

SOURCE: CEI Field Survey; August 4, 11 & 13, 2021  
 BASE: World Imagery, ArcOnline  
 DATUM: NAD 83

# **WETLAND DELINEATION ARANSAS COUNTY, TEXAS**

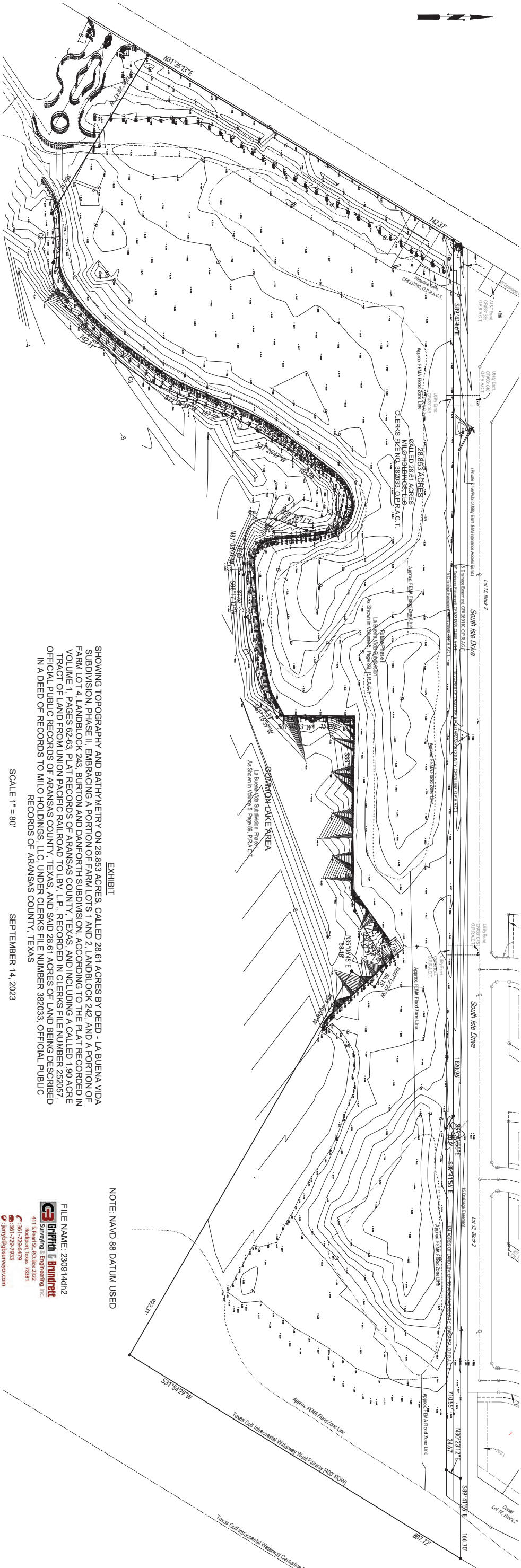
LOCATION:  
 COUNTY: ARANSAS  
 APPLICATION BY:  
 MAP DATE: OCTOBER 12, 2023

SWG-2021-00037









EXHIBIT

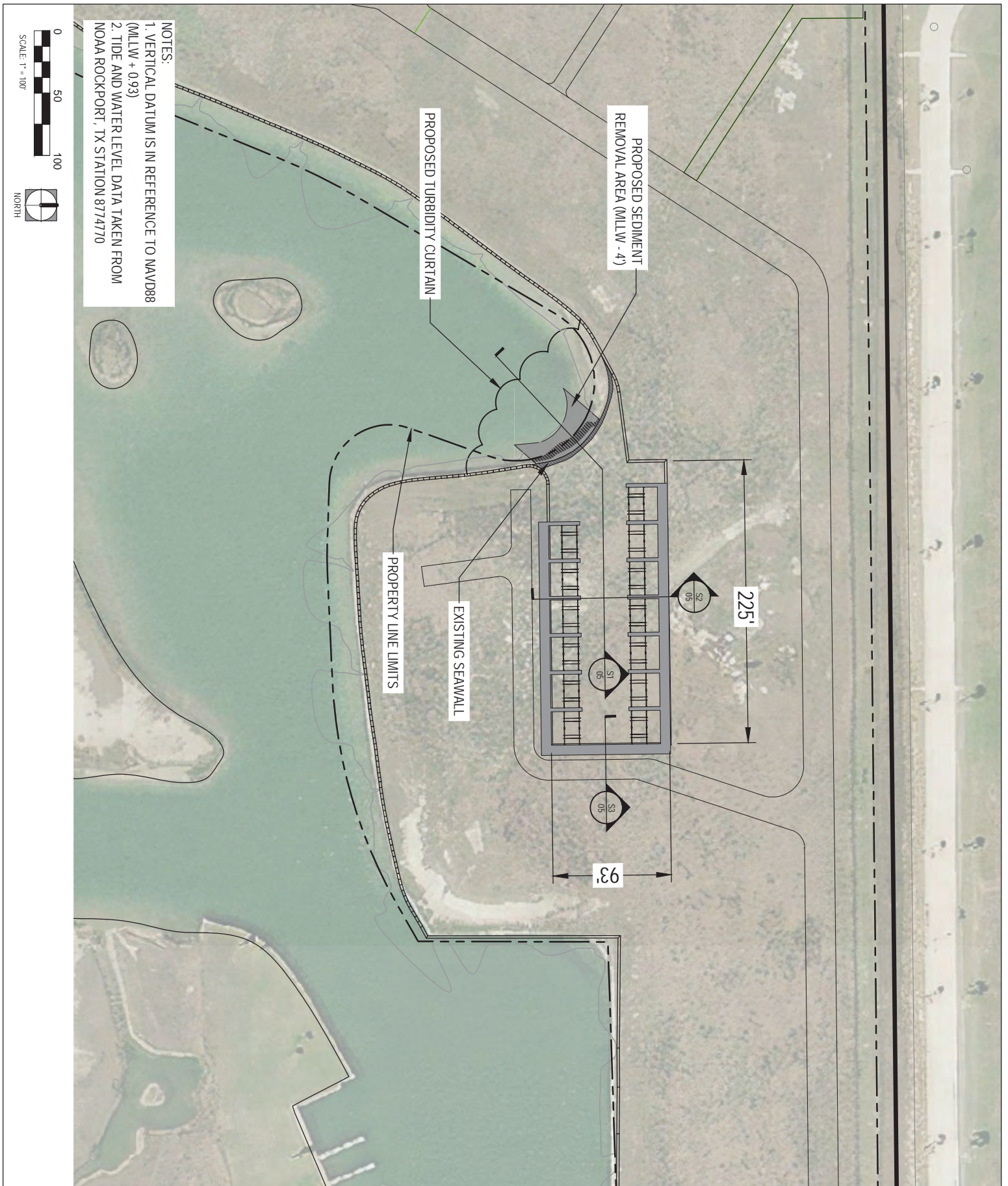
SHOWING TOPOGRAPHY AND BATHYMETRY ON 28.853 ACRES, CALLED 28.61 ACRES BY DEED - LA BUENA VIDA SUBDIVISION, PHASE II, EMBRACING A PORTION OF FARM LOTS 1 AND 2, LANDBLOCK 242, AND A PORTION OF FARM LOT 4, LANDBLOCK 243, BURTON AND DANFORTH SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 82-83, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND INCLUDING A CALLED 1.90 ACRE TRACT OF LAND FROM UNION PACIFIC RAILROAD TO LBY, L.P., RECORDED IN CLERKS FILE NUMBER 252057, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS, AND SAID 28.61 ACRES OF LAND BEING DESCRIBED IN A DEED OF RECORDS TO MILO HOLDINGS, LLC, UNDER CLERKS FILE NUMBER 382033, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS

SCALE 1" = 80'

