

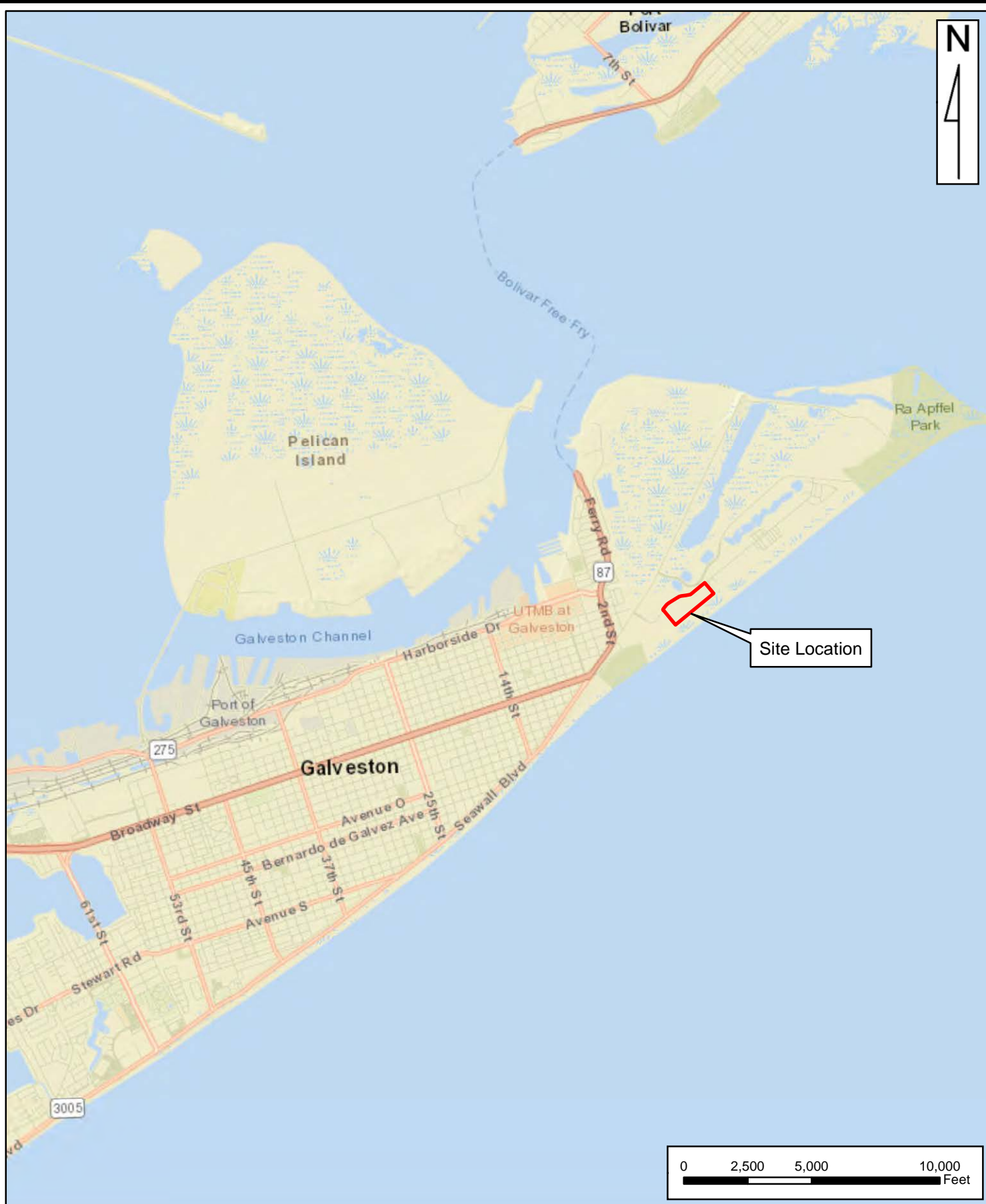
SITE VICINITY MAP

Project #: 11499
 For: Grand Beach Development, LLC
 Location: Estates of Grand Beach
 Galveston County, Texas

REVISIONS

BERG•OLIVER ASSOCIATES, INC.
 ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS
 14701 ST. MARY'S LANE, SUITE 400
 HOUSTON, TEXAS 77079 PHONE (281)589-0898 <http://www.bergoliver.com>





SITE REGION MAP

Project #: 11499
 For: Grand Beach Development, LLC
 Location: Estates of Grand Beach
 Galveston County, Texas

REVISIONS

BERG•OLIVER ASSOCIATES, INC.
 ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS
 14701 ST. MARY'S LANE, SUITE 400
 HOUSTON, TEXAS 77079 PHONE (281)589-0898 <http://www.bergoliver.com>





SITE LOCATION MAP

Project #: 11499
 For: Grand Beach Development, LLC
 Location: Estates of Grand Beach
 Galveston County, Texas

REVISIONS

BERG•OLIVER ASSOCIATES, INC.
 ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS
 14701 ST. MARY'S LANE, SUITE 400
 HOUSTON, TEXAS 77079 PHONE (281)589-0898 <http://www.bergoliver.com>



NOTES: ALL PERMITTED WETLANDS TO BE FILLED UNDER SWC 2011-01140 HAVE BEEN FILLED AND MITIGATED PER PERMIT CONDITIONS

NOTES: THIS IS A CONCEPTUAL PLAN. BUILD LINES AND CONFIGURATION MAY CHANGE, DEPENDING ON MARKET DEMANDS, WITHIN THE PERMITTED FOOTPRINT OF THE PROJECT.

ALL STORMWATER WILL OUTFALL TO EAST BEACH DR. DITCH.

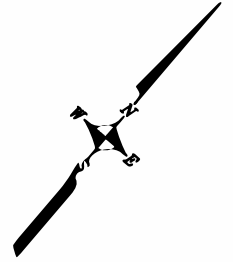
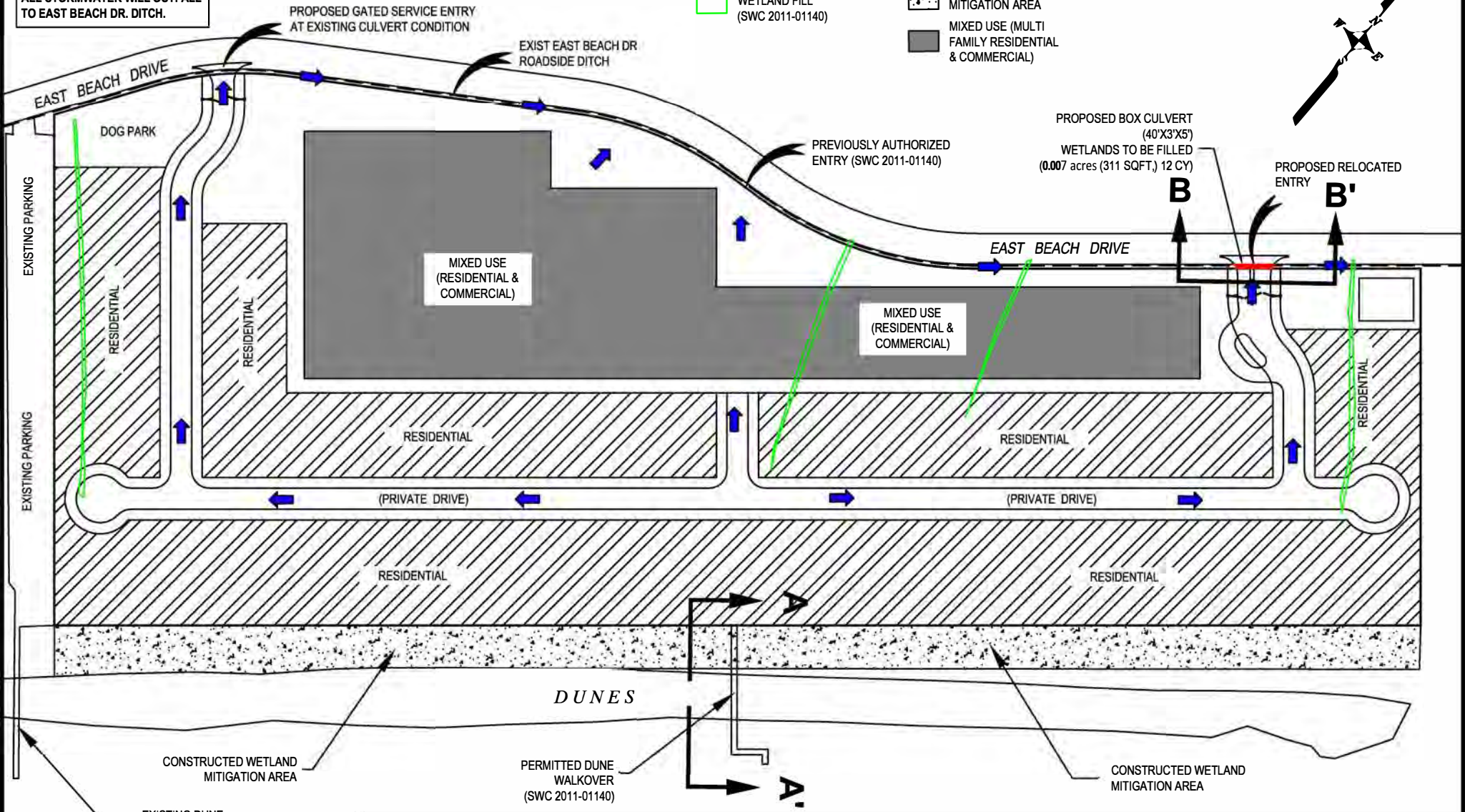
PROPOSED WETLAND FILL (311 SQFT, 12 CY)

