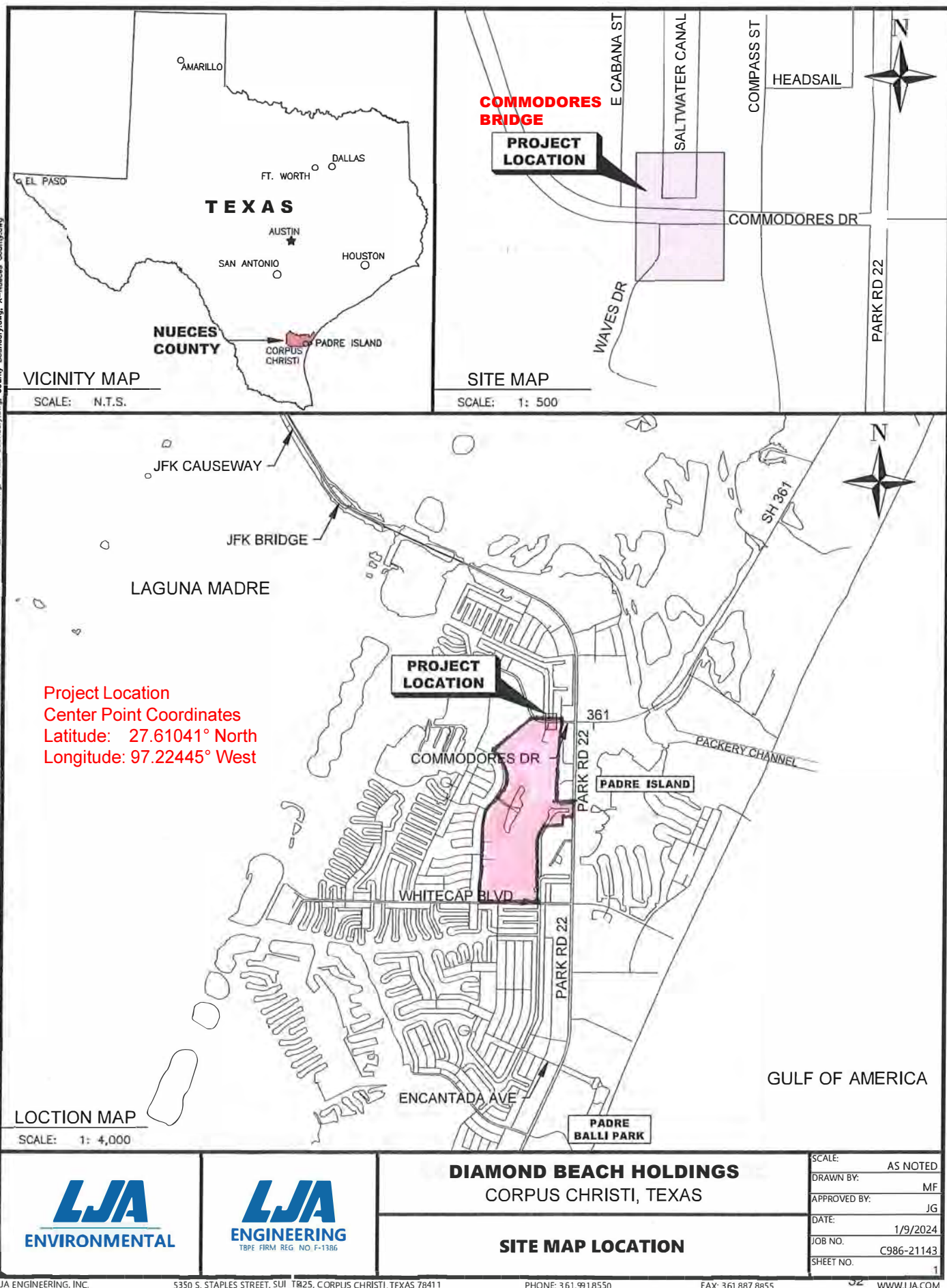
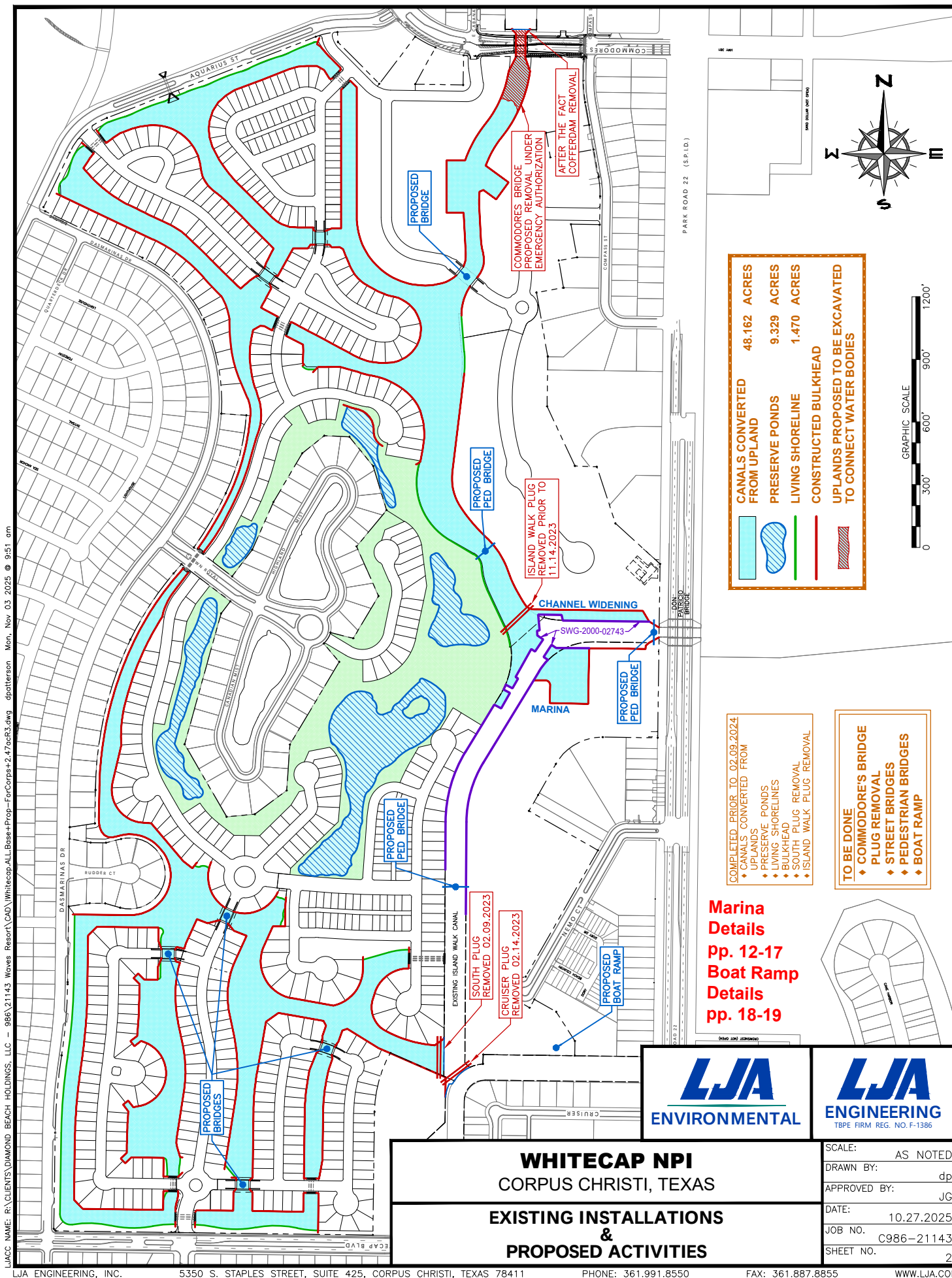
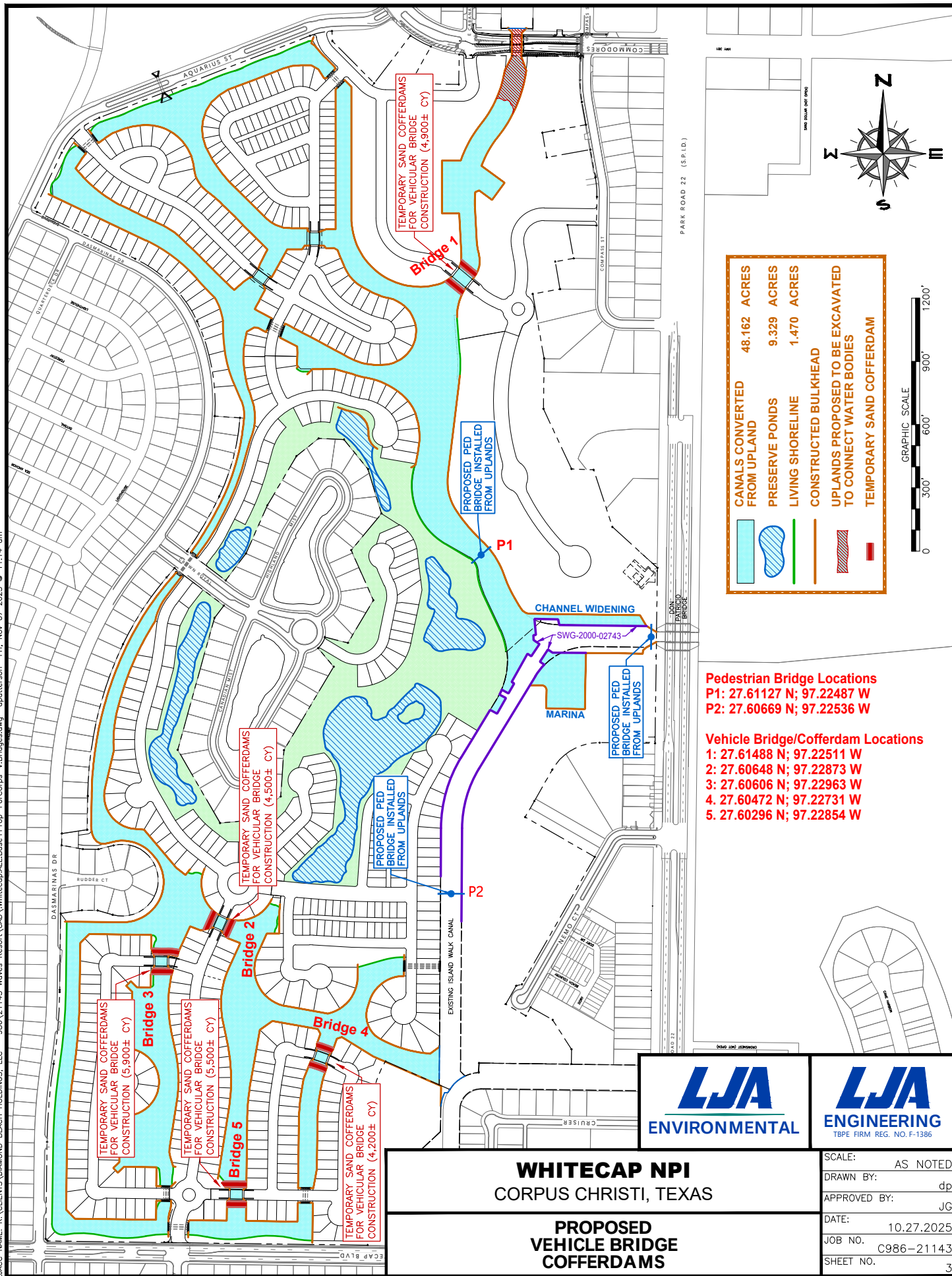




