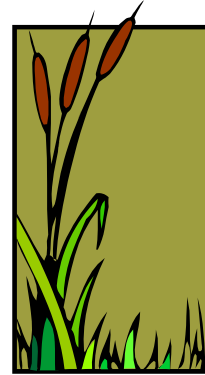


A & M Wetland Consulting Services, LLC

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April 22, 2021

33 Grand Beach: Summary of Findings from April 14, 2021 Site Visit

Mrs. Juanita Shihadeh
Earth Engineering, Inc.
4877 Langfield Road
Houston, TX 77040

Dear Mrs. Shihadeh,

On April 14, 2021, A & M Wetland Consulting Services, LLC visited 33 Grand Beach to 1) stake the location of the North Toe of Dune, 2) stake the location of the 25-foot offset from the North Toe of Dune, and 3) locate any potential wetlands on the site.

The above information was collected to determine the size of the buildable lot landward of the 25 foot off-set from the North Toe of Dune, and to locate potential wetlands.

The data collected was imported into High Tide Land Surveying, LLC's survey. A drawing depicting the buildable lot area landward of the 25 foot off-set from the North Toe of Dune, and the potential wetlands is attached to this letter. The buildable area is bounded by 1) the 20' Building Line adjacent to Grand Beach Blvd., 2) the 10' Building Lines along the East and West property lines, and 3) the 25' offset from the North Toe of Dune. This area is 1,668 square feet. This area is shown as magenta cross hatching. The potential wetland area is shown as green vertical lines. **The attached drawing should not be used as an official survey document.**

If the home is built within the magenta cross hatched area, a Beachfront Construction Permit from the City of Galveston will be required. However, a variance will not be required. No dune vegetation exists within the magenta cross hatched area, so a Dune Vegetation Mitigation Plan will not be required.

If any portion of the home, or a deck, is constructed between the North Toe of Dune and 25' offset from the North Toe of Dune, a variance will be required. The City of Galveston has allowed variances on homes to the West of this lot.

A ground level deck above the potential wetlands, or filling the potential wetlands, will require coordination with the U. S. Army Corps of Engineers (USACE). Driving piling in the potential wetland area, for a second-floor deck, can be achieved without contacting the USACE **as long as no fill is placed within the potential wetland area.**

Respectfully,

Andy R. Bouse
281-627-2659

Michael J. Christley, P.E.
979-549-7063

A & M Wetland Consulting Services, LLC



View of Lot 33 as seen from East Beach Blvd.



West view North Toe of Dune and 25' Offset from North Toe of Dune. The 25' offset is shown as a red line. The lower ground in the bottom left corner of the picture is the potential wetland.



East view North Toe of Dune and 25' offset from North Toe of Dune. The 25' offset is shown as a red line.



View of Lot 33 as seen from the dune. The 25' offset is shown as a red line.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.05'	475.00'	0°36'32"	S 32°37'22" W	5.05'
C2	56.91'	90.00'	36°13'56"	N 14°12'08" E	55.97'

LINE	BEARING	DISTANCE
L1	S 50°51'24" W	50.00'

GRAND BEACH BOULEVARD
(60' R.O.W.)

BLOCK 2