PREVIOUSLY AUTHORIZED WETLAND FILL (SWC 2011-01140)

STORMWATER FLOW DIRECTION

CONSTRUCTED WETLAND MITIGATION AREA

MIXED USE (MULTI FAMILY RESIDENTIAL & COMMERCIAL)

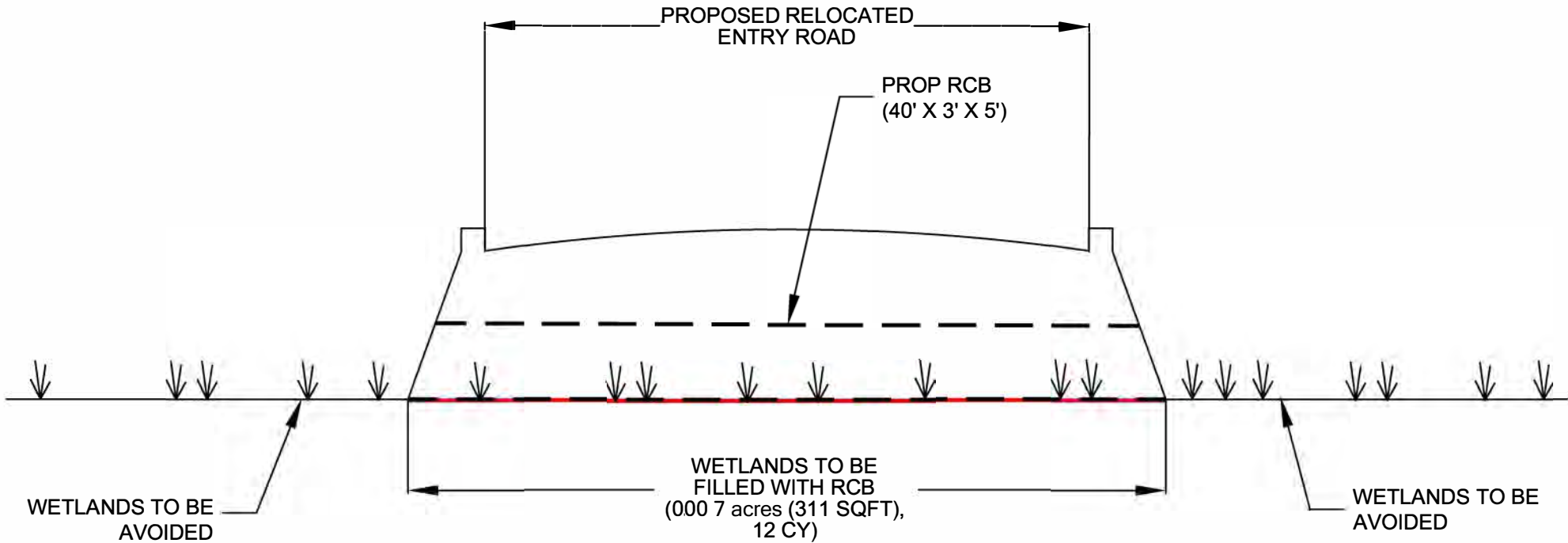


ESTATES OF GRAND BEACH												
<p>PROJECT #: 11499</p> <p>FOR: Grand Beach Development, LLC</p> <p>LOCATION: Estates of Grand Beach Galveston County, Texas</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>BERG • OLIVER ASSOCIATES, INC.</p> <p>ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS</p> <p>14701 ST. MARY'S LANE, SUITE 400 HOUSTON, TX 77079 PHONE (281) 589-0898 http://www.bergoliver.com</p>



B

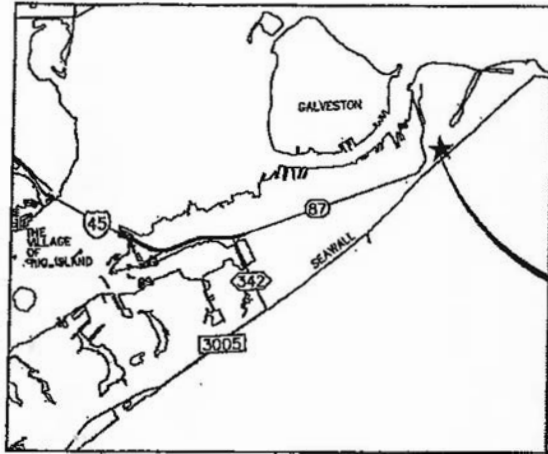
B'



**PROPOSED CULVERT CROSSING
CROSS SECTION B-B'**

<p>PROJECT #: <u>11499</u> FOR: <u>Grand Beach Development, LLC</u> LOCATION: <u>Estates of Grand Beach</u> <u>Galveston County, Texas</u></p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																	<p>BERG • OLIVER ASSOCIATES, INC. ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS 14701 ST. MARY'S LANE, SUITE 400 HOUSTON, TX 77079 PHONE (281) 589-0898 http://www.bergoliver.com</p>	