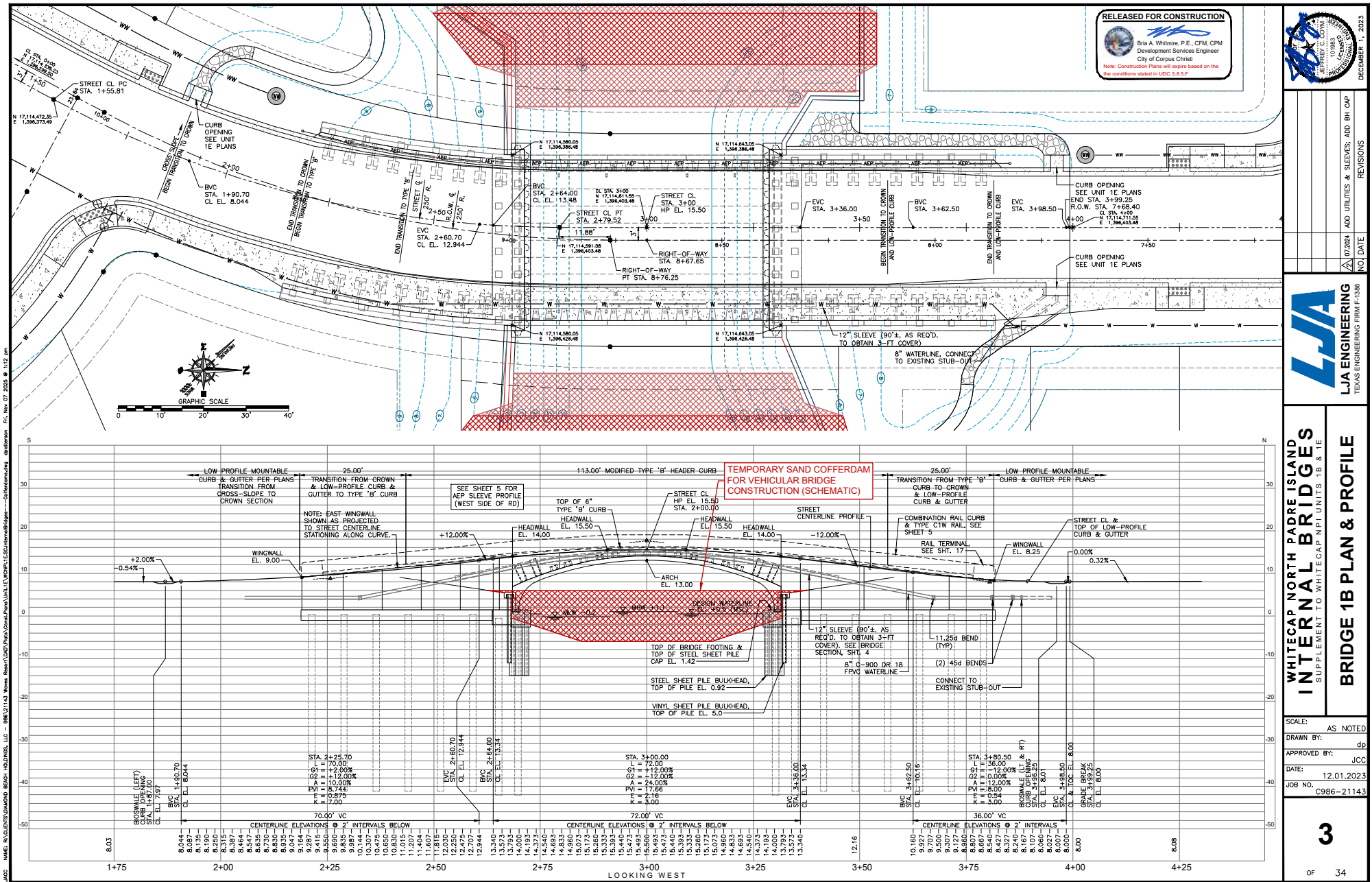


Proposed Bridge Locations

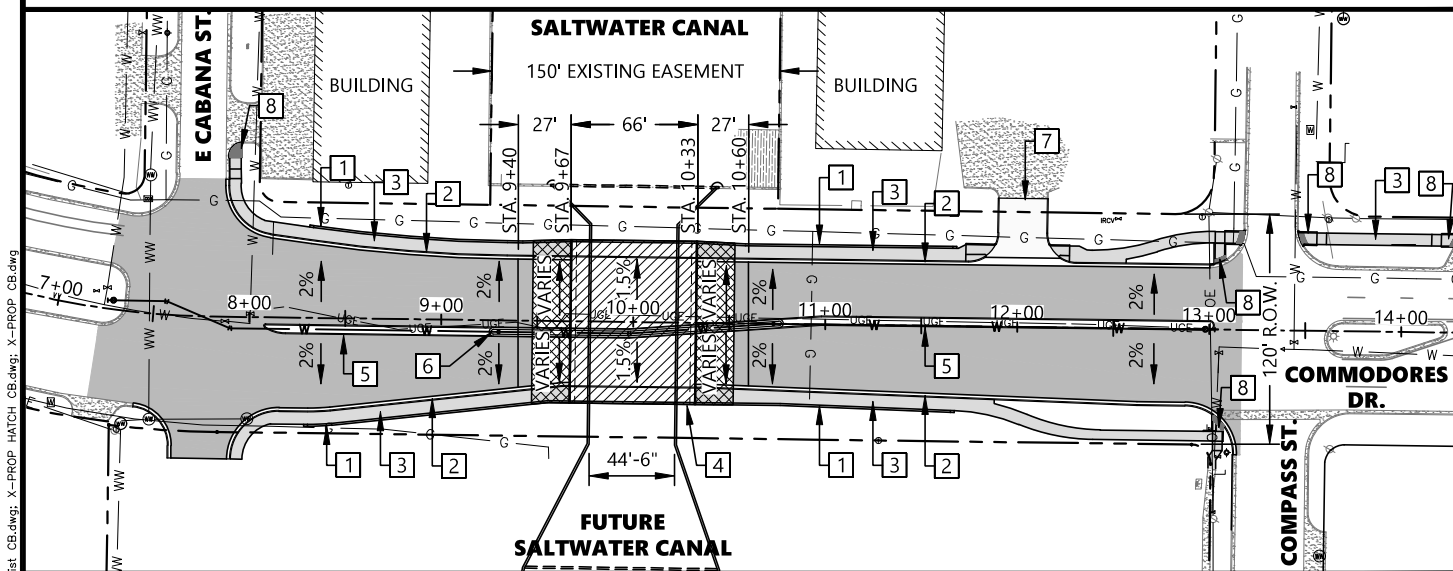
LIACC NAME: R:\CLIENTS\DIAMOND BEACH HOLDINGS, LLC - 986\21143 Waves Resort\CAD\Whitecap\All_Bases+Prop-ForCorps-V\Bridges.dwg dpatterson Fri, Nov 07 2025 @ 11:14 am



Typicals for Proposed Vehicle Bridges and Temporary Cofferdams



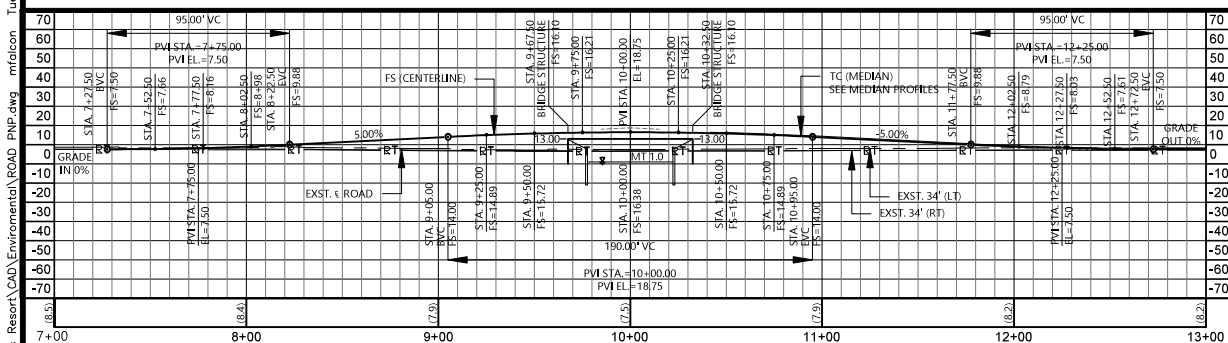
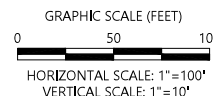
Commodores Drive Bridge Plan and Profile View



PLAN

CONSTRUCTION NOTES:

- | | |
|-----------------------------|------------------------|
| 1 PROPOSED COMBINATION RAIL | 5 PROPOSED MEDIAN CURB |
| 2 PROPOSED CURB & GUTTER | 6 PROPOSED MEDIAN RAIL |
| 3 PROPOSED SIDEWALK | 7 PROPOSED DRIVEWAY |
| 4 PROPOSED BRIDGE | 8 PROPOSED ADA RAMP |



PROFILE

EMBANKMENT AND COMPACTION NOTES:

