# CASA MARINA DEL SOL

## A Planned Unit Development of 9.8 acres

**Prepared for**

**Enzo Investments**

**Huitt-Zollars, Inc.**

**October 2003**

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## I. INTRODUCTION

Huitt-Zollars, Inc. has prepared this Planned Unit Development (PUD) application on behalf of Enzo Investments in accordance with the Zoning Regulations of the City of League City. The PUD's function is to provide more flexibility in the planning and development of projects. This flexibility encourages efficient, environmentally sensitive, visually pleasing, safe, and socially integrated projects as compared to traditional lot layouts and designs. The PUD also allows the development of tracts of land larger than two acres to be constructed under unified controls.

The Casa Marina Del Sol PUD consists of Single Family Residential Units located on a 9.8-acre tract within the City of League City, Texas. Clear Lake forms the north border of the subject property, and Twin Oaks Blvd and the Marina Del Sol development form the east boundary. The south edge of the tract abuts Reserve "G" under ownership of Ashton Sol Joint Venture, and to the west it adjoins the Lakeside Addition development.

Casa Marina Del Sol will provide residents with quality housing on a lakeside setting. All lots developed on this tract will have access to Clear Lake, either through the proposed canal or by being located on the shore. The canal will be a major part of this community and will give residents of the area a sense of unity.

## II. EXISTING CONDITIONS

### SITE DESCRIPTION

The subject property is mostly flat, with elevations ranging from 0.0 to 9.5 feet. The majority of the tract lies at elevations between 8.0 to 9.5 feet, while the area 150' from the shore drops from 9.5 feet to water level. The site is lightly wooded but lacks any vegetation of note, save one 42" oak tree that will be protected. The site is bounded by Clear Lake to the north, Twin Oaks Blvd to the east, a reserve to the south and Lakeside Addition development to the west.

### SURROUNDING LAND USE

The subject property is located in a Residential District. The Lakeside Addition property to the west of the tract is zoned as Single Family Residential, as is the Marina Del Sol development to the east. The undeveloped reserve to the south of the tract is zoned as a Suburban Development Residential. There are also various commercial uses (general, office and professional, subdivision and neighborhood), Public Facilities and Institutions (PFIs), and Planned Unit Developments that are located within a half-mile of the property but do not directly adjoin the tract. These land uses can be seen on the attached sheet labeled Current Land Use.

## III. LAND USAGE

### CONCEPTUAL LAND USE

Casa Marina Del Sol will be comprised mainly of single-family residential land uses. The street system, canal, easements, park areas, and open spaces will constitute the remainder of the tract. A display of these uses can be found on the attached sheet labeled Conceptual Land Use.

The residential lots will be developed as shown on the exhibits. The single-family residential lots will be placed along the proposed canal and facing Clear Lake. The west bank of the canal will remain open space and there will be a reserve located between the proposed cul-de-sac and the proposed canal. Three drainage reserves will run between the proposed street system and the proposed canal. The canal and the open spaces will act as a drainage retention area. The street system will provide one entrance to the development as well as an emergency access.

### LAND USE CHANGES AND REGULATORY COMPLIANCE

For the conceptual master plan to be acceptable in its current state, certain changes need to be made to the single family residential land use. These changes will only concern development in the Casa Marina Del Sol PUD and will not have any affect on regulations outside of this district. Regulations not mentioned in this section will be followed as per the governing sections of the Zoning Regulations of the City of League City. No changes to the City of League City General Design and Construction Standards will be necessary.

### A. Land Use Changes

Section 125-160 of the City of League City Zoning Regulations will require the following revisions to the Single Family Detached standard:

1. The front yard setback will be 20 (instead of 25)
2. The lot width (minimum feet) will be 50 (instead of 60)
3. The side yard setback (minimum feet) will be "one side 4, other side 6" (instead of 5).

These changes result in the following chart (changes shown in bold italics):

**Single Family Detached**

| STANDARD | CURRENT RSF | PROPOSED RSF |
|---|---|---|
| Lot Size (minimum square feet) | 7,000 | 7,000 |
| Lot Width (minimum feet) | 60 | ***50*** [a] |
| Front Yard Setback (minimum feet) | 25 | ***20*** |
| Side Yard Setback (minimum feet) | 5 | ***One side 4, other side 6*** |
| Side Yard Setback – Corner Lot (minimum feet) | 10 | 10 |
| Rear Yard Setback (minimum feet) | 10 | 10 |
| Height (maximum feet) | 35 | 35 |

[a] Only one lot requires a 50' lot width. Other lots have a lot width that varies from 60' to 70'.

## IV. CONCEPTUAL DEVELOPMENT

### CONCEPTUAL SITE ACCESS / PAVING

One gated entrance will provide access to the proposed PUD. The entrance will connect the proposed private ingress / egress and public utility easement with Twin Oaks Blvd. The proposed ingress / egress will be 28' wide concrete pavement within a 40' private ROW. The center of pavement will lie two feet to the west of the center of the ROW. Placing the pavement this way will allow room for the proposed water line on the east side of the property, as show in the exhibit labeled Typical Section. The north end will terminate in a cul-de-sac, while the south end meets the gated entrance and provides access to Lot 1. There will be a second access, for emergency use, between the proposed private ingress / egress and Twin Oaks Blvd. This secondary access will be located 800 feet north of the main entrance.

The two accesses for the proposed PUD cross Reserve "N" owned by Ashton Sol Joint Venture. Easements have been obtained to allow construction of these accesses. The agreement can be found in the appendix.

In order to allow access to the development, modifications will have to be made to an existing median on Twin Oaks Blvd and to an existing reserve 'N'. These modifications can be seen on the Conceptual Master Plan exhibit.

### CONCEPTUAL UTILITIES

Casa Marina Del Sol is part of the City of League City. The City will provide water and wastewater services to the development. The conceptual plan for the water distribution and wastewater collection systems can be found on the sheet labeled Conceptual Water and Sanitary. The proposed drainage plan is located on the Conceptual Storm Drainage exhibit. A sheet labeled Typical Section is included to show the relationship between the proposed private ingress / egress, proposed and existing waterlines, proposed and existing sanitary lines, and proposed storm sewer lines.

#### A. Water Supply

Water will be supplied to Casa Marina Del Sol by the City of League City through an existing 12" line. This line is located on the west side of Twin Oaks Blvd.

#### B. Water Distribution

The proposed project will tie into an existing 12" line at the north and south ends of the project. There will be two separate connections of proposed 8" lines that will feed another proposed 8" line that runs along the east ROW of the proposed private ingress / egress. A proposed 8" line also crosses the canal at the north end of the project and ends in a blow-off valve.

Fire hydrants will be spaced along the east ROW of the proposed private road at 500' per League City standards. The water system will be valved to allow for isolation of damaged portions to facilitate repairs. Using two connections to the existing waterline provides equal flow distribution for the development. The line crossing the canal is to be used for further expansion in the Lakeside Additions development.

### C. Wastewater Service

Wastewater treatment is provided by the City of League City. The proposed development will receive wastewater service from an existing system along Twin Oaks Blvd. This system sends its effluent to a lift station at the intersection of Seminole Drive and Cove Park Drive.

### D. Wastewater Collection

The proposed wastewater collection system will provide wastewater service to the proposed lots. The main sanitary line is a proposed 8" line that runs north/south within the proposed private street ROW. The proposed line will lie on the west side of the road, opposite the proposed water line. The proposed wastewater system will tie into an existing 15" sanitary line through a proposed 8" line that crosses Twin Oaks Blvd to the south of the emergency access.

### E. Storm Drainage System

The storm drainage system provides drainage for the project through the use of storm sewers and detention. Proposed inlets are placed along the proposed private roadside and connect to proposed 24" storm sewers. These 24" lines discharge into the proposed canal. The canal provides a storm water detention area for the project.

### F. Flood Levels and Potential Flooding

The 100-year flood level in the project area is 10.67 feet. This elevation is given by FEMA FIRM Panel 11 of 35 of the City of League City, Galveston County, Texas (Community Panel Number 485488 0011C) and adjusted for subsidence between the 1973 vertical datum and the 1987 vertical datum. The lots will be graded in such a way that the minimum finished floor elevation is 1.5' above this level. There is no net fill in the area due to construction of this project, so further mitigation is not necessary.

## CONCEPTUAL AMENITIES / OPEN SPACE

The Casa Marina Del Sol Planned Unit Development will include a canal, a recreational and access reserve, and open space. The canal is located to the west of the proposed lots and provides access to Clear Lake. The recreational reserve is located between the proposed cul-de-sac and the proposed canal. A park area is located along the south edge of the canal. The western portion of the property, between the canal and the property line, is open space. These amenities are displayed on the Conceptual Land Use exhibit. The parks in Reserves "A" and "C" total 0.25 acres for the 24-lot development. The open space in the development totals 0.94 acres.

Proposed Reserve "A" is located on the south end of the development. This reserve will provide a storm sewer easement, as well as a park for the community. Access to the park is provided by proximity to the private road. This reserve is 0.08 acres. A portion of this reserve also serves as a storm sewer easement

Proposed Reserve "B" will be used for the canal construction as well as for open space. The proposed canal provides access for the residents to Clear Lake as well as detention for the area. The canal will be about 1700 feet long, 64 feet wide, and 6.5 feet deep. This canal size allows boats to travel north/south through the canal and dock on slips adjoining the lots. Pressure treated timber bulkheads will form the east edge of the canal, while the west edge is,

in general, sloped to meet natural ground. The west edge of the canal will provide open space in the reserve and add to the visual landscape of the area. Near the access to Clear Lake, bulkheads will form both sides. These bulkheads will be proportioned to ensure that the adjoining land does not slope too steeply and will provide an aesthetically pleasing atmosphere.

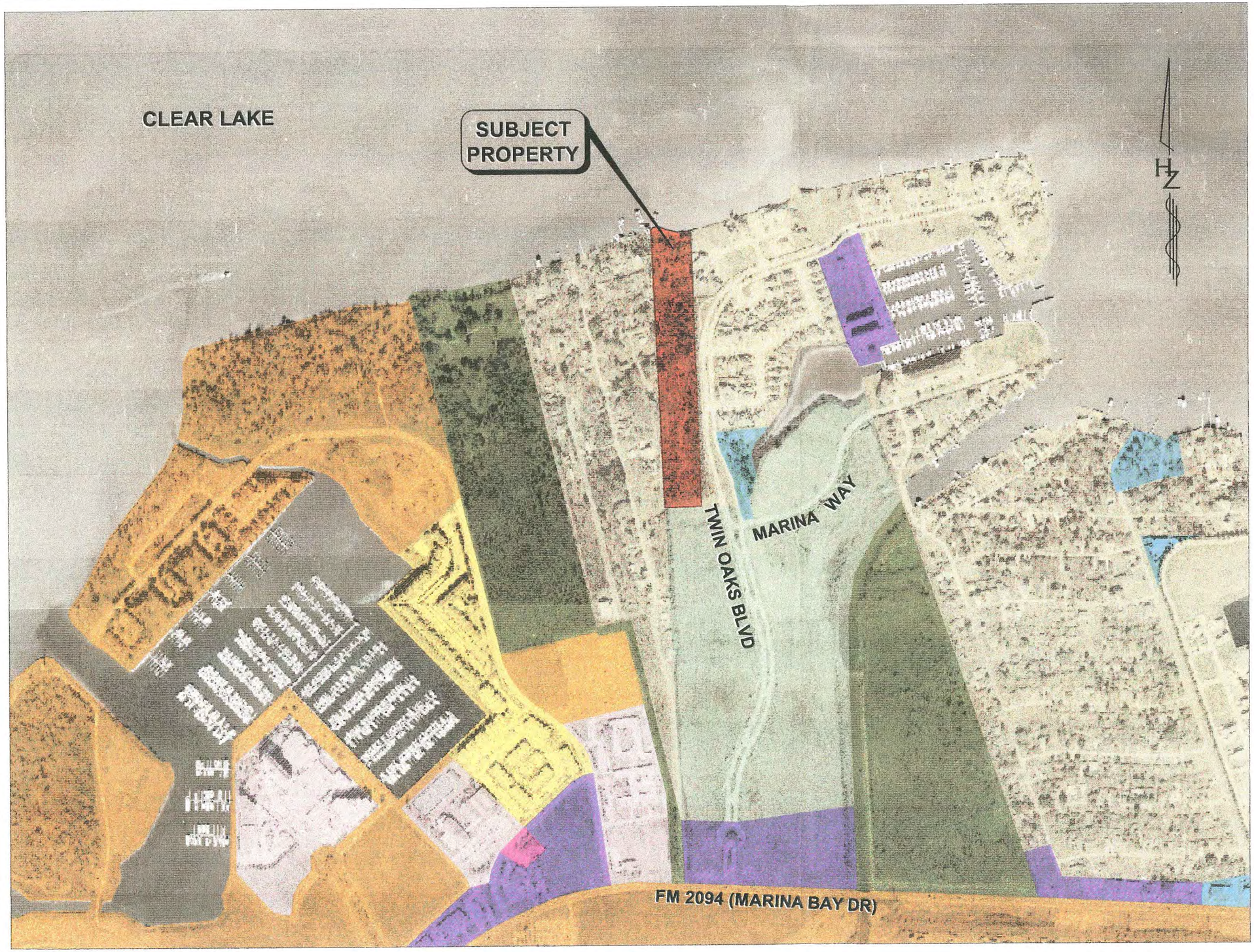
In order to construct this canal, a Section 10 Permit issued by the Corps of Engineers is required. A copy of the application submitted for this permit can be found in the attached appendix.

Proposed Reserve "C" is a recreational and access reserve that will provide residents with a means to launch small watercraft from a ramp. There will also be a 5' walkway along the east edge of the canal so that lakeshore residents can access their canal berths. The recreational reserve will serve as a 0.17-acre park for the area. A portion of the reserve also serves as a storm sewer easement.

## V. SCHEDULE

The Casa Marina Del Sol development is anticipated to have a 12-month construction schedule. Assuming that the Design Phase of the project will end in November of 2003, then construction will be completed by December 2004. Lots will be open for sale starting in early 2005.

The construction will start with the building of the canal, so that the excavated earth can be used as fill for the lots. For this fill to be usable, the canal will be constructed in the dry. The lots will then be raised to the desired elevation shown on the Conceptual Grading exhibit. After the canal is completed in February 2004, the levee between it and Clear Lake will be removed. A 50-foot wide area from the canal access to about 510 feet into Clear Lake will be dredged between February and June of 2004. This channel will allow boat traffic between the existing channel in Clear Lake and the proposed development. Paving and utilities will be constructed by June 2004.