PERMITTED PLANS

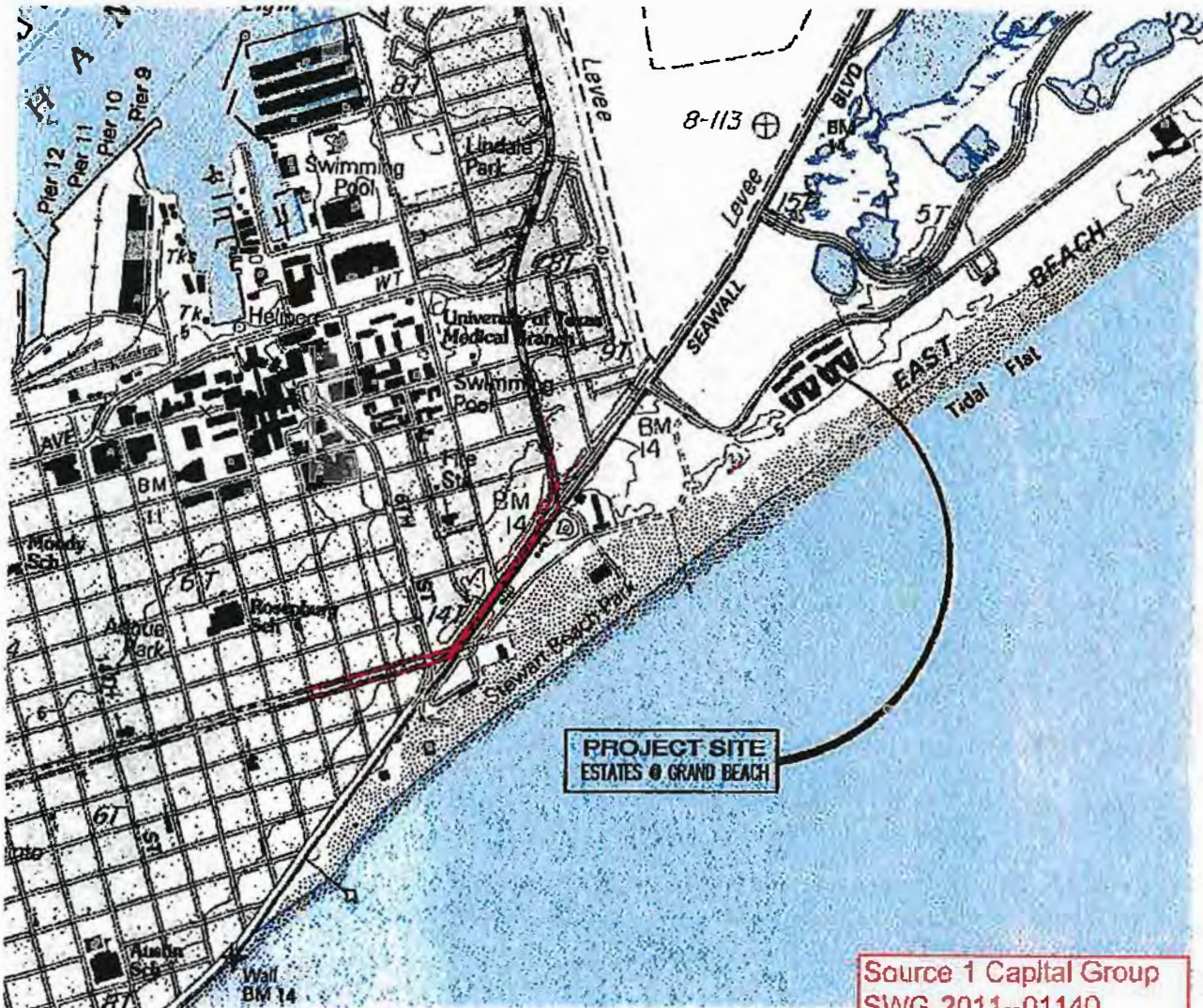


NOTE:
 PROP. PROJECT SITE IS
 APPROXIMATELY 0.20 MILES
 SOUTH OF SEAWALL BLVD.

OCT 09 2012



PROJECT SITE
 INSTATES AT GRAND BEACH



PROJECT SITE
 ESTATES @ GRAND BEACH

Source 1 Capital Group
 SWG-2011--01140
 Sheet 1 of 13

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

TOPIC FIRM REG # F-21115

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

921 FM 517 EAST
 DICKINSON, TEXAS 77539
 409.935.9286

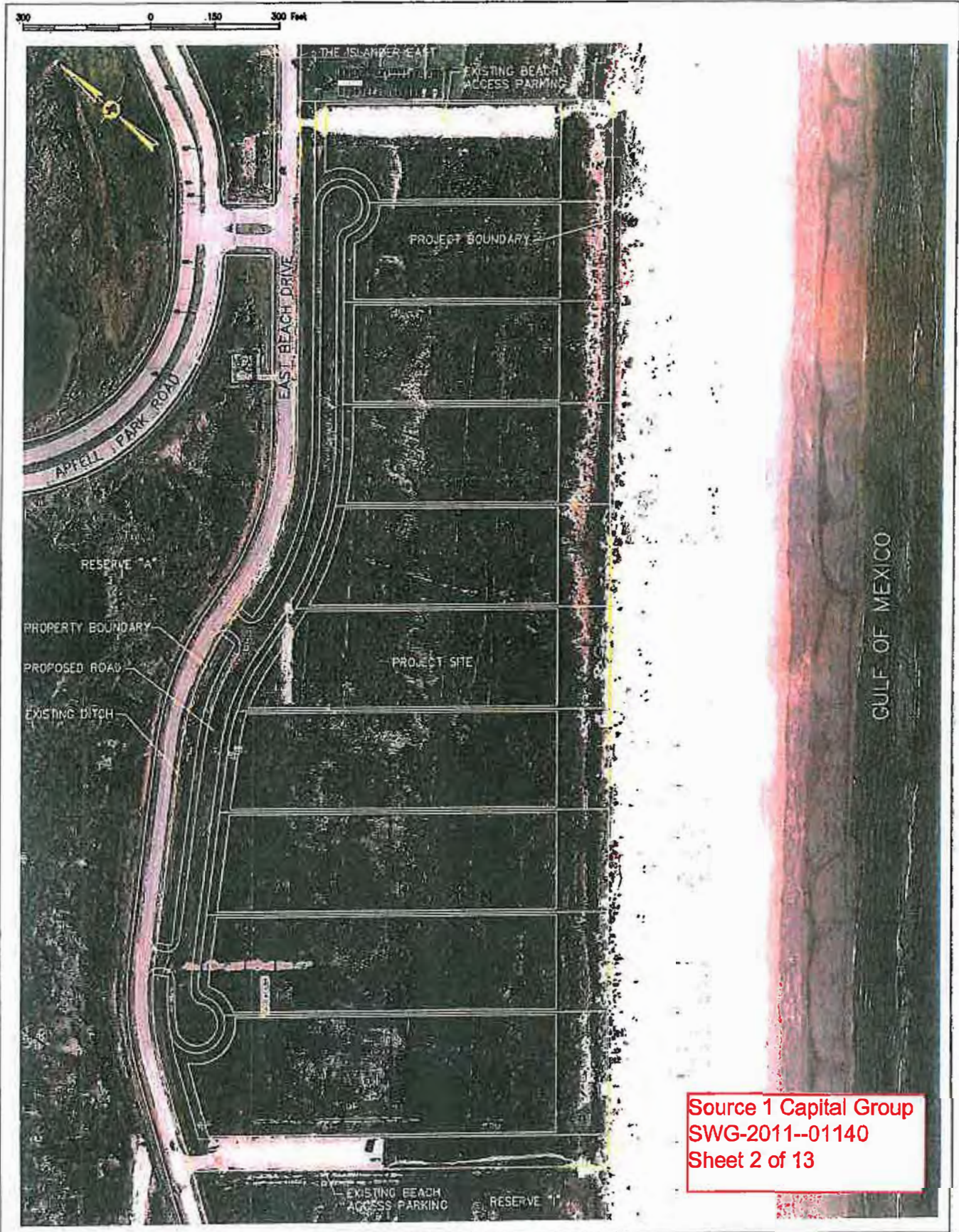
**GENERAL
 LOCATION
 MAP**

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

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 01
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PERMITTED PLANS

OCT 09 2012



Source 1 Capital Group
 SWG-2011-01140
 Sheet 2 of 13

STATE OF TEXAS REG # 118115
SHELMARK
 ENGINEERING, L.L.C.
12041 MIDLAND PARKWAY, SUITE 1000
 HOUSTON, TEXAS 77058

SITE MAP

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

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

DATE: 10/28/12

PERMIT No: SWG-2011-01140

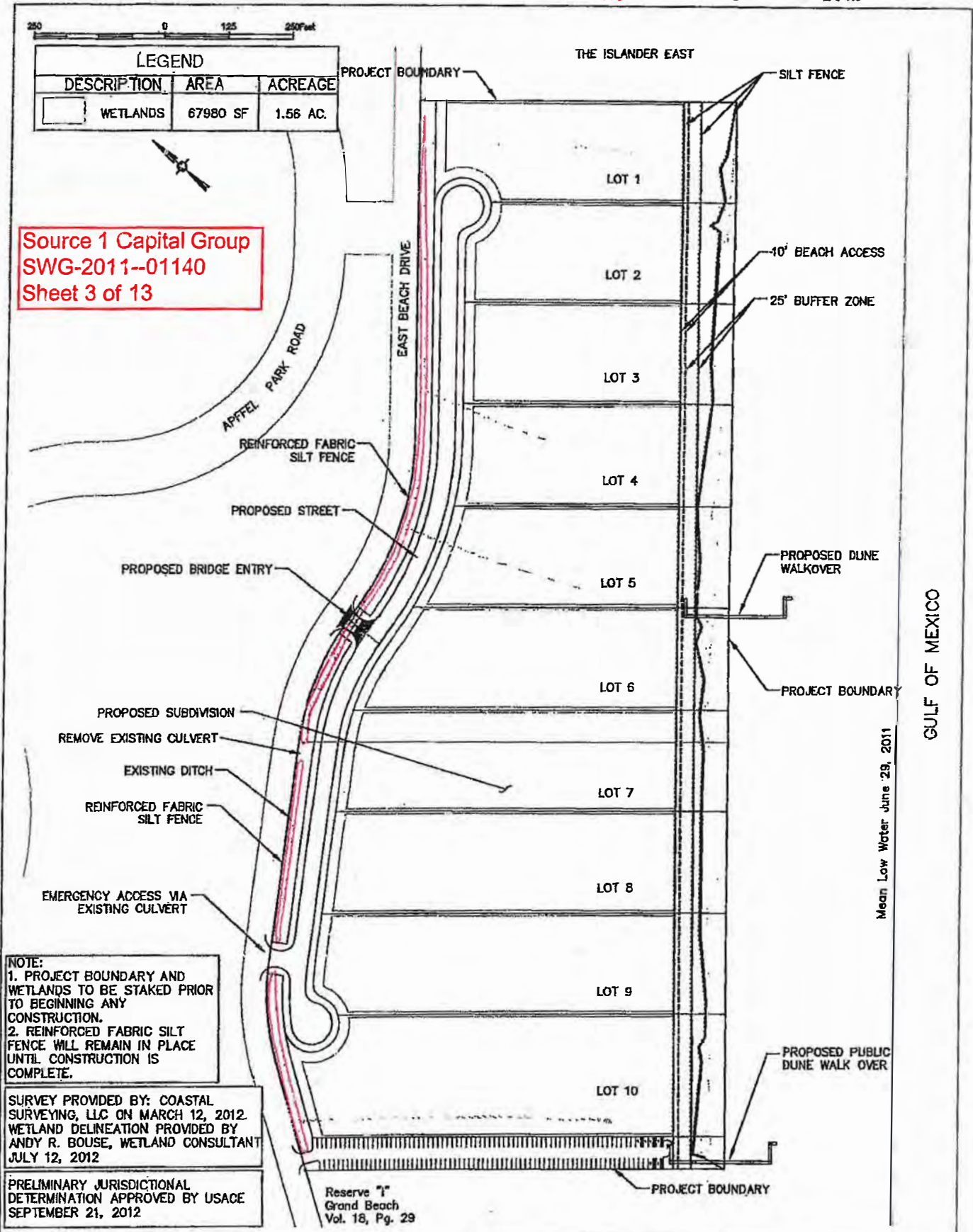
SCALE: 1" = 500'