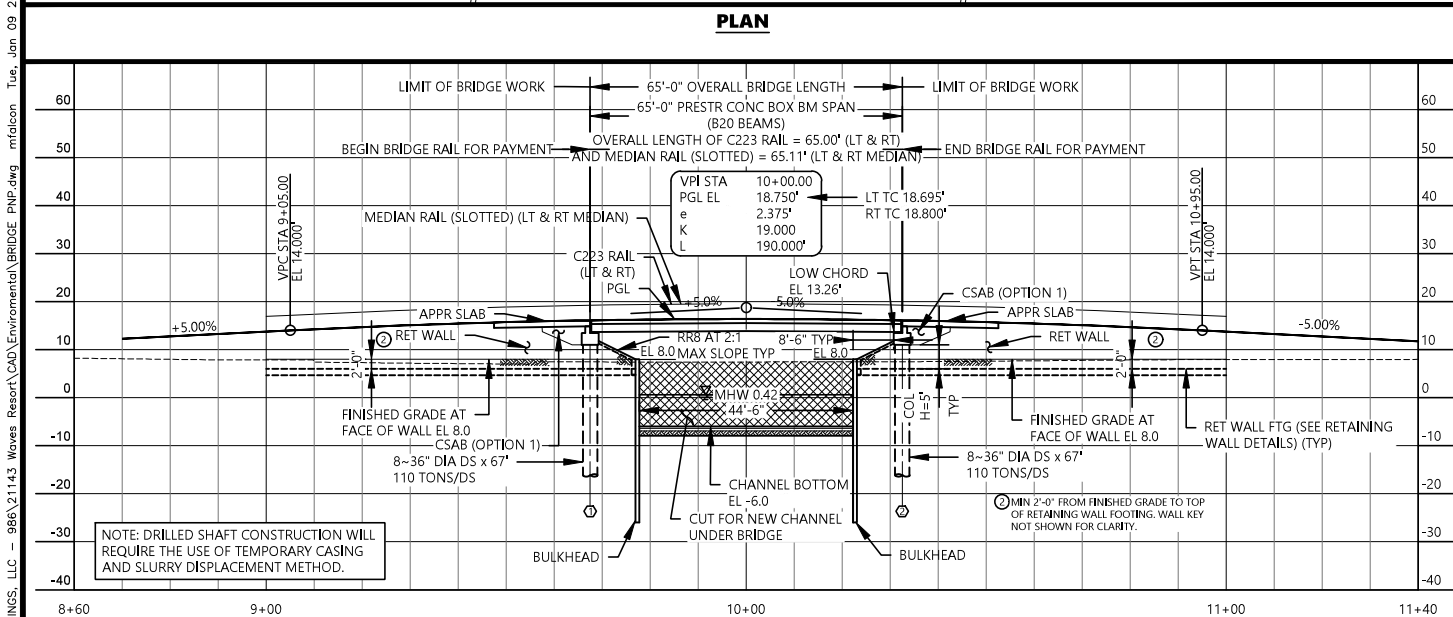
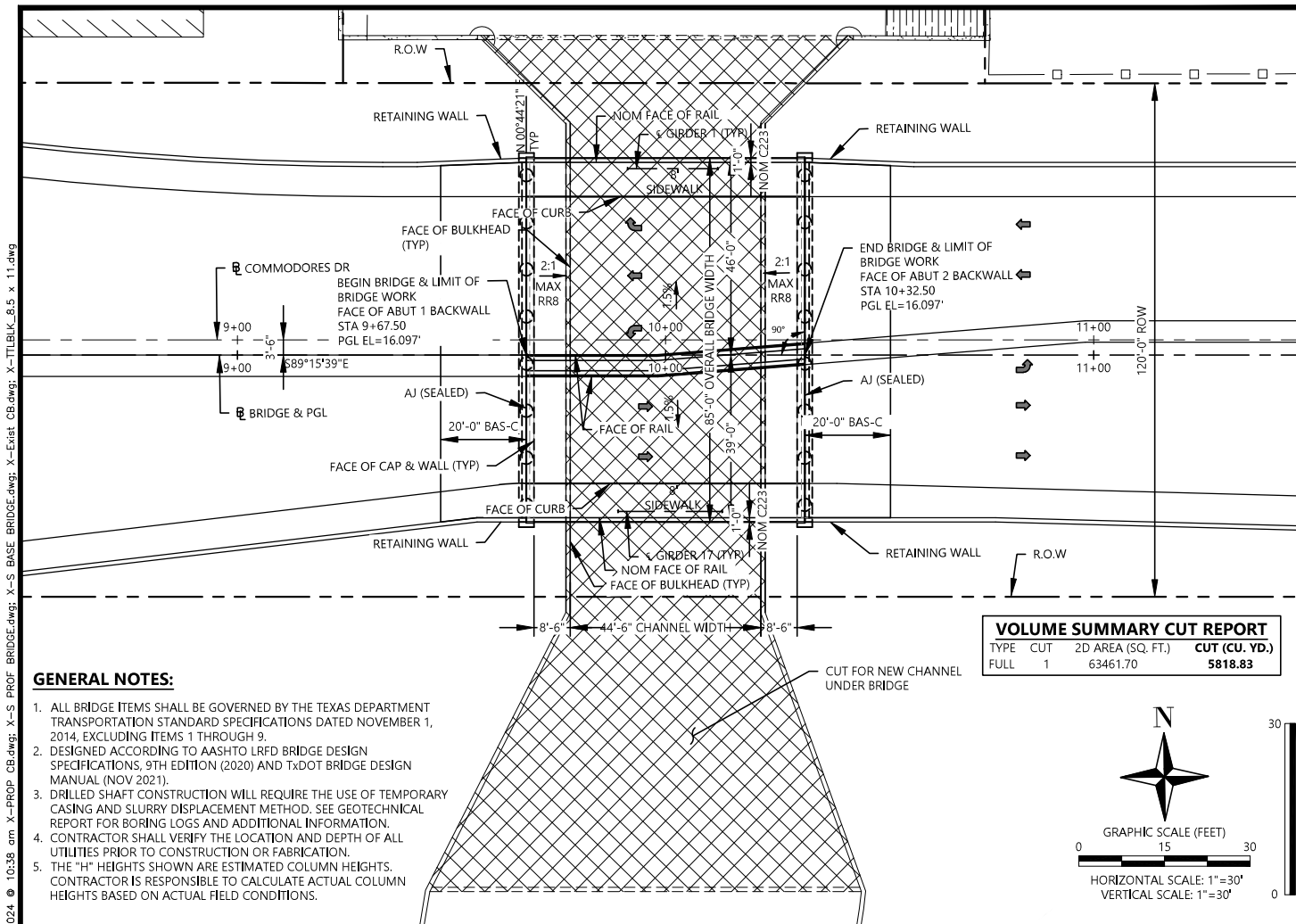
- EMBANKMENT SHALL BE TYPE A GRANULAR MATERIAL MEETING THE REQUIREMENTS OF TxDOT ITEM 132.
- BACKFILL BEHIND BRIDGE ABUTMENTS AND RETAINING WALL SHALL MEET TxDOT REQUIREMENTS.
- REFER TO TxDOT ITEM 400 FOR EXCAVATION & BACKFILL FOR STRUCTURES.
- CONTRACTOR SHALL ADHERE TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR EMBANKMENT TO LIMIT DOWN DRAG FORCES ADJACENT TO PILES.



COMMODORES DRIVE BRIDGE
CORPUS CHRISTI, TEXAS

PROPOSED ROAD PLAN & PROFILE

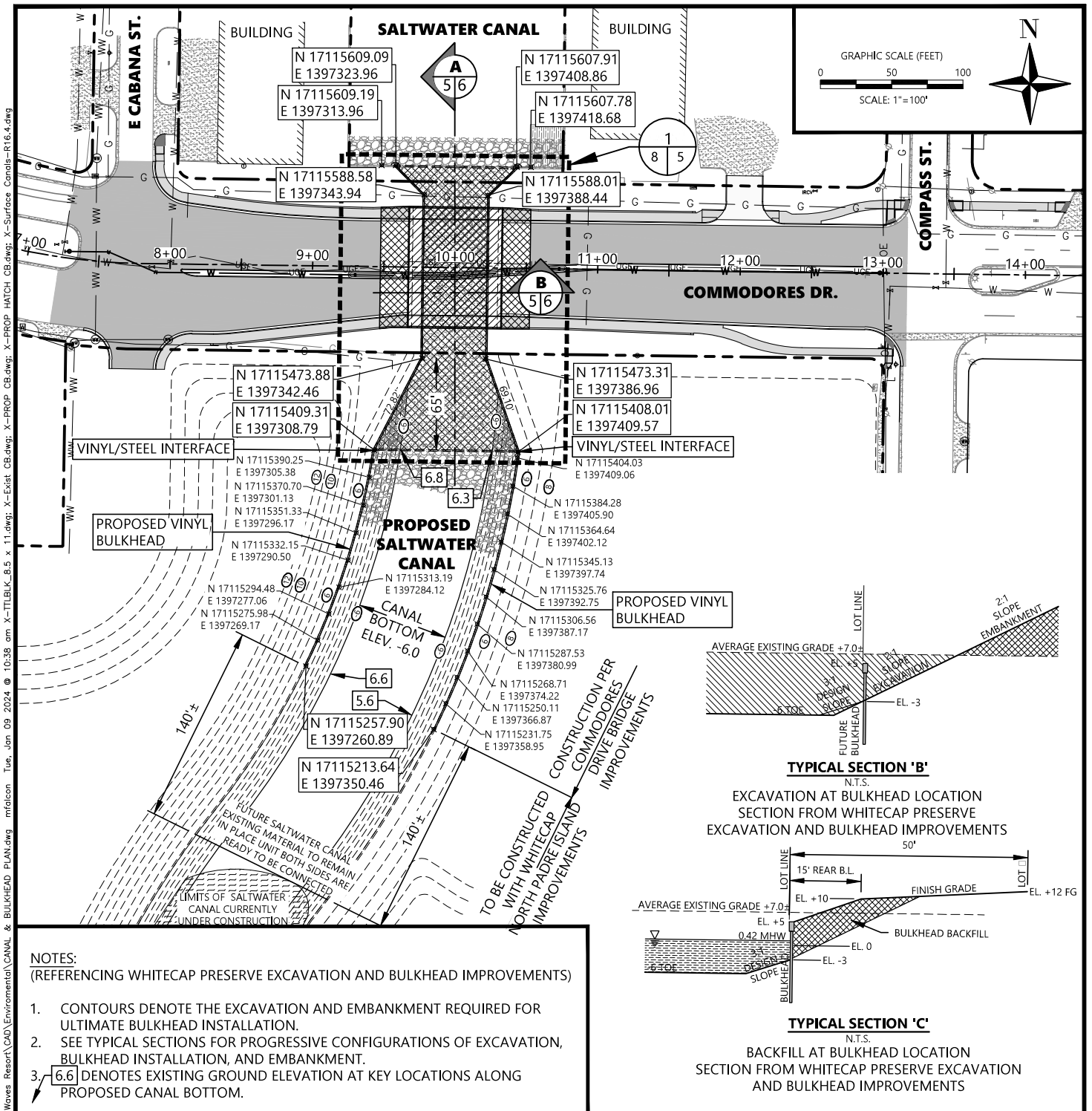
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DRAWN BY: MF
APPROVED BY: JG
DATE: 1/9/2024
JOB NO. C986-21143
SHEET NO. 3



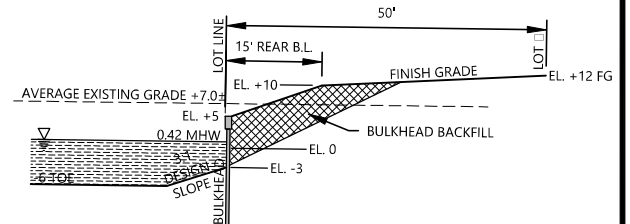
COMMODORES DRIVE BRIDGE
CORPUS CHRISTI, TEXAS

PROPOSED BRIDGE LAYOUT PLAN & PROFILE

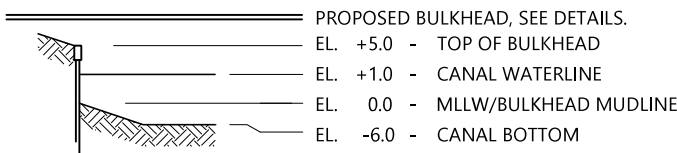
SCALE: AS NOTED
DRAWN BY: MF
APPROVED BY: JG
DATE: 1/9/2024
JOB NO. C986-21143
SHEET NO. 4



TYPICAL SECTION 'B'
N.T.S.
EXCAVATION AT BULKHEAD LOCATION
SECTION FROM WHITECAP PRESERVE
EXCAVATION AND BULKHEAD IMPROVEMENTS



TYPICAL SECTION 'C'
N.T.S.
BACKFILL AT BULKHEAD LOCATION
SECTION FROM WHITECAP PRESERVE EXCAVATION
AND BULKHEAD IMPROVEMENTS



NORTHING/EASTING OF
PROPOSED FEATURE AT
P.I., P.C., P.T., P.R.C., P.C.C.

