

October 11, 2005

Ms. Jessica Napier
U.S. Army Corps of Engineers
Regulatory Branch (CESWF-PER-R)
819 Taylor Street, Room 3A37
Fort Worth, Texas 76102-0300

Reference: Northern Cross Development
Fall 2005 Mitigation Monitoring
USACE Project No. 200400475

Dear Ms. Napier:

This annual monitoring report is a summary of activities associated with U.S. Army Corps of Engineers (USACE) Project Number 200400475. The Northern Cross Development is located at the southeast corner of the interchange for U.S. Interstate Highway 35-W (IH 35-W) and Loop 820 in Fort Worth, Tarrant County, Texas (**Attachment A, Exhibits 1 and 2**). Impacts that occurred on the subject property resulted in adverse impacts to approximately 3,013 linear feet (1.90 acres) of ephemeral tributaries and 1.37 acres of herbaceous wetlands. The total impact to waters of the U.S. was 3.27 acres. These impacts were authorized on February 9, 2005.

TRBP, L.P. (TRBP) proposed to mitigate for unavoidable impacts to waters of the U.S. through the creation of two meandering stream channels (with ephemeral pools) and upland riparian buffers which will minimize impacts to and enhance approximately 2,620 linear feet (0.24 acres) of stream channel and ephemeral pools. TRBP will also enhance approximately 1.36 acres of wetland with a 50-foot riparian and upland riparian buffer, as well as creating 1.03 acres of additional wetland through excavation adjacent to an existing wetland (**Attachment A, Exhibit 3**). These activities will create a total of 9.64 acres of mitigation and create and enhance 2.63 acres (2,620 linear feet) of waters of the U.S.

Fall 2005 Observations

Environmental scientists from Carter & Burgess visited this site on September 28, 2005 to assess the progress of the mitigation area and to photo-document the conditions. The project site is currently still under construction. Mass grading of commercial and retail lot locations has been completed (**Attachment B, Photographs 1 and 2**). Construction of Northern Cross Boulevard and North Sullivan Street and the realignment of Tributaries 1 and 2 have also been completed (**Attachment B, Photographs 3 and 4**).

Future Work

Observations made during the most recent site visit on September 15, 2005 noted that the mitigation areas have not been planted. TRBP has hired a mitigation planting specialist to implement the planting required per the approved mitigation plan. TRBP has also hired a mitigation construction specialist to oversee the mitigation plantings and the excavation required for the created wetland. Implementation of mitigation activities will occur during the winter of 2006.

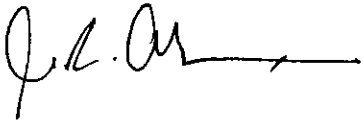
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The deed restriction for this project has been drafted and approved by the USACE on June 16, 2005. TRBP is in negotiation with adjacent landowners concerning the deed restrictions. The deed restriction will be filed with Tarrant County once it is finalized and a copy will be provided to the USACE.

The next mitigation monitoring report is scheduled to be submitted in October 2006. The TRBP is responsible for maintenance of the mitigation area created to comply with the conditions of the mitigation plan until the TRBP provides documentation to, and receives verification from, the Regulatory Branch, Fort Worth District, USACE that the aquatic mitigation areas function as waters of the U.S., and non-aquatic areas function as the intended type of ecosystem component.

If you have any questions or need additional information, please feel free to call me at 817-735-7029 or Lindi Clayton at 817-735-2836.