JOB NO. 11-323

SHEET 02

PERMITTED PLANS

OCT 09 2012



Source 1 Capital Group
SWG-2011-01140
Sheet 3 of 13

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 1" Grand Beach Vol. 18, Pg. 29


Mean Low Water June '29, 2011

GULF OF MEXICO

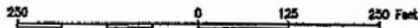
<p>TYPE PLAN REG # F-21 18</p> <p>SHELMARK ENGINEERING, L.L.C. CIVIL ARCHITECTURE PLANNING STRUCTURAL</p> <p>921 FM 517 EAST DICKINSON, TEXAS 77535</p>	<p>LAND PLAN</p> <p>ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY;</p>	<p>ESTATES AT GRAND BEACH SOURCEONE CAPITAL GROUP, LLC GALVESTON, TEXAS</p> <table border="1"> <tr> <td>DATE: 06/29/12</td> <td>PERMIT No: SWG-2011-01140</td> <td>SCALE:</td> <td>JOB NO: 11-323</td> <td>SHEET 03</td> </tr> </table>	DATE: 06/29/12	PERMIT No: SWG-2011-01140	SCALE:	JOB NO: 11-323	SHEET 03
DATE: 06/29/12	PERMIT No: SWG-2011-01140	SCALE:	JOB NO: 11-323	SHEET 03			

PERMITTED PLANS

OCT 09 2012

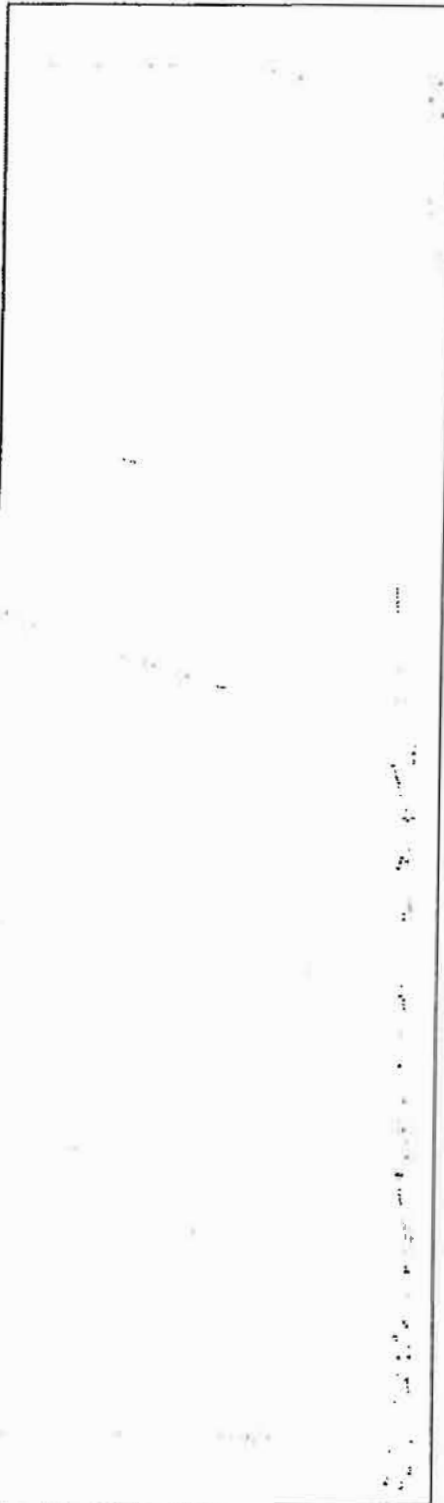
LEGEND		
DESCRIPTION	AREA	ACREAGE
 WETLANDS	53,272 SF	1.22 AC
WETLANDS THAT ARE NOT MAPPED INDIVIDUALLY	14,708 SF	.34 AC
TOTAL WETLANDS	67,980 SF	1.56 AC *
UPLANDS	1,402,840 SF	32.20 AC
TOTAL AREA OF PROJECT	1,470,820 SF	33.76 AC

* INCLUDES WETLANDS THAT ARE NOT MAPPED INDIVIDUALLY.



Source 1 Capital Group
SWG-2011-01140
Sheet 4 of 13

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

TYPE FROM REG # F-2115

SHELMARK
ENGINEERING, L.L.C.
821 FM 517 EAST
DICKINSON, 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.

DATE: 09/28/12

PERMIT No: SWG-2011-01140

SCALE: 1"=250'