NORTHING/EASTING OF
PROPOSED FEATURE AT
INTERMEDIATE LOCATIONS

N 17,115,555.55
E 1,395,555.55

N 17,115,555.55
E 1,395,555.55

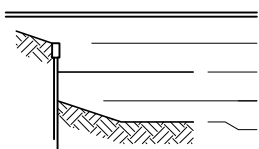
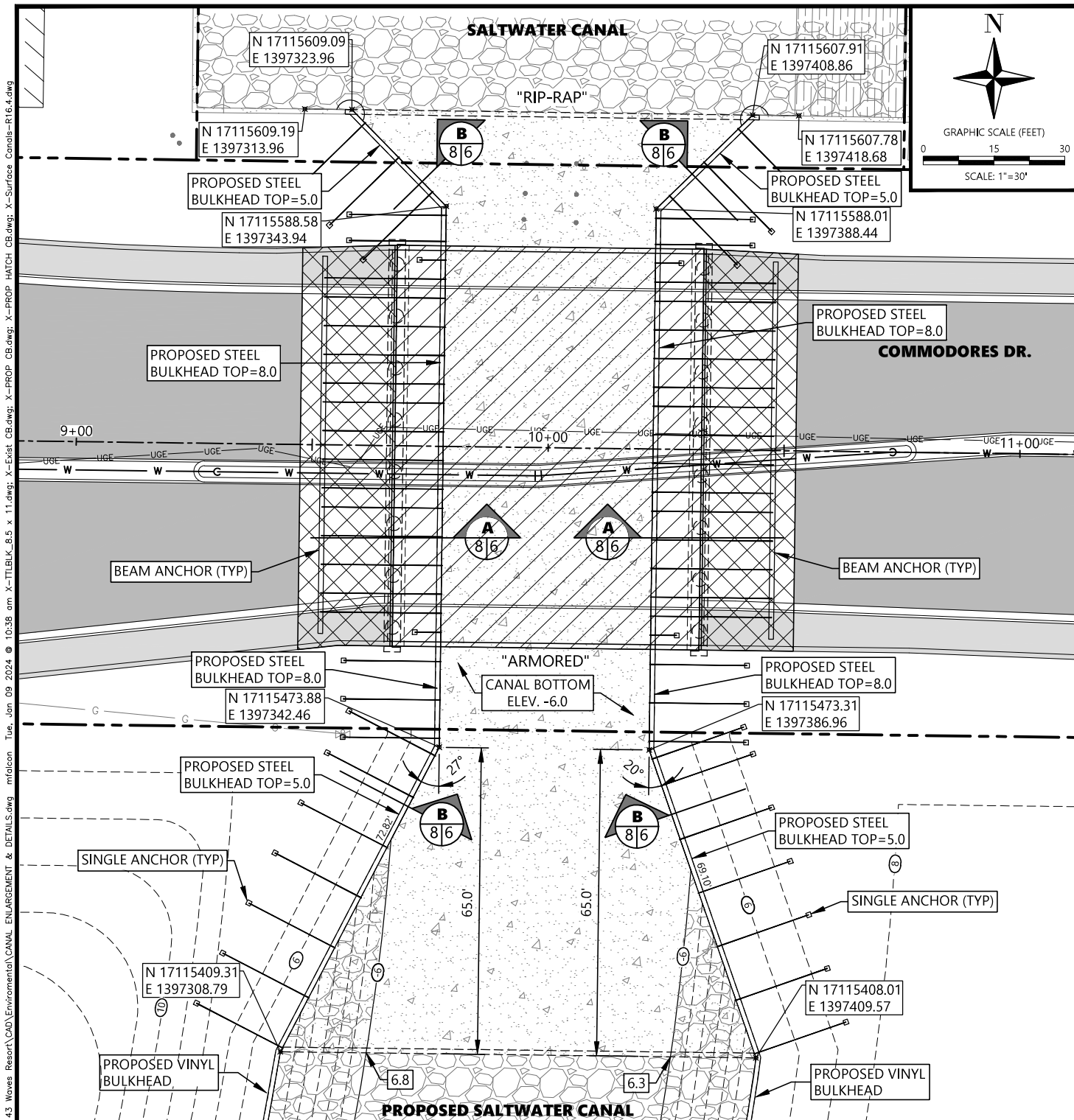
ALL DIMENSIONS SHOWN ARE FROM P.I., P.C., P.T., P.R.C., P.C.C.



COMMODORES DRIVE BRIDGE
CORPUS CHRISTI, TEXAS

PROPOSED CANAL & BULKHEAD PLAN

SCALE:	AS NOTED
DRAWN BY:	MF
APPROVED BY:	JG
DATE:	1/9/2024
JOB NO.	C986-21143
SHEET NO.	5



PROPOSED BULKHEAD, SEE DETAILS.
 EL. +5.0 - TOP OF BULKHEAD
 EL. +1.0 - CANAL WATERLINE
 EL. 0.0 - MLLW/BULKHEAD MUDLINE
 EL. -6.0 - CANAL BOTTOM

NORTHING/EASTING OF
 PROPOSED FEATURE AT
 P.I., P.C., P.T., P.R.C., P.C.C.

N 17,115,555.55
 E 1,395,555.55

NOTES:
 (REFERENCING WHITECAP PRESERVE EXCAVATION AND
 BULKHEAD IMPROVEMENTS)

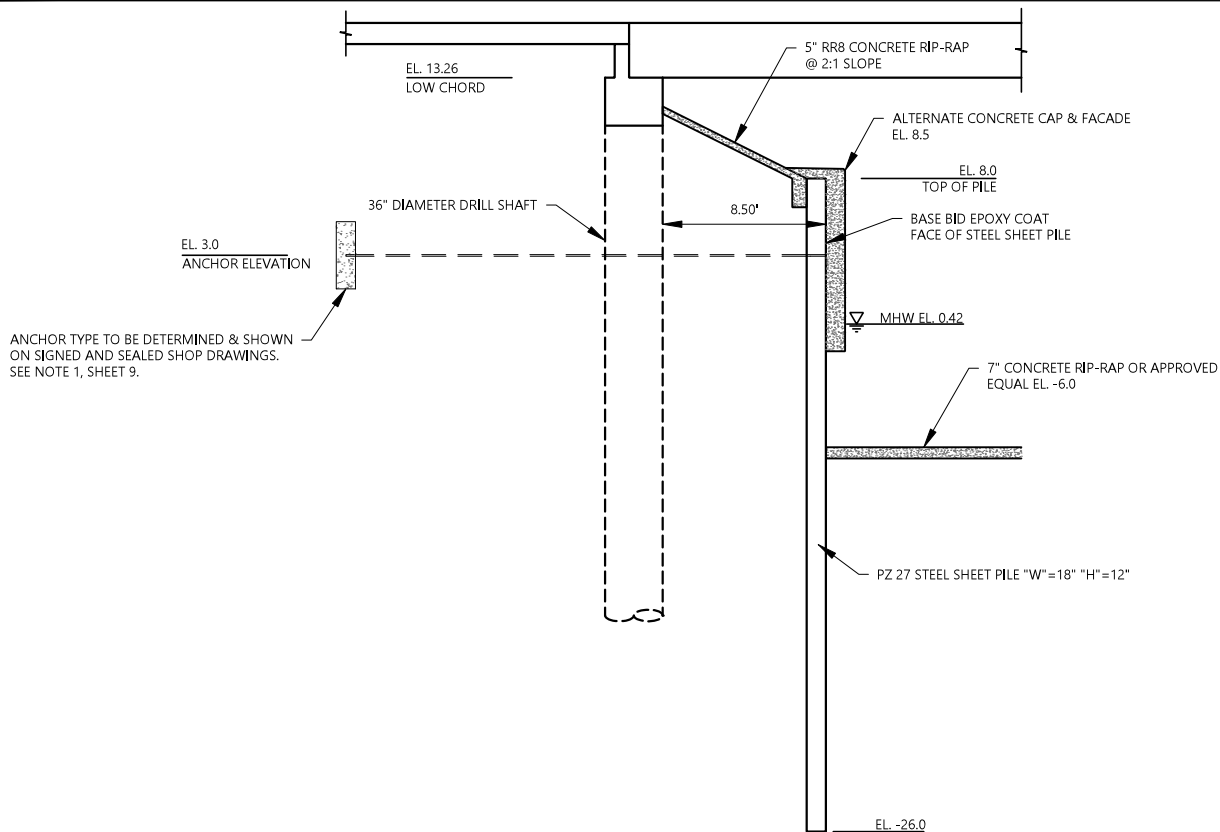
1. CONTOURS DENOTE THE EXCAVATION AND EMBANKMENT REQUIRED FOR ULTIMATE BULKHEAD INSTALLATION.
2. SEE TYPICAL SECTIONS FOR PROGRESSIVE CONFIGURATIONS OF EXCAVATION, BULKHEAD INSTALLATION, AND EMBANKMENT.