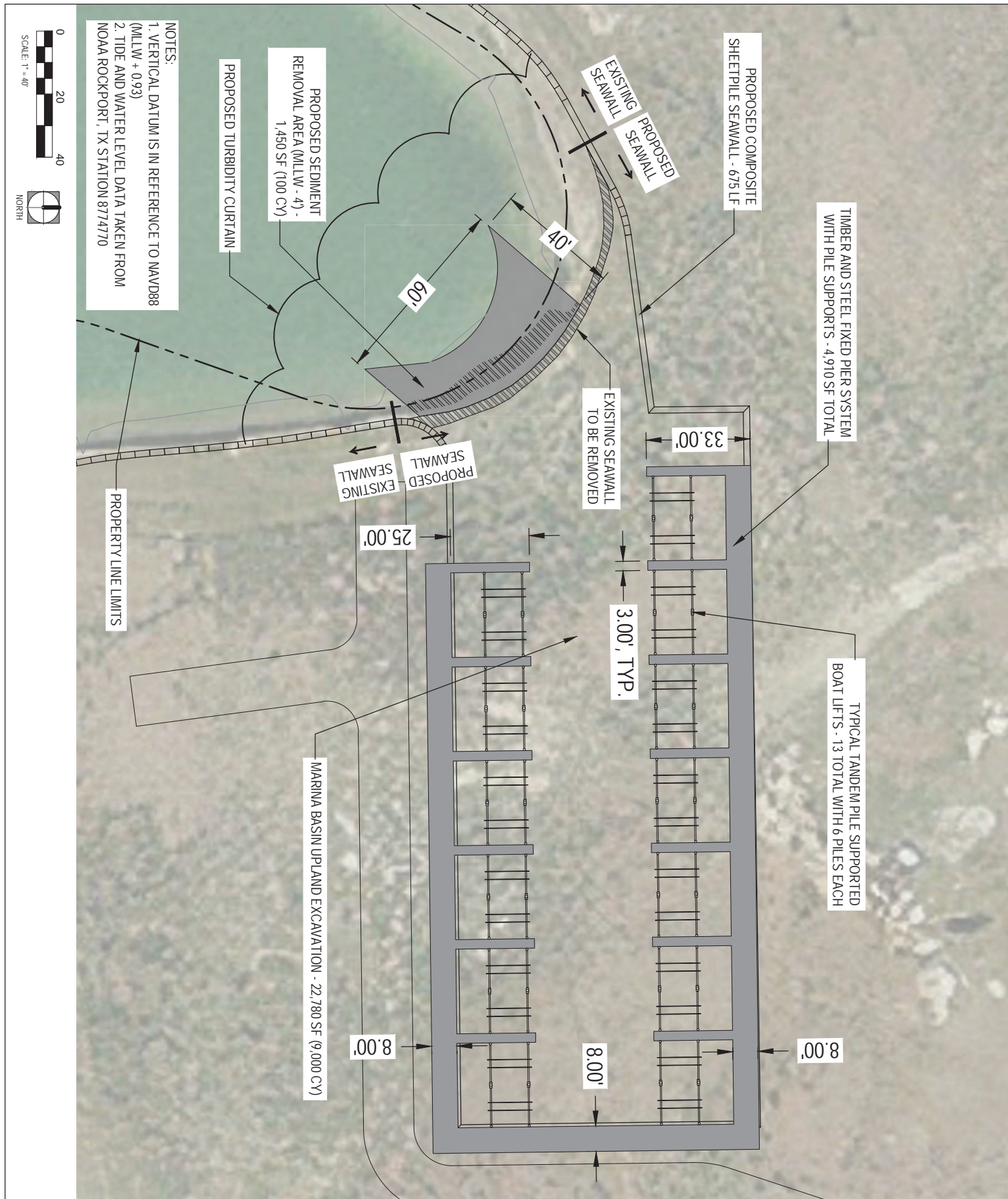
SEPTEMBER 14, 2023

NOTE: NAVD 88 DATUM USED

FILE NAME: 230914dn2  
**Brundrett & Brundrett**  
Surveying & Engineering, LLC  
411 S. Pearl St., 800 Box 2322  
Rockport, Texas 78881  
P: 361-729-6479  
F: 361-729-7933  
www.brundrettsurvey.com