JOB NO: 11-323

SHEET 04

PERMITTED PLANS

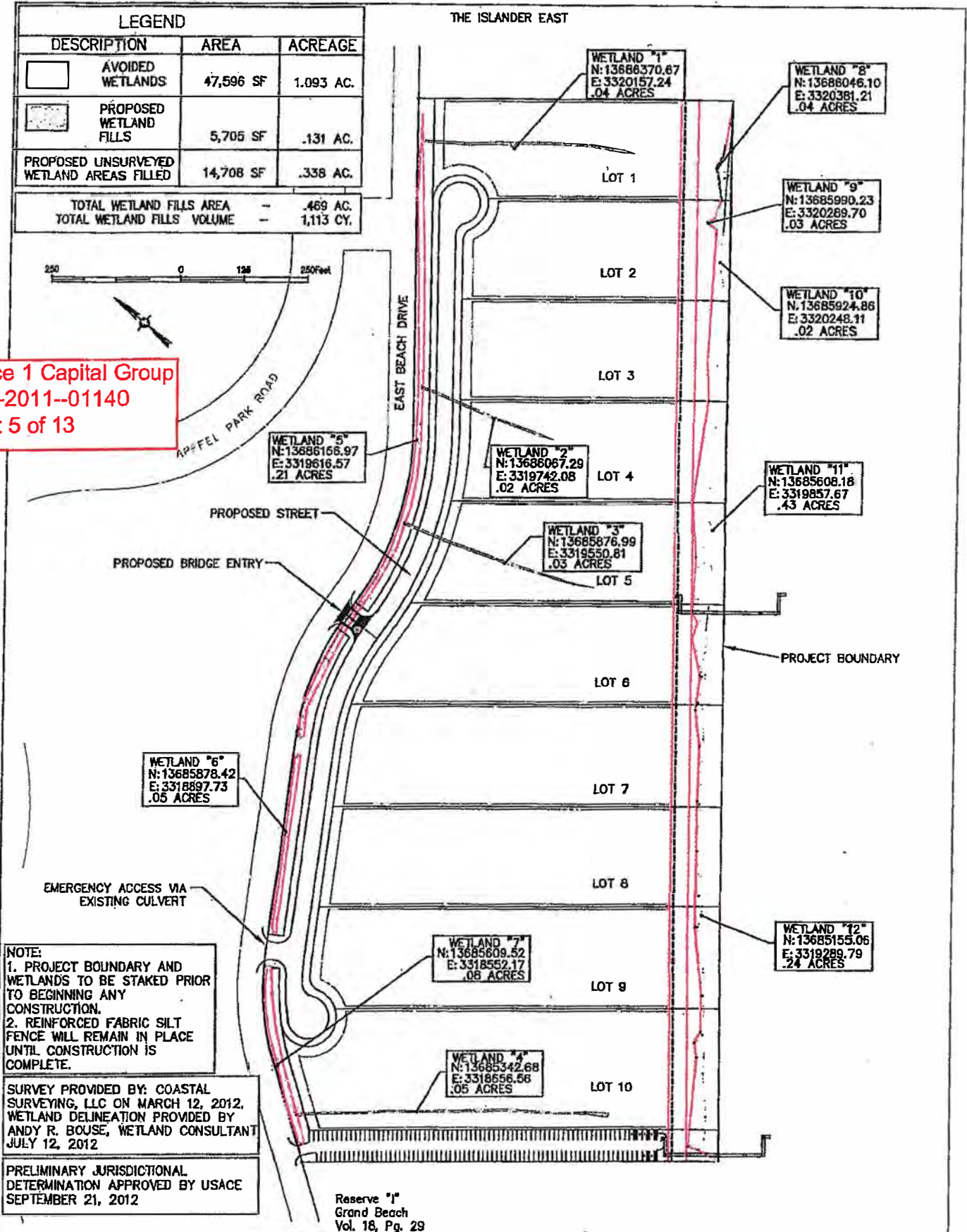
OCT 09 2012

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 0 125 250 Feet

Source 1 Capital Group
SWG-2011--01140
Sheet 5 of 13

THE ISLANDER EAST



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

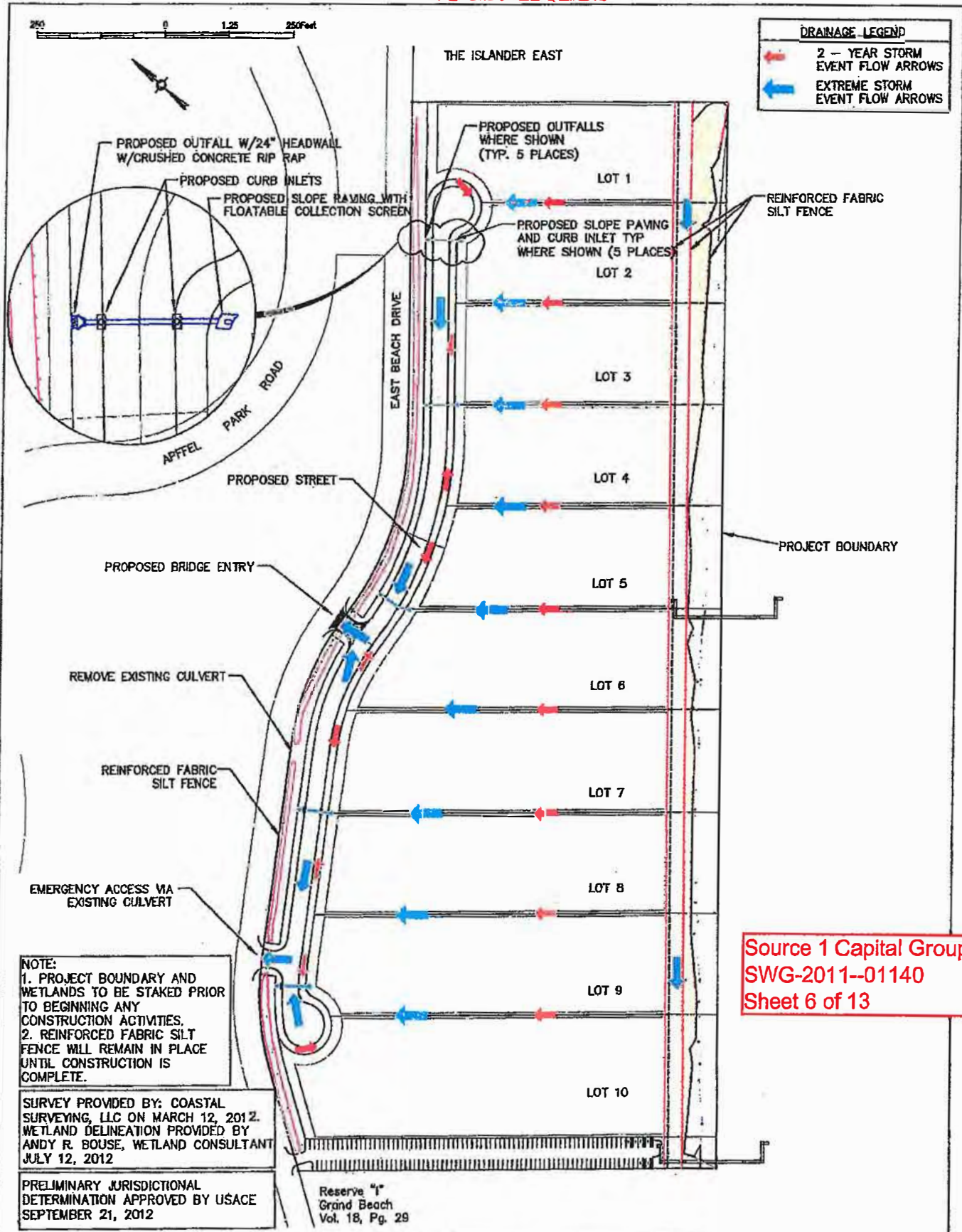
TOPIC FIRM REG # F-2115
SHELMARK
ENGINEERING, L.L.C.
CIVIL / MARINE / PLANNING / STRUCTURAL
921 FM 517 EAST
DICKINSON, TEXAS 77539

WETLAND COORDINATES & IMPACTS
ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY.

ESTATES AT GRAND BEACH SOURCEONE CAPITAL GROUP, LLC GALVESTON, TEXAS		DATE: 06/29/12	PERMIT No: SW-2011-01140	SCALE: 1" = 40'	JOB NO: 11-303	SHEET 05
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PERMITTED PLANS

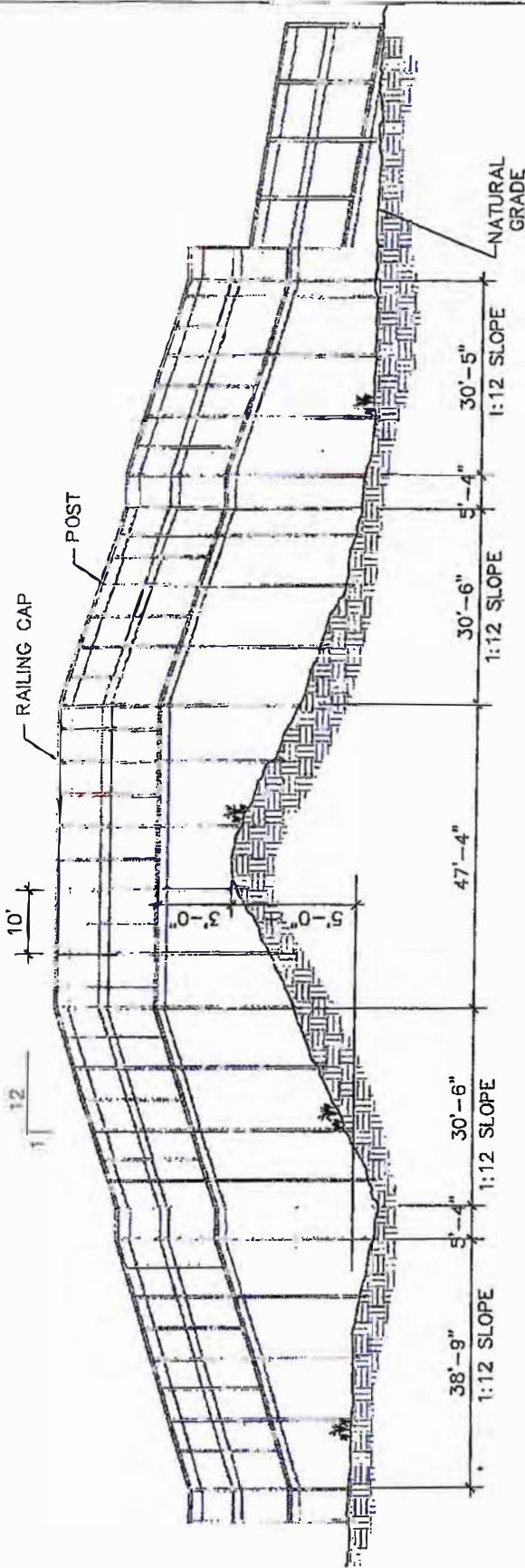
OCT 09 2012



Source 1 Capital Group
 SWG-2011-01140
 Sheet 6 of 13

PERMITTED PLANS

OCT 09 2012



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 13

TYPE FIRM REG # F-2115

SHELMARK
 ENGINEERING, L.L.C.
CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, 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, L.L.C.
 GALVESTON, TEXAS