Sincerely,

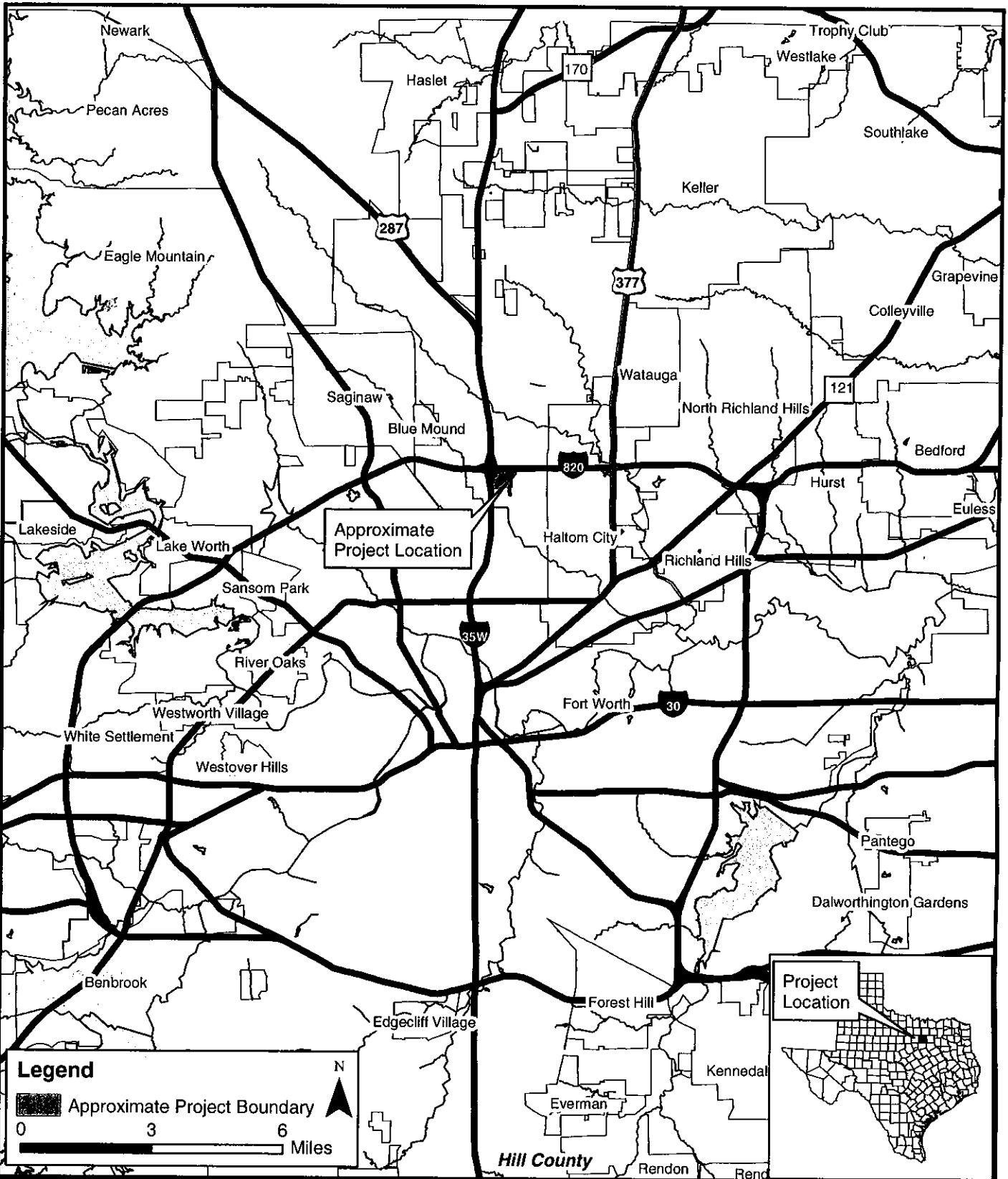


Randy Alexander, C.W.B.
Senior Environmental Scientist

LAC/nh
Attachments
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cc: Correspondence
Randy Alexander, C&B
Pete McKone, C&B
John Kroehler, C&B
June Lykes, TRBP