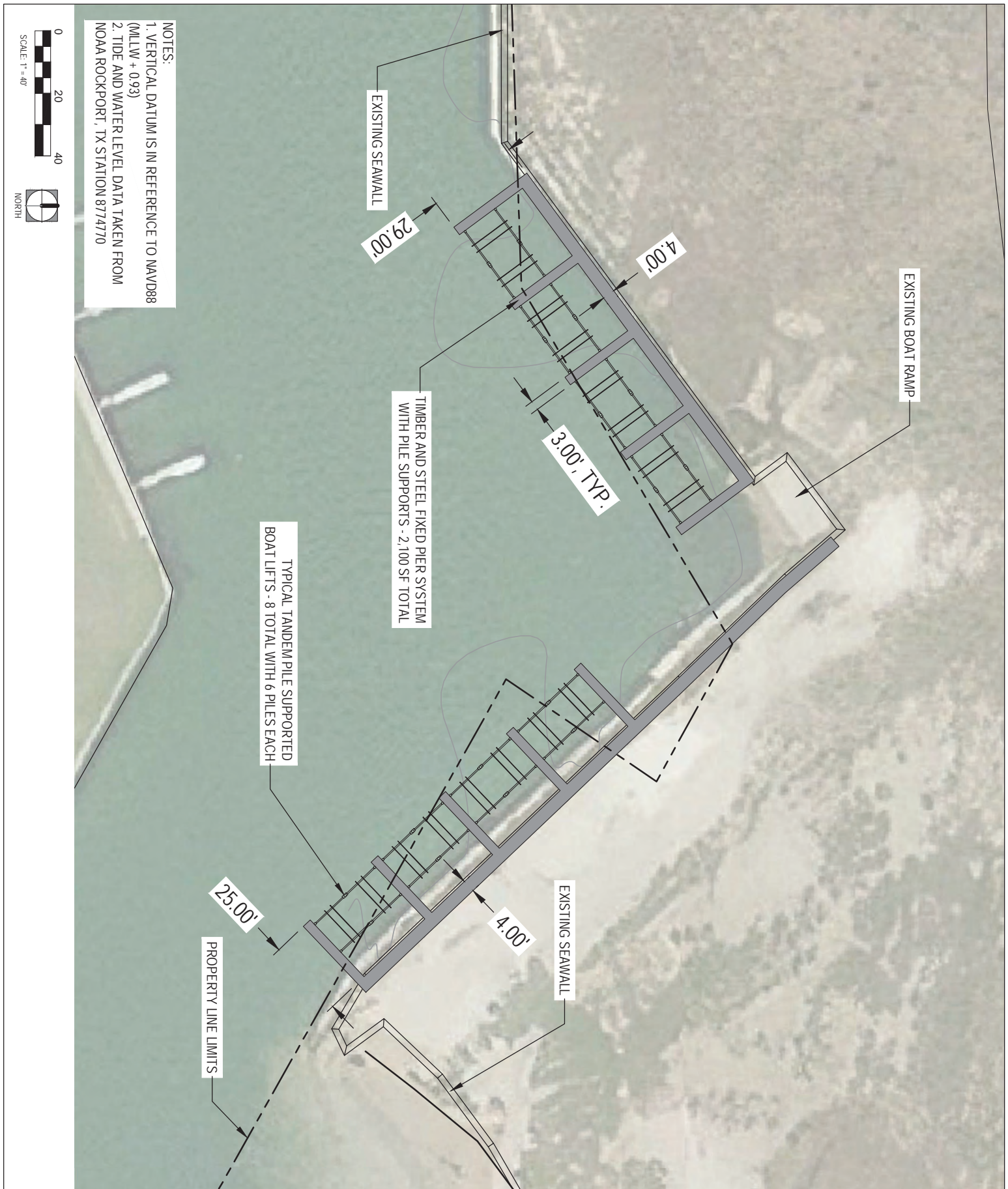
518 BROAD STREET, SUITE 200  
 ST. JOSEPH, MI 49085  
 P: 269.932.4502  
 edgewaterresources.com