DATE:
 09/28/12

PERMIT No:
 SWG-2011-01140

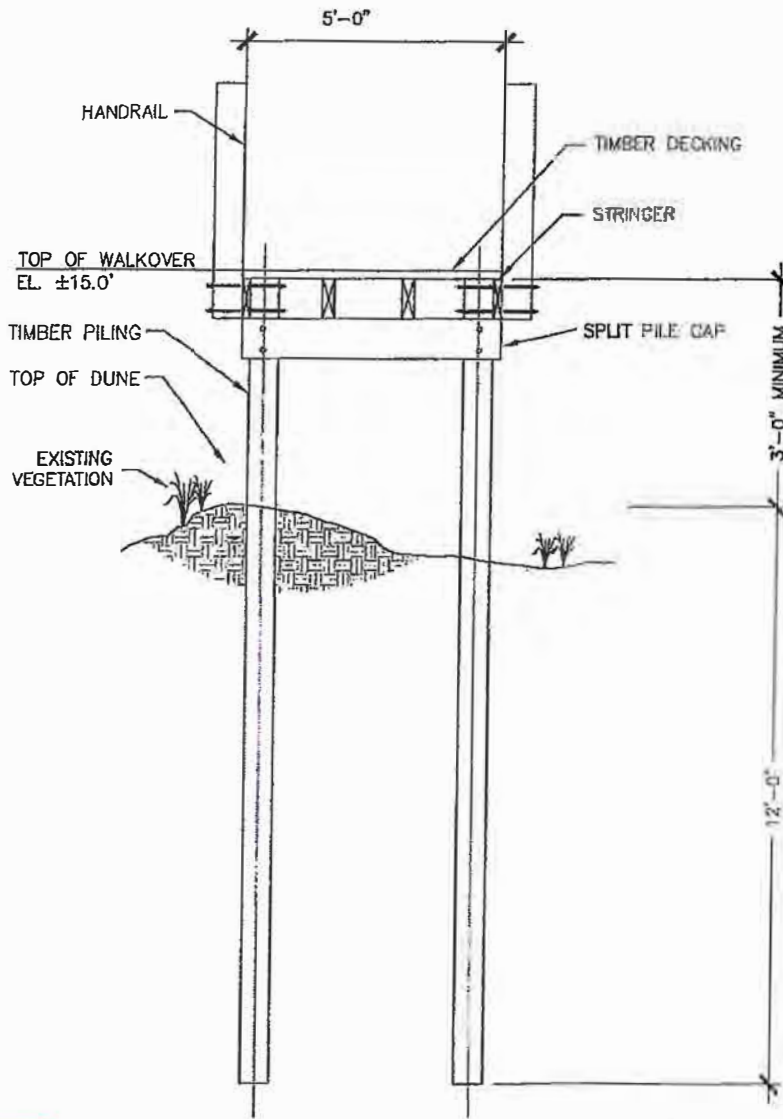
SCALE:
 N.T.S.

JOB NO:
 11-323

SHEET
 07

PERMITTED PLANS

OCT 09 2012

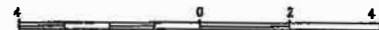


Source 1 Capital Group
 SWG-2011-01140
 Sheet 8 of 13

SECTION - WALKOVER

NOTE:

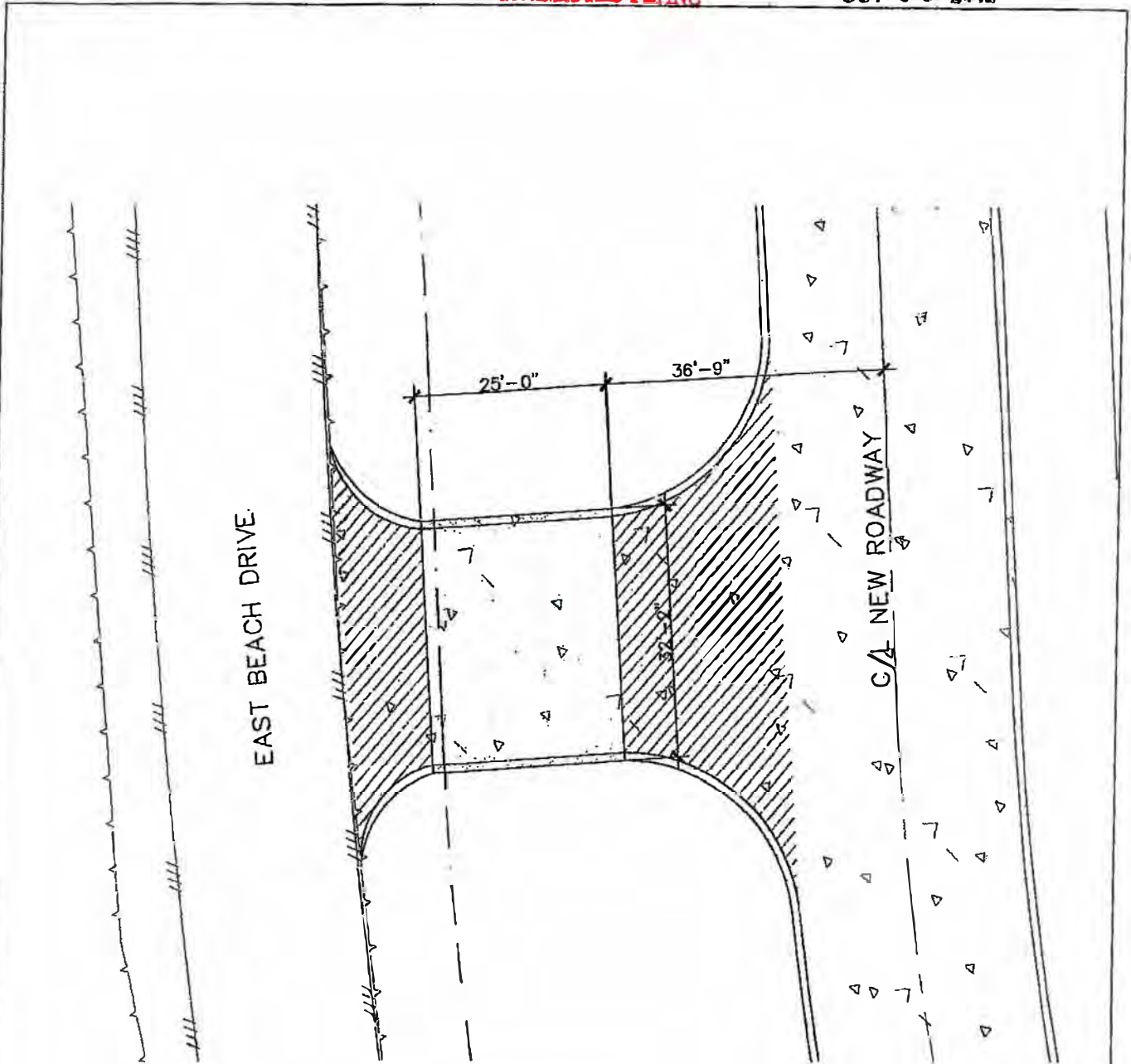
- 1.) DUNE WALKOVER SHALL BE CONSTRUCTED MINIMUM 36" OVER EXISTING VEGETATION.
- 2.) PROVIDE 1/2" GAP BETWEEN DECK BOARDS SO THAT SUNLIGHT CAN PENETRATE TO PLANTS BELOW AND SO THAT SAND WILL NOT ACCUMULATE ON THE DECK.



