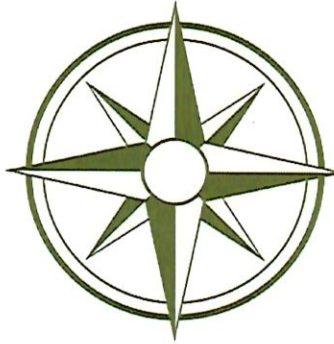




# **BAIRD ENGINEERING, INC.**

506 Jefferson Street • Clinton, MS 39056

September 1, 2026

Alex Alexander  
Trifecta  
105 Spann Drive  
Brandon, MS 39047

Re: Wetlands Statement  
Webster Street Development  
Bay St. Louis, Mississippi

Mr. Alexander,

This letter is written in response to a letter received from the City of Bay St. Louis on August 26, 2026 in regard to a review of wetlands for the property on Webster Street currently in the design phase. Attached is a survey plat of the subject property and its location.

The National Wetlands Inventory map provided by the U.S. Fish and Wildlife Service showed no indication of wetlands on the subject property. I have attached a copy of the inventory map with the subject property outlined in blue that clearly shows no wetlands near our project location. In addition, I have not observed any potential wetlands areas on the property during the course of the survey. .

I hope you find this letter and attachments in order and please let me know if you have any questions in regard to this matter.

Regards,

A large, stylized handwritten signature in blue ink, consisting of a large loop followed by a long horizontal stroke.

Colin L. Baird, PE, PLS  
Principal  
Baird Engineering, Inc.

# PLAT OF SURVEY for TRIFECTA DEVELOPMENT GROUP, LLC



Bearing referenced to Grid North.

## NOTES:

- 1) PROPERTY IS ZONED OTM (OLD TOWN NEIGHBORHOOD MEDIUM) AND MR (MIXED RESIDENTIAL) PER THE CITY OF BAY ST. LOUIS, MS ZONING ORDINANCE.
- 2) SETBACKS (OTM):  
FRONT - 10 feet MIN/25 feet MAX feet from a street right-of-way line.  
SIDE - 5 feet  
REAR - 25 feet
- 3) SETBACKS (MR):  
FRONT - 15 feet from a street right-of-way line.  
SIDE - 5 feet  
REAR - 20 feet
- 3) SUBJECT PROPERTY IS LOCATED WITHIN HANCOCK COUNTY, MISSISSIPPI
- 4) ADDRESS OF SUBJECT PROPERTY IS: WEBSTER STREET  
BAY ST. LOUIS, MS
- 5) SUBJECT PROPERTY IS LOCATED IN ZONE "AE" (BFE 18.0 FEET) AS DETERMINED BY FIRM NO. 28045 C 2540  
CITY OF BAY ST. LOUIS, REVISION DATE - OCTOBER 16, 2023.

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Boundary survey by Chiniche Engineering & Surveying dated 3/4/2024. Michael Raymond McGinnis PLS #2827

Date of field survey completed: July 2, 2026  
Party Chief: Joey Fife

Vertical Elevations referenced to NAVD88

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Underground utilities are based on physical evidence, maps provided by utility companies, and ultralight locate service personnel. Some utilities shown on this plat may be approximate only. Should call MS One-Call before any digging.

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83-East Zone) as derived using RTK GPS observations using Cores Stations MSJK and MSYZ.  
Convergence Angle = N 00°15'08" E  
Combined Factor = 0.99997798075400  
(Computed at N=297577.905, E=826522.113)

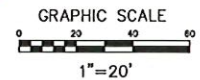
## LEGEND

- |                                            |                              |
|--------------------------------------------|------------------------------|
| ○ TELEMANAGEMENT BOX                       | — 1" — SINK BOX              |
| ○ 1/2" IRON REBAR FOUND                    | — 1" — GAS LINE              |
| ○ 1/2" IRON REBAR SET (1/2" IRON WITH CAP) | — 1" — UNDERGROUND TELEPHONE |
| ○ WATER FAUCET                             | — 1" — FENCE LINE            |
| ○ UTILITY POLE                             | — 1" — CONTOUR               |
| ○ GAS VALVE                                | — 1" — OVERHEAD POWER        |
| ○ WATER VALVE                              | — 1" — UNDERGROUND ELECTRIC  |
| ○ FIRE HYDRANT                             | ○ LIGHT POLE                 |
| ○ TELEPHONE MANHOLE                        | ○ STORM DRAIN BOX            |
| ○ TELEPHONE PEDIESTAL                      | ○ WATER METER                |
| ○ ELECTRIC TRANSFORMER BOX                 | ○ BENCH CLEARANCE            |
| ○ CONC. CURB & GUTTER                      | ○ POWER METER                |
| ○ STORM PILET                              | ○ GAS METER                  |
| ○ SINK BOX                                 | ○ CONCRETE                   |
| ○ SINK BOX                                 | ○ ASPHALT                    |
| ○ CURB PILET                               | ○ FENCE OPEN BOX             |
| ○ CABLE BOX (UNDERGROUND)                  | ○ ELECTRIC BOX (UNDERGROUND) |
| ○ SINK SERVICE STUB                        |                              |
| ○ WATER SERVICE STUB                       |                              |

This TOPOGRAPHIC survey was performed and this plat was prepared by Baird Engineering, Inc.,  
506 Jefferson Street, Clinton, MS 39056  
Phone: (601) 925-5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on July 2, 2026.



C1.0