## MARINA BASIN B PLAN

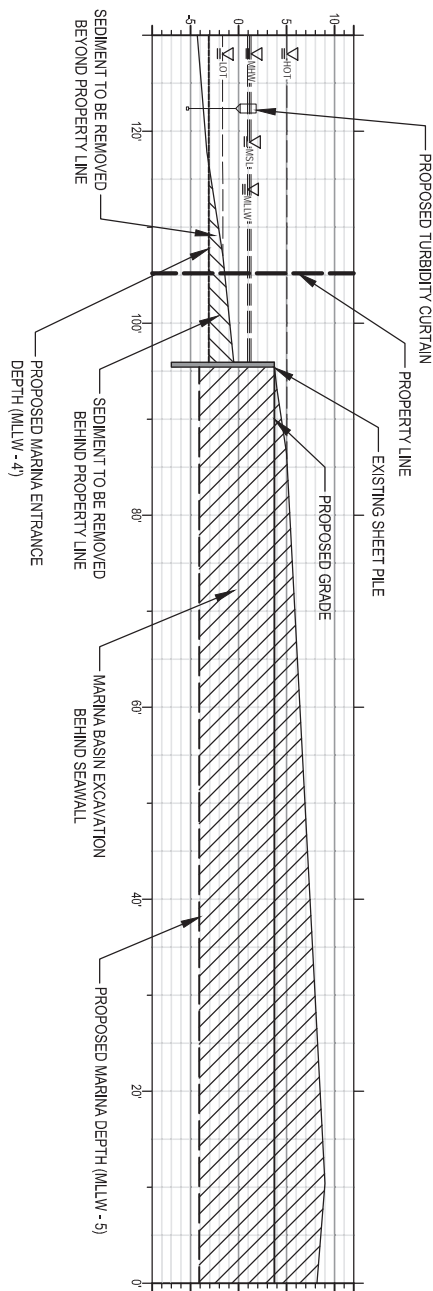
APPLICANT: ESTES POINTE MARINA  
 WATERWAY: --  
 CITY: ROCKPORT  
 COUNTY: ARANSAS COUNTY, TX  
 DATE: 10/16/23  
 DATUM: NAVD88