Attachment A
Site Maps

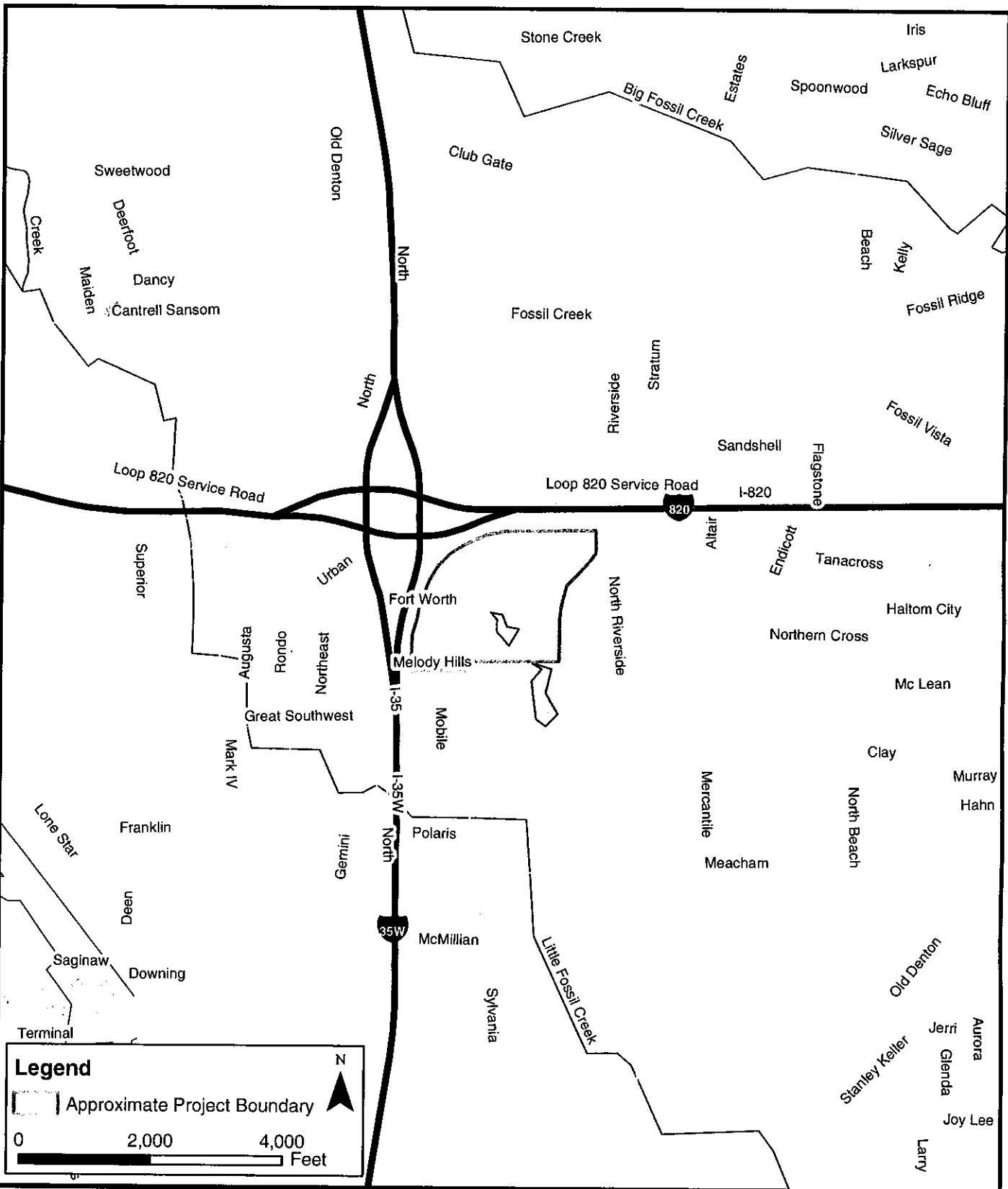


Carter Burgess

Vicinity Map
 Northern Cross Development
 Fort Worth, Tarrant County, Texas
 C&B Project No. 014072.010
 USACE Project No. 200400475

Source: Texas State Data Center (2000)

Exhibit
1



Carter Burgess

Local Area Map

Northern Cross Development
 Fort Worth, Tarrant County, Texas
 C&B Project No. 014072.010
 USACE Project No. 200400475

Source: North Central Texas Council
 of Governments (NCTCOG) (2000)

Exhibit

2

Interstate Loop 820

North Riverside Drive

Northern Cross Blvd.