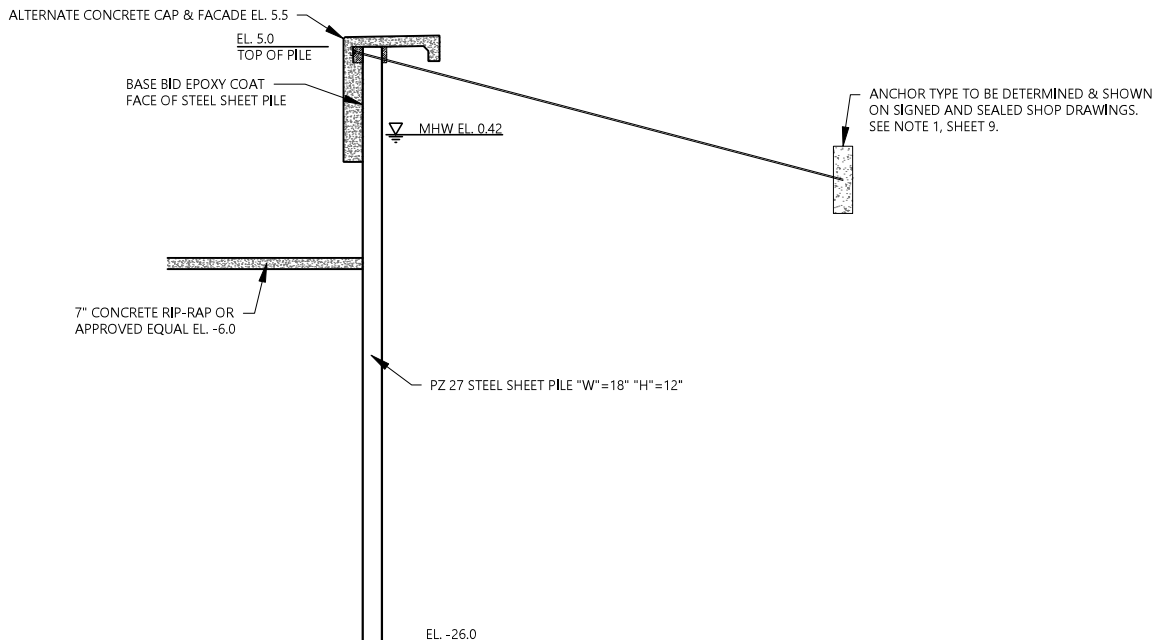
COMMODORES DRIVE BRIDGE
 CORPUS CHRISTI, TEXAS

CANAL ENLARGEMENT

SCALE: AS NOTED
 DRAWN BY: MF
 APPROVED BY: JG
 DATE: 1/9/2024
 JOB NO. C986-21143
 SHEET NO. 8



**STEEL SHEET PILE PZ 27
UNDER BRIDGE SECTION**
N.T.S.



**STEEL SHEET PILE PZ 27
FLARE TRANSITION SECTION**
N.T.S.

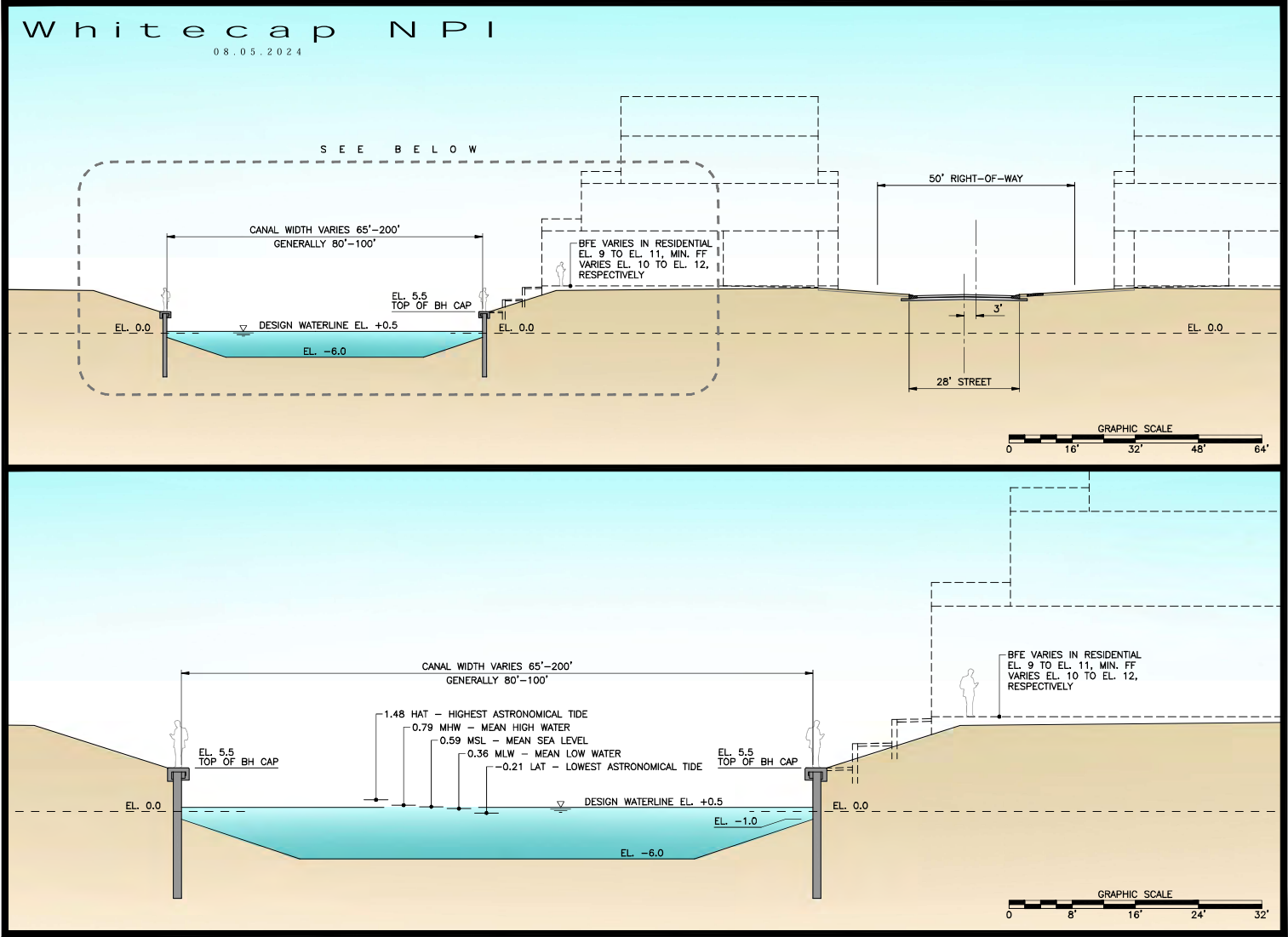


COMMODORES DRIVE BRIDGE
CORPUS CHRISTI, TEXAS

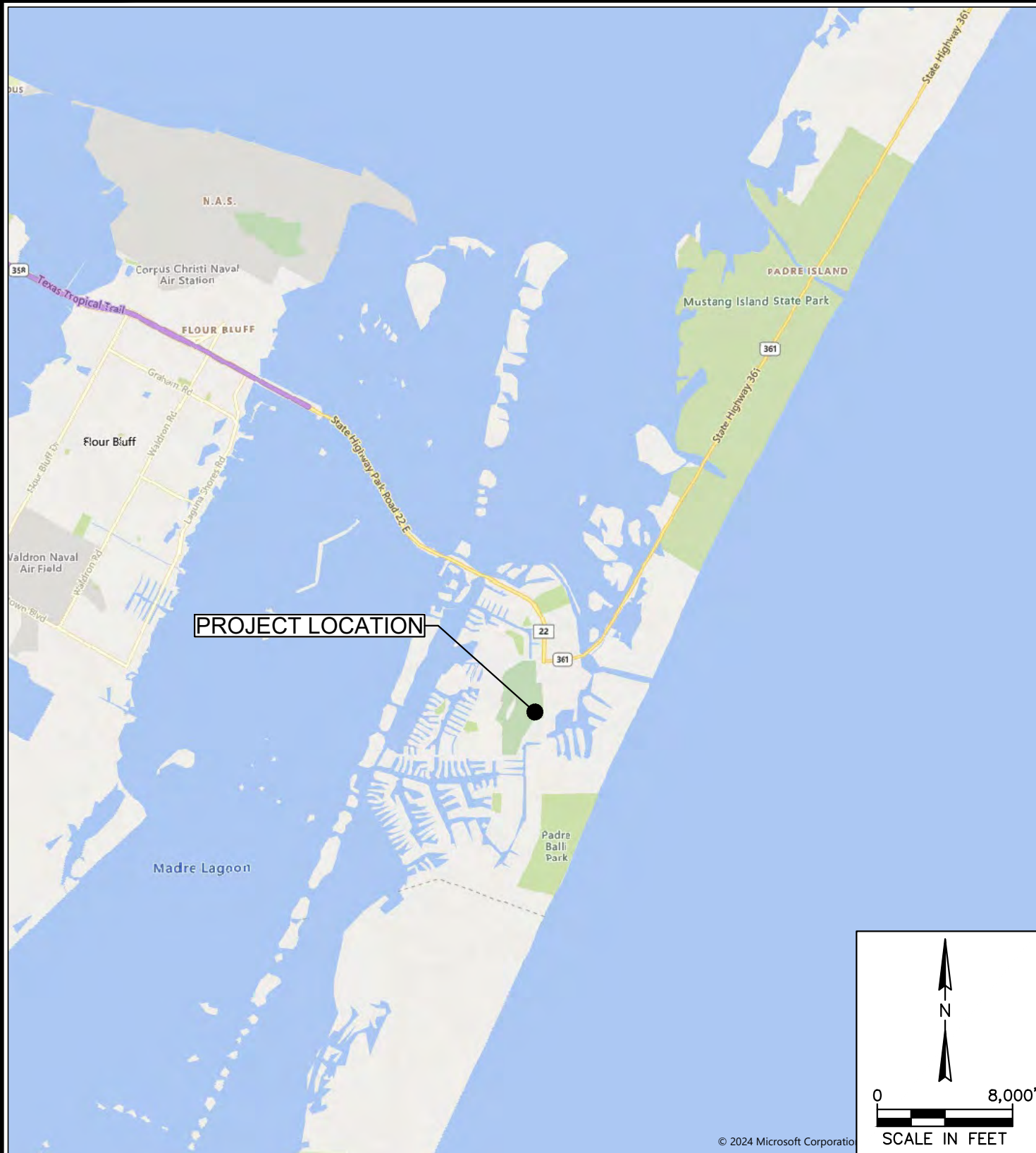
STEEL SHEET PILE DETAILS (2 OF 2)

SCALE:	AS NOTED
DRAWN BY:	MF
APPROVED BY:	JG
DATE:	1/9/2024
JOB NO.	C986-21143
SHEET NO.	10

LMCC NAME: P:\CLIENTS\DIAMOND BEACH HOLDINGS, LLC - 986\21143 Waves Resort\CAD\Exhibits\Exh.Canals\Section---ForJoyEnviro.dwg TAB: ForJoyEnviro.A dpatterson Tue, Aug 06 2024 @ 1:33 pm



Marina Location



PROJECT: WHITECAP PRESERVE MARINA
 WATERBODY: PACKERY CHANNEL
 COUNTY: NUECES
 STATE: TEXAS
 LATITUDE: 27°36'35.09"N
 LONGITUDE: 97°13'21.98"W

LOCATION MAP

REQUESTED BY: DIAMOND BEACH HOLDINGS, LLC.
 PROJECT ADDRESS: SOUTH PADRE ISLAND
 CORPUS CRISTI, TX
 PARCEL ID: 550334



A Geosyntec Company

04 FEBRUARY 2025

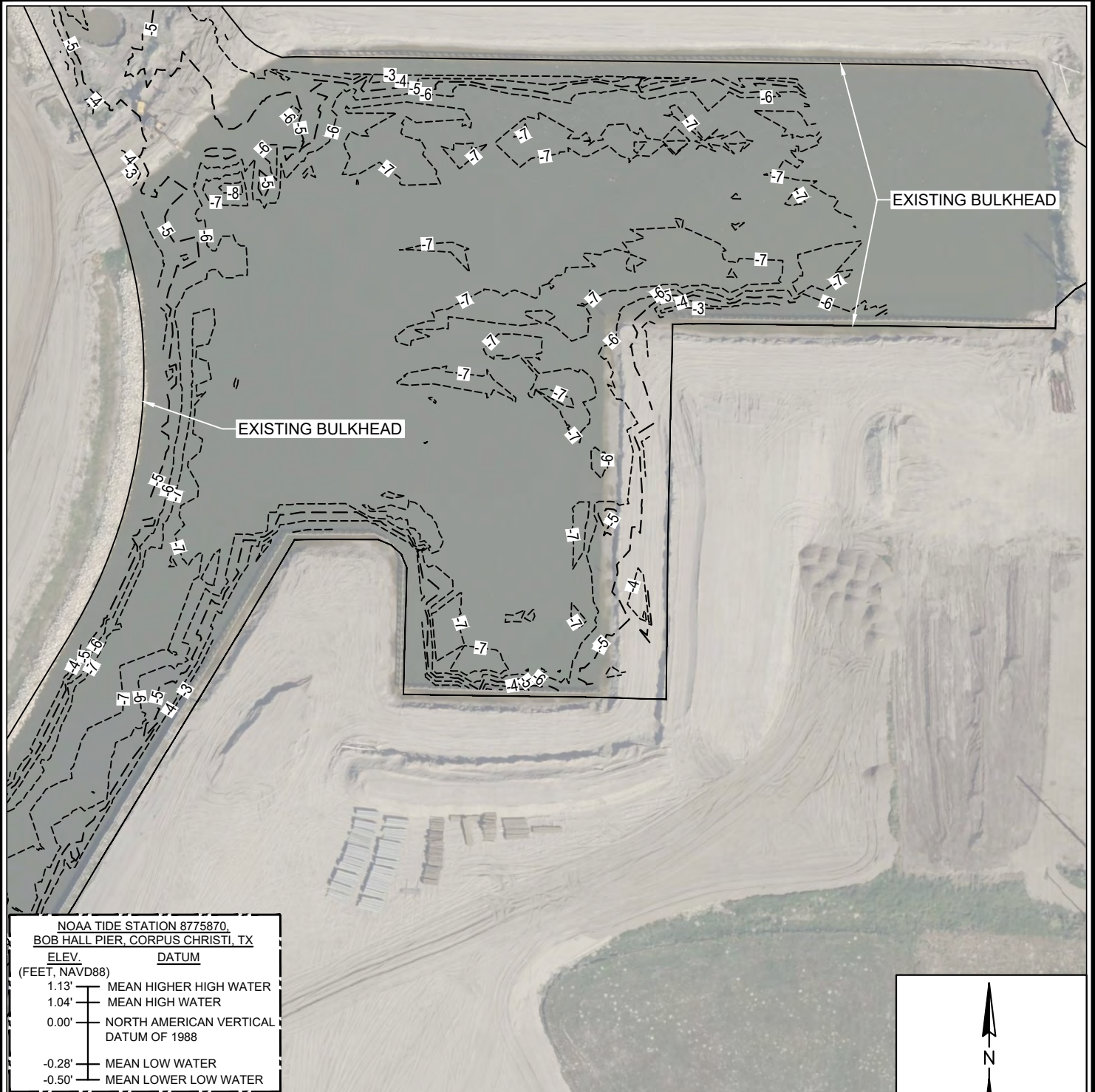
PAGE: 01 OF 06

Marina Location



PROJECT:	WHITECAP PRESERVE MARINA	AERIAL VICINITY MAP	ATM A Geosyntec Company 04 FEBRUARY 2025 PAGE: 02 OF 06
WATERBODY:	PACKERY CHANNEL		
COUNTY:	NUECES		
STATE:	TEXAS		
LATITUDE:	27°36'35.09"N		
LONGITUDE:	97°13'21.98"W	REQUESTED BY:	DIAMOND BEACH HOLDINGS, LLC.
		PROJECT ADDRESS:	SOUTH PADRE ISLAND CORPUS CRISTI, TX
		PARCEL ID:	550334