SHEET: 3 OF 6

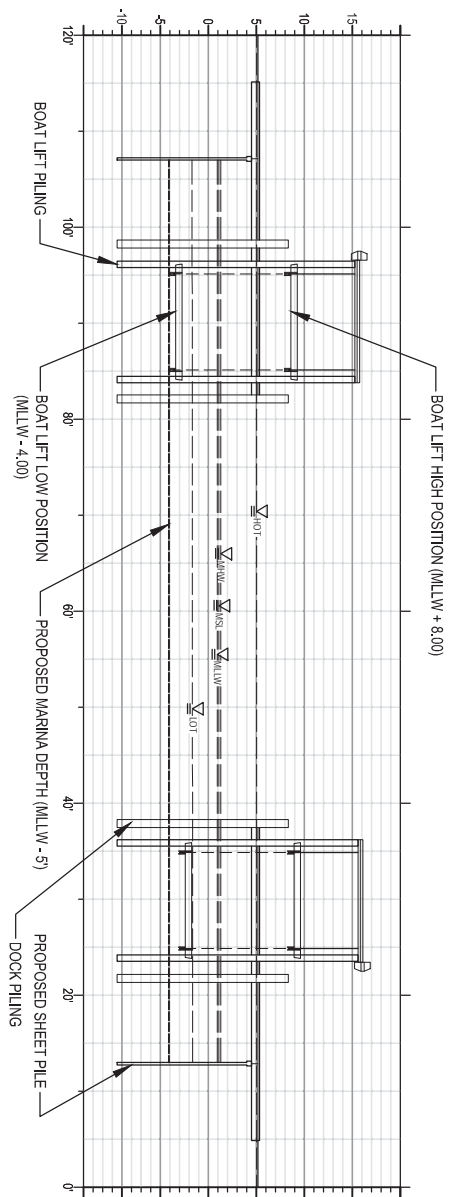




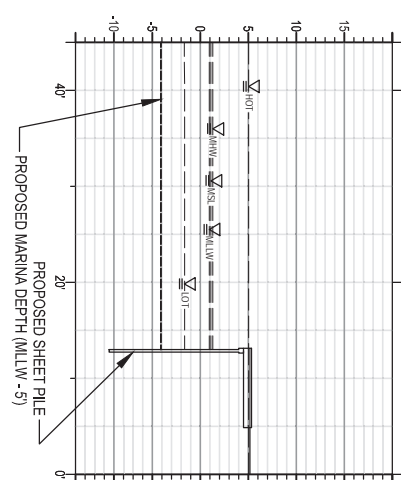




**S1** MARINA ENTRANCE SECTION



**S2** MARINA BASIN CROSS SECTION 1



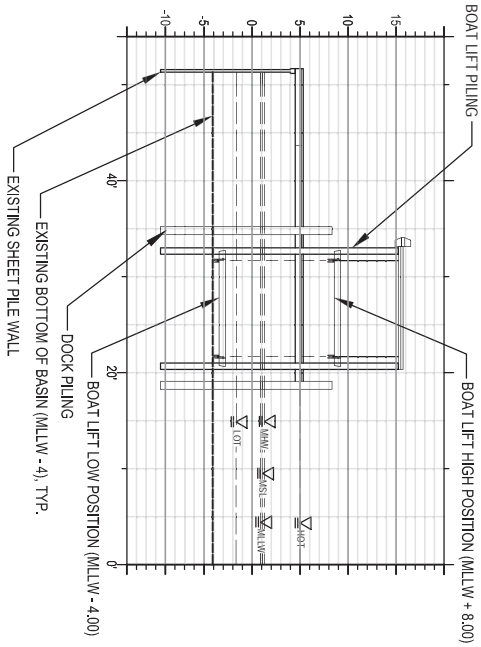
**S3** MARINA BASIN CROSS SECTION 2



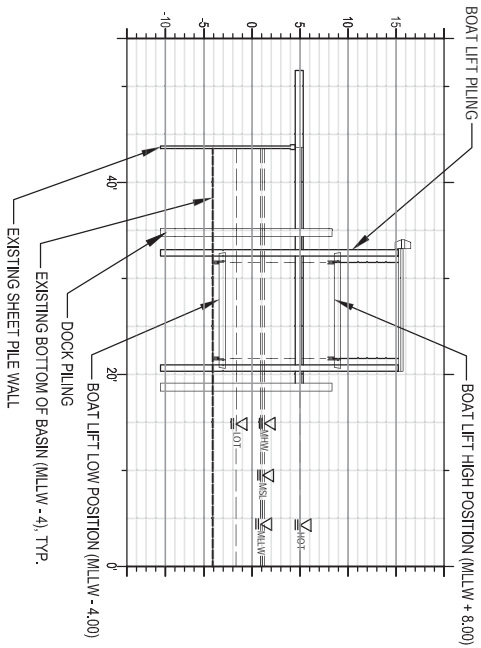
- NOTES:
1. VERTICAL DATUM IS IN REFERENCE TO NAVD88 (MLW + 0.93)
  2. TIDE AND WATER LEVEL DATA TAKEN FROM NOAA ROCKPORT, TX STATION 8774770

- LEGEND:
- MHW - MEAN HIGH WATER 1.29'
  - MSL - MEAN SEA LEVEL 1.12'
  - MLW - MEAN LOWER-LOW WATER 0.93'
  - HOT - HIGHEST OBSERVED TIDE 5.03'
  - LOT - LOWEST OBSERVED TIDE -1.69'

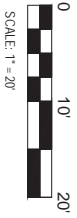




S1 TYPICAL MARINA SECTION 1



S2 TYPICAL MARINA SECTION 2



SCALE: 1" = 20'

NOTES:

1. VERTICAL DATUM IS IN REFERENCE TO NAVD88 (MLLW + 0.93)
2. TIDE AND WATER LEVEL DATA TAKEN FROM NOAA ROCKPORT, TX STATION 8774770

LEGEND:

- MHW - MEAN HIGH WATER 1.29'
- MSL - MEAN SEA LEVEL 1.12'
- MLLW - MEAN LOWER-LOW WATER 0.93'
- HOT - HIGHEST OBSERVED TIDE 5.03'
- LOT - LOWEST OBSERVED TIDE -1.69'