- CASA MARINA DEL SOL
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- SUBURBAN DEVELOPMENT RESIDENTIAL
- GENERAL COMMERCIAL
- OFFICE & PROFESSIONAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- SUBURBAN DEVELOPMENT COMMERCIAL
- PLANNED UNIT DEVELOPMENT
- PUBLIC FACILITIES & INSTITUTIONS

**EXHIBIT 1**

CASA MARINA DEL SOL

**CURRENT LAND USE**

HUITT-ZOLLARS
Huitt-Zollars, Inc. Houston
1500 South Dairy Ashford Street, Suite 200
Houston, Texas 77077-3858
Phone (281) 496-0066 Fax (281) 496-0220

SCALE
NTS

DATE
OCT 2003

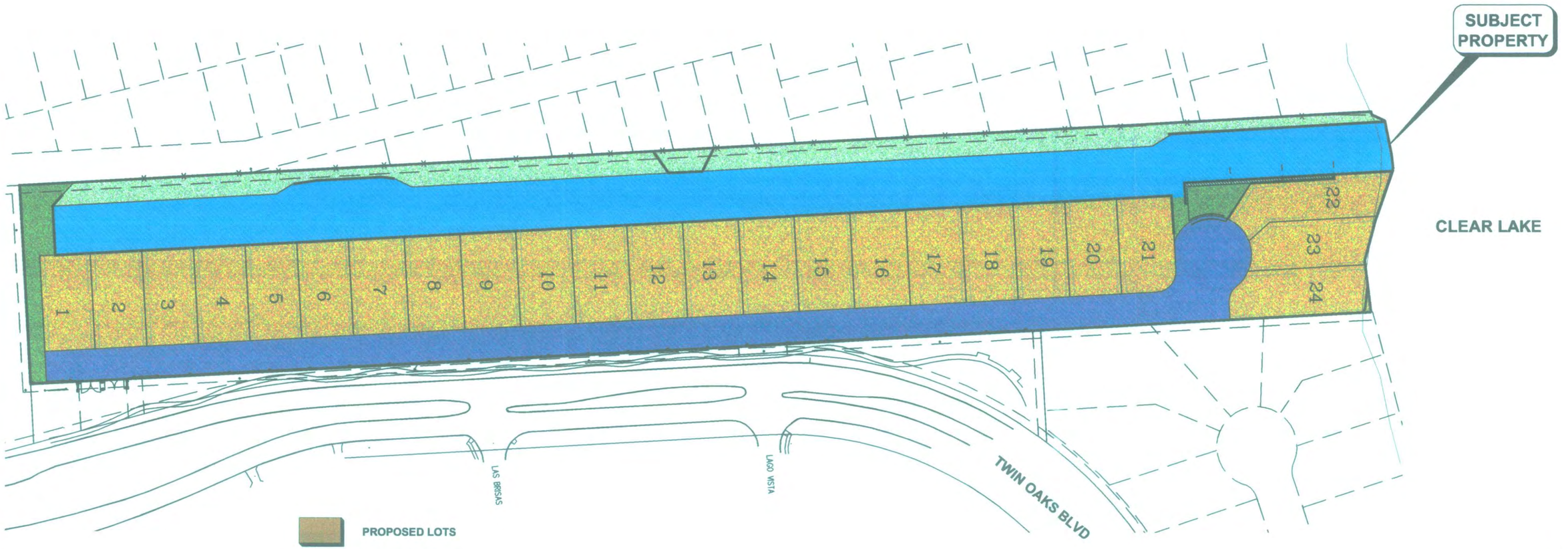



**EXHIBIT 2**

CASA MARINA DEL SOL

**CONCEPTUAL LAND USE**

HUITT-ZOLLARS
Huitt-Zollars, Inc. Houston
1500 South Dairy Ashford Street, Suite 200
Houston, Texas 77077-3858
Phone (281) 496-0066 Fax (281) 496-0220

SCALE
1" = 100'

DATE
OCT 2003

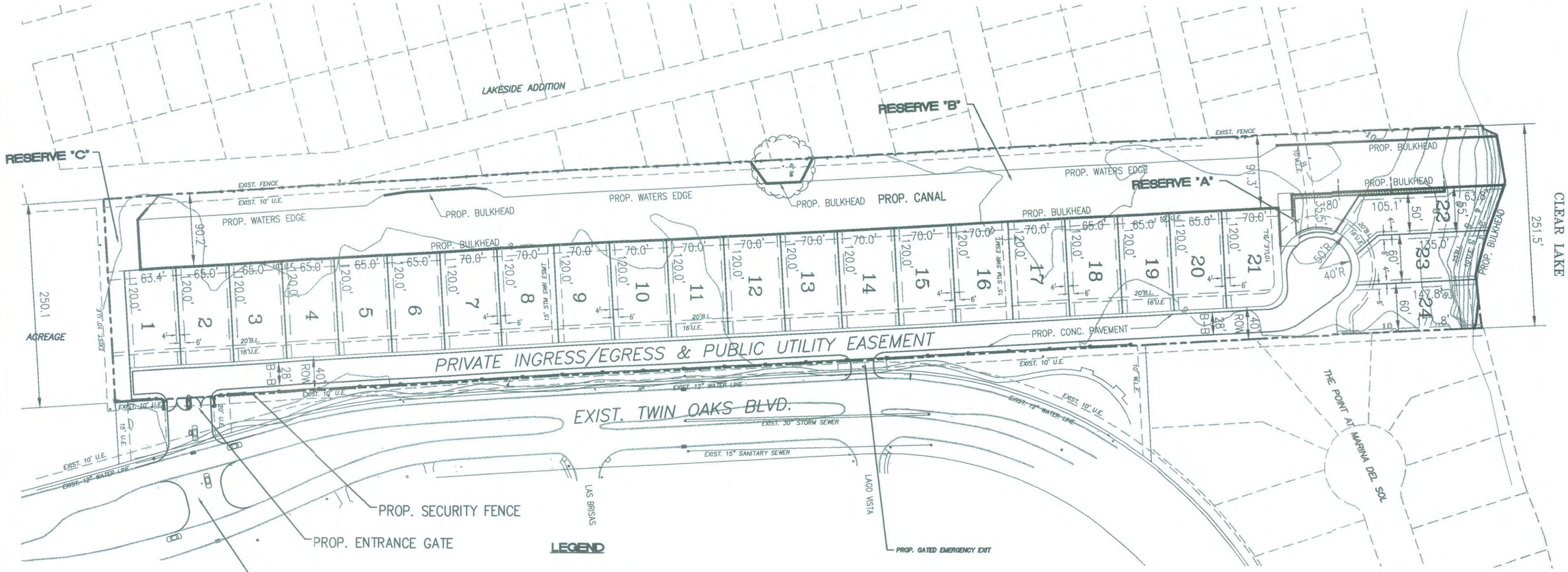



EXHIBIT 3

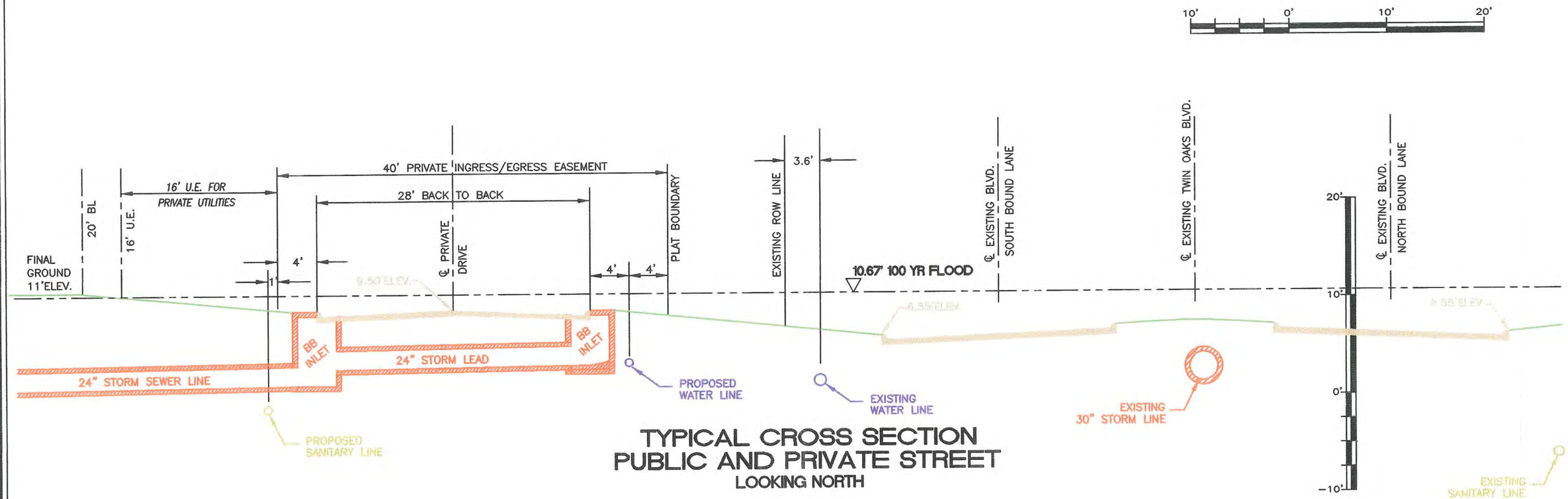
# CASA MARINA DEL SOL

## CONCEPTUAL MASTER PLAN


HUITT-ZOLLARS
Huitt-Zollars, Inc. Houston
1500 South Dairy Ashford Street, Suite 200
Houston, Texas 77077-3858
Phone (281) 496-0066 Fax (281) 496-0220

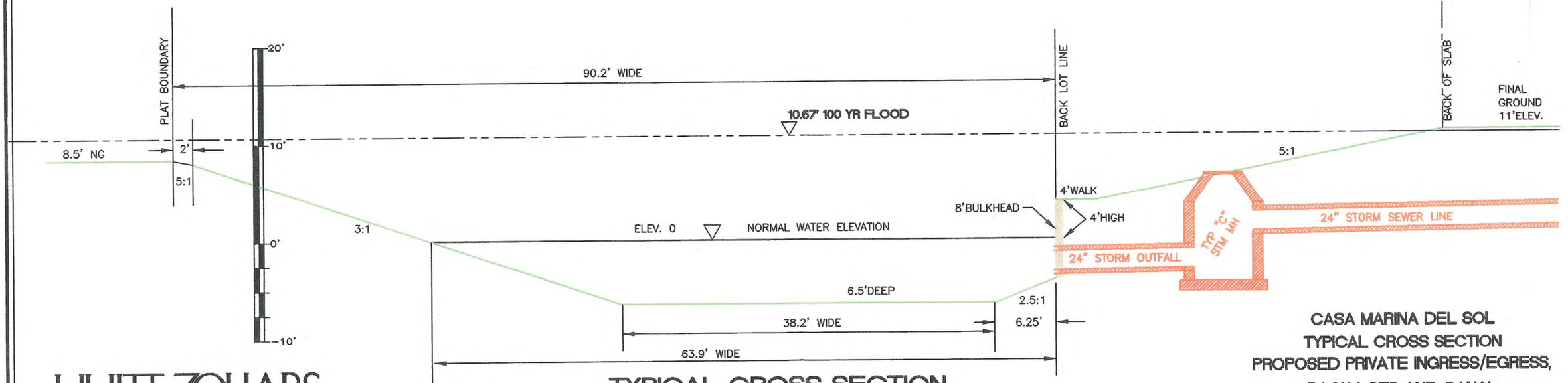

SCALE
1" = 100'

DATE
OCT 2003




# TYPICAL CROSS SECTION PUBLIC AND PRIVATE STREET

LOOKING NORTH



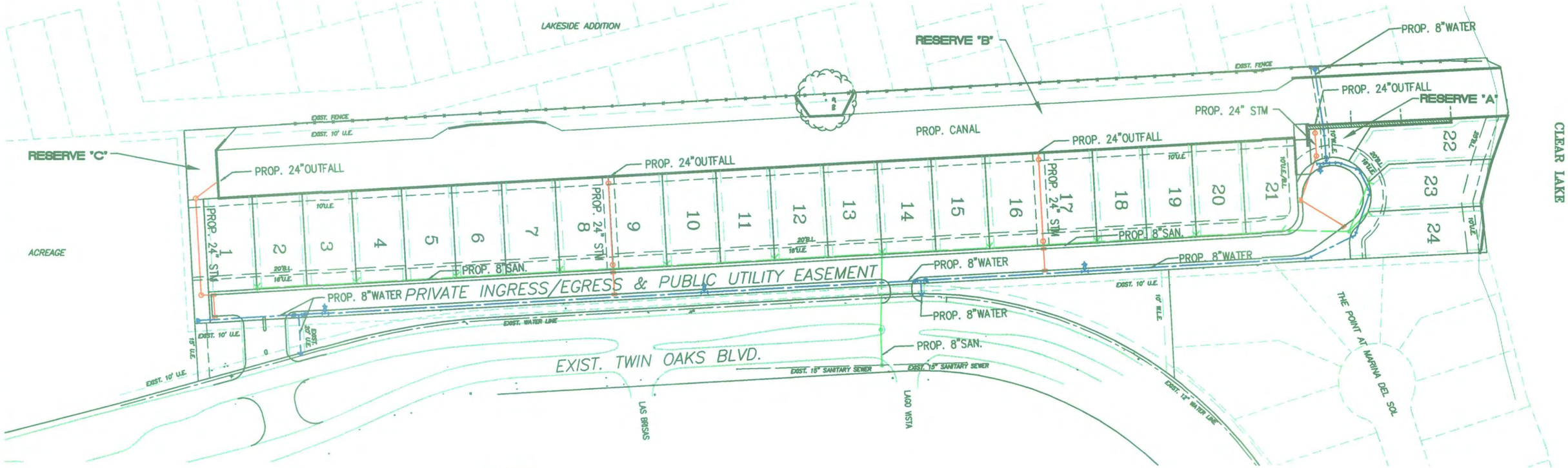

# TYPICAL CROSS SECTION BACK LOT AND CANAL

LOOKING NORTH

## CASA MARINA DEL SOL
## TYPICAL CROSS SECTION
## PROPOSED PRIVATE INGRESS/EGRESS, BACK LOTS AND CANAL

EXHIBIT 4

HUITT-ZOLLARS
1500 South Dairy Ashford,
Telephone 281-496-0066
Houston, Texas 77077
Fax 281-496-0220




**LEGEND**

- PROP. STORM SEWER LINE W/SIZE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER INLET
- EXIST. STORM SEWER LINE W/SIZE
- EXIST. STORM SEWER MANHOLE
- EXIST. STORM SEWER INLET
- UTILITIES EASEMENT
- BUILDING LINE
- EXIST. WATERLINE
- EXIST. GATE VALVE
- EXIST. FIRE HYDRANT
- PROP. 8" WATERLINE
- PROP. TAPPING SLEEVE & VALVE
- PROP. GATE VALVE
- PROP. FIRE HYDRANT (FH)
- PROP. REDUCER
- EXIST. SANITARY SEWER
- EXIST. SANITARY SEWER MANHOLE
- EXIST. SANITARY SEWER STACK
- PROP. 8" SANITARY SEWER
- PROP. SANITARY SEWER LEAD
- PROP. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER STACK

100 0 100 200 300

SCALE: 1"=100 FEET

**EXHIBIT 5**

# CASA MARINA DEL SOL
## CONCEPTUAL UTILITIES

HUITT-ZOLLARS
Huitt-Zollars, Inc.
1300 South Dairy Ashford Street, Suite 200
Houston, Texas 77077-3858
Phone (281) 496-0066 Fax (281) 496-0220

SCALE 1" = 100'

DATE OCT 2003

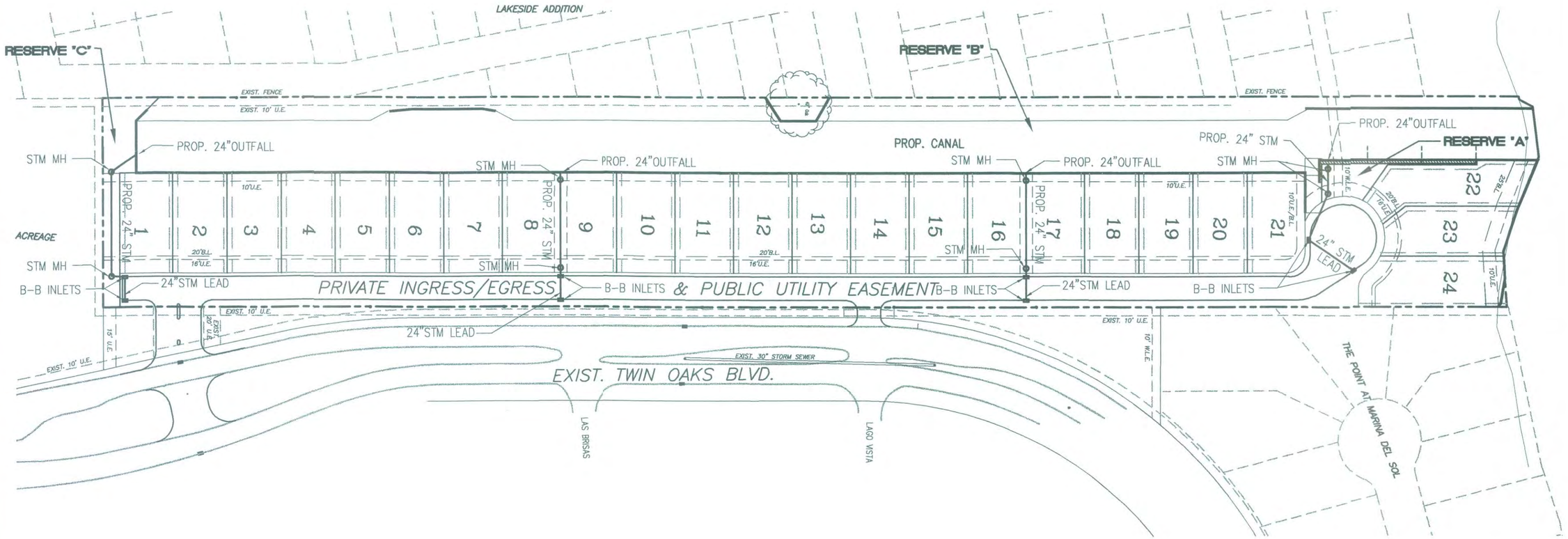



EXHIBIT 6

**LEGEND**

- 30" PROP. STORM SEWER LINE W/SIZE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER INLET
- 30" EXIST. STORM SEWER LINE W/SIZE
- EXIST. STORM SEWER MANHOLE
- EXIST. STORM SEWER INLET