<p>TBPE FIRM REG # F.2115</p> <p>SHELMARK ENGINEERING, L.L.C. <small>CIVIL MARINE PLANNING STRUCTURAL</small></p> <p>921 FM 517 EAST DICKINSON, TEXAS 77529</p>	<p>SECTION PEDESTRIAN WALKOVER</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: 08/29/12</p>	<p>PERMIT No: SWG-2011-01140</p> <p>SCALE: 1"=1'-0"</p> <p>JOB NO: 11-393</p> <p>SHEET 8 OF 13</p>

PERMITTED PLANS

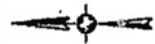
OCT 09 2012



BRIDGE PLAN

LEGEND	
DESCRIPTION	
	WETLANDS
	NEW ROADWAY
	NEW BRIDGE
	APPROACH SLAB

Source 1 Capital Group
 SWG-2011-01140
 Sheet 9 of 13



TYPE FIRM REG # F-2115

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

821 FM 517 EAST
DICKINSON, TEXAS 77539

MAIN ENTRY BRIDGE PLAN

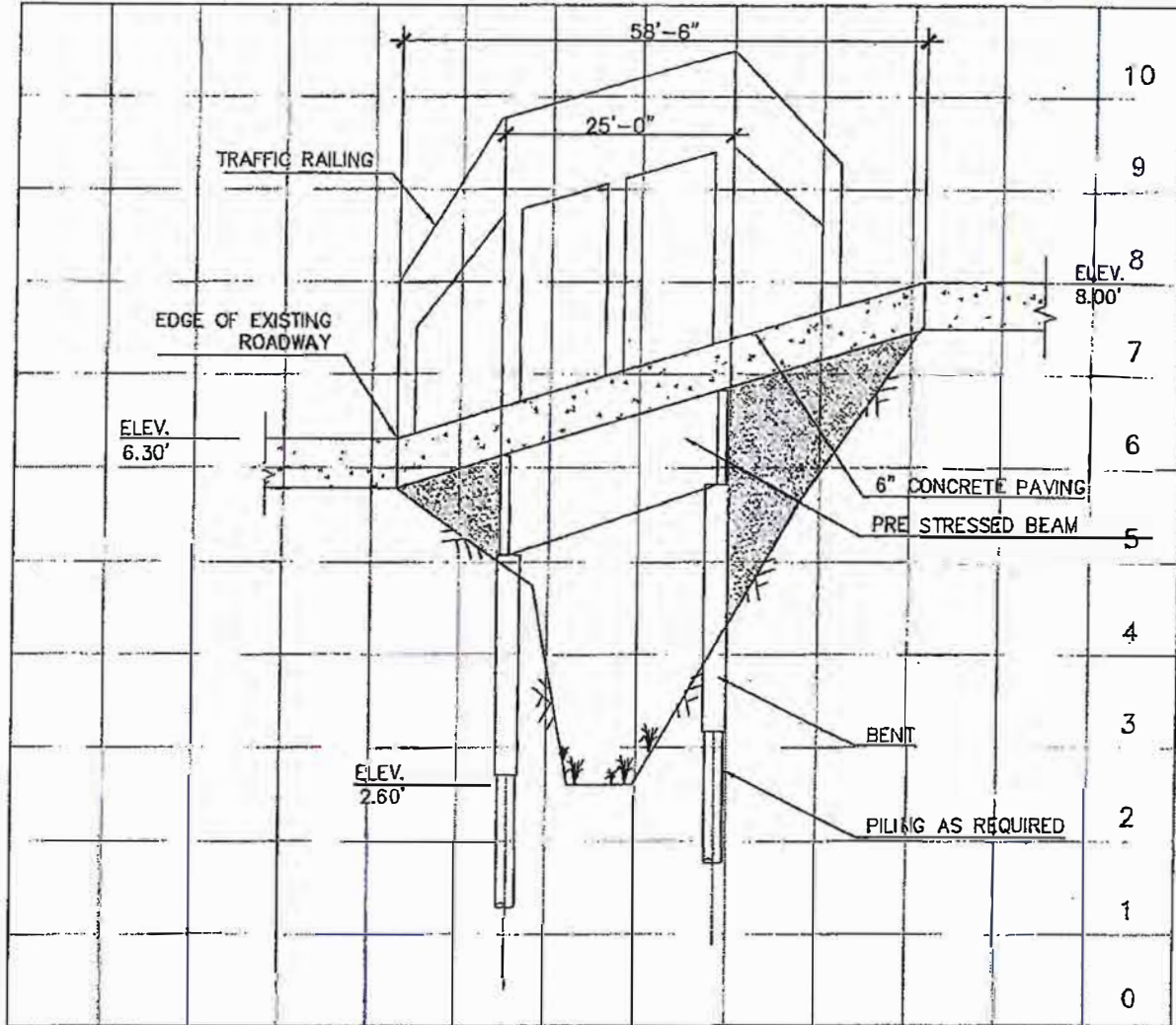
ELEMENTS SHOWN ON THIS PLAN SET ARE SCHEMATIC FOR PERMITTING ONLY.

ESTATES AT GRAND BEACH SOURCEONE CAPITAL GROUP, LLC GALVESTON, TEXAS				
DATE: 09/28/12	PERMIT No: SWG-2011-01140	SCALE: 1"=20'	JOB NO: 11-323	SHEET 09

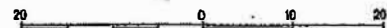
PERMITTED PLANS

OCT 09 2012

Source 1 Capital Group
 SWG-2011-01140
 Sheet 10 of 13



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



10PE, PRR REG # F-2115

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

921 FM 517 EAST
 DICKINSON, TEXAS 77539

MAIN ENTRY BRIDGE
 SECTION

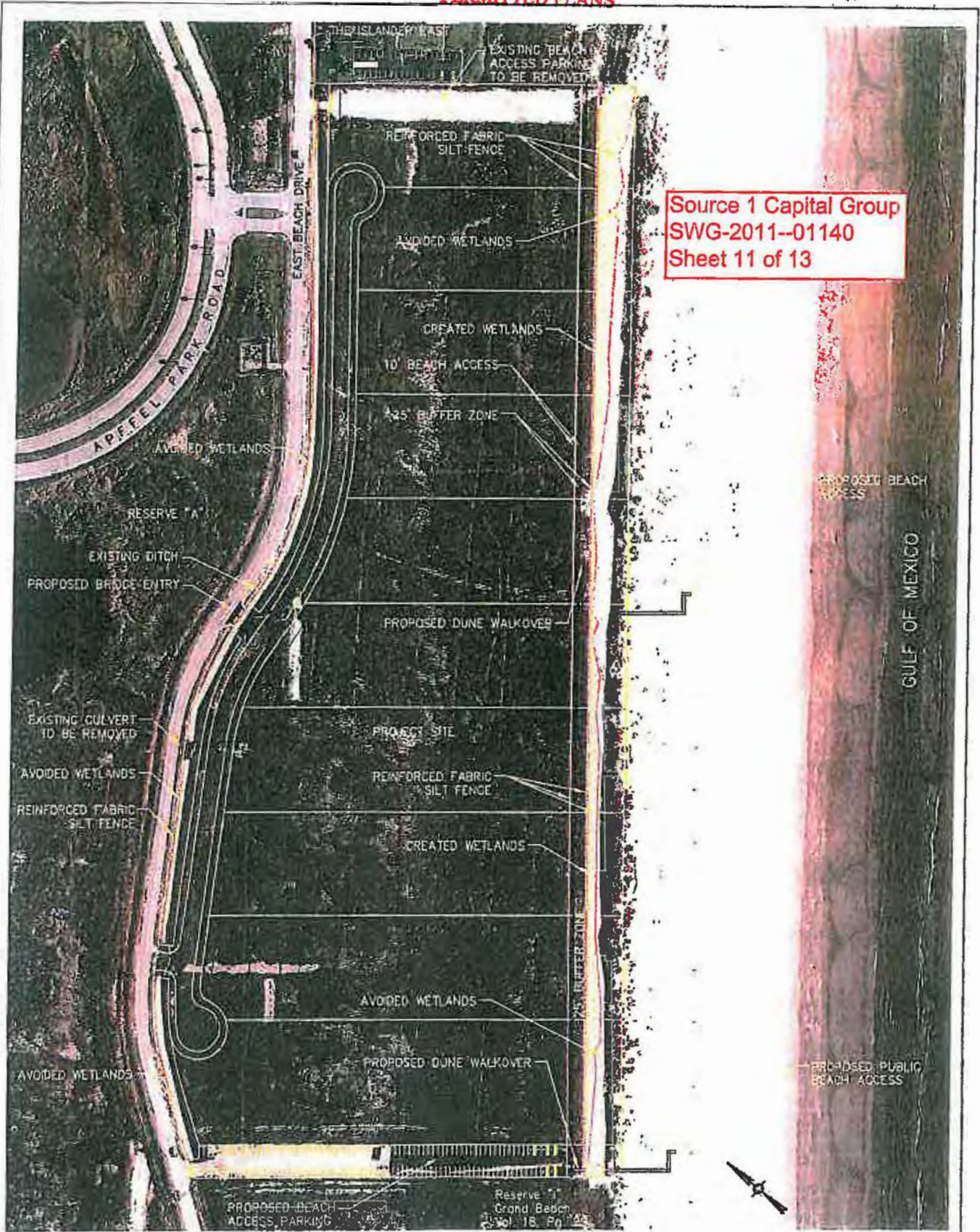
ESTATES AT GRAND BEACH
 SOURCEONE CAPITAL GROUP, LLC
 GALVESTON, TEXAS

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 10
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OCT 09 2012