Mitigation Site 1

Mitigation Site 2

Mitigation Site 3

Mitigation Site 4

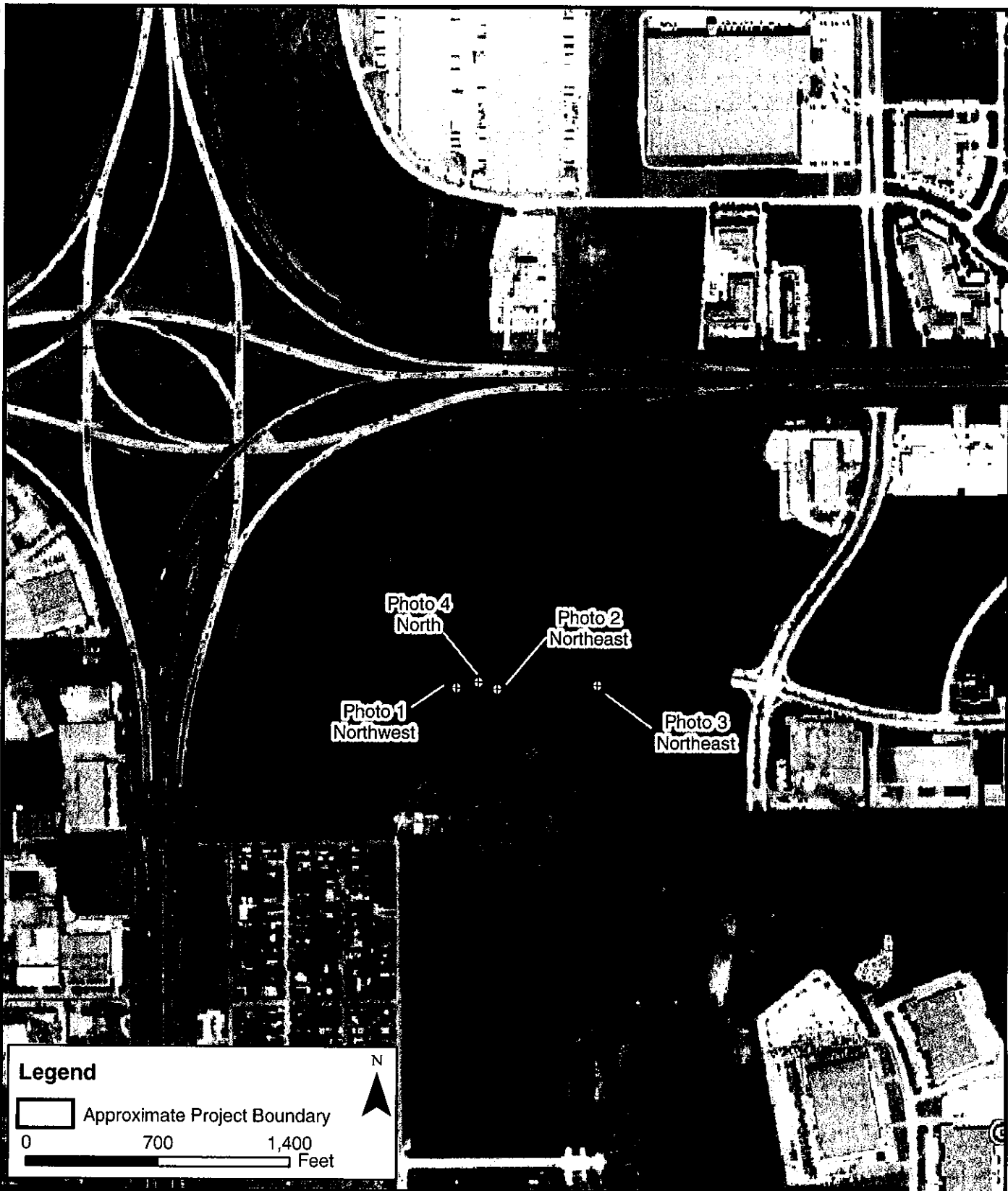
Mitigation Site 5



LEGEND

	Permit Boundary		Impacts to Waters of the U.S.
	Ephemeral Stream Channel		Upland Riparian Buffer
	- Waters of the U.S.		Created Wetland
	Herbaceous Wetland		
	- Waters of the U.S.		
	Drainage Channel Not a Waters of U.S.		

