

**PARTICIPATION AGREEMENT**  
**For Oversizing Streets and Drainage Crossings**  
**Per UDC §8.4**

This PARTICIPATION AGREEMENT (“Agreement”) is entered into between the City of Corpus Christi (“City”), a Texas home-rule municipal corporation, acting by and through its City Manager, or designee, and Braselton Development Company, LTD, (“Developer”), a Texas Limited Partnership.

WHEREAS, the Developer, in compliance with the City’s Unified Development Code (“UDC”), has a plat, approved by the Planning Commission on May 28, 2025 to develop a tract of land, to wit approximately 5.68 acres known as London Towne Subdivision Unit 12 as shown in the attached **Exhibit 1**, the content of such exhibit being incorporated by reference into this Agreement;

WHEREAS, as a condition of the Plat, the Developer is required to expand, extend, and construct Streets and/or Drainage Crossings (the “Public Improvements”) as depicted on and in accordance with the improvement requirements set forth in **Exhibit 2**, which exhibit is attached to and incorporated in this Agreement by reference;

WHEREAS, UDC 8.2.1(5) provides: where the required street improvements are encompassed entirely within the proposed development, the developer will be considered responsible for the entire width of street improvements, up to and including that of a residential collector;

WHEREAS, it is in the best interests of the City to have the public infrastructure installed by the Developer in conjunction with the Owner’s final Plat;

WHEREAS, Section 212.071 of the Texas Local Government Code authorizes a municipality to make a contract with a developer of a subdivision or land in the municipality to construct public improvements related to the development where the contract establishes the limit of participation by the municipality at a level not to exceed 30 percent of the total contract price and at a level not to exceed 100 percent of the total cost for any oversizing of improvements required by the municipality, including but not limited to increased capacity of improvements to anticipate other future development in the area; and

WHEREAS, this Agreement is made pursuant to Section 212.071 & 212.072 of the Texas Local Government Code and Article 8, Section 8.4.1, of the Unified Development Code of the City of Corpus Christi

**NOW, THEREFORE**, the Parties hereto severally and collectively agree to and, by the execution hereof, are bound by the mutual obligations herein contained and to the performance and accomplishment of the tasks hereinafter described.:

Section 1. RECITALS.

The parties agree that the language contained in the preamble of this Agreement is substantive in nature, is incorporated into this Agreement by reference, and has been relied on by both parties in entering into and executing this Agreement.

Section 2. TERM.

This Agreement becomes effective, is binding upon, and inures to the benefit of the City and the Developer from and after the date of the last signatory to this Agreement. The Developer must complete the Public Improvements within **24** calendar months from the date this document is executed by the City. Time is of the essence in the performance of this contract.

Section 3. DEVELOPER PARTICIPATION.

Subject to the terms of this Agreement, **Exhibit 1**, and **Exhibit 2**, the Developer will construct the Public Improvements for and on behalf of the City in accordance with the plans and specifications approved in advance of construction by the City Engineer on behalf of the City. The parties acknowledge and confirm the total cost estimate for construction of the Public Improvements, which estimate is attached to and incorporated in this Agreement as **Exhibit 3** (the "Cost Estimate"). Subject to the limitations set forth below, the Developer shall pay a portion of the costs of construction of the Public Improvements. Further, subject to the limitations set forth below, the City shall pay the remaining portion of the costs of construction of the Public Improvements, designated as the total amount reimbursable by the City on the Cost Estimate.

Section 4. CITY PARTICIPATION.

Notwithstanding any other provision of this Agreement, the total amount that the City shall pay for the City's agreed share of the actual costs of the Public Improvements shall not exceed **\$339,859.93**.

Section 5. REIMBURSEMENT.

The City shall reimburse the Developer a pro rata portion of the City's agreed costs of the Public Improvements monthly, based on the percentage of construction completed less the Developer's pro rata portion and contingent upon submission to the City of an invoice for the work performed. The reimbursement will be made no later than 30 days from the date of the City's administrative approval of the invoice. Such reimbursement will be made payable to the Developer at the address shown in Section 6 of this Agreement. Prior to reimbursement, Developer shall submit all required performance bonds and proof of required insurance under the provisions of this Agreement.

Section 6. NOTICES.

a. Any notice or other communication required or permitted to be given under this Agreement must be given to the other party in writing at the following address:

1. If to the Developer:

**Braselton Development Company, LTD  
Attn: Fred Braselton  
5337 Yorktown Blvd. #10-D  
Corpus Christi, Texas 78413**

2. If to the City:

City of Corpus Christi  
Attn: Director, Development Services Department  
2406 Leopard Street 78401  
P. O. Box 9277  
Corpus Christi, Texas 78469-9277

with a copy to:

City of Corpus Christi  
Attn: Assistant City Manager, Business Support Services  
1201 Leopard Street 78401  
P. O. Box 9277  
Corpus Christi, Texas 78469-9277

- b. Notice must be made by United States Postal Service, First Class mail, certified, return receipt requested, postage prepaid; by a commercial delivery service that provides proof of delivery, delivery prepaid; or by personal delivery.
- c. Either party may change the address for notices by giving notice of the change under the provisions of this section.

Section 7. PLANS AND SPECIFICATIONS.

- a. Developer shall contract with a professional engineer licensed in the State of Texas to prepare plans and specifications for the Public Improvements. The plan must be in compliance with the City's UDC, Comprehensive Plan, applicable area development and master plans, the approved Mobility Plan, and the Design Standards.
- b. Before the Developer starts construction, the plans and specifications must be approved by the City's Development Services Engineer.

Section 8. EASEMENTS.

Prior to the start of construction of the Wastewater Improvements, Developer shall acquire and dedicate to the City the required additional public right of way easements ("Easements"), if any, necessary for the completion of the Public Improvements. If any of the property needed for the Easements is owned by a third party and the Developer is unable to acquire the Easements through reasonable efforts, then the City may use its powers of eminent domain to acquire the Easements. Developer will be completely responsible for cost of acquisition.