PERMITTED PLANS



Source 1 Capital Group
 SWG-2011-01140
 Sheet 11 of 13

TYPE FIRM PCD #P-2115

SHELMARK
 ENGINEERING, L.L.C.
CIVIL, LANDSCAPE, PLANNING, STRUCTURAL

521 FM 517 EAST
 DICKINSON, TEXAS 77539



PROPOSED MITIGATION SITE MAP

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

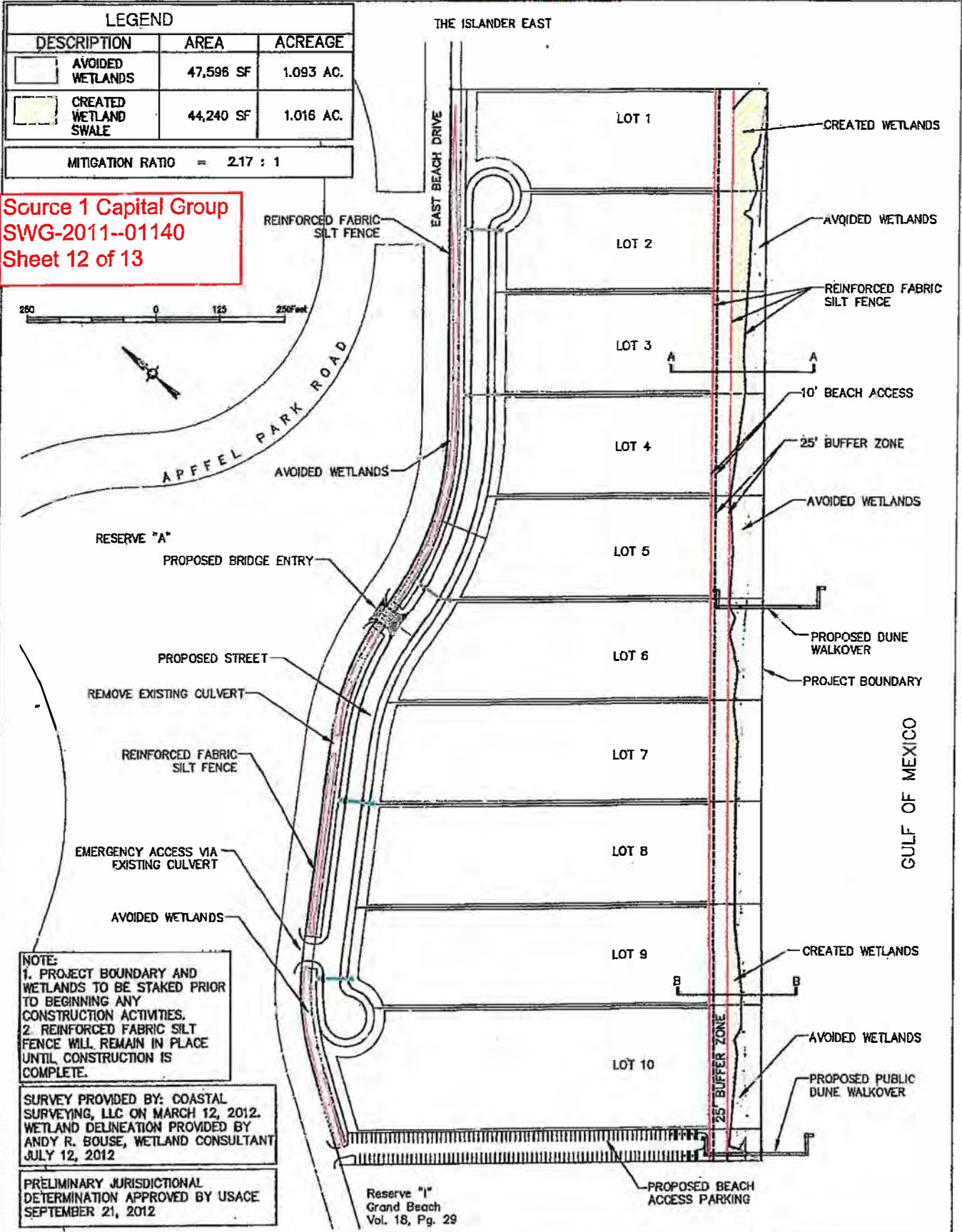
ESTATES AT GRAND BEACH SOURCEONE CAPITAL GROUP, LLC GALVESTON, TEXAS		DATE: 06/29/20	PERMIT No: SWG-2011-01140	SCALE: 1" = 50'	JOB NO: 11-323	SHEET M1
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PERMITTED PLANS

OCT 09 2012

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 13



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

TYPE FIRM REG # F 2115
SHELMARK
ENGINEERING, L.L.C.
CIVIL / MARINE / PLANNING / STRUCTURAL
921 FM 517 EAST
DICKINSON TEXAS 77430

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
				120

SHELLMARK
ENGINEERING, L.L.C.
1001 JAMES HARRIS BLVD SUITE 100
HOUSTON, TEXAS 77057
PHONE: 281.413.3744 FAX: 281.413.3745

DATE: 06/29/2020
JOB NO: 112

WETLAND SECTIONS

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

DATE:

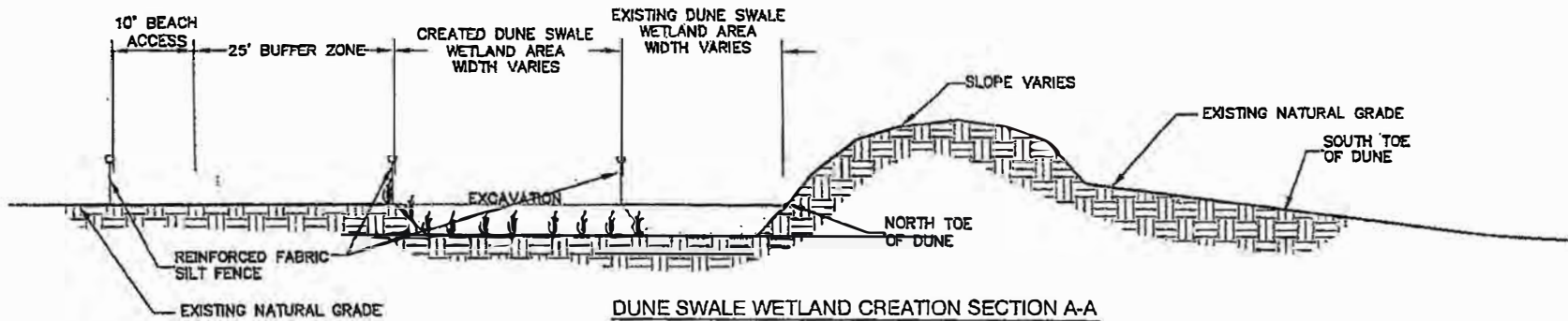
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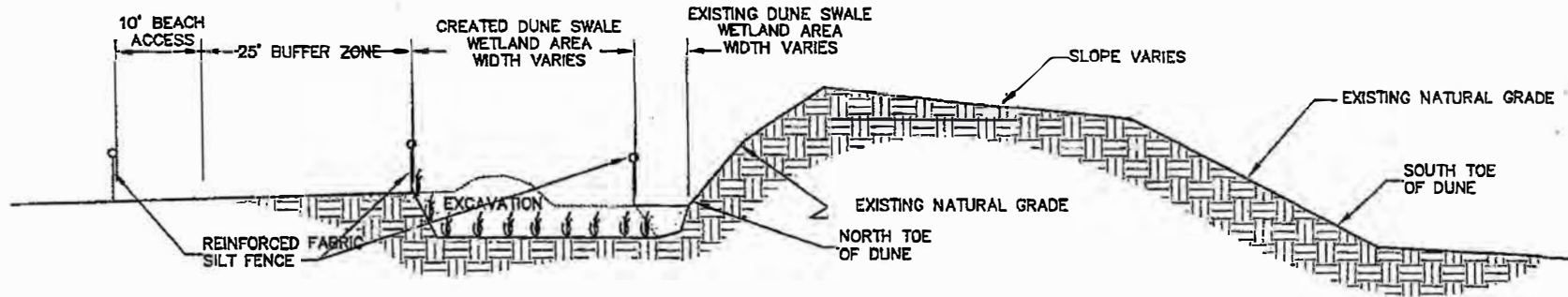
JOB NO:

SHEET

ESTATES AT GRAND BEACH
SOURCEONE CAPITAL GROUP, L.L.C.
GALVESTON, TEXAS



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.

Source 1 Capital Group
SWG-2011-01140
Sheet 13 of 13

PERMITTED PLANS

OCT 09 2012