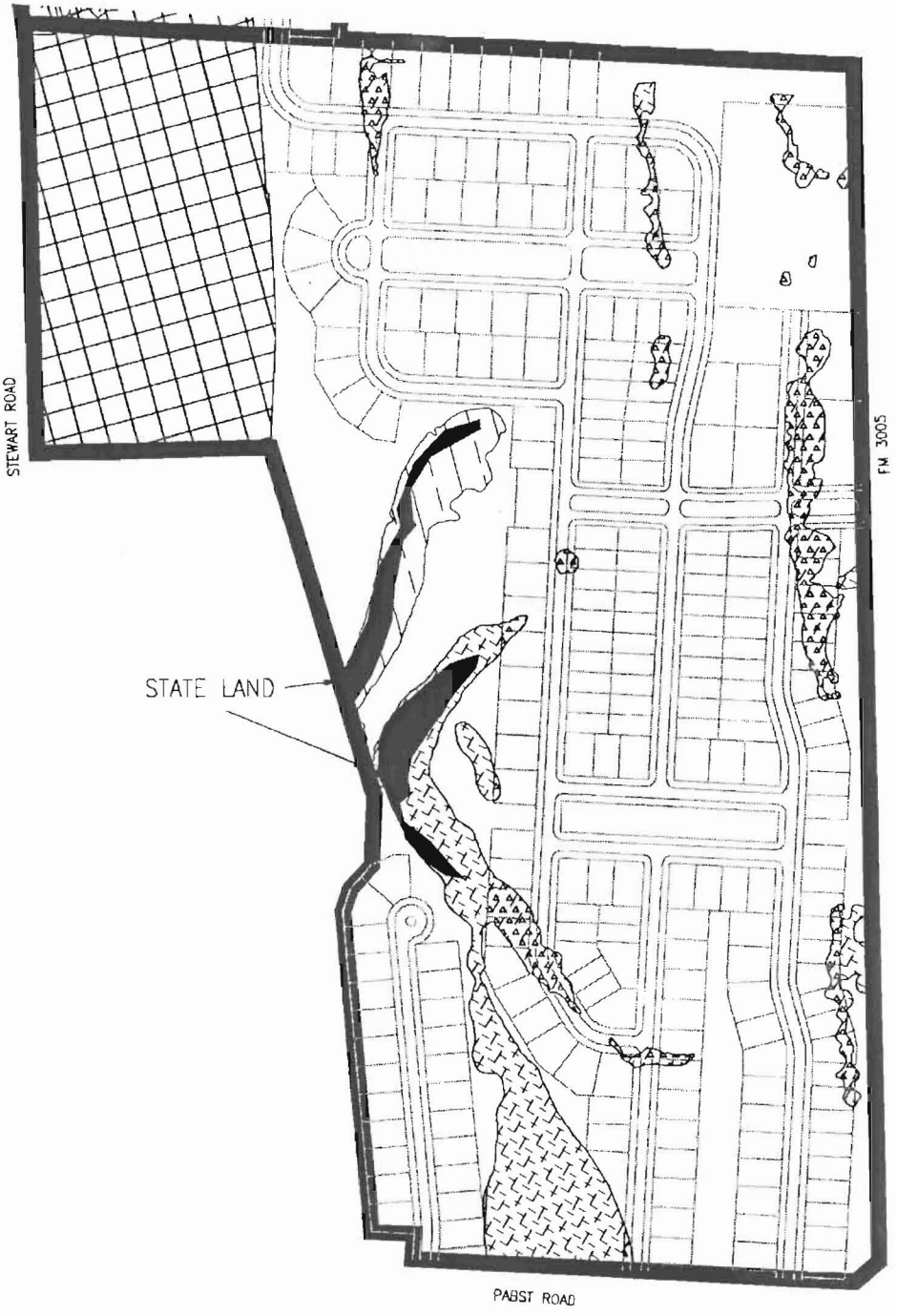
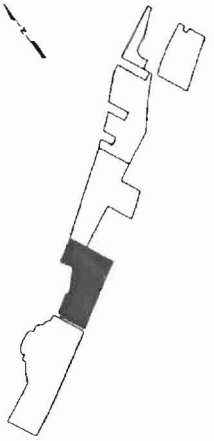
TRACT 5





KEY MAP
N.T.S.