Section 9. PERFORMANCE BOND.

Developer shall, before beginning the work that is the subject of this Agreement, furnish a performance bond payable to the City of Corpus Christi if the project cost is in excess of \$100,000 and a payment bond if the project cost is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations. The amount of the performance and payment bonds shall be the full cost of the Public Improvements. The performance and/or payment bond must name the City as an obligee. If the Developer is not an obligor, then Developer shall be named as a joint obligee. The bond must clearly and prominently display on the bond or on an attachment to the bond:

(1) the name, mailing address, physical address, and telephone number, including the area code, of the surety company to which any notice of claim should be sent; or

(2) the toll-free telephone number maintained by the Texas Department of Insurance under Subchapter B, Chapter 521, Insurance Code, and a statement that the address of the surety company to which any notice of claim should be sent may be obtained from the Texas Department of Insurance by calling the toll-free telephone number.

Section 10. INSURANCE.

Insurance requirements are as stated in **Exhibit 4**, the content of which is incorporated by reference into this Agreement as if fully set out here in its entirety.

Before performance can begin under this Agreement, the Contractor must deliver a certificate of insurance ("COI"), as proof of the required insurance coverages, to the City's Risk Manager and Development Services Department. Additionally, the COI must state that the City will be given at least 30 days' advance written notice of cancellation, material change in coverage, or intent not to renew any of the policies. The City must be named as an additional insured. The City Attorney must be given copies of all insurance policies within 10 days of the City Manager's written request.

Section 11. CONSTRUCTION CONTRACT DOCUMENTS.

Developer shall submit standard construction contract documents to the Executive Director of Public Works for review and approval in advance of beginning any construction of the Public Improvements.

Section 12. INSPECTIONS.

Throughout construction, the City shall conduct periodic inspections and either approve the progress of the Public Improvements or promptly notify the Developer of any defect, deficiency, or other non-approved condition in the progress of the Public Improvements.

Section 13. WARRANTY.

The Developer shall fully warranty the workmanship and construction of the Public Improvements for a period of two years from and after the date of acceptance of the improvements by the Executive Director of Public Works.

**Section 14. INDEMNIFICATION.**

**Developer covenants to fully indemnify, save and hold harmless the City of Corpus Christi, its officers, employees, and agents, ("indemnitees") from, and against, any and all claims, demands, actions, damages, losses, costs, liabilities, expenses, fines, and judgments recovered from or asserted against Indemnitees on account of injury or damage to person [including without limitation on the foregoing, workers compensation and death claims], or property loss or damage of any other kind whatsoever, to the extent any injury, damage, or loss may be incident to, arise out of, be caused by, or be in any way connected with, either proximately or remotely, wholly or in part, the construction, existence, use, operation, maintenance, alteration, repair, or removal of any Public Improvements installed by or on behalf of the Developer including the injury, loss or damage caused by the contributory or concurrent negligence of the indemnitees or any of them, but not if caused by the sole negligence of indemnitees, or any of them, unmixed with the fault of any other person or entity, and including all expenses of litigation, court costs, and attorney's fees, which arise, or are claimed to arise, out of or in connection with the asserted or recovered incident.**

**This indemnity specifically includes all claims, damages, and liabilities of whatever nature, foreseen or unforeseen, under any hazardous substance laws, including but not limited to the following:**

- (a) all fees incurred in defending any action or proceeding brought by a public or private entity and arising from the presence, containment, use, manufacture, handling, creating, storage, treatment, discharge, release or burial on the property or the transportation to or from the property of any hazardous substance. The fees for which the developer/owner shall be responsible under this subparagraph shall**

**include but shall not be limited to the fees charged by attorneys, environmental consultants, engineers, surveyors, and expert witnesses.**

**(b) any costs incurred attributable to the breach of any warranty or representation made by Developer in this agreement, or any cleanup, detoxification, remediation, or other type of response action taken with respect to any hazardous substance on or under the property regardless of whether or not that action was mandated by the federal, state or local government.**

**This indemnity shall survive the expiration or earlier termination of the agreement.**

Section 15. DEFAULT.

The following events shall constitute default:

- a. Developer fails to submit plans and specifications for the Public Improvements to the Executive Director of Public Works in advance of construction.
- b. Developer does not reasonably pursue construction of the Public Improvements under the approved plans and specifications.
- c. Developer fails to complete construction of the Public Improvements, under the approved plans and specifications, on or before the time specified in Section 2 of this agreement.
- d. Either the City or the Developer otherwise fails to comply with its duties or obligations under this Agreement.

Section 16. NOTICE AND CURE.

- a. In the event of a default by either party under this Agreement, the non-defaulting party shall deliver notice of the default, in writing, to the defaulting party stating, in sufficient detail, the nature of the default and the requirements to cure such default.
- b. After delivery of the default notice, the defaulting party has 15 days from the delivery of the default notice ("Cure Period") to cure the default.
- c. In the event the default is not cured by the defaulting party within the Cure Period, then the non-defaulting party may pursue its remedies in this section.
- d. Should the Developer fail to perform any obligation or duty of this Agreement, the City shall give notice to the Developer, at the address stated in section 6, of the need to perform the obligation or duty and, should the Developer fail to perform the required obligation or duty within 15 days of receipt of the notice, the City may perform the obligation or duty, charging the cost of such performance to the Developer.
- e. In the event of an uncured default by the Developer, after the appropriate notice and Cure Period, the City has all its common law remedies and the City may:

1. Terminate this Agreement after the required notice and opportunity to cure the default;
2. Refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project;
3. Bring Suit to enforce any provision of this agreement including the obligations to repair and replace.
4. Perform any obligation or duty of the Developer under this Agreement and charge the cost of such performance to the Developer. The Developer shall pay to the City the reasonable and necessary cost of the performance within 30 days from the date the Developer receives notice of the cost of performance. In the event the Developer pays the City under the preceding sentence and is not otherwise in default under this Agreement, then the Agreement shall be considered in effect and no longer in default.

f. In the event of an uncured default by the City after the appropriate notice and Cure Period, the Developer has all its remedies at law or in equity for such default.