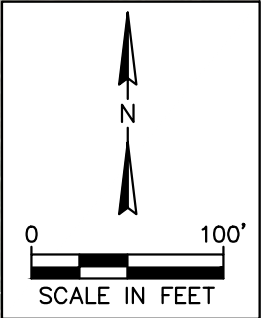
Marina Current Depths



NOAA TIDE STATION 8775870, BOB HALL PIER, CORPUS CHRISTI, TX	
ELEV.	DATUM
(FEET, NAVD88)	
1.13'	MEAN HIGHER HIGH WATER
1.04'	MEAN HIGH WATER
0.00'	NORTH AMERICAN VERTICAL DATUM OF 1988
-0.28'	MEAN LOW WATER
-0.50'	MEAN LOWER LOW WATER

- NOTES:
1. EXISTING CONDITIONS LINE WORK AND UPLAND CONTOUR INFORMATION PROVIDED BY LJA ENGINEERING, INC.
 2. BATHYMETRIC CONTOURS ARE BASED ON SURVEY DATA BY JLA SURVEYING, INC, JANUARY 2024.
 3. CONTOURS AND ELEVATIONS ARE SHOWN IN NAVD88.

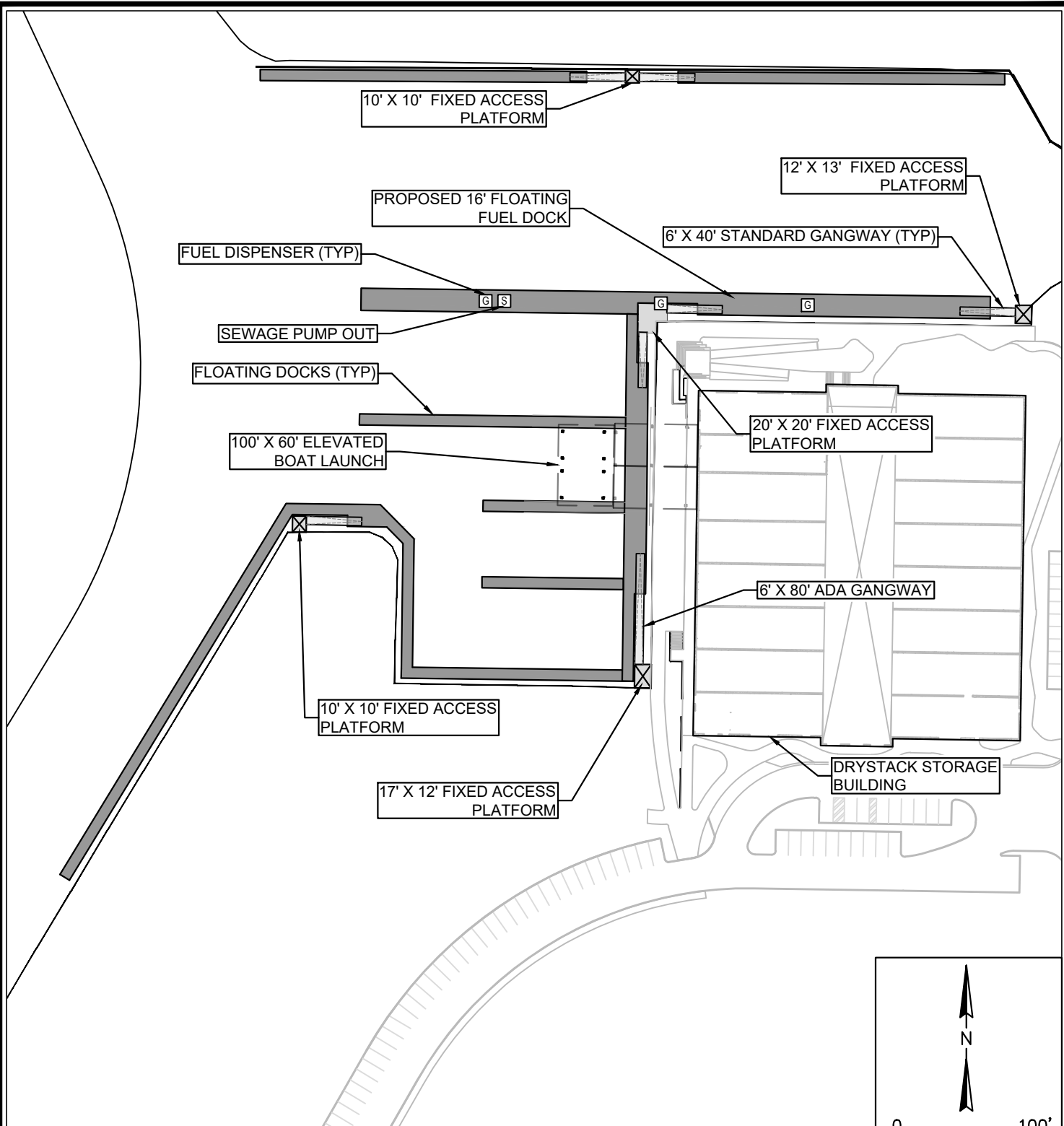
ES (2024) Distribution



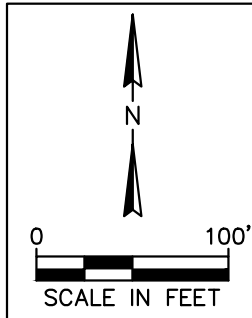
PROJECT: WHITECAP PRESERVE MARINA WATERBODY: PACKERY CHANNEL COUNTY: NUECES STATE: TEXAS LATITUDE: 27°36'35.09"N LONGITUDE: 97°13'21.98"W	EXISTING CONDITIONS		 A Geosyntec Company 04 FEBRUARY 2025 PAGE: 03 OF 06
	REQUESTED BY:	DIAMOND BEACH HOLDINGS, LLC.	
	PROJECT ADDRESS:	SOUTH PADRE ISLAND CORPUS CRISTI, TX	
	PARCEL ID:	550334	

Marina Plan Overview

O:\Projects\22-3891 Whitecap Preserve Marina Consulting\Drawings\CAD\Sheets & Exhibits\Whitecap-Permit Sheets.dwg PROPOSED MARINA PLAN 2/4/25
NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.

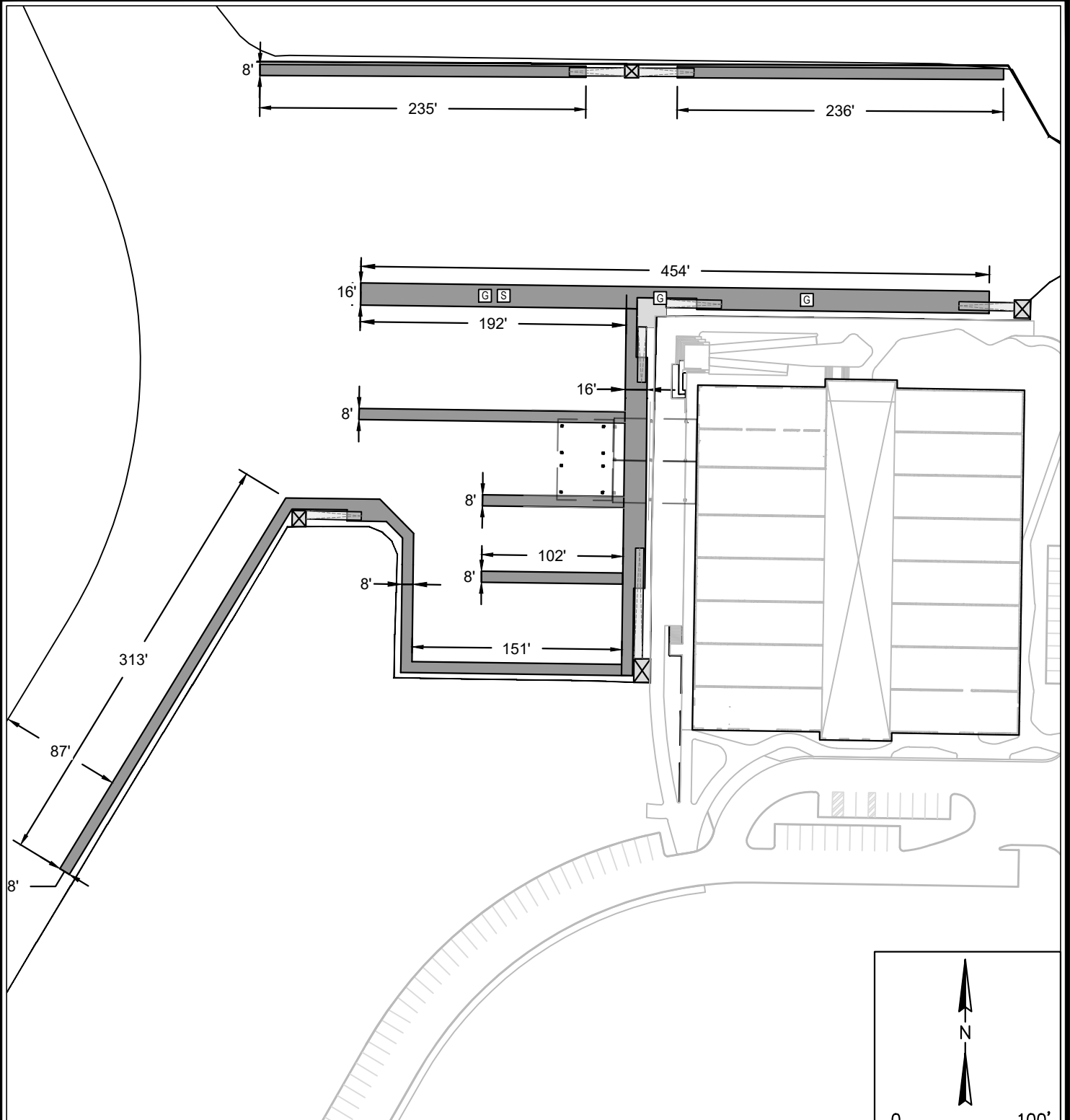


NOTES:
1. UPLAND SITE DESIGN LINE WORK FOR PROPOSED PARKING AND BUILDING IS BASED ON DRAWINGS BY LJA ENGINEERING, INC., PROVIDED TO ATM ON 01/31/2025.