100 0 100 200 300

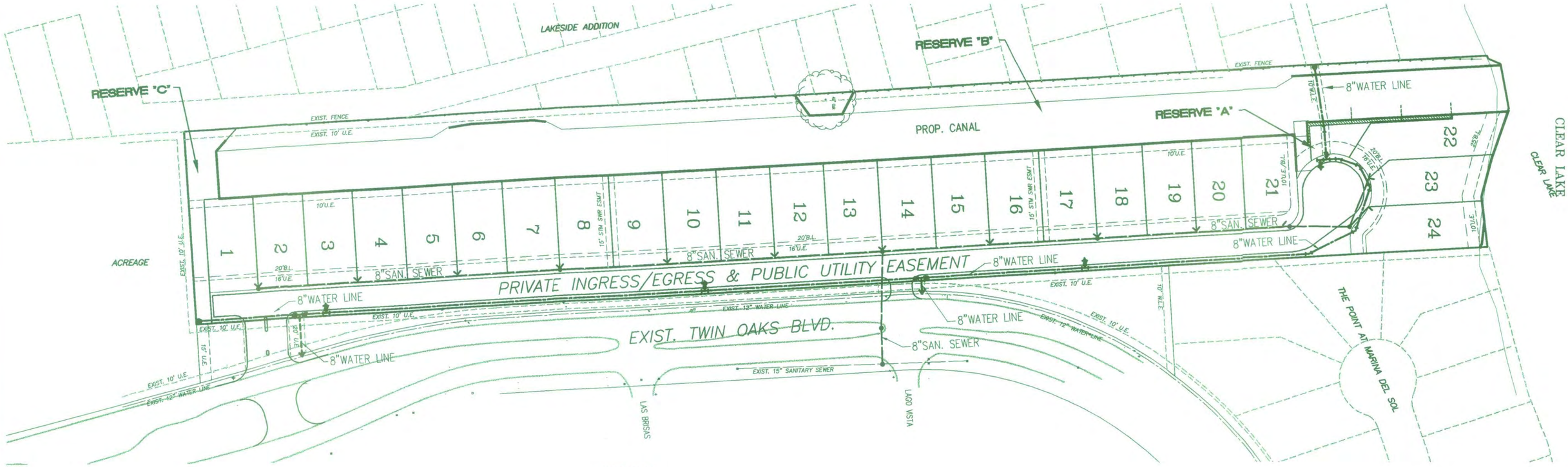
SCALE: 1"=100 FEET

# CASA MARINA DEL SOL
## CONCEPTUAL STORM DRAINAGE

HUITT-ZOLLARS
Huitt-Zollars, Inc. Houston
1500 South Dairy Ashford Street, Suite 200
Houston, Texas 77077-3858
Phone (281) 496-0066 Fax (281) 496-0220

SCALE 1" = 100'

DATE OCT 2003




## LEGEND

- UTILITIES EASEMENT
- BUILDING LINE
- EXIST. WATERLINE
- EXIST. GATE VALVE
- EXIST. FIRE HYDRANT
- 8" WATER — PROP. 8" WATERLINE
- PROP. TAPPING SLEEVE & VALVE
- PROP. GATE VALVE
- PROP. FIRE HYDRANT (FH)
- PROP. REDUCER
- EXIST. SANITARY SEWER
- EXIST. SANITARY SEWER MANHOLE
- EXIST. SANITARY SEWER STACK
- 8"SAN — PROP. 8" SANITARY SEWER
- PROP. SANITARY SEWER LEAD
- PROP. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER STACK

N

100 0 100 200 300

SCALE: 1"=100 FEET

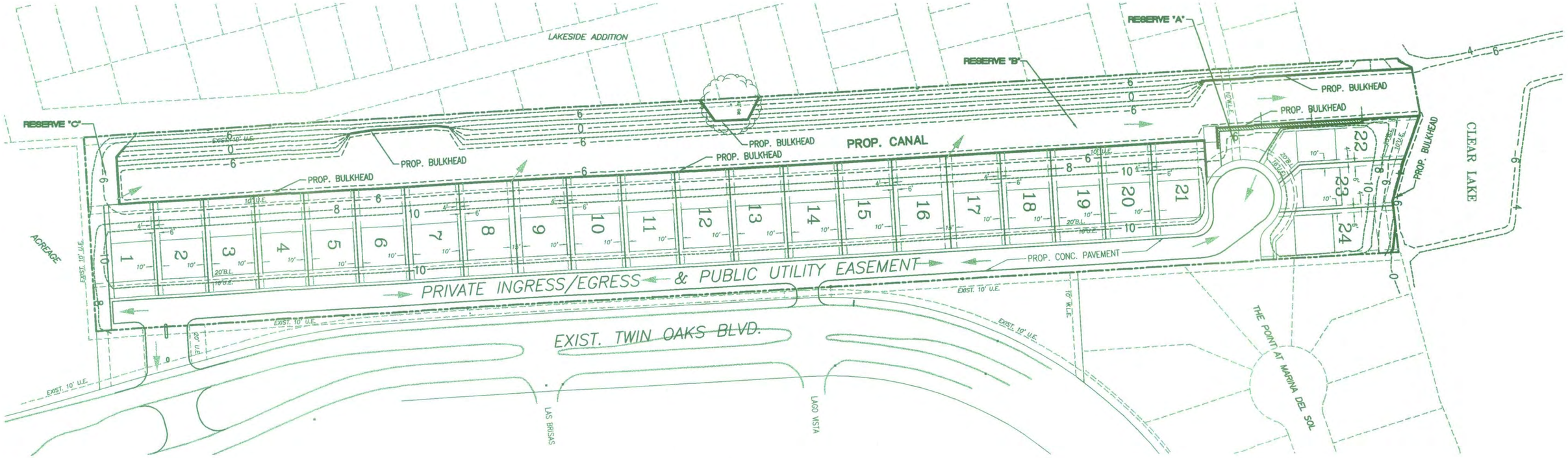
EXHIBIT 7

# CASA MARINA DEL SOL
# CONCEPTUAL WATER AND SANITARY

HUITT-ZOLLARS Houston
Huitt-Zollars, Inc.
1500 South Dairy Ashford Street, Suite 200
Houston, Texas 77077-3858
Phone (281) 496-0066 Fax (281) 496-0220

SCALE 1" = 100'

DATE OCT 2003




12.5' MIN. TOP OF SLAB FOR ALL BUILDINGS

**LEGEND**

- UTILITIES EASEMENT
- BUILDING LINE (FRONT & BACK)
- BUILDING LINE (SIDE LOT)

**LEGEND**

- PROP. BUILDING SLAB
- PROP. 2' CONTOUR
- PROP. FLOW ARROWS

N

100 0 100 200 300

SCALE: 1"=100 FEET

EXHIBIT 8

# CASA MARINA DEL SOL
## CONCEPTUAL GRADING

HUITT-ZOLLARS Houston
Huitt-Zollars, Inc.
1500 South Dairy Ashford Street, Suite 200
Houston, Texas 77077-3858
Phone (281) 496-0066 Fax (281) 496-0220

SCALE 1" = 100'