#### Section 17. FORCE MAJEURE.

a. The term "force majeure" as employed in this Agreement means and refers to acts of God; strikes, lockouts, or other industrial disturbances; acts of a public enemy; insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; civil disturbances; explosions; or other causes not reasonably within the control of the party claiming the inability.

b. If, by reason of force majeure, either party is rendered wholly or partially unable to carry out its obligations under this Agreement, then the party claiming force majeure shall give written notice of the full particulars of the force majeure to the other party within 10 days after the occurrence or waive the right to claim it as a justifiable reason for delay. The obligations of the party giving the required notice, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

#### Section 18. PROJECT CONTRACTS.

Developer's contracts with the professional engineer for the preparation of the plans and specifications for the construction of the Public Improvements, contracts for testing services, and contracts with the contractor for the construction of the Public Improvements must provide that the City as a third-party beneficiary of each contract.

#### Section 19. DISCLOSURE OF INTEREST.

In compliance with Corpus Christi Code of Ordinance Sec. 2-349, the Developer agrees to complete the Disclosure of Interests form attached to this Agreement and incorporated by reference as **Exhibit 5**.

#### Section 20. CERTIFICATE OF INTERESTED PARTIES.

Developer agrees to comply with Texas Government Code section 2252.908 and complete Form 1295 Certificate of Interested Parties as part of this agreement.

Form 1295 requires disclosure of "interested parties" with respect to entities that enter contracts with cities. These interested parties include:

- (1) persons with a "controlling interest" in the entity, which includes:
  - a. an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock or otherwise that exceeds 10 percent;

- b. membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or
  - c. service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers.
- (2) a person who actively participates in facilitating a contract or negotiating the terms of a contract with a governmental entity or state agency, including a broker, intermediary, adviser or attorney for the business entity.

Form 1295 must be electronically filed with the Texas Ethics Commission at [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm). The form must then be printed, signed, notarized and filed with the City. For more information, please review the Texas Ethics Commission Rules at <https://www.ethics.state.tx.us/legal/ch46.html>.

**Section 21. CONFLICT OF INTEREST.**

Developer agrees to comply with Chapter 176 of the Texas Local Government Code and file Form CIQ with the City Secretary's Office, if required. For more information and to determine if you need to file a Form CIQ, please review the information on the City Secretary's website at <http://www.cctexas.com/government/city-secretary/conflict-disclosure/index>

**Section 22. SEVERABILITY.**

The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement shall not be affected and this Agreement shall be construed as if the invalid portion had never been contained herein.

**Section 23. COOPERATION.**

The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

**Section 24. ENTIRE AGREEMENT.**

Except as otherwise expressly provided herein, this Agreement contains the entire agreement of the Parties regarding the sharing of costs for the Project and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter hereof.

**Section 25. AMENDMENTS.**

Any amendment of this Agreement must be in writing and shall be effective if signed by the authorized representatives of both Parties.

**Section 26. APPLICABLE LAW; VENUE.**

This Agreement shall be construed in accordance with Texas law. Venue for any action arising hereunder shall be in Nueces County, Texas.

**Section 27. INDEPENDENT CONTRACTOR.**

Developer covenants and agrees that it is an independent contractor, and not an officer, agent, servant or employee of City; that Developer shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants; that the doctrine of respondeat superior shall not apply as between City and Developer, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Developer.

Section 28. NON-APPROPRIATION.

The continuation of this Agreement after the close of any fiscal year of the City, which fiscal year ends on September 30th annually, is subject to appropriations and budget approval specifically covering this Agreement as an expenditure in said budget, and it is within the sole discretion of the City's City Council to determine whether or not to fund this Agreement. The City does not represent that this budget item will be adopted, as said determination is within the City Council's sole discretion when adopting each budget.

Section 29. WAIVER OF TRIAL BY JURY.

City and Developer agree that they have knowingly waived and do hereby waive the right to trial by jury and have instead agreed, in the event of any litigation arising out of or connected to this Contract, to proceed with a trial before the court, unless both parties subsequently agree otherwise in writing.

Section 30. ATTORNEY FEES.

In the event that any action is instituted by City to enforce or interpret any of the terms hereof, City shall be entitled to be paid all court costs and expenses, including reasonable attorneys' fees, incurred by City with respect to such action, unless as a part of such action, the court of competent jurisdiction determines that each of the material assertions made by City as a basis for such action were not made in good faith or were frivolous. In the event of an action instituted by or in the name of the Developer under this Agreement or to enforce or interpret any of the terms of this Agreement, City shall be entitled to be paid all court costs and expenses, including attorneys' fees, incurred by City in defense of such action (including with respect to City's counterclaims and cross-claims made in such action), unless as a part of such action the court determines that each of City's material defenses to such action were made in bad faith or were frivolous.

Section 31. NO WAIVER.

The failure of the City to insist upon strict adherence to any term of this agreement on any occasion shall not be considered a waiver of any of the City's rights under this agreement or deprive the City of the right thereafter to insist upon strict adherence to that term or any other term of this agreement.

Section 32. AUTHORITY.

Each Party represents and warrants that it has the full right, power and authority to execute this Agreement.

*Remainder of page intentionally left blank; signature page to follow.*

**DEVELOPER:**  
**Braselton Development Company, LTD**

By: \_\_\_\_\_  
Fred Braselton  
General Partner

**STATE OF TEXAS**                   §  
   §  
**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by Fred Braselton, for Braselton Development Company, LTD, a Texas Limited Partnership, on behalf of said company.