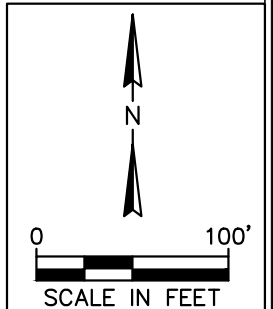
PROJECT: WHITECAP PRESERVE MARINA WATERBODY: PACKERY CHANNEL COUNTY: NUECES STATE: TEXAS LATITUDE: 27°36'35.09"N LONGITUDE: 97°13'21.98"W	PROPOSED MARINA PLAN REQUESTED BY: DIAMOND BEACH HOLDINGS, LLC. PROJECT ADDRESS: SOUTH PADRE ISLAND CORPUS CRISTI, TX PARCEL ID: 550334	ATM A Geosyntec Company 04 FEBRUARY 2025 PAGE: 04 OF 06
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Marina Dock Dimensions



NOTES:

1. UPLAND SITE DESIGN LINE WORK FOR PROPOSED PARKING AND BUILDING IS BASED ON DRAWINGS BY LJA ENGINEERING, INC., PROVIDED TO ATM ON 01/31/2025.



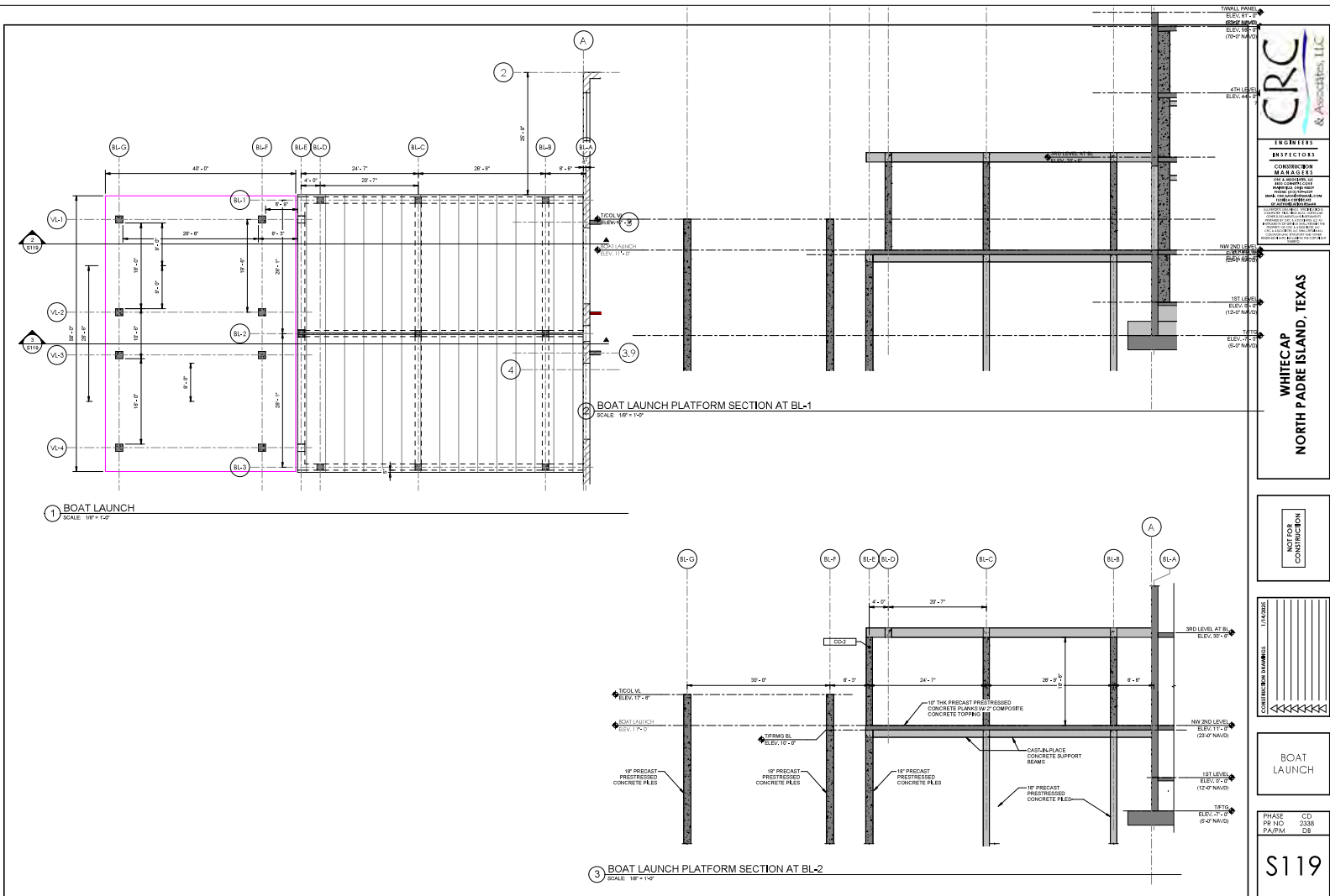
PROJECT: WHITECAP PRESERVE MARINA
 WATERBODY: PACKERY CHANNEL
 COUNTY: NUECES
 STATE: TEXAS
 LATITUDE: 27°36'35.09"N
 LONGITUDE: 97°13'21.98"W

MARINA GEOMETRIC PLAN

REQUESTED BY: DIAMOND BEACH HOLDINGS, LLC.
 PROJECT ADDRESS: SOUTH PADRE ISLAND
 CORPUS CRISTI, TX
 PARCEL ID: 550334

ATM
 A Geosyntec Company
 04 FEBRUARY 2025
 PAGE: 05 OF 06

Marina Boat Launch Platform Specifics



CRC & Associates, LLC
ENGINEERS
INSPECTORS
CONSTRUCTION MANAGERS

WHITECAP
NORTH PADRE ISLAND, TEXAS

NOT FOR CONSTRUCTION

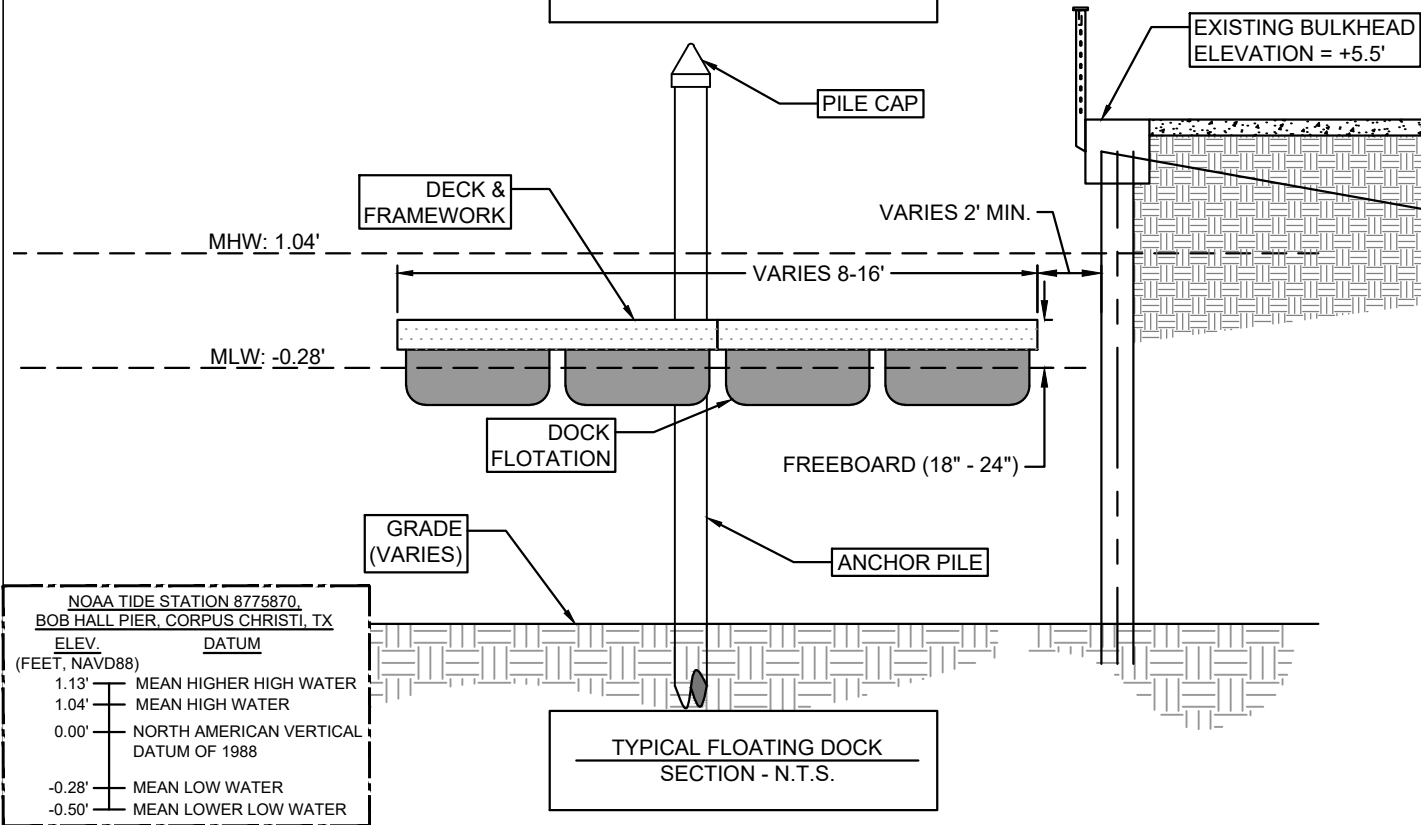
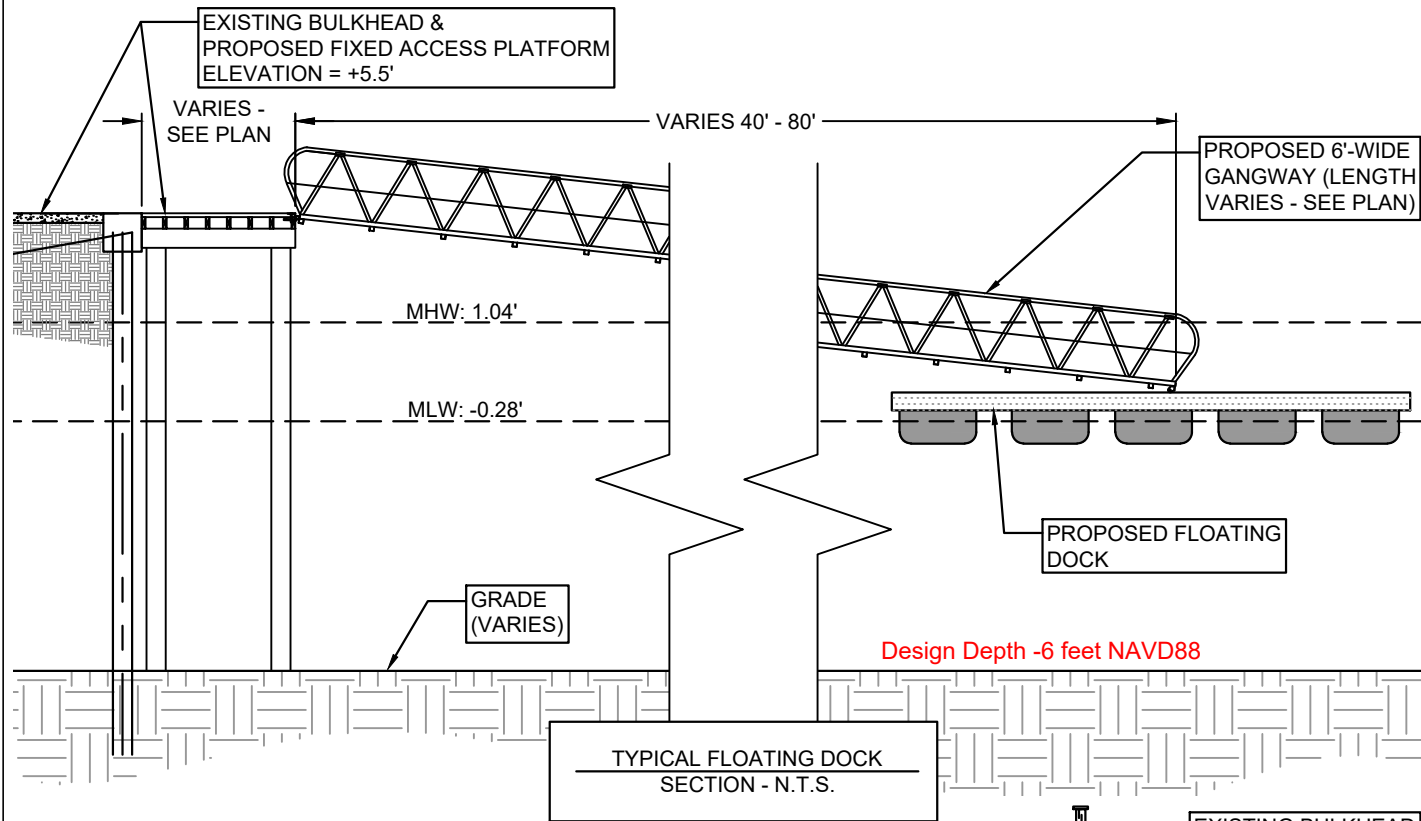
BOAT LAUNCH