DATE OCT 2003

**ADJOINING PROPERTY OWNERS**

CASA MARINA DEL SOL – Adjoining Property Owners

GILL, ROBERT M & CINDY K
4410 BOULEVARD ST
BACLIFF, TX 77518-1486

HOLCOMB, CLYDE T III & PAULISA
303 VALMAR
KEMAH, TX 77565

MANSON, ALLEN L & PRISCILLA
1004 ISLAND VIEW
KEMAH, TX 77565-2167

GANDHI, SAILESH I & PARESH I
1002 ISLAND VIEW ST
KEMAH, TX 77565-2167

SHAVATT, HENRY M & SUSAN
1001 ISLAND VIEW ST
KEMAH, TX 77565-2168

PARKER, SHARON A
100 DEL MAR ST
KEMAH, TX 77565-2169

MORRISON, RICHARD R III & SHARON M
101 LAS BRISAS
KEMAH, TX 77565

WALTHAUS, WALING & HENDERIKA C
100 LAS BRISAS ST
KEMAH, TX 77565-2163

MARTIN, VICKI L
101 LAGO VISTA ST
KEMAH, TX 77565-2174

OWNBY, SAMMY M & DEBORAH
100 LAGO VISTA ST
KEMAH, TX 77565-2173

CANNALIATO, MARGIE P
PO BOX 817
KEMAH, TX 77565-0817

LUKE, JOE A & JACQUALINEL
5515 DE LANGE LN
HOUSTON, TX 77092-4102

RAIFORD, EARL A JR
5100 SWEETBRIAR LN APT 529
TYLER, TX 75703-3861

REYES, GILBERT JR
334 VALMAR ST
KEMAH, TX 77565-2027

PECKHAM, WALLACE T & ROSE ANN
102 LAKESIDE DR
KEMAH, TX 77565-2007

MCCALIP, OTHO W JR
320 VALMAR ST
KEMAH, TX 77565-2027

WEEKS, ARMSTEAD A JR
No address available from Galveston CAD

FORREST, JESSE J
3864 STEWART RD
KEMAH, TX 77565-3109

BURFINE, WALLACE & LOUISE
215 LAKESHORE DR
SEABROOK, TX 77586

HALE, JULIA W
213 LAKESIDE DR
KEMAH, TX 77565-2043

WRIGHT, HELEN JOY
227 LAKESIDE DR
KEMAH, TX 77565-2043

STONE, PATRICK S JR
PO BOX 58933
HOUSTON, TX 77258-8933

HILLIARD, PEGGY L
22 VALMAR ST
KEMAH, TX 77565-2037

LACY, A W
2718 BLUEBONNET
KEMAH, TX 77565

ROBISHEAUX, JEANETTE F
PO BOX 1633
LEAGUE CITY, TX 77574-1633

ASHTON SOL JOINT VENTURE
11375 W SAM HOUSTON PKWY S
HOUSTON, TX 77031

MARINA DEL SOL RESIDENTIAL
ASSOCIATION, INC
18333 EGRET BAY BLVD
HOUSTON, TX 77058

PECKHAM, WALLACE T JR & ROSE A
102 LAKESIDE DR
KEMAH, TX 77565-2007

CRAWFORD, MICHAEL
150 LAKESIDE DR
KEMAH, TX 77565

WALLACE, LYNN F
2734 MOCKINGBIRD LN
KEMAH, TX 77565-2013

DAVENPORT, JACK E
8322 LETTIE ST
HOUSTON, TX 77075-4724

RAMOS, SOFIA
2718 MOCKINGBIRD LN
KEMAH, TX 77565-2013

FULTON, MERLE G & WF
2706 MOCKINGBIRD LN
KEMAH, TX 77565-2013

WARD, JOHN A & CYNTHIA A
2714 OAK RD
KEMAH, TX 77565-2019

PARNELL, DARREN
2611 BAYCREST DR
HOUSTON, TX 77058-3705

CURLEE, KENNETH M
2730 OAK RD
KEMAH, TX 77565-2019

FISHER, CHARLES R
107 LAKESIDE DR
KEMAH, TX 77565-2008

EDWARDS, TITUS & REJONE
2807 OAK ST
KEMAH, TX 77565

BEYNER, JULES A
2803 OAK ST
KEMAH, TX 77565

DYER, RAYMOND SCOTT & JOGINA
2802 BLUE BONNET ST
KEMAH, TX 77565-2003

MCCOMBS, LINDA
2806 BLUEBONNET
KEMAH, TX 77565

LEBLANC, KENNETH JOSEPH &
AMBER L
2808 BLUE BONNET ST
KEMAH, TX 77565-2003

JACKSON, ROBERT & MARGIE
2161 JANETOWN WAY
OXNARD, CA 93035

MILLS, RODNEY PRINCE
710 W CASTLEWOOD AVE
FRIENDSWOOD, TX 77546-4708

BITTICK, JASON & BRANDY
2727 OAK DR
KEMAH, TX 77565

MCDONALD, JEFF W & JENNIFER
P O BOX 1470
KEMAH, TX 77565

JONES, SIDNEY E
2722 BLUE BONNET ST
KEMAH, TX 77565-2005

POAGE, ROBERT GOODWIN
2726 BLUE BONNET ST
KEMAH, TX 77565-2005

KELINSKE, RAYMOND ALLEN & ATHENA
4016 BRANARD ST
HOUSTON, TX 77027-5712

NORRIS, DONALD R
312 WEST DR
KEMAH, TX 77565-2021

FOX, BRYAN CURTIS
6235 YARWELL DR
HOUSTON, TX 77096-4627

NELSON, ELIZABETH
2759 TRADEWIND DR
SPICEWOOD, TX 78669-5125

STARTZMAN HOWARD M
3702 OLYMPIA DR
HOUSTON, TX 77019-3030

STARTZMAN, MARGARET EBY
3702 OLYMPIA DR
HOUSTON, TX 77019-3030

LOUDERMILK, L L
2809 BLUE BONNET ST
KEMAH, TX 77565-2004

LOUDERMILK, LARRY L
2804 BLUE BONNET ST
KEMAH, TX 77565-2004

PELAYO, IRENE
PO BOX 1080
LEAGUE CITY, TX 77574-1080

MAURO, LEE
5300 WINDING BROOK DR
DICKINSON, TX 77539-7164

MOUTRAY, DORIS M
303 WEST DR
KEMAH, TX 77565-2022

HOLMES, GINA SUE
309 WEST DR
KEMAH, TX 77565-2022

HOLMES, GEORGE J III
1805 E WINN ST
KEMAH, TX 77565-2105

BOURRET, JOHN E
3506 LATMA DR
HOUSTON, TX 77025-4129

ASHCRAFT, MICHAEL A & MARJANNA
518 LAKESIDE DR
KEMAH, TX 77565-2046

NOTEBOOM, BETTE
518 LAKESIDE DR
KEMAH, TX 77565-2046

SESHER, SEAN M & KIMBERLEY M
510 LAKESIDE DR
KEMAH, TX 77565-2046

ALLEN, LARRY DALE
506 LAKESIDE DR
KEMAH, TX 77565-2046

BOWEN, STEVEN D & LAURIE
502 LAKESIDE DR
LEAGUE CITY, TX 77573

GEONETTA, JENNIFER
2348 GOLDEN SHORES LN
LEAGUE CITY, TX 77573-0700

GRAY, JOHN R & MARTHA L
422 LAKESIDE DR
KEMAH, TX 77565-2035

CORONA, MORRIS J & CONNIE
418 LAKESIDE DR
KEMAH, TX 77565-2035

HAYNES, W R
375 LCR 358
MART, TX 76664

MCGINNIS, ROBERT H
310 LAKESIDE DR
KEMAH, TX 77565-2044

MCGINNIS, ROBERT H
310 LAKE DR
KEMAH, TX 77565

O'QUINN ALTON LANIER
12706 COOPERTOWN
HOUSTON, TX 77089

REYNOLDS, JAMES L & RAMONA M
PO BOX 490
TEXAS CITY, TX 77592-0490

OCHOA, RICHARD
230 LAKESIDE DR
KEMAH, TX 77565-2000

BRADBERY, DANNY K & GLORIA R
210 LAKESIDE DR
KEMAH, TX 77565-2000

KNISER, ROLLAND L & ALMA R
PO BOX 1332
LEAGUE CITY, TX 77574-1332

CITY-LEAGUE CITY
300 W WALKER ST
LEAGUE CITY, TX 77573-3898

OWENS, JENNIFER M
213 LAKESIDE DR
KEMAH, TX 77565-2043

MILLER, STEVEN A
1921 KINGS LN
ALVIN, TX 77511-3810

LYLES, MICHAEL E & BARBARA E
219 LAKESIDE DR
KEMAH, TX 77565-2043

PERKINS, DAVID M & CYNTHIA
223 LAKESIDE DR
KEMAH, TX 77565-2043

JACKMAN, SCOTT R
231 LAKESIDE DR
KEMAH, TX 77565-2043

GIBSON, PAUL LUTHER & NORVELLA S
307 LAKESIDE DR
KEMAH, TX 77565-2045

GIBSON, PAUL L
307 LAKESIDE DR
KEMAH, TX 77565-2045

DOKE, JOSEPH T
206 W BAYOU DR
DICKINSON, TX 77539

AUBUCHON, DENNIS L
55 SPRINGSTOWNE CTR # 202
VALLEJO, CA 94591-5566

HELMS, VONNA B
8127 BRIGHTON PLACE CT
HOUSTON, TX 77095

BURFINE, A WALLACE & LOUISE
215 LAKESHORE DR
SEABROOK, TX 77586-6128

WAGMAN, FREDA ET AL
4620 MAPLE ST
BELLAIRE, TX 77401-5813

MCMILLAN, CHARLES FRANKLIN
608 LOUISIANA ST
SOUTH HOUSTON, TX 77587-3119

GOETHALS, ROBERT L
1725 CAPRI LN
SEABROOK, TX 77586-2925

BAUGHMAN, RONALD E
1018 ISLAND VIEW
KEMAH, TX 77565

BARREDA, CAMILO & ANGELINA
PO BOX 8121
PASADENA, TX 77508-8121

OJEAS, HARRY S
1015 ISLAND VIEW ST
KEMAH, TX 77565-2168

COOK, E DOUG
7233 S 85TH EAST AVE STE 400
TULSA, OK 74133-3137

HODGES, HOLLIE R & BETSY L
1014 ISLAND VIEW ST
KEMAH, TX 77565-2167

WALKER, DONALD ASHLEY &
STEPHANIE A
1012 ISLAND VIEW ST
KEMAH, TX 77565-2167

FARLEY, KENNETH E & LINDA J
1010 ISLAND VIEW ST
KEMAH, TX 77565-2167

DALE WHITTENBURG INC
PO BOX 266914
HOUSTON, TX 77207

BANERJEE, JAYATI
4201 MASTERS DR
LEAGUE CITY, TX 77573-5886

ALVAREZ, JUAN Y & ANITA J
1003 ISLAND VIEW
KEMAH, TX 77565

HAM, RODNEY & FELICE ROSS
1410 SWEET STONE LN
SEABROOK, TX 77586

SYAL, RAKINDER & RAJNI
8801 MONTICELLO DR #334
TEXAS CITY, TX 77591

ARIENS, ROBERT T & JENNIFER
102 LAS BRISAS ST
KEMAH, TX 77565-2163

WOOTEN, JOHN T & DENISE
104 LAS BRISAS ST
KEMAH, TX 77565-2163

ABRAMSKY, RUBEN & KELLY J CALVIN
106 LAS BRISAS ST
KEMAH, TX 77565-2163

FLORES, GILBERT & SAN JUANA
108 LAS BRISAS ST
KEMAH, TX 77565-2163

CARTER, ROBERT W
200 LAS BRISAS ST
KEMAH, TX 77565-2165

BIGGS, ALBERT E JR & MARIA A
202 LAS BRISAS ST
KEMAH, TX 77565

GLENN, STEVEN D & SHANNON M
204 LAS BRISAS ST
KEMAH, TX 77565-2165

LYONS, CALVIN J & MARY P
206 LAS BRISAS ST
KEMAH, TX 77565-2165

JULIUS, JAY K & LINDA
208 LAS BRISAS ST
KEMAH, TX 77565-2165

KINZEL, LEROY R JR & GLENDA RAE
200 LAGO VISTA ST
KEMAH, TX 77565-2175

JONES, ROBERT LESLIE & ANNE H
202 LAGO VISTA ST
KEMAH, TX 77565-2175

THRAILKILL, ROBERT L
103 LAS BRISAS ST
KEMAH, TX 77565-2164

SALOMON, ALEXANDRE P
201 LAS BRISAS ST
KEMAH, TX 77565

GEIGER, WILLIAM M
203 LAS BRISAS ST
KEMAH, TX 77565

BLACK, DONALD C
205 LAS BRISAS ST
KEMAH, TX 77565

LOESCHER, MITCHELL E
207 LAS BRISAS ST
KEMAH, TX 77565-2166

LITTLE, DUNCAN
209 LAS BRISAS ST
KEMAH, TX 77565-2166

ROBERTS, ANDREW D
102 LAGO VISTA
KEMAH, TX 77565

RICE, CURTIS C & STEPHANIE
103 LAGO VISTA
KEMAH, TX 77565-2174

BONDS, CARL DAVID & REBECCA S
105 LAGO VISTA
KEMAH, TX 77565-2174

LAWSON, WALTER W & SANDRA E
107 LAGO VISTA ST
KEMAH, TX 77565-2174

FRIERY, JAMES A & DONNA S PERRY
109 LAGO VISTA ST
KEMAH, TX 77565-2174

STAPLES, JAMES C & VALERIE HOLGUIN
201 LAGO VISTA ST
KEMAH, TX 77565-2174

FLEMING, GREGORY T & TERESA
203 LAGO VISTA ST
KEMAH, TX 77565-2176

TOFTPETERSON, NIELS & BODIL
205 LAGO VISTA ST
KEMAH, TX 77565

SELF, ROYAL DEAN & ALEXANDRA
207 LAGO VISTA ST
KEMAH, TX 77565-2176

JONES, MICHAEL & CONNIE J
112 DELMAR
KEMAH, TX 77565

GAY, SHANE R
110 DELMAR
KEMAH, TX 77565-2169

BROWN, RANDY B & JANET L
108 DELMAR
KEMAH, TX 77565-2169

DOMINIK, KAI E
106 DELMAR
KEMAH, TX 77565-2169

WOLSTON, STEPHEN S
104 DELMAR
KEMAH, TX 77565-2169

SCHERER, FRED K & LA NELL
102 DELMAR
KEMAH, TX 77565-2169

# ACCESS EASEMENT AGREEMENT

9443135

010-01-0410

# EASEMENT AGREEMENT

Date: May 2, 1994

Grantor: Ashton Sol Joint Venture
4800 Sugar Grove Blvd., Suite 150, Stafford, Tx 77477

Grantee: Rivercity Partners
114 Colorado, League City, Texas 77573

Consideration: Ten and no/100 ($10.00) Dollars

Property: Unrestricted Reserve "N", Vol. 18, Pg. 406-408, G.C.M.R. Twin Oaks Subdivision, League City, Galveston County, Texas.

Easement Description: Two (2) sixty foot (60') wide access and utility easements and two (2) ten foot (10') wide waterline easements and one (1) ten foot (10') wide sanitary sewer easement across unrestricted reserve Tract "N" further described in Exhibits "A" and "B" attached to this agreement.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee a permanent easement and right-of-way upon, over, under and across the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors tor warrant and forever defend all and singular the easement to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The right-of-way, easement, rights and privileges shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing a roadway, street, sidewalks and above-ground or underground utilities for providing pedestrian and vehicular ingress and egress as well as utility service between Twin Oaks Boulevard and Grantee's property described as 9.7952 acres in the Michael Muldoon Two League Grant, Abst. No. 18, Lots 1 thru 23, Block 1, Estates at Marina Del Sol, League City, Galveston County, Texas.

When the context requires singular nouns and pronouns, include the plural.

Ashton Sol Joint Venture

By: Paul D. Shakespeare Date MAY 5/94
Paul D. Shakespeare
AUTHORIZED SIGNING REPRESENTATIVE

Title Data SL 192.168.22.8 GV 9443135.001

010-01-0411

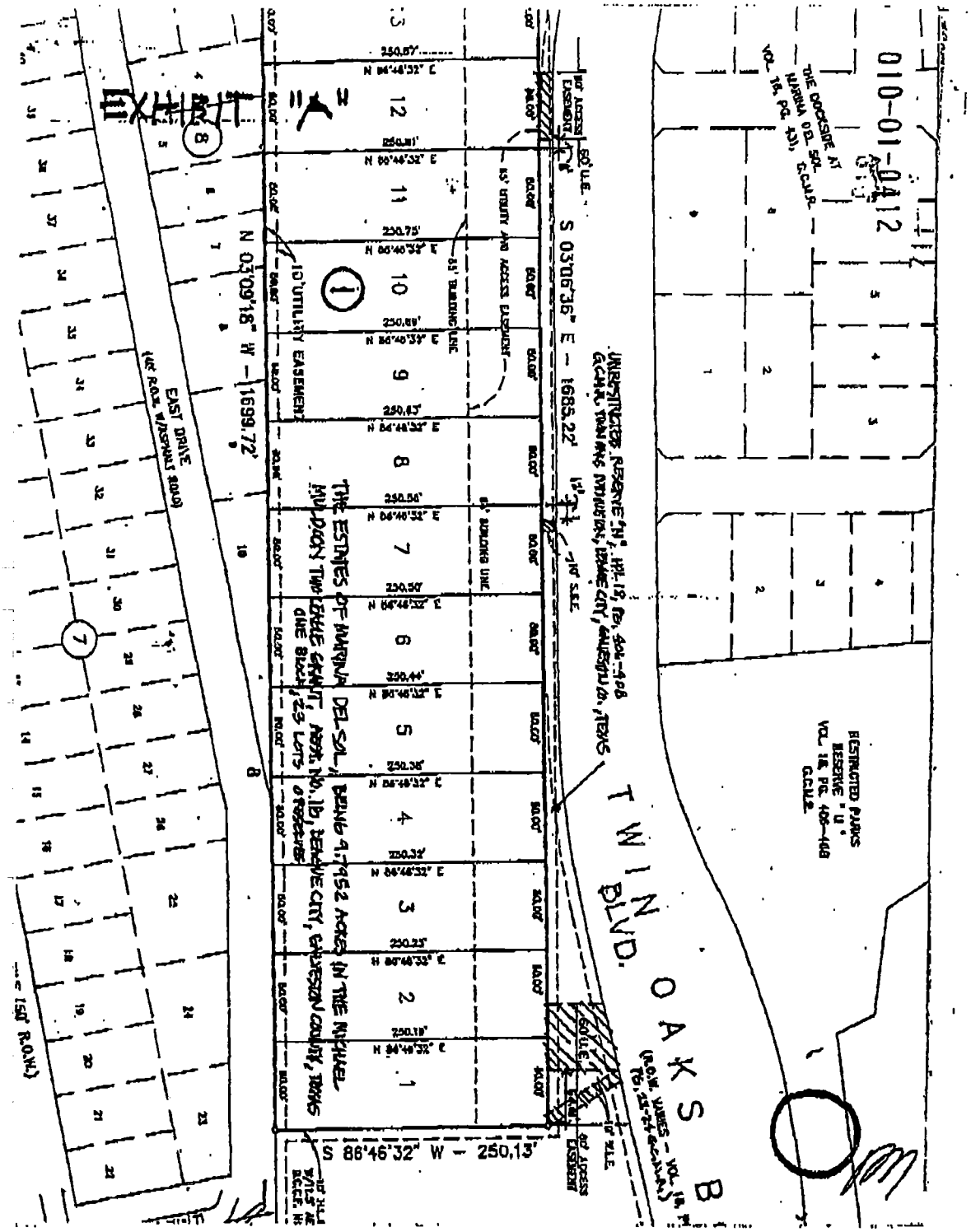
STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Paul D. Shakespeare, Authorized Representative, of Ashton Sol Joint Venture, a Texas Joint Venture, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Ashton Sol Joint Venture, and that he executed the same as the act of such Joint Venture for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 5TH day of May, 1994.

JANE M. BLACK
MY COMMISSION EXPIRES
November 27, 1995

Jane M. Black
Notary Public, State of Texas




le Data SL 192.168.22.8 GV 9443135.003

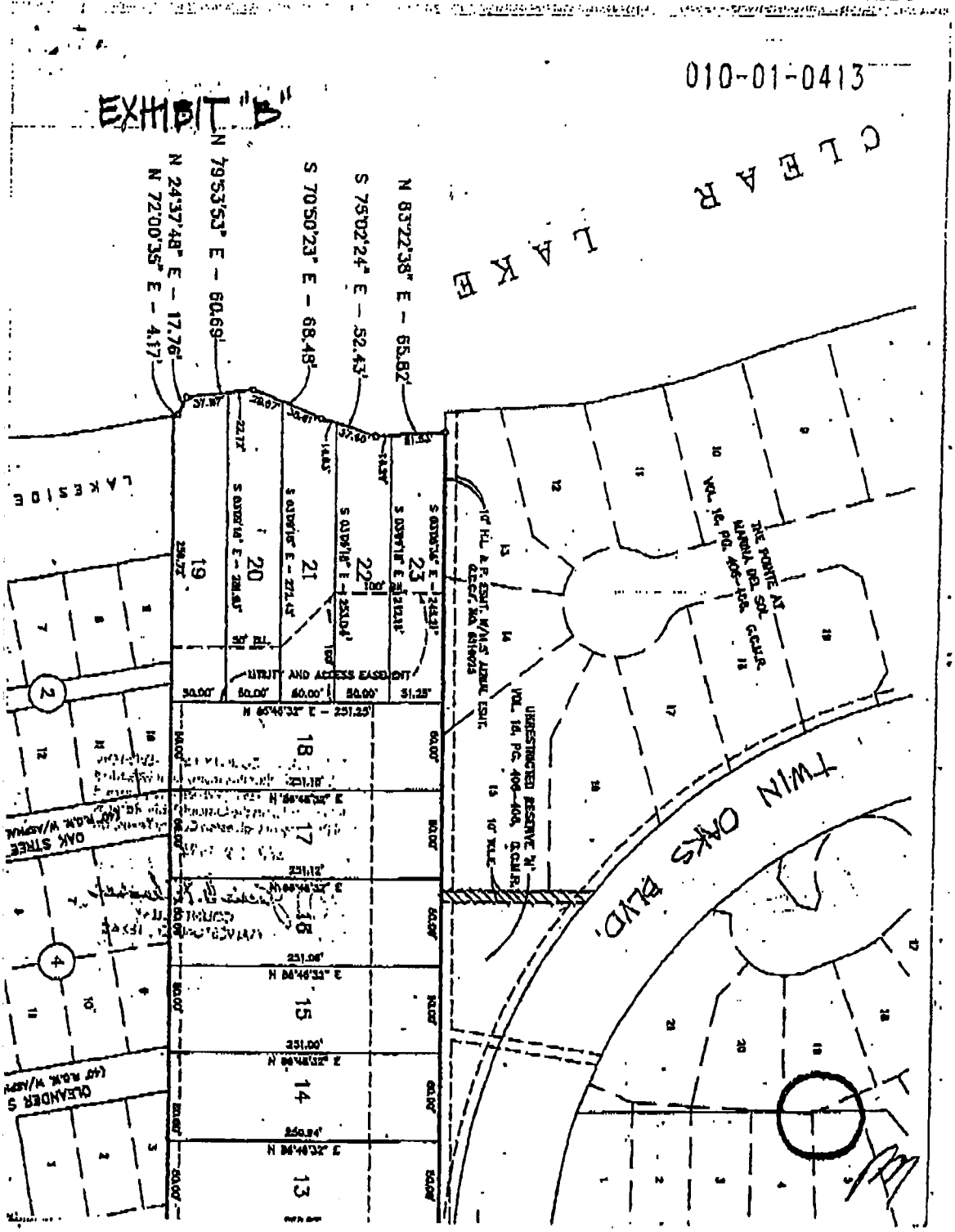


EXHIBIT "B"
010-01-0413
CLEAR LAKE
N 79°53'53" E - 60.69'
N 24°37'48" E - 17.76'
N 72°00'35" E - 4.17'
S 70°50'23" E - 68.48'
S 75°02'24" E - 52.43'
N 83°22'38" E - 65.82'
LAKESIDE
OAK STREET
CLEANDER S
TWIN OAKS BLVD.
THE POINTE AT MARINA DEL SOL
UNRESTRICTED RESERVE "A"
UTILITY AND ACCESS EASEMENT
19
20
21
22
23
18
17
16
15
14
13

010-01-0414

FILED FOR RECORD
94 SEP 29 AM 11:09
Janice B. Kirkendall
COUNTY CLERK
GALVESTON COUNTY, TEXAS

STATE OF TEXAS COUNTY OF GALVESTON
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Galveston County Texas, on
SEP 29 1994
Janice B. Kirkendall
COUNTY CLERK
GALVESTON CO., TEXAS

VICTOR S. IGAL
P.O. BOX 2326
PORT ARANSAS, TEXAS 78373

**CORPS SECTION 10 PERMIT APPLICATION**

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 1500 South Dairy Ashford • Suite 200 • Houston, TX 77077-3858 • 281.496.0066 phone • 281.496.0220 fax • huitt-zollars.com

Department of the Army
Galveston District Corps of Engineers
US Army Corps of Engineers Regulatory Branch
Attn: Mr. Bruce Bennett
PO Box 1229
Galveston, TX 77553-1229

September 10, 2003

Mr. Bennett:

Please find the attached application for a Section 10 Department of the Army Permit. The permit application is for the Casa Marina Del Sol Subdivision, a proposed development on a 9.8-acre tract of land situated to the West of Twin Oaks Blvd in the Marina Del Sol Subdivision in League City, Galveston County, Texas. The development of this property includes a canal with service to Clear Lake as well as dredging in Clear Lake. The work delineated in the following application will not involve any discharge of material into any US waterbody.