\_\_\_\_\_  
Notary Public's Signature

**EXECUTED IN ONE ORIGINAL** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ATTEST:**

**CITY OF CORPUS CHRISTI**

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Michael Dice  
Director of Development Services

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Buck Brice (Date)  
Deputy City Attorney  
For City Attorney

# EXHIBIT 1

STATE OF TEXAS  
COUNTY OF NUECES

I, BRASELTON DEVELOPMENT COMPANY, LTD., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
FRED BRASELTON  
PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED BRASELTON, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

\_\_\_\_\_  
BRIAN D. LORENTSON, R.P.L.S.  
LICENSE NO. 6839

STATE OF TEXAS  
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL YORK, P.E.  
CHAIRMAN

\_\_\_\_\_  
MICHAEL DICE, MBA  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

# FINAL PLAT OF LONDON TOWNE SUBDIVISION UNIT 12

BEING A 5.691 ACRE TRACT OF LAND, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY, NO. 139, ABSRACT 577, AS SHOWN ON THE MAP OF LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 5.691 ACRE TRACT BEING A PORTION OF A 118.126 ACRE TRACT OF LAND DESCRIBED AS TRACT II, IN A CORRECTION WARRANTY DEED FROM SHEILAH LONDON TO BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN MCCOY, RECORDED IN DOCUMENT NO. 2015011169, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

AMERICAN BANK HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND IT APPROVES THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
PHILLIP J. RITLEY  
SENIOR LENDING OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP J. RITLEY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

### FLOODPLAIN NOTE:

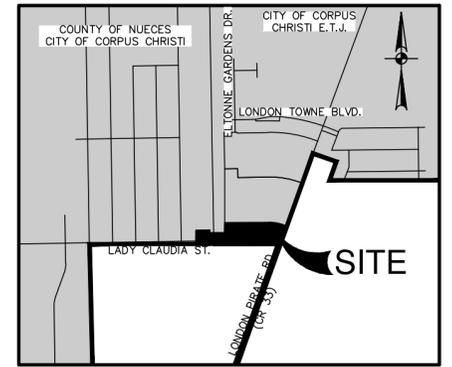
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

### RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

### SURVEYOR'S NOTES

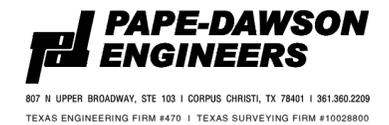
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 5.689 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- AN ACCESSIBLE ROAD AND A SUITABLE WATER SUPPLY IS REQUIRED BEFORE GOING VERTICAL WITH ANY STRUCTURE.
- LOT 12 BLOCK 8 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO LONDON PIRATE ROAD.
- PROPOSED LOTS MEET STANDARDS OUTLINED IN THE CORPUS CHRISTI UNIFIED DEVELOPMENT CODE FOR RS-4.5
- LOT 61 BLOCK 1 WILL SERVE AS A DRAINAGE EASEMENT.



LOCATION MAP  
NOT-TO-SCALE

**OWNER/DEVELOPER:**  
BRASELTON DEVELOPMENT COMPANY, LTD.  
5337 YORKTOWN BLVD., STE. 10-D  
CORPUS, CHRISTI, TX 78413  
PH: (361) 991-4710  
CONTACT: FRED BRASELTON, PRESIDENT

**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E.



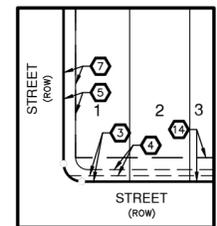
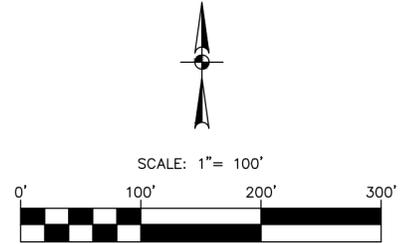
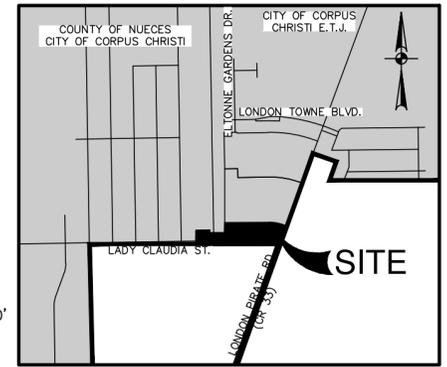
### LEGEND

- PLAT BOUNDARY
- CENTERLINE
- EASEMENT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
- EASEMENT POINT OF INTERSECTION
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- M.R. MAP RECORDS, NUECES COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- AC ACRE(S)
- I.R./I.P. IRON ROD/IRON PIPE
- (PD) PAPE-DAWSON CAP
- ROW RIGHT-OF-WAY
- Y.R. YARD REQUIREMENT