PHASE CD
PR NO 2338
PA/PM DB

S119

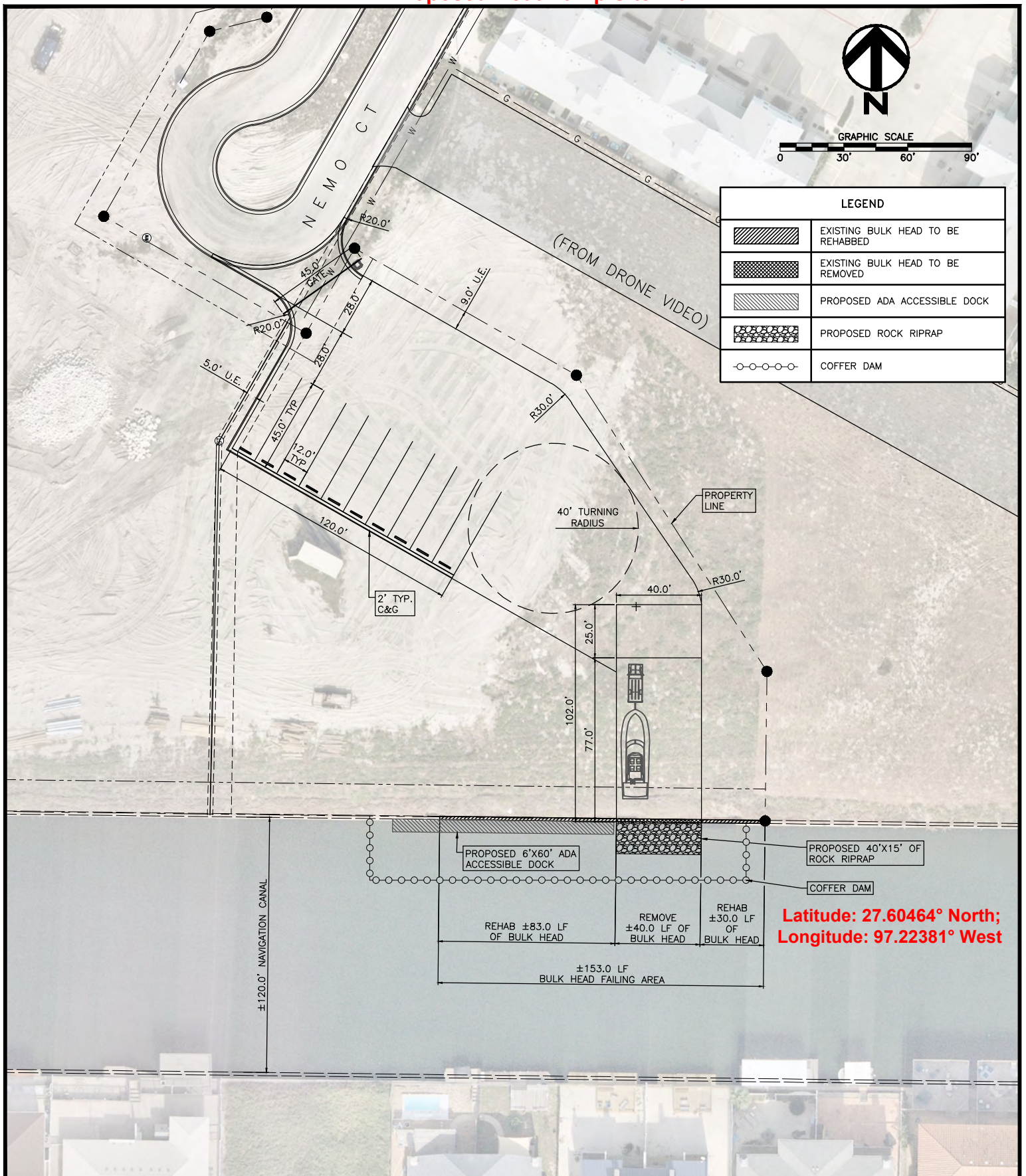
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Marina Dock Profile Typicals



NOAA TIDE STATION 8775870, BOB HALL PIER, CORPUS CHRISTI, TX	
ELEV.	DATUM
(FEET, NAVD88)	
1.13'	MEAN HIGHER HIGH WATER
1.04'	MEAN HIGH WATER
0.00'	NORTH AMERICAN VERTICAL DATUM OF 1988
-0.28'	MEAN LOW WATER
-0.50'	MEAN LOWER LOW WATER

PROJECT: WHITECAP PRESERVE MARINA WATERBODY: PACKERY CHANNEL COUNTY: NUECES STATE: TEXAS LATITUDE: 27°36'35.09"N LONGITUDE: 97°13'21.98"W	<u>PROPOSED GANGWAY & DOCK SECTIONS</u>		 A Geosyntec Company 04 FEBRUARY 2025 PAGE: 06 OF 06
	REQUESTED BY:	DIAMOND BEACH HOLDINGS, LLC.	
	PROJECT ADDRESS:	SOUTH PADRE ISLAND CORPUS CRISTI, TX	
	PARCEL ID:	550334	



LJA ENVIRONMENTAL



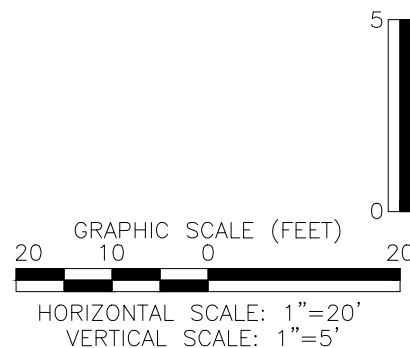
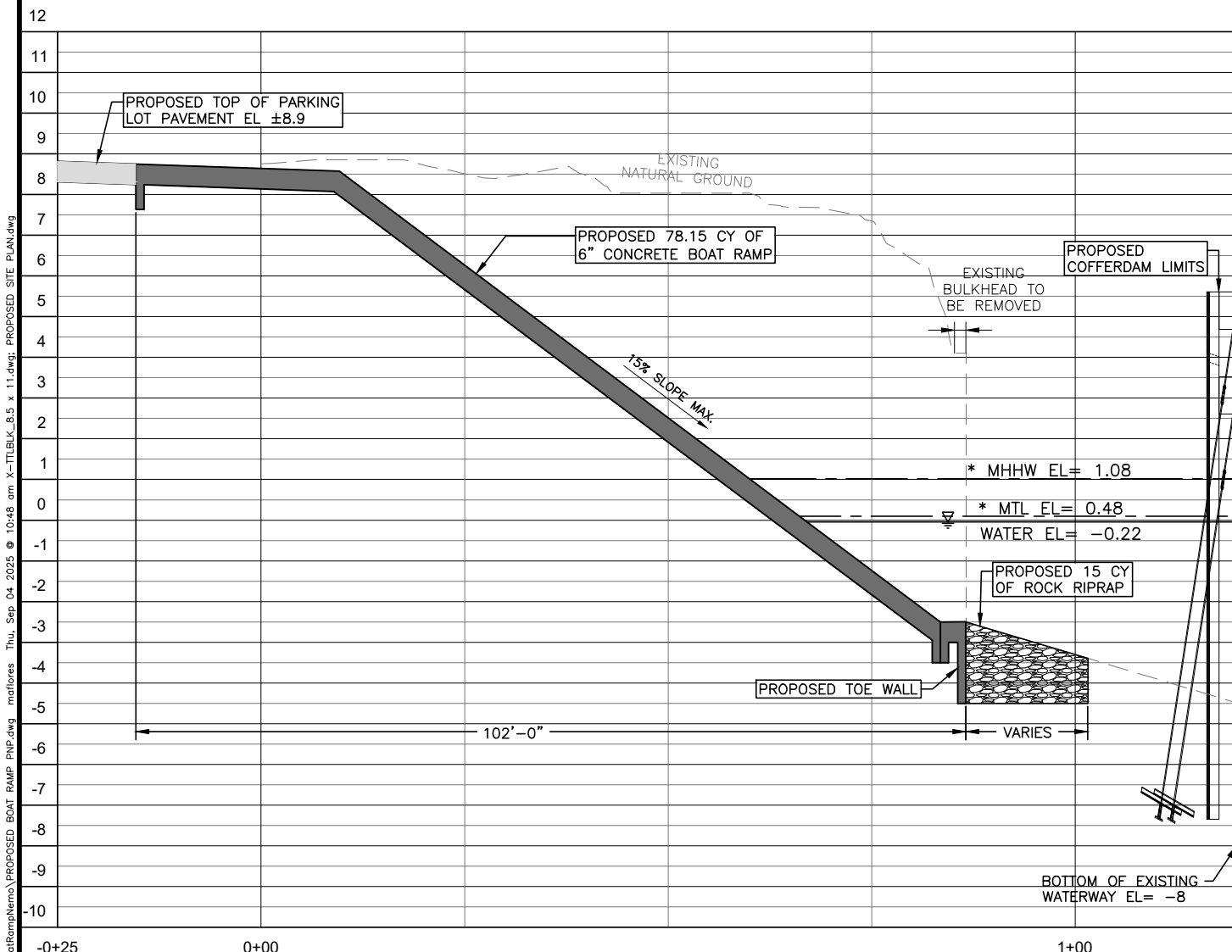
LJA ENGINEERING
TBPE FIRM REG. NO. F-1386

DIAMOND BEACH HOLDINGS, LLC.
WAVES RESORT BOAT RAMP

PROPOSED SITE PLAN

AS NOTED
DRAWN BY: MF
APPROVED BY: YS
DATE: 09.04.2025
JOB NO. C986-21143
SHEET NO.

Proposed Boat Ramp Profile Plan



LJACC NAME: R:\CLIENTS\DIAMOND BEACH HOLDINGS, LLC - 986\21143 Waves Resort\CAD\BoatRamp\Nemo\PROPOSED BOAT RAMP PNP.dwg maffores Thu Sep 04 2025 @ 10:48 am X-TTLBLK_8.5 x 11.dwg; PROPOSED SITE PLAN.dwg

LJA ENVIRONMENTAL	LJA ENGINEERING TBPE FIRM REG. NO. F-1386	DIAMOND BEACH HOLDINGS, LLC. WAVES RESORT BOAT RAMP PROPOSED BOAT RAMP PROFILE	SCALE: AS NOTED DRAWN BY: MF APPROVED BY: YS DATE: 09.04.2025 JOB NO. C986-21143 SHEET NO.
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