Please find the following documents in this submittal:

- This letter (1 page)
- Application for Department of the Army Permit (2 pages)
- Texas Coastal Management Program statement (1 page)
- Block 18 – Nature of Activity (2 pages)
- Block 24 – Addresses of Adjoining Property Owners and Tax Map (3 pages)
- An area vicinity map and closer view vicinity map (2 pages)
- A plan of the development (1 page)
- Typical cross sections along the canal and in Clear Lake (4 pages)
- A plan noting the area to be dredged in Clear Lake (1 page)
- Details of the bulkhead to be constructed (2 pages)
- Pump performance curves for recirculation pump from preliminary design (1 page)

Including this letter, please find 20 pages in this submittal.

Sincerely,
**Huitt-Zollars, Inc.**

Steven P. Gardner, P.E.

| APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT *(33 CFR 325)* | OMB APPROVAL NO. 0710-0003 Expires December 31, 2004 |
|---|---|

The Public burden for this collection of information is estimated to average 10 hours per response, although the majority of applications should require 5 hours or less. This includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters Service Directorate of Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302; and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003), Washington, DC 20503. Respondents should be aware that notwithstanding any other provision of law no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

**PRIVACY ACT STATEMENT**

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection , Research and Sanotuaries Act, Section 103, 33 USC 1413. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a perm be issued.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

*(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)*

| 1. APPLICATION NO. | 2. FIELD OFFICE CODE | 3. DATE RECEIVED | 4. DATE APPLICATION COMPLETED |
|---|---|---|---|
| | | | |

*(ITEMS BELOW TO BE FILLED BY APPLICANT)*

| 5. APPLICANT'S NAME | 8. AUTHORIZED AGENT'S NAME AND TITLE *(an agent is not required)* |
|---|---|
| MR JOE WATSON<br>CORINTHIAN CUSTOM BUILDERS, INC. | MR STEVE GARDNER, P.E.<br>HUITT-ZOLLARS, INC |
| 6. APPLICANT'S ADDRESS | 9. AGENT'S ADDRESS |
| 2411 FOUNTAINVIEW<br>STE 215<br>HOUSTON, TX 77057 | 1500 SOUTH DAIRY ASHFORD<br>STE 200<br>HOUSTON, TX 77077 |
| 7. APPLICANT'S PHONE NOS. W/AREA CODE | 10. AGENT'S PHONE NOS. W/AREA CODE |
| a. Residence | a. Residence (281) 879-0376 |
| b. Business (713) 621-0010 | b. Business (281) 496-0066 |

11. STATEMENT OF AUTHORIZATION

I hereby authorize, STEVEN P. GARDNER W/ HUITT-ZOLLARS, INC to act in my behalf as my agent in the processing of this applicatio upon request, supplemental information in support of this permit application.

APPLICANT'S SIGNATURE — DATE: 9/10/03

NAME, LOCATION AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE *(see instructions)*

CASA MARINA DEL SOL SUBDIVISION

| 13. NAME OF WATERBODY, IF KNOWN *(if applicable)* | 14. PROJECT STREET ADDRESS *(if applicable)* |
|---|---|
| CLEAR LAKE | N/A |

15. LOCATION OF PROJECT

GALVESTON (COUNTY) — TEXAS (STATE)

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN, *(see instructions)* 9.8 acre tract situated in the Michael Muldoon Two League Grant, A-18, League City, Galveston County, Texas. 29°33'20"N, 95°02'55"W

17. DIRECTIONS TO THE SITE From the intersection of Interstate 45 and FM 518 (Houston / Harris County Key Map 658L), proceed East on FM 518. Continue 2.7 miles on FM518 until it changes to FM 2094 (Marina Bay Dr.). Continue 2.0 miles on FM 2094 until it intersects Twin Oaks Blvd. (Key Map 619P). Turn North on Twin Oaks Blvd. The tract is to the west of Twin Oaks Blvd. and runs from the shoreline of Clear Lake approximately 1100 feet inland. See attached Vicinity Map on Exhibit 1.

18. Nature of Activity (*Description of project, include all features*)

SEE ATTACHED SHEET LABELED "BLOCK 18".

19. Project Purpose (*Describe the reason or purpose of the project, see instructions*)

THE PURPOSE OF THIS PROJECT IS TO PROVIDE BOAT ACCESS FROM THE PRIVATE PROPERTIES IN CASA MARINA DEL SOL TO CLEAR LAKE. THE WORK IS PLANNED TO BEGIN ON 01 DEC 03 AND REACH COMPLETION ON 31 DEC 04.

**USE BLOCKS 20-22 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED**

20. Reason(s) for Discharge

NO DISCHARGE – N/A

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards

NO DISCHARGE – N/A

22. Surface Area in Acres of Wetlands or Other Waters Filled (*see instructions*)

THE MATERIAL DREDGED FROM CLEAR LAKE WILL BE TRANSPORTED OFFSITE BY BARGE AND DISPOSED OF. IN ORDER TO PREVENT RUNOFF FROM THE BARGE INTO CLEAR LAKE, SILT FENCING WILL BE PLACED AROUND THE DREDGED MATERIAL.

23. Is Any Portion of the Work Already Complete? Yes____ No X IF YES, DESCRIBE THE COMPLETED WORK

24. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (If more than can be entered here, please attach a supplemental list).

SEE ATTACHED SHEET LABELED "BLOCK 24".

25. List of Other Certifications or Approvals/Denials Received from other Federal, State or Local Agencies for Work Described in This Application.

| AGENCY | TYPE APPROVAL* | IDENTIFICATION NUMBER | DATE APPLIED | DATE APPROVED | DATE DENIED |
|---|---|---|---|---|---|
| CITY OF LEAGUE CITY | SUBDIVISION PLAN APPROVAL | CASA MARINA DEL SOL PRELIMINARY AND FINAL PLATS | MAY 03 | IN PROCESS | |

26. Application is hereby made for a permit or permits to authorize the work described in this application. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

| SIGNATURE OF APPLICANT | DATE | SIGNATURE OF AGENT | DATE |
|---|---|---|---|
| | | S&E | 9/10/03 |

The application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

The applicant should sign this statement and return to:

U.S. Army Corps of Engineers (USACE)
Regulatory Branch
P.O. Box 1229
Galveston, Texas 77553-1229
Fax: 409-766-3931

USACE Permit Number_____ (To be assigned by USACE)

Applicant's Name and Address (please print):
MR JOE WATSON c/o CORINTHIAN CUSTOM BUILDERS, INC.
2141 FOUNTAINVIEW, STE 215
HOUSTON, TX 77057

Project Manager or Regulatory Specialist (if known):

_____

The proposed activity complies with the enforceable policies of the Texas Coastal Management Program and will be conducted in a manner consistent with such policies.

Date: 9/10/03 Signature: _____

Any questions regarding the Texas Coastal Management Program should be referred to:

Diane Garcia
Texas General Land Office
Coastal Coordination Council
1700 North Congress Avenue, Room 617
Austin, Texas 78701-1495

512-463-5385
512-475-0680 Fax

diane.garcia@glo.state.tx.us
tammy.brooks@glo.state.tx.us

## PROJECT DESCRIPTION

The project consists of the development of a 9.8-acre tract of land located to the west of Twin Oaks Blvd in the Marina Del Sol subdivision in League City, Texas located in Galveston County, as shown in Exhibit 1. The proposed 24-lot development will adjoin a proposed canal with service to Clear Lake. The canal will run along the west edge of the 9.8-acre tract as shown in Exhibit 2.

The subject property is mostly flat, with elevations ranging from 0.0 to 9.5 feet. The majority of the tract lies at elevations between 8.0 to 9.5 feet, while the area 150' from the shore drops from 9.5 feet to water level. The site is bounded by Clear Lake to the north, Twin Oaks Blvd to the east, a reserve to the south and Lakeside Addition development to the west.

## CANAL DESCRIPTION

The canal will be formed by excavating to create the proposed cross-section. The excavated earth will then be used as fill to raise the finished floor elevation on the proposed lots 1.5 feet above the 100-year flood elevation of 11 feet. There will be no net fill in the floodplain resulting from this work. Starting at the base of the canal, an 8-foot bulkhead (4-foot above water) will run along the east edge of the southern portion of the canal, creating a 64-foot waterway as shown in Exhibit 3. Near proposed lots 6 and 7, the canal widens to 76.5 feet as shown in Exhibit 4. This area of the canal is to be used as a turning basin for marine traffic. An 8-foot bulkhead (4-foot above water) will be necessary on the west side of the canal to create this section. Continuing north past the turning basin, the canal has the same cross section shown in Exhibit 3. Exhibit 5 shows that two bulkheads form the east side of the canal for the portion from the boat ramp to Clear Lake. The lower bulkhead extends 4.5 feet above the water level. The upper bulkhead reaches 10 feet above the water level. There will be a 5-foot separation between the 4.5-foot bulkhead and the 10-foot bulkhead that will be used for pedestrian traffic to the boat slips. On the west side of the 62-foot wide canal access, an 8-foot bulkhead (5-feet above water) will be installed. For the lots facing Clear Lake, another 8-foot bulkhead (4-feet above water) will be installed as detailed in Exhibit 6. This bulkhead will be constructed behind the mean high-high (MHH) tide level and will not encroach on Clear Lake. Details on the excavation and fill can be found on the attached typical sections A, B, C, and D on Exhibits 3 through 6.

On the west edge of the property, located about 550 feet from the shoreline, is a 42" oak tree. Due to the size and type of this tree, it is protected. A bulkhead will also be placed around this tree to allow for the creation of the canal, as shown in Exhibit 2.

## BULKHEAD CONSTRUCTION

The area between bulkheads, where the canal is to be constructed, will be excavated while the bulkheads are being installed. In order to perform the canal excavation work in the dry, a levee will be left at the mouth of the proposed canal. Any brine that seeps in will be pumped out of the construction area. The wood used for bulkhead construction is 0.80 CCA pressure-treated lumber, yellow pine #2 or better. The tie rods and fasteners are hot-dipped galvanized steel. A schematic of the completed bulkhead can be seen on Exhibits 8 and 9.

The bulkhead will be installed as follows. First, 16-foot long, 10" diameter butt piles will be driven in at 4-foot centers with a backhoe. Second, 3"x8" wales will be placed as separators behind the piles. Next, 12-foot long 2"x12" center-matched (tongue-and-groove) boards are

installed behind the separating wales. Then, 4-oz. filter fabric is then placed behind the center-matched sheets and 2"x12" caps are installed on top. A 12-foot long, 8" diameter butt pile "deadman" is then driven in by a backhoe about 15 feet to 18 feet behind the bulkhead wall at 8-foot centers. Next, a trench is laid for ¾" tie rods that are drilled through the piers and bulkhead assembly and run to the deadman. The tie rod is then drilled through the deadman and fastened with nuts and washers on both ends. Finally, the excavated area is backfilled to the design level.

After removal of the earth is complete and the fill is placed on the lots, the levee will be removed. Then the area from the mouth of the proposed canal to 500 feet inside Clear Lake will be dredged to create a 50-foot wide 6.5-foot deep travel way between the proposed canal and the channel in Clear Lake. For the lakefront lots, a 6.5-foot deep area will be dredged from the shore to 110 feet out, as shown in Exhibit 7. All dredged material will be placed on a barge with silt fencing around it to prevent runoff and will be moved offsite. No material will be discharged into Clear Lake from the dredging operation.

**CANAL CIRCULATION**

A portion of the improvements to the tract involves paving and drainage. The proposed drainage system returns rainfall from the subdivision to the canal. This will help provide flow in the canal and give an aeration effect.

In order to ensure that the water in the canal does not remain stagnant, a pump system will be installed. The pump will carry water through an 8" PVC pipe from mouth of the canal on Clear Lake to the south end of the canal. The pump will be sized to provide a recirculation time of 1 week, or about 500 gpm, at 20 feet of total head (see the attached D-3126 (SS) Stainless Steel Pump sheet, curve 479). The inlet will be at the mouth of the canal at mid-depth. At the south end of the canal, the water will be reintroduced through means of small cascading overflows, flowing out about 12" above the surface of the water. The splashing and cascading will provide additional aeration for the recirculated water. The pump will be a stainless steel submersible pump, and will be located near the inlet. An RCP encasement for the pump will protect it from boat traffic and buoys will be used as warning devices. The PVC pipe will be buried one foot under the canal bottom to protect it.

Property: 4510-0008-0004-000
(Also Lots 5, 6, and 7)
GILL, ROBERT M & CINDY K
4410 BOULEVARD ST
BACLIFF, TX 77518-1486

Property: 4510-0008-0008-000
(Also Lot 9)
HOLCOMB, CLYDE T III & PAULISA
303 VALMAR
KEMAH, TX 77565

Property: 5910-0001-0013-000
MANSON, ALLEN L & PRISCILLA
1004 ISLAND VIEW
KEMAH, TX 77565-2167

Property: 5910-0001-0014-000
GANDHI, SAILESH I & PARESH I
1002 ISLAND VIEW ST
KEMAH, TX 77565-2167

Property: 5910-0001-0015-000
SHAVATT, HENRY M & SUSAN
1001 ISLAND VIEW ST
KEMAH, TX 77565-2168

Property: 3042-0003-0021-000
PARKER, SHARON A
100 DEL MAR ST
KEMAH, TX 77565-2169

Property: 3042-0002-0001-000
MORRISON, RICHARD R III & SHARON M
101 LAS BRISAS
KEMAH, TX 77565

Property: 3042-0001-0001-000
WALTHAUS, WALING & HENDERIKA C
100 LAS BRISAS ST
KEMAH, TX 77565-2163

Property: 3042-0003-0001-000
MARTIN, VICKI L
101 LAGO VISTA ST
KEMAH, TX 77565-2174

Property: 3042-0002-0009-000
OWNBY, SAMMY M & DEBORAH
100 LAGO VISTA ST
KEMAH, TX 77565-2173

Property: 4510-0004-0008-000
(Also 4510-0002-0009-000 and Lots 10, 11, 12 and adjacent park area)
CANNALIATO, MARGIE P
PO BOX 817
KEMAH, TX 77565-0817

Property: 4510-0004-0009-000
LUKE, JOE A & JACQUALINEL
5515 DE LANGE LN
HOUSTON, TX 77092-4102

Property: 4510-0007-0020-000
(Also Lots 21,22, and 23)
RAIFORD, EARL A JR
5100 SWEETBRIAR LN APT 529
TYLER, TX 75703-3861

Property: 4510-0007-0025-000
(Also Lots 19 and 24)
REYES, GILBERT JR
334 VALMAR ST
KEMAH, TX 77565-2027

Property: 4510-0007-0026-000
(Also 4510-0007-0027-000)
PECKHAM, WALLACE T & ROSE ANN
102 LAKESIDE DR
KEMAH, TX 77565-2007

Property: 4510-0007-0028-000
MCCALIP, OTHO W JR
320 VALMAR ST
KEMAH, TX 77565-2027

Property: 4510-0007-0029-000
WEEKS, ARMSTEAD A JR
No address available from Galveston CAD