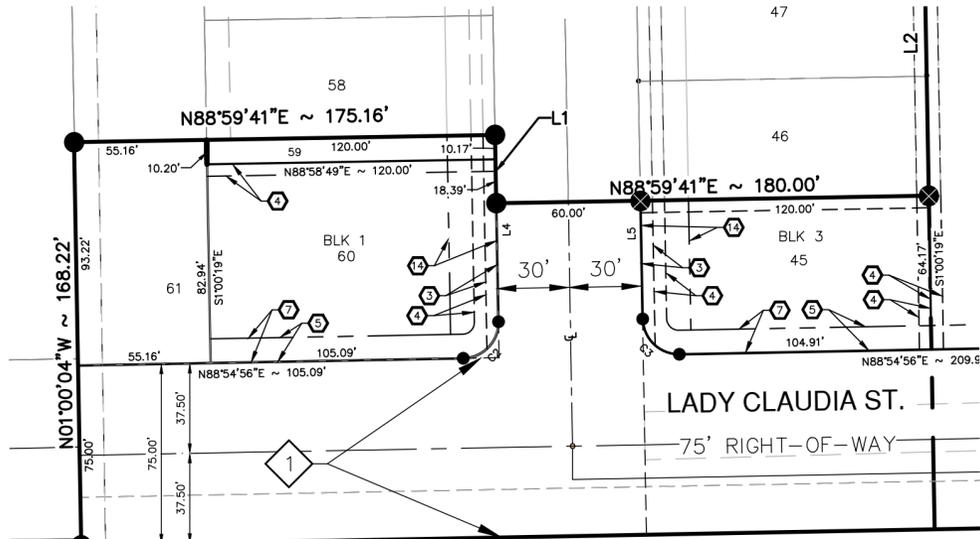
# FINAL PLAT OF LONDON TOWNE SUBDIVISION UNIT 12

BEING A 5.691 ACRE TRACT OF LAND, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY, NO. 139, ABSTRACT 577, AS SHOWN ON THE MAP OF LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 5.691 ACRE TRACT BEING A PORTION OF A 118.126 ACRE TRACT OF LAND DESCRIBED AS TRACT II, IN A CORRECTION WARRANTY DEED FROM SHEILAH LONDON TO BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN MCCOY, RECORDED IN DOCUMENT NO. 2015011169, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

- ③ 5' ELECTRIC EASEMENT
- ④ 5' UTILITY EASEMENT
- ⑤ 10' UTILITY EASEMENT
- ⑦ 10' YARD REQUIREMENT
- ⑭ 20' YARD REQUIREMENT
- ⑮ R.O.W DEDICATION (0.151 AC)
- ◇ VARIABLE WIDTH UTILITY EASEMENT (DOC. #2019039875, O.P.R.N.C.T.)
- ◇ 5' UTILITY EASEMENT (DOC. #2022022271 O.P.R.)
- ◇ UTILITY EASEMENT (DOC. #2021056710 O.P.R.)
- ◇ UTILITY EASEMENT (DOC. #2020002330 O.P.R.)
- ◇ 5' UTILITY EASEMENT (VOL. 69, PGS. 953-954 M.R.)



**TYPICAL LOT  
EASEMENTS & SETBACKS  
EXCEPT AS NOTED**  
NOT-TO-SCALE



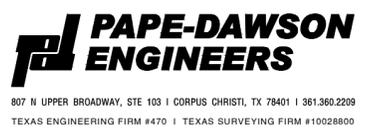
**DETAIL "A"**  
SCALE: 1"=50'

LINE TABLE			CURVE TABLE					
LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
L1	S1°00'19"E	28.56'	C1	474.41'	2113'44"	N80°23'25"W	174.77'	175.78'
L2	N1°00'19"W	139.91'	C2	15.00'	90°00'00"	N43°54'56"E	21.21'	23.56'
L3	S69°46'34"E	39.59'	C3	15.00'	89°59'59"	S46°05'04"E	21.21'	23.56'
L4	N1°05'04"W	49.42'	C4	10.00'	90°00'00"	N43°59'41"E	14.15'	15.71'
L5	S1°04'58"E	49.34'	C5	10.00'	90°04'45"	S46°02'41"E	14.15'	15.72'
L6	N69°46'34"W	26.64'						
L7	N88°54'56"E	28.85'						
L8	S1°00'19"E	7.00'						

LINE TABLE			CURVE TABLE					
LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
L1	S1°00'19"E	28.56'	C1	474.41'	2113'44"	N80°23'25"W	174.77'	175.78'
L2	N1°00'19"W	139.91'	C2	15.00'	90°00'00"	N43°54'56"E	21.21'	23.56'
L3	S69°46'34"E	39.59'	C3	15.00'	89°59'59"	S46°05'04"E	21.21'	23.56'
L4	N1°05'04"W	49.42'	C4	10.00'	90°00'00"	N43°59'41"E	14.15'	15.71'
L5	S1°04'58"E	49.34'	C5	10.00'	90°04'45"	S46°02'41"E	14.15'	15.72'
L6	N69°46'34"W	26.64'						
L7	N88°54'56"E	28.85'						
L8	S1°00'19"E	7.00'						