MARINA BASIN B SECTION

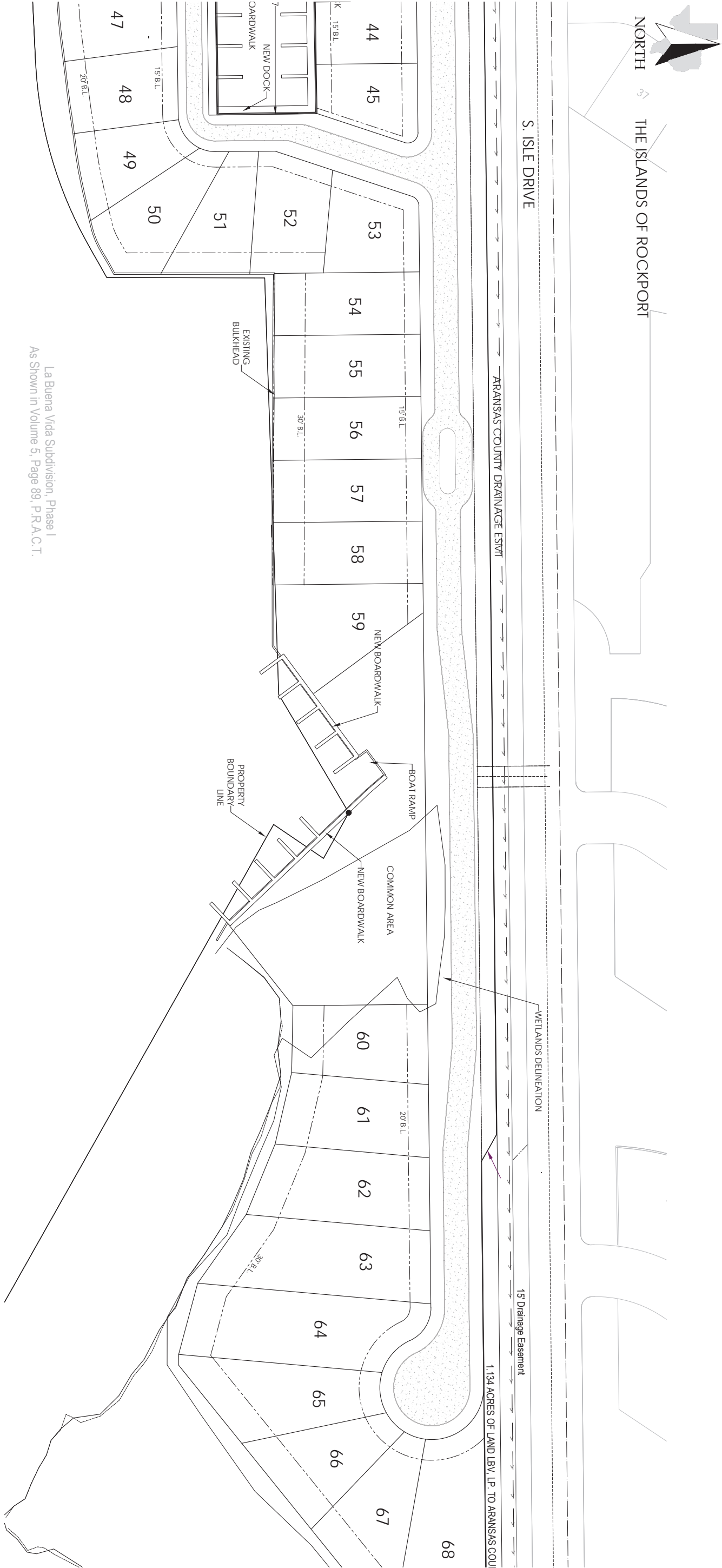
APPLICANT: ESTES POINTE MARINA  
 WATERWAY: --  
 CITY: ROCKPORT  
 COUNTY: ARANSAS COUNTY, TX  
 DATE: 10/16/23  
 DATUM: NAVD88

SHEET: 6 OF 6



518 BROAD STREET, SUITE 200  
 ST. JOSEPH, MI 49085  
 P: 269.932.4502  
 edgewaterresources.com





FLOOD DATA:  
This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is X, (or) is not X, located in a "Special Flood Hazard Area," Flood Zone: AE/X, Base Elevation: 6 & 8/ NA.  
Panel No. 0350G, Community No. 485452.

- EXISTING ELEVATION

STATION NUMBER

GRADE BREAK

POINT OF TANGENCY

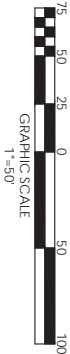
POINT OF CURVATURE

EXISTING ASPHALT PAVEMENT
- GROUND ELEVATION

TOP OF CURB ELEVATION

INVERT ELEVATION

FLOWLINE



DATE	9/13/23
JOB NUMBER	20230601B
FILE NAME	estes pointe civil.dwg
ENGINEER	F-8138
REVISION NUMBER	40% Design
SCALE	1"=50'

NO.	DATE	REVISION
▽		
▽		
▽		
▽		
▽		

PAVING & GRADING

ESTES POINTE

ARANSAS COUNTY, TEXAS



J. SCHWARZ & ASSOCIATES, INC.  
Professional Engineering Solutions

F-8138

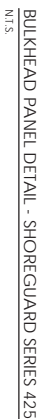
SHEET NUMBER

005

OF 017

FOR INTERIM REVIEW: NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.	
BRANDI B. KAMM, PE	
NAME	
TX #2746	
LICENSE NO.	
9/13/23	
DATE	