Property: 4510-0007-0030-000
FORREST, JESSE J
3864 STEWART RD
KEMAH, TX 77565-3109

Property: 4510-0007-0031-000
(Also 4510-0007-0032-000 and Lot 33)
BURFINE, WALLACE & LOUISE
215 LAKESHORE DR
SEABROOK, TX 77586

Property: 4510-0007-0034-000
(Also 4510-0007-0039-000,
4510-0007-0040-000 and Lot 41)
HALE, JULIA W
213 LAKESIDE DR
KEMAH, TX 77565-2043

Property: 4510-0007-0035-000
WRIGHT, HELEN JOY
227 LAKESIDE DR
KEMAH, TX 77565-2043

Property: 4510-0007-0036-000
STONE, PATRICK S JR
PO BOX 58933
HOUSTON, TX 77258-8933

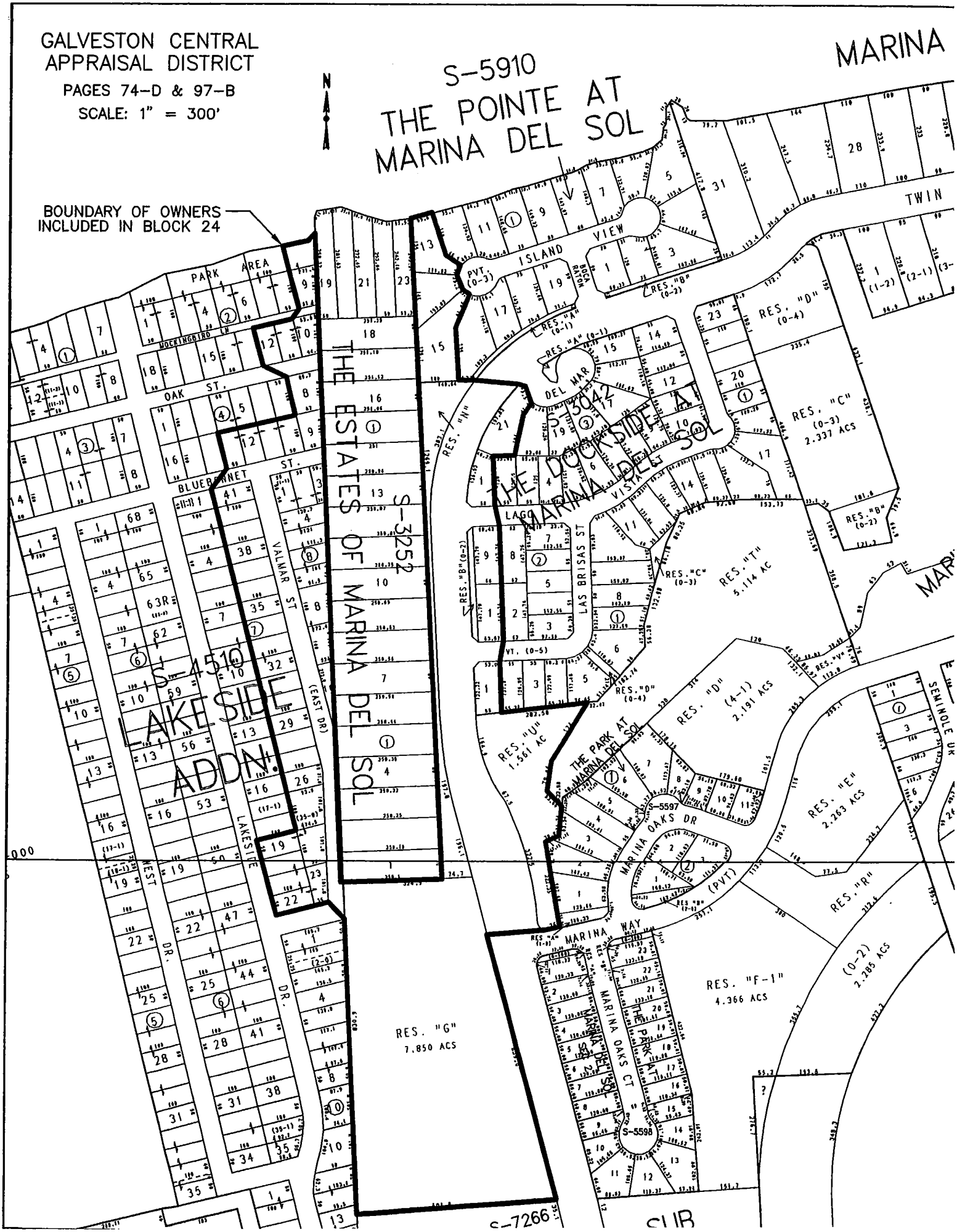
Property: 4510-0007-0037-000
(Also 4510-0007-0038-000)
HILLIARD, PEGGY L
22 VALMAR ST
KEMAH, TX 77565-2037

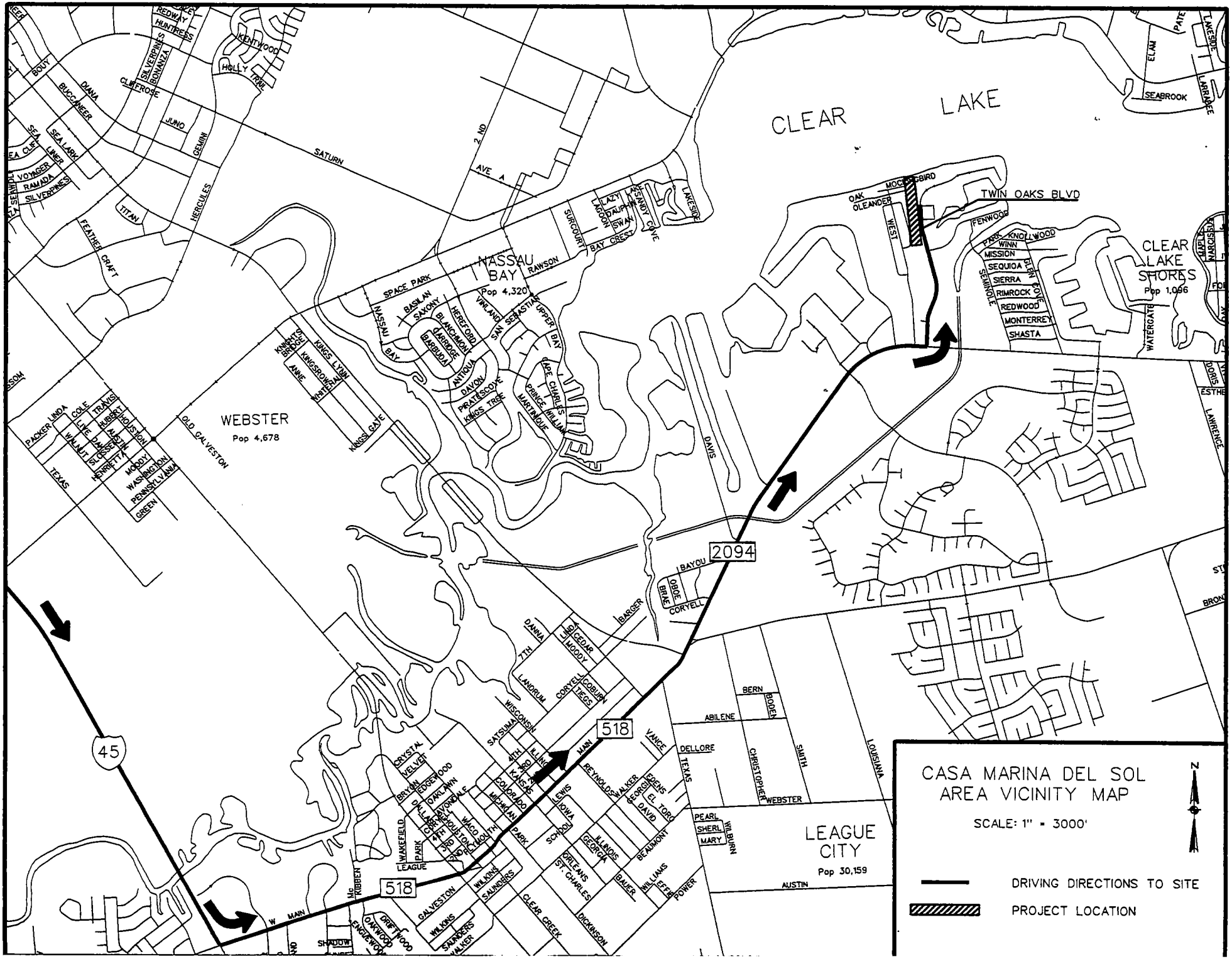
Property: 4510-0004-0010-000
(Also Lots 11, 12, and 13)
LACY, A W
2718 BLUEBONNET
KEMAH, TX 77565

Property: 4510-0008-0001-001
(Also Lots 2 and 3)
ROBISHEAUX, JEANETTE F
PO BOX 1633
LEAGUE CITY, TX 77574-1633

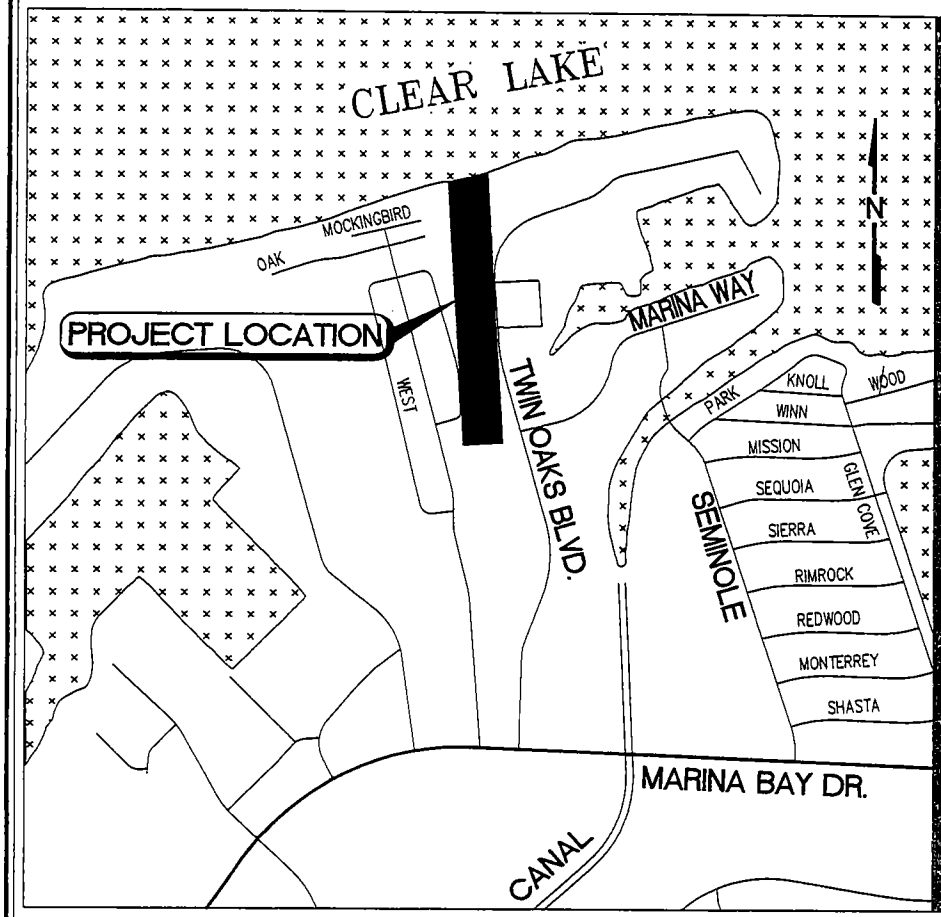
Property: 7266-0000-0000-001 (Pvt. Road)
(Also 7266-0000-0007-000 (Reserve G))
ASHTON SOL JOINT VENTURE
11375 W SAM HOUSTON PKWY S
HOUSTON, TX 77031

Property: 7266-0000-0014-000 (Reserve N)
(Also 7266-0000-0021-000 (Reserve U) and
3042-0000-0000-002 (Reserve B))
MARINA DEL SOL RESIDENTIAL
ASSOCIATION, INC
18333 EGRET BAY BLVD
HOUSTON, TX 77058

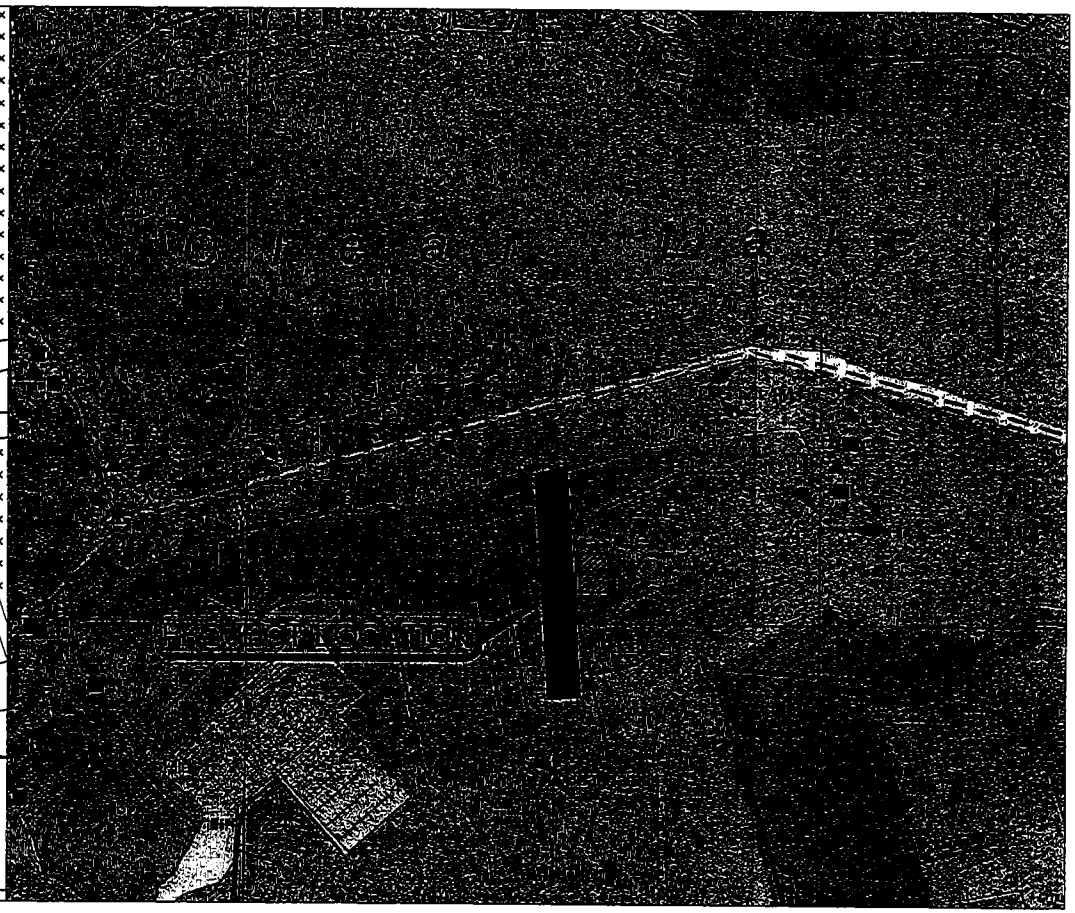

GALVESTON CENTRAL APPRAISAL DISTRICT
PAGES 74-D & 97-B
SCALE: 1" = 300'
N
S-5910
THE POINTE AT MARINA DEL SOL
MARINA
BOUNDARY OF OWNERS INCLUDED IN BLOCK 24
THE ESTATES OF MARINA DEL SOL
S-3252
THE DOCKSIDE AT MARINA DEL SOL
S-3042
LAKESIDE ADDN.
S-4510
PARK AREA
OAK ST.
BLUEBONNET ST.
ROCKINGBIRD LN
VALMAR ST
LAKESIDE DR.
WEST (EAST DR)
ISLAND VIEW
TWIN
PVT. (0-3)
RES. "A" (0-1)
RES. "B" (0-2)
RES. "D" (0-4)
RES. "C" (0-3) 2.337 ACS
DEL MAR
VISTA
LAGO
LAS BRISAS ST
RES. "N"
RES. "T" 5.114 AC
PVT. (0-5)
RES. "U" 1.561 AC
THE PARK AT MARINA DEL SOL
S-5597
MARINA OAKS DR
(PVT)
RES. "D" (4-1) 2.191 ACS
RES. "E" 2.263 ACS
RES. "R"
SEMINOLE LK
MARINA WAY
MARINA OAKS CT
S-5598
RES. "G" 7.850 ACS
RES. "F-1" 4.366 ACS
(0-2) 2.285 ACS
S-7266