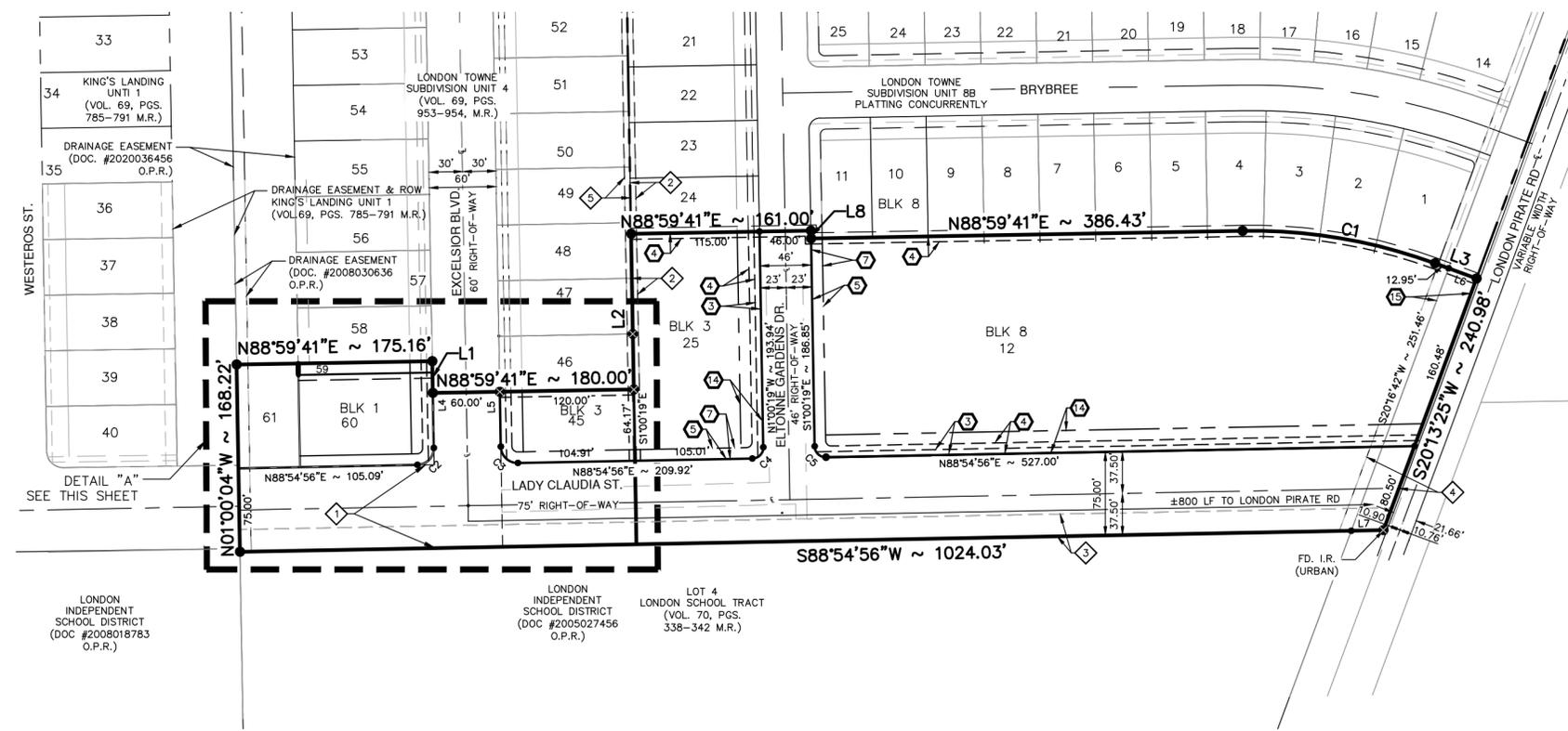
**OWNER/DEVELOPER:**  
BRASELTON DEVELOPMENT COMPANY, LTD.  
5337 YORKTOWN BLVD., STE. 10-D  
CORPUS, CHRISTI, TX 78413  
PH: (361) 991-4710  
CONTACT: FRED BRASELTON, PRESIDENT

**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E.



### LEGEND

- PLAT BOUNDARY
- - - - CENTERLINE
- - - - YARD REQUIREMENT
- - - - EASEMENT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
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- ROW RIGHT-OF-WAY
- Y.R. YARD REQUIREMENT



33.586 AC BEING A PORTION OF SECTION "D" LAURELES FARM TRACTS VOL. 3, PG. 15, MAP RECORDS OF NUECES COUNTY, TEXAS (OWNER: THE LONDON PROPER, LLC) (DOC. #2022022057, OPRNCT)

LONDON INDEPENDENT SCHOOL DISTRICT (DOC #2008018783 O.P.R.)

LONDON INDEPENDENT SCHOOL DISTRICT (DOC #2005027456 O.P.R.)

LOT 4 LONDON SCHOOL TRACT (VOL. 70, PGS. 338-342 M.R.)

# EXHIBIT 2

# LONDON TOWNE SUBDIVISION - UNIT 12

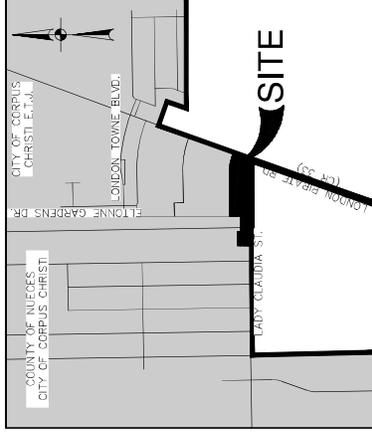
CORPUS CHRISTI, TEXAS

## CIVIL CONSTRUCTION PLANS

Sheet List Table

Sheet Number	Sheet Title
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C0.00	COVER SHEET
C0.01	GENERAL CONSTRUCTION NOTES
C1.00	MASTER DRAINAGE PLAN
C1.01	MASTER DRAINAGE PLAN
C1.02	DRAIN E PLAN & PROFILE (STA. 1+00.00 TO END)
C1.03	DRAIN A PLAN & PROFILE (STA. 6+13.56 TO END)
C1.04	DRAIN F PLAN & PROFILE (STA. 1+00.00 TO END)
C1.05	DRAIN F LAT-1 PLAN & PROFILE (STA. 1+00.00 TO END)
C1.06	DRAIN A LAT-1 & B LAT-1 PLAN & PROFILE (STA. 1+00.00 TO END)
C1.07	DRAIN A LAT-3 (STA. 1+00.00 TO END)
C1.08	DRAINAGE DETAILS
C1.09	DRAINAGE DETAILS
C1.10	DRAINAGE DETAILS
C2.00	LADY CLAUDIA ST. PLAN & PROFILE (1+00.00 TO 6+00.00)
C2.01	LADY CLAUDIA ST. PLAN & PROFILE (6+00.00 TO END)
C2.02	EXCELSIOR BLVD. PLAN & PROFILE (1+00.00 TO END)
C2.03	ELTONE GARDENS DR. PLAN & PROFILE (12+00.00 TO END)
C2.10	STREET DETAILS
C2.11	STREET DETAILS
C2.12	STREET DETAILS
C3.00	OVERALL SIGNAGE PLAN
C3.01	STREET LIGHT PLAN
C3.10	SIGNAGE DETAILS
C3.11	SIGNAGE DETAILS
C3.12	DRIVEWAY DETAILS
C4.00	OVERALL WATER DISTRIBUTION PLAN
C4.10	WATER DISTRIBUTION PLAN DETAILS
C4.11	WATER DISTRIBUTION PLAN DETAILS
C5.00	OVERALL SANITARY SEWER PLAN
C5.01	SEWER LINE E PLAN & PROFILE (12+10.00 TO END)
C5.02	SEWER LINE E PLAN & PROFILE (1+00.00 TO END)
C5.10	SANITARY SEWER DETAILS
C6.00	OVERALL UTILITY PLAN
C7.00	OVERALL GRADING PLAN
C8.00	STORM WATER POLLUTION PREVENTION PLAN
C8.10	STORM WATER POLLUTION PREVENTION PLAN DETAILS