LEGEND

- PALUSTRINE WETLAND IMPACTS = 3.17 AC
- CONSERVATION ZONE ACRES = 10.26 AC
- AVOIDED ESTUARINE WETLAND = 1.30 AC
- AVOIDED PALUSTRINE WETLAND = 4.66 AC

N

0 200' 400'

SWG-2007-01958 (Preserve)
Marquette Galveston Investments
Sheet 12 of 13

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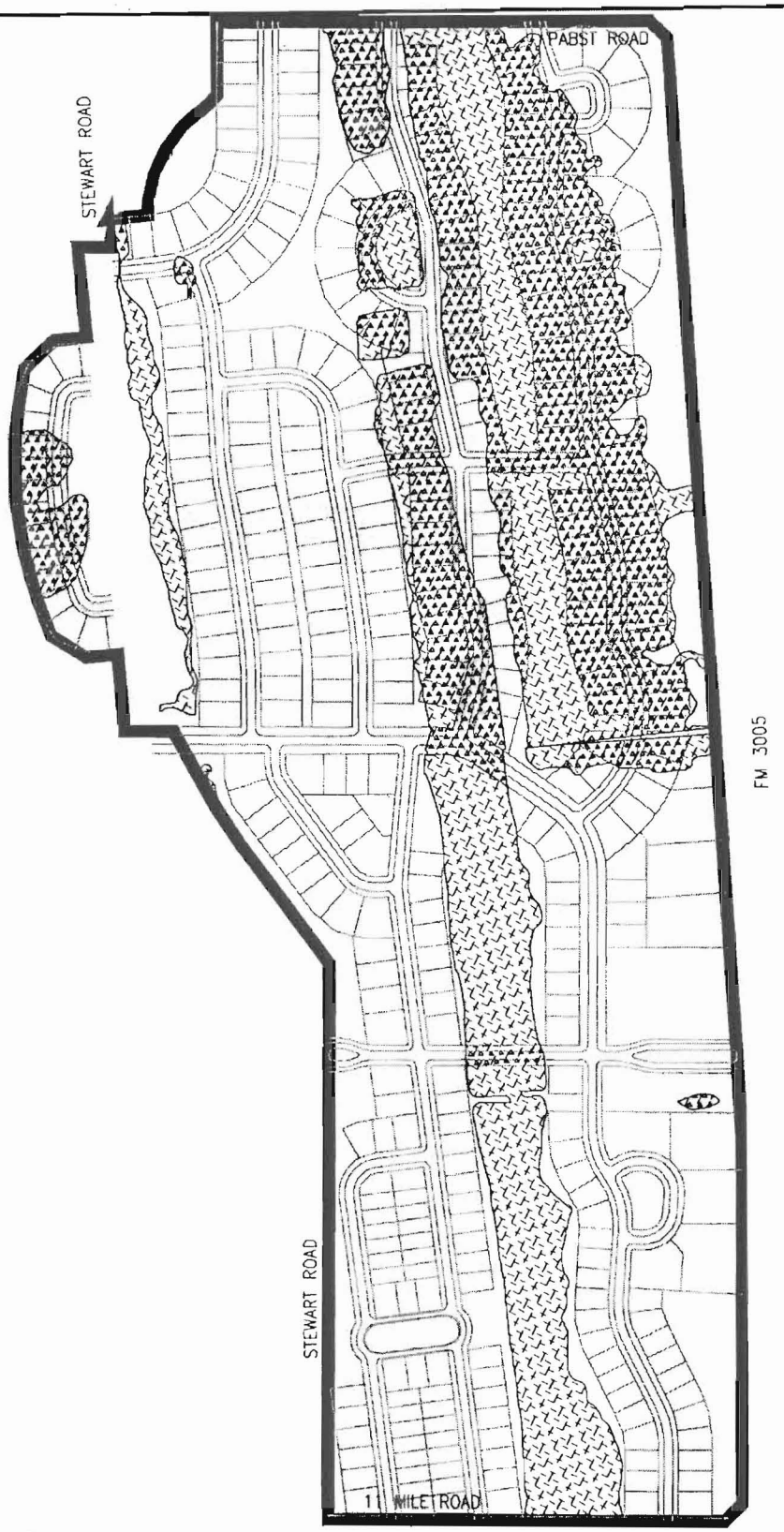

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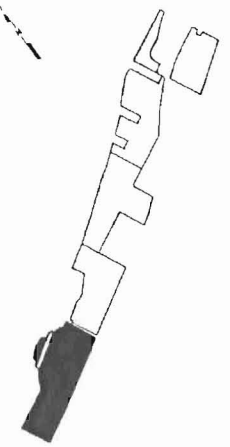
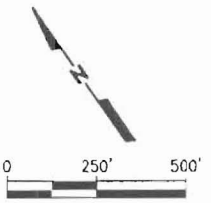


KEY MAP
N.T.S.

LEGEND

PALUSTRINE WETLAND IMPACTS
= 24.84 AC

AVOIDED PALUSTRINE WETLAND
= 22.73 AC



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