CASA MARINA DEL SOL
AREA VICINITY MAP
SCALE: 1" = 3000'
DRIVING DIRECTIONS TO SITE
PROJECT LOCATION
N
CLEAR LAKE
CLEAR LAKE SHORES
Pop 1,096
NASSAU BAY
Pop 4,320
WEBSTER
Pop 4,678
LEAGUE CITY
Pop 30,159
TWIN OAKS BLVD
2094
518
45
SATURN
2 ND
AVE A
OLD GALVESTON
DAVIS
BARGER
MAIN
W MAIN
LEAGUE
AUSTIN
LOUISIANA
SMITH
CHRISTOPHER
WEBSTER
ABILENE
DELLORE
TEXAS
SEABROOK
LAKESIDE
SPACE PARK
RAWSON
SURCOURT
BAY CREST
SAN SEBASTIAN
UPPER BAY
KINGS GATE
KINGS LYNN
KINGSROW
WHITEHALL
KNIGHTS BRIDGE
ANNE
PACKER
LINDA
COLE
TRAVIS
HUBERT
HOUSTON
WALNUT
SLOSSEN
HENRIETTA
MOODY
WASHINGTON
PENNSYLVANIA
GREEN
TEXAS
BAYOU
OBOE
BRAE
CORYELL
DANNA
LINDA
CEDAR
MOODY
7TH
LANDRUM
CORYELL
COBURN
TIEGS
WISCONSIN
SATSUMA
4TH
3RD
KANSAS
COLORADO
MICHIGAN
PARK
LEWIS
IOWA
SCHOOL
REYNOLDS
WALKER
GEORGIA
EDENS
EL TORO
DAVID
BEAUMONT
ILLINOIS
GEORGIA
ORLEANS
ST. CHARLES
BAUER
WILLIAMS
EFFIE
POWER
VANCE
PEARL
SHERL
MARY
WILBURN
CRYSTAL
VELVET
BRYON
EDGEWOOD
OAKLAWN
AVONDALE
WAKEFIELD
PARK
LEAGUE
WACO
PLYMOUTH
GALVESTON
WILKINS
SAUNDERS
CLEAR CREEK
DICKINSON
DRIFTWOOD
OAKWOOD
ENGLEWOOD
SHADOW
KIBBEN
Mc
BERN
BODEN
OAK
OLEANDER
MOCKINGBIRD
WEST
FENWOOD
PARK
KNOLLWOOD
WINN
MISSION
SEQUIOA
SIERRA
RIMROCK
REDWOOD
MONTERREY
SHASTA
SEMINOLE
GLEN COVE
WATERGATE
LAWRENCE
ESTHER
DORIS
ELAM
PATE
LAKESIDE
LARRABEE
HUNTRESS
REDWAY
KENTWOOD
HOLLY TRAIL
SILVERPINES
BONANZA
CLIFFROSE
DIANA
BUCCANEER
JUNO
GEMINI
SEA LARK
LINER
VOYAGER
RAMADA
SILVERPINES
TITAN
HERCULES
FEATHER CRAFT
BOUY
SEA CLIFF
SEA
LAZY
LAKE
DAUPHIN
SWAN
LAGOON
SANDY COVE
LAKESIDE
SPACE PARK
BASILAN
SAXONY
NASSAU BAY
HEREFORD
BLANCHMONT
CARRIDGE
BARBUDA
ANTIQUA
DAVON
PIRATESCOVE
KINGS TREE
VINLAND
CAPE CHARLES
PRINCE WILLIAM
MARTINIQUE
BAYOU

STREET VICINITY MAP




MARINE VICINITY MAP



CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

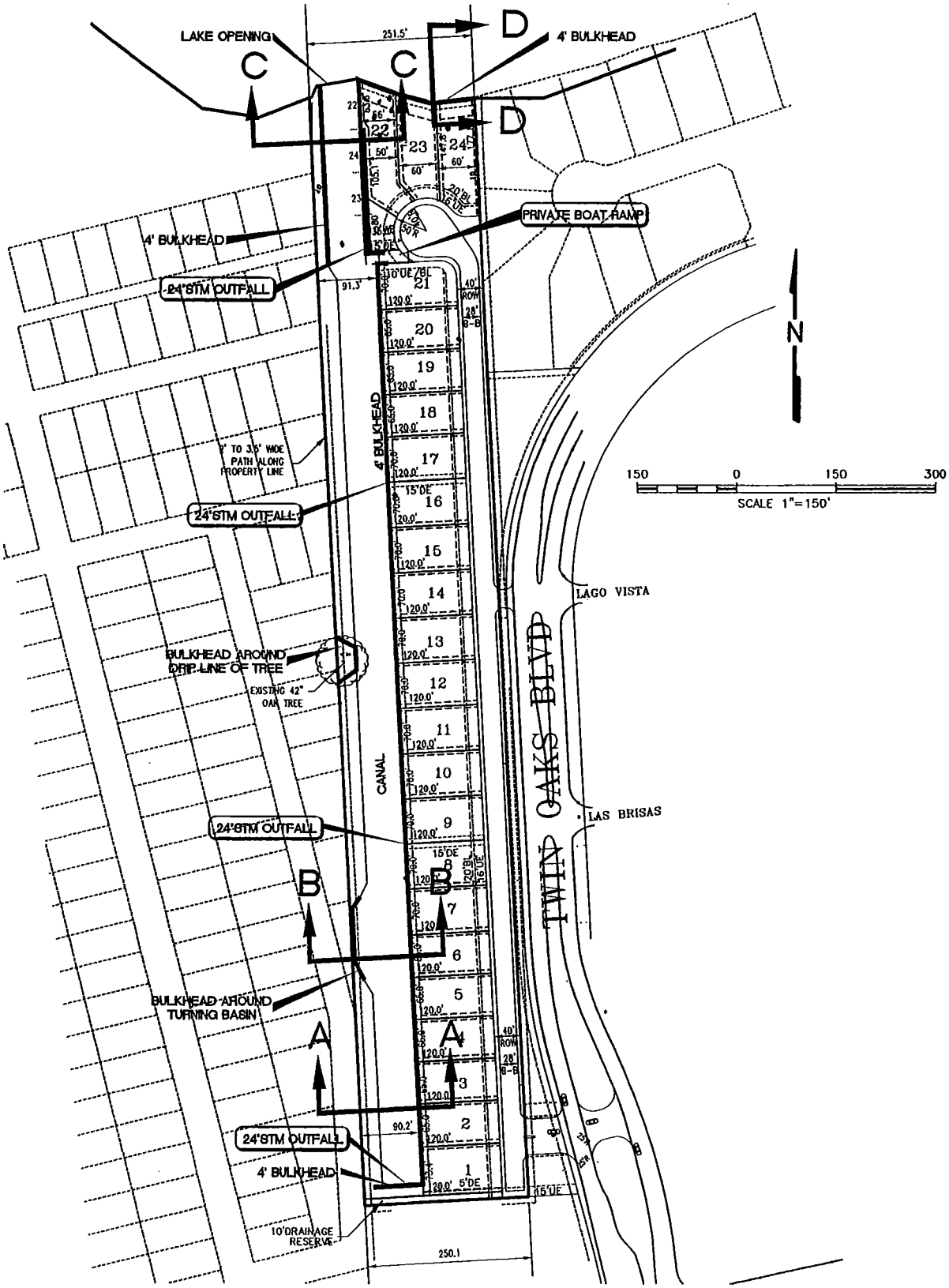
HUITT-ZOLLARS

1800 South Dairy Ashford,
Telephone [illegible]

Houston, Texas 77077
Fax [illegible]

# EXHIBIT "1"

CASA MARINA DEL SOL
CANAL LOT SUBDIVISION
ON THE SOUTH SHORES OF CLEAR LAKE

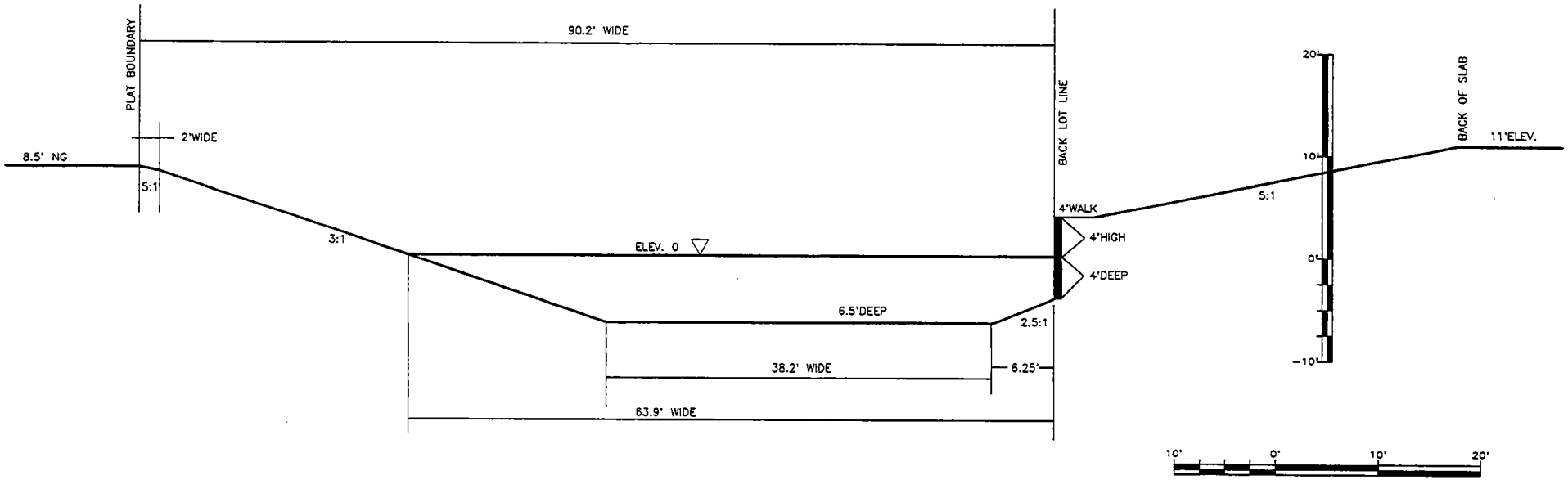



# EXHIBIT "2"

## CASA MARINA DEL SOL
## LAYOUT
## TOTAL 24 LOTS

21 CANAL LOTS
3 LAKE SHORE LOTS

HUITT-ZOLLARS
1800 South Dairy Ashford, Houston, Texas 77077
Telephone 281-496-0096 Fax 281-496-0230




SECTION A–A

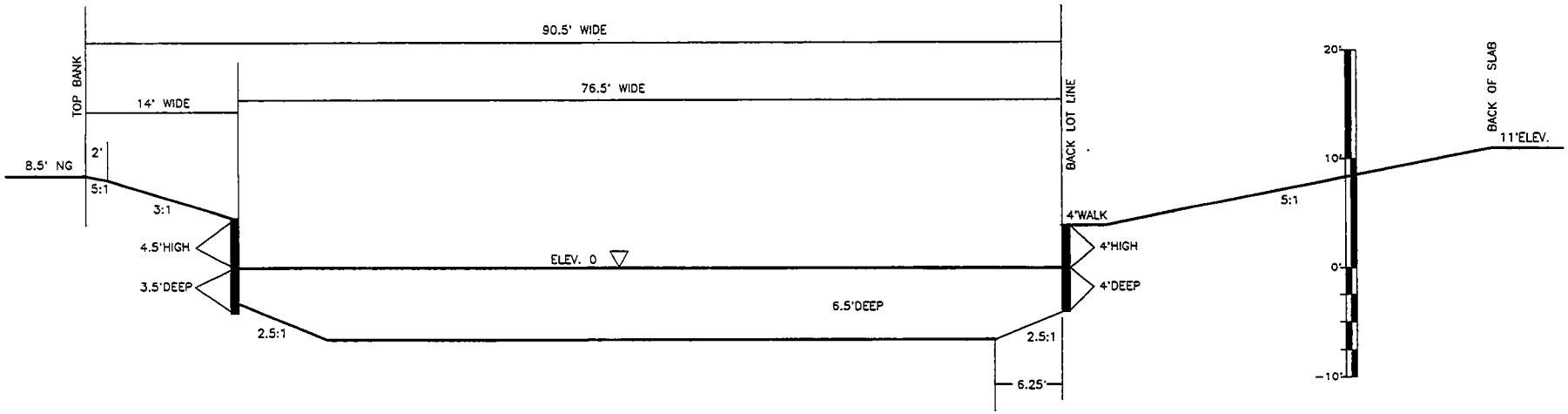
LOOKING NORTH

EXHIBIT "3"

HUITT-ZOLLARS

1500 South Dairy Ashford, Houston, Texas 77077
Telephone 281-496-0066 Fax 281-496-0220

CASA MARINA DEL SOL
TYPICAL CROSS SECTION
OF CANAL AND BULKHEAD



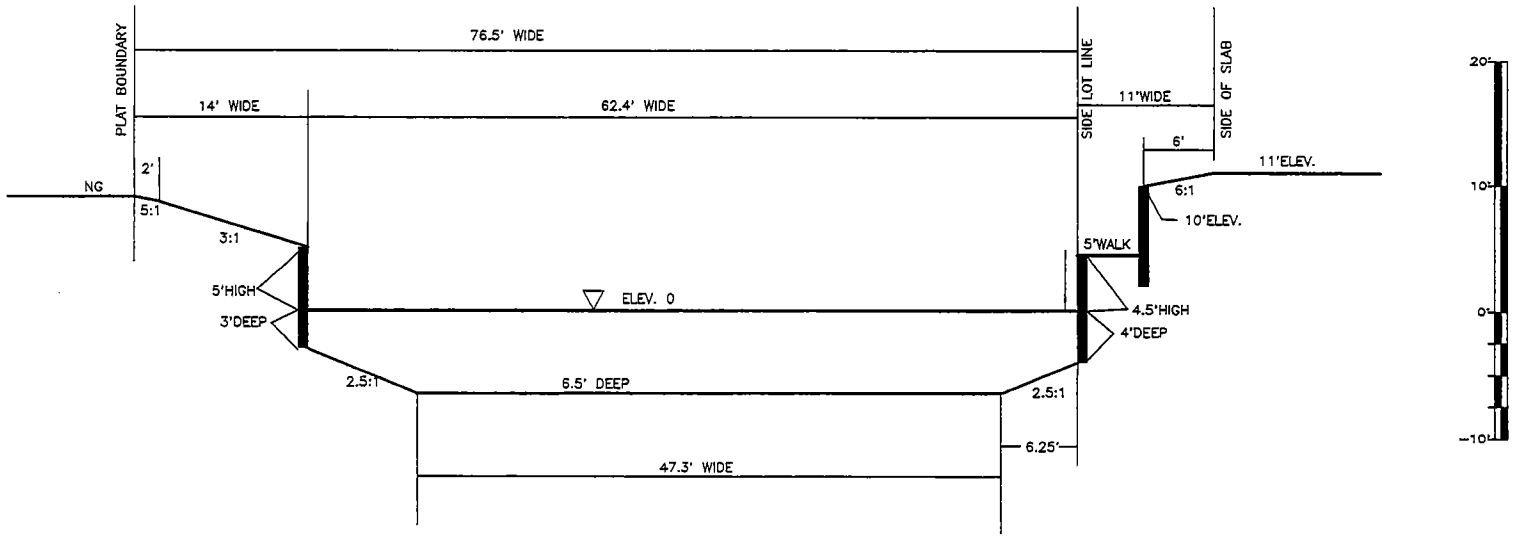

## SECTION B–B

TURNING BASIN
LOOKING NORTH

## EXHIBIT "4"

CASA MARINA DEL SOL
TYPICAL CROSS SECTION
OF CANAL AND BULKHEAD

HUITT-ZOLLARS
1500 South Dairy Ashford, Houston, Texas 77077
Telephone 281-496-0066 Fax 281-496-0220