### LOCATION MAP

NOT-TO-SCALE

PREPARED FOR:

BRASELTON DEVELOPMENT COMPANY, LTD.  
 5337 YORKTOWN BLVD., STE. 10-D  
 CORPUS CHRISTI, TX 78413

AUGUST 2025



**PAPE-DAWSON**

827 N. EPPER BROWWAY, STE. 103 CORPUS CHRISTI, TX 78411 (916) 327-2729  
 TEXAS ENGINEERING BROW #4170 J. TEXAS SURVEYING FIRM #10008800

Bria A. Whitnire, Digitally signed by Bria A. Whitnire, DN: cn=Bria A. Whitnire, o=PAPE-DAWSON, ou=PAPE-DAWSON, email=Bria.A.Whitnire@pape-dawson.com, c=US  
 P.E., CFM, CPM, ENV SP Date: 2025.08.13 13:43:13 -0500





NO.	REVISION	DATE

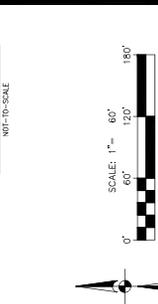
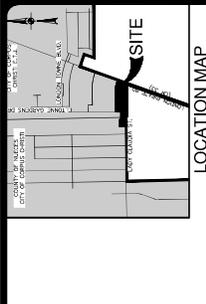


**PAPE-DAWSON**  
 TEXAS ENGINEERING FIRM #1018  
 407 N. JEFFERSON ROADWAY, STE 103 CORPUS CHRISTI, TEXAS 78401-1391 (361) 826-2299

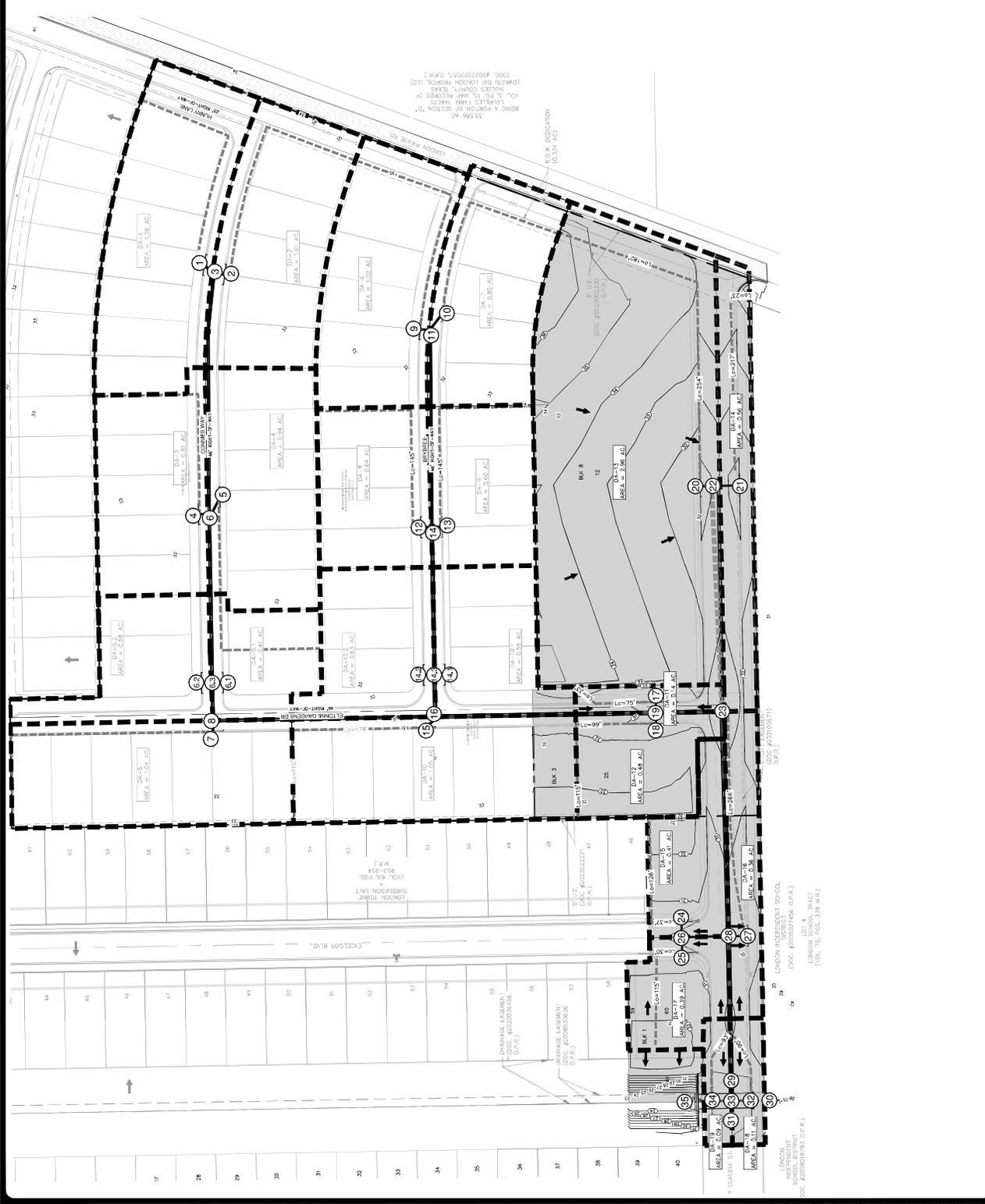
**LONDON TOWNE SUBDIVISION UNIT 12  
 MASTER DRAINAGE PLAN**

PLAT NO. **PL18607**  
 JOB NO. **21028-52**  
 DATE **08/2025**  
 DESIGNER **RICARDO R. GOMEZ**  
 CHECKED **J.S. GIBSON**  
 SHEET **C1.00**

**RELEASED FOR CONSTRUCTION**  
 PREPARED BY: **Para A. Williams, P.E., CEM, CPM**  
 REVIEWED BY: **Para A. Williams, P.E., CEM, CPM**  
 City of Corpus Christi  
 Note: Construction Plans will require based on the conditions stated in CDC 2.6.2.F.