Attachment B
Site Photographs

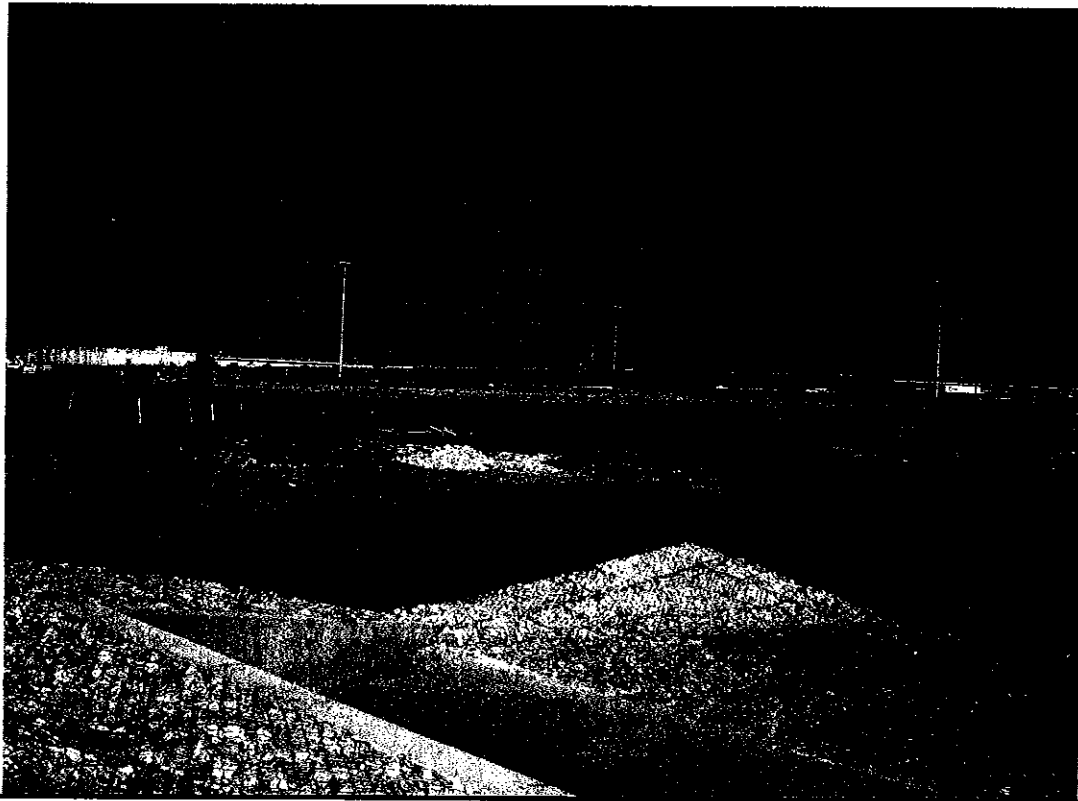


Carter & Burgess

Photograph Map
Northern Cross Development
Fort Worth, Tarrant County, Texas
C&B Project No. 014072.010
USACE Project No. 200400475

Source: AirPhoto USA (2004)

Exhibit
1



Photograph 1. Typical view of project site where mass grading has occurred. View is to the northwest (September 28, 2005).



Photograph 2. Typical view of project site where mass grading has occurred. View is the northeast (September 28, 2005).



Photograph 3. View of Tributary 1, view is to the northeast. Mitigation Site 2 will be located along this channel (September 28, 2005).



Photograph 4. View of Tributary 2, view is to the north. Mitigation Site 1 will be located along this channel (September 28, 2005).