1. DESCRIPTION SHEETPILE  
1.1. DISCRETION THIS ITEM SHALL GOVERN FOR FURNISHING AND CONSTRUCTING A VINYL SHEETPILE BULKHEAD TO HOLD THE SURROUNDING EARTH AND CONSTRUCT TO ELEVATIONS AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE ITEM.
2. MATERIAL ALL VINYL SHEETPILE SHALL BE SHORE GUARD VINYL SHEETPILE, SERIES 425, OR AN EQUIVALENT APPROVED EQUAL MEETING THE FOLLOWING REQUIREMENTS. THE SHEETPILE SHALL BE UNBENT, IMPACT MODIFIED, WEATHERABLE RIGID VINYL, AND MEET THE REQUIREMENTS OF ASTM D 790, ASTM D 536, ASTM A 942.1, AND ASTM D 4226. THE LENGTH OF THE SHEETPILE FURNISHED SHALL BE AS INDICATED ON THE PLANS.
3. RELATED COMPONENTS ALL FASTENERS AND THE RODS SHALL BE ASTM A36 STEEL AND SHALL BE HOT DIPPED GALVANIZED PER ASTM A 153.
4. STORMING AND HANDLING AT ALL POINTS, SUITABLE PRECAUTIONS SHALL BE TAKEN TO PREVENT BREAKAGE, SPILLING, WARPING, DISTORTION OR ANY DAMAGE WHICH MAY CAUSE THE PILING TO BE REJECTED. THE PILING SHALL BE HANDLED WITH NYLON ROPE SLINGS OR BY HAND.
5. DRAWING EQUIPMENT DRAWING EQUIPMENT SHALL BE ANY OF THE FOLLOWING EQUIPMENT: 500 TO 3,000 POUND DROP HAMMER, APE, VULCAN, OR ICE WEABATOR HAMMER, VIBRATORY PLAT COMPACTOR, CONCRETE BREAKER WITH DRIVING HEAVY, WATER JET, RAIL JET, OR 90 LB JACKHAMMER. NO OTHER EQUIPMENT WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
6. TOE ENCASES FOR DRIVING ALL SHEETPILE SHEETS SHALL BE PLUMB IN BOTH DIRECTIONS USING A CARPENTERS LEVEL. A TEMPORARY TIMBER WALL TEMPLATE SHALL BE USED TO MAINTAIN PLUMBNESS OF THE SHEETPILE WALL.
7. PROTECTION OF SHEETPILE A STEEL DRIVING HEAD SUITABLE FOR VINYL SHEETPILE SHALL BE USED. IF THE TOP OF THE SHEETPILE IS BEING DAMAGED DURING DRIVING, TIMBER CUSHION BLOCKS SHALL BE USED FOR PROTECTION. THE THICKNESS OF THE CUSHION BLOCK AND THE NUMBER OF DRIVES PER CUSHION BLOCK SHALL BE DETERMINED BY THE ENGINEER.
8. CUT OFFS ALL SHEETPILE SHALL BE DRIVEN TO THE ELEVATIONS AS SHOWN ON THE PLANS. NO CUT OFFS SHALL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
9. MEASUREMENT THIS ITEM SHALL BE MEASURED BY THE LINEAR FOOT ALONG THE TOP OF THE SHEETPILE COMPLETE IN PLACE.
10. PAYMENT THIS ITEM SHALL BE PAID BY THE LINEAR FOOT. THE PRICE SHALL INCLUDE, BUT IS NOT LIMITED TO FURNISHING AND PLACING ALL VINYL SHEETPILE RETAINING WALL MATERIALS INCLUDING THE CONCRETE CAP, BACKFILL, THE BACK ANCHORS, PAYMENT REPAIRS, AND ANY OTHER RELATED ITEMS.
11. EMBEDDED BELOW GROUND SHOULD BE EQUAL TO THE LENGTH OF SHEETPILE ENDED BELOW GROUND.

[illegible]

DATE	9/13/23
JOB NUMBER	20230601B
FILE NAME	estes pointe civil.dwg
ENGINEER	F-8138
REVISION NUMBER	40% Design
SCALE	N.T.S.

FOR INTERIM REVIEW: NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.	BRANDT B. KARL, PE
IN STATE	JX 87546
	LICENSE NO.
	9/13/23
	DATE

**SHEET NUMBER**  
**016**  
OF 017

ARANSAS COUNTY, TEXAS



F-8138