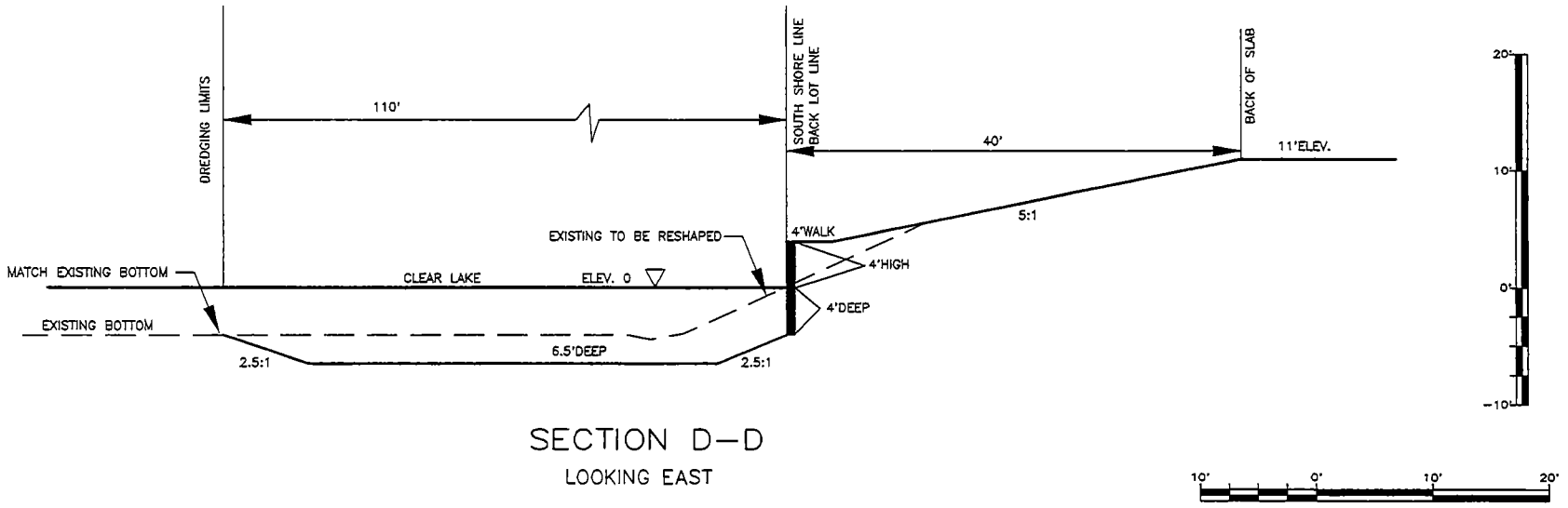

## SECTION C–C

CANAL ENTRANCE
LOOKING NORTH

EXHIBIT "5"

CASA MARINA DEL SOL
TYPICAL CROSS SECTION
OF CANAL AND BULKHEAD

HUITT-ZOLLARS
1500 South Dairy Ashford, Houston, Texas 77077
Telephone 281-496-0068 Fax 281-496-0220




SECTION D–D

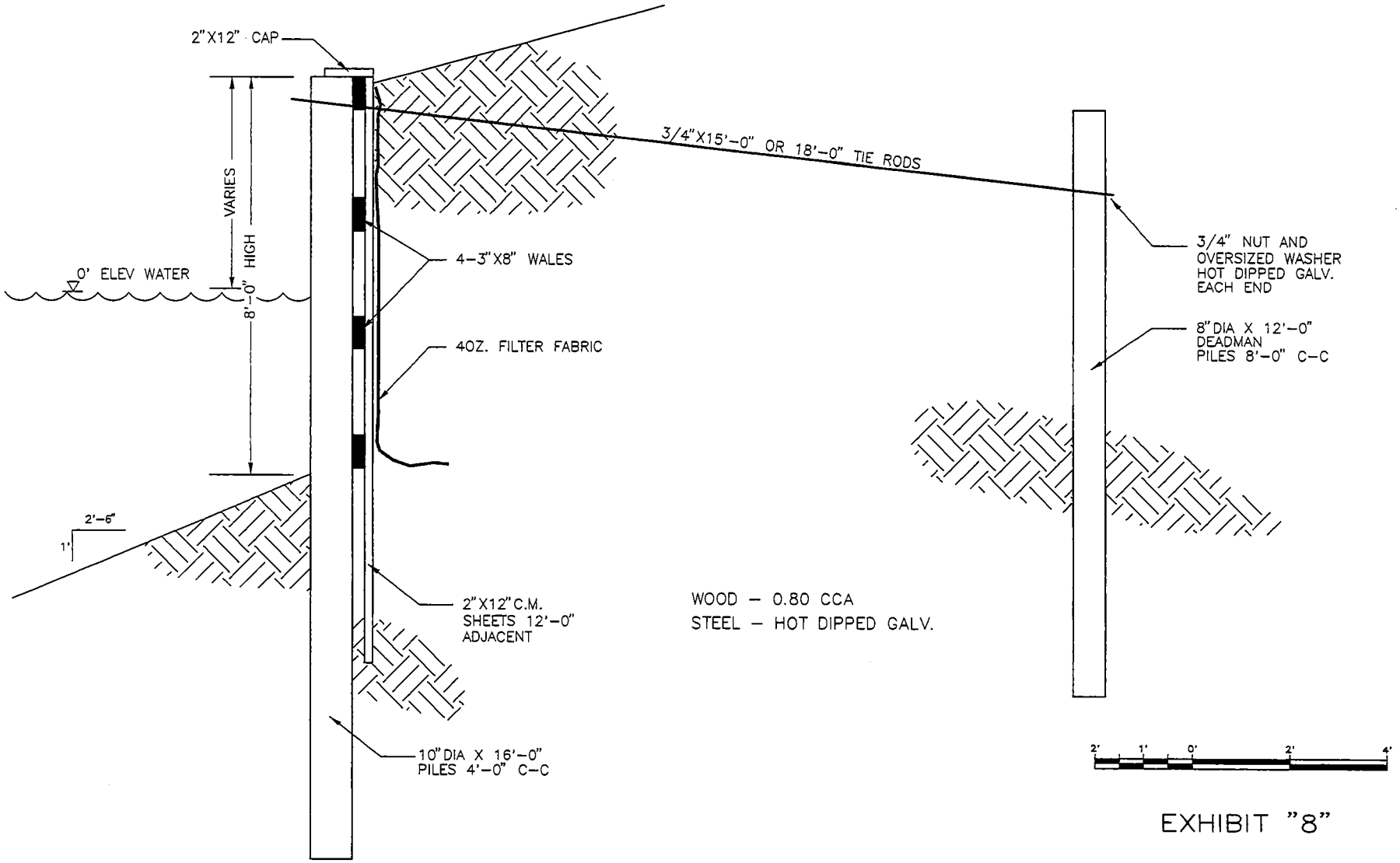
LOOKING EAST

EXHIBIT "6"

CASA MARINA DEL SOL
TYPICAL CROSS SECTION
LAKE FRONT BULKHEAD

HUITT-ZOLLARS

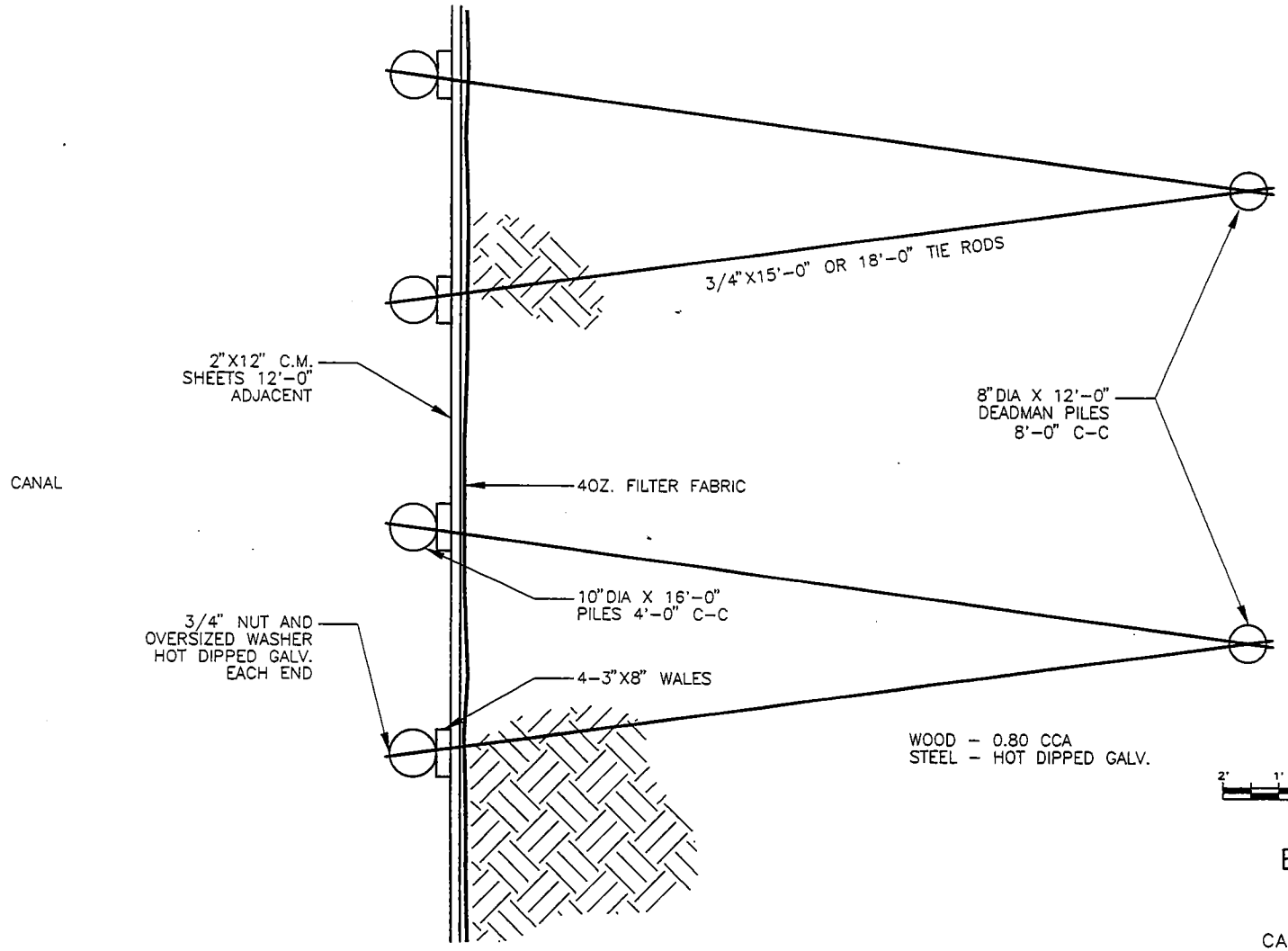
1500 South Dairy Ashford, Houston, Texas 77077
Telephone 281-496-0066 Fax 281-496-0220




# EXHIBIT "8"

CASA MARINA DEL SOL
TYPICAL CROSS SECTION
OF PROPOSED BULKHEAD

HUITT-ZOLLARS
1500 South Dairy Ashford, Houston, Texas 77077
Telephone 281-496-0065 Fax 281-496-0220

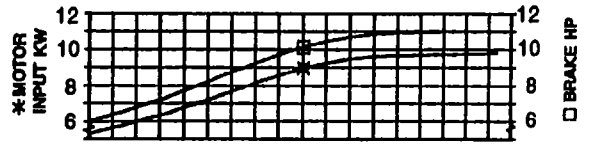
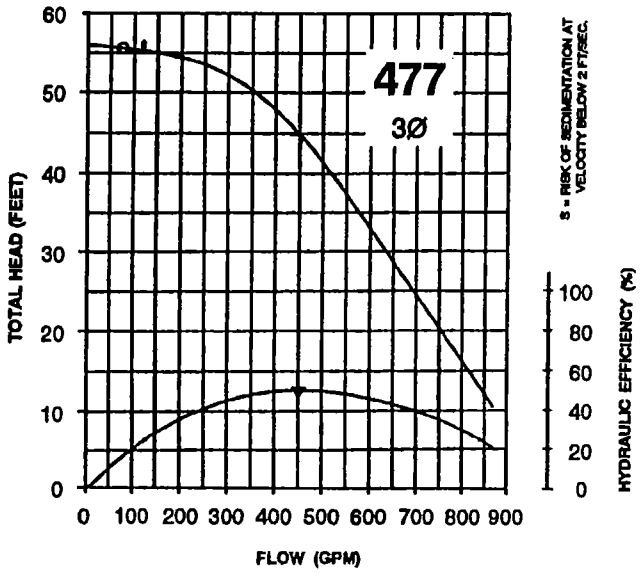
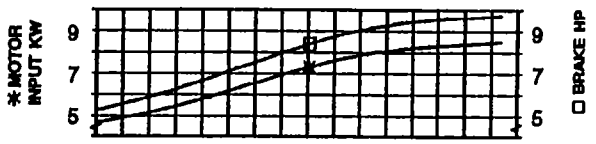
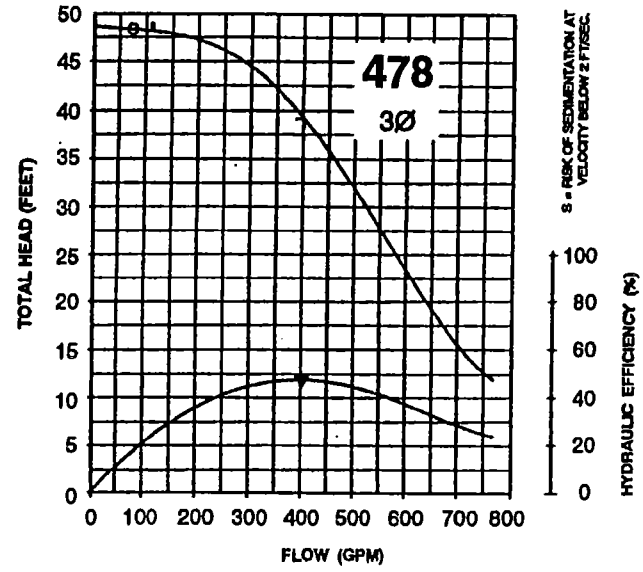
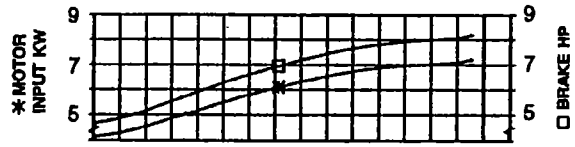
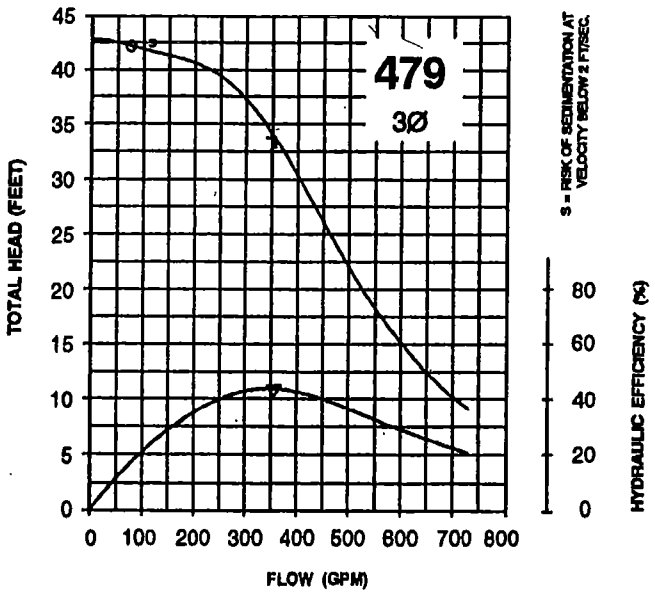



# EXHIBIT "9"

CASA MARINA DEL SOL
PLAN VIEW OF
PROPOSED BULKHEAD

HUITT-ZOLLARS
1500 South Dairy Ashford, Houston, Texas 77077
Telephone 281-496-0066 Fax 281-496-0220

# D-3126(SS) Stainless Steel Pump
## Performance Curves

| SECTION | PAGE |
|---|---|
| 8 | 59 |
| SUPERSEDES | ISSUED |
| | 5/89 |

4 Pole, 11.0 HP Motors