- MASTER DRAINAGE LEGEND**
- PROJECT LIMITS
  - EXISTING CONTOUR
  - 100-YR FEMA FLOODPLAIN
  - 100-YR UD FLOODPLAIN
  - DRAINAGE AREA BOUNDARY
  - EXISTING DIRECTION OF FLOW
  - PROPOSED DIRECTION OF FLOW
  - DRAINAGE CALCULATION POINT
  - DRAINAGE AREA
  - OVERLAND FLOW PATH
  - SHALLOW CONCENTRATED FLOW PATH
  - CHANNEL FLOW PATH
  - PFA LOT GRADING TYPE

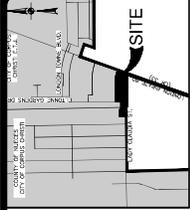


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**PAPER-DAWSON**  
TEKAS ENGINEERING FIRM #10 TEXAS SURVEYING FIRM #1028800  
407 N. JEFFERSON ROADWAY, STE 103 CORPUS CHRISTI, TEXAS 78401-1393 (361) 666-2299

**MASTER DRAINAGE PLAN**  
**LONDON TOWNE SUBDIVISION UNIT 12**  
**CORPUS CHRISTI, TEXAS**



**LOCATION MAP**  
NOT TO SCALE

Rd Point	Basin	Drainage Areas			Overland Sheet Flow (FR-5)					Shallow Concentrated Flow - 1"				Channelled Flow**			Rational Method Q-CRCA				
		#	Area (Ac)	C	L <sub>s</sub> (ft)	S <sub>f</sub>	n	R <sub>s</sub> (ft)	T <sub>c</sub> (min)	Q <sub>1</sub> (cfs)	Q <sub>2</sub> (cfs)	Q <sub>3</sub> (cfs)	Q <sub>4</sub> (cfs)	Q <sub>5</sub> (cfs)	Q <sub>6</sub> (cfs)	Q <sub>7</sub> (cfs)	Q <sub>8</sub> (cfs)				
15	5' Curb Inlet	DA-10	1.05	0.50	203	115	0.240	4.54	0.0100	5.0	-	-	-	173	5.0	0.6	15.6	25	7.60	4.1	
16	6"x6" JB	DA-11, DA-0	11.42	0.50	-	-	-	-	-	-	-	-	-	276	5.0	0.6	18.4	25	7.45	4.0	
17	5' Curb Inlet	DA-11	0.14	0.50	205	115	0.240	4.54	0.0100	5.0	-	-	-	90	5.0	0.3	15.3	25	7.67	0.4	
18	5' Curb Inlet	DA-12	0.44	0.50	205	115	0.240	4.54	0.0100	5.0	-	-	-	90	5.0	0.3	15.3	25	7.67	1.4	
19	6"x6" JB	JB-7	12.04	0.50	-	-	-	-	-	-	-	-	-	275	5.0	0.6	18.4	25	7.21	31.4	
20	5' Curb Inlet	DA-13	2.96	0.50	813	365	0.240	4.54	0.0100	30.0	-	-	-	945	5.0	2.2	22.2	25	4.71	6.0	
21	5' Curb Inlet	DA-14	0.56	0.50	243	133	0.240	4.54	0.0100	4.0	-	-	-	217	5.0	0.7	10.0	50	6.73	1.9	
22	5"x5" JB	JB-8	3.82	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	22.2	5	4.71	8.3
23	7"x7" JB	JB-9	15.56	0.50	-	-	-	-	-	-	-	-	-	337	5.0	1.1	13.3	5	4.60	35.8	
24	5' Curb Inlet	DA-15	0.41	0.50	300	140	0.240	4.54	0.0100	7.0	-	-	-	250	5.0	0.6	17.6	50	6.35	1.1	
25	5' Curb Inlet	DA-16	0.39	0.50	145	115	0.240	4.54	0.0100	5.0	-	-	-	30	5.0	0.1	15.1	50	5.67	1.1	
26	4"x4" JB	JB-10	0.88	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	17.6	50	5.35	2.1
27	5' Curb Inlet	DA-17	0.36	0.50	263	-	-	-	-	-	-	-	-	266	5.0	0.6	10.0	50	6.73	1.2	
28	7"x7" JB	JB-11	16.72	0.50	-	-	-	-	-	-	-	-	-	280	5.0	0.6	34.3	25	5.19	51.7	
29	7"x7" JB with Restrictor Plate	JB-12	16.72	0.50	-	-	-	-	-	-	-	-	-	180	5.0	0.6	34.9	25	5.19	33.8	
30	Existing 24" RCP	DN/USED	82.40	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	30.6	25	5.49	209.2
31	Existing 36" RCP	DN/ASPH/CHALC/DK	55.83	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	30.6	25	5.49	111.1
32	24" Curb Inlet	DA-18	0.11	0.50	55	55	0.240	4.54	0.0100	8.0	-	-	-	-	-	-	-	10.0	25	9.27	0.5
33	5' Curb Inlet	JB-13	155.06	0.50	-	-	-	-	-	-	-	-	-	21	5.0	0.1	30.1	25	5.49	425.6	
34	5' Curb Inlet	DA-19	0.09	0.50	55	-	-	-	-	-	-	-	-	55	5.0	0.2	10.0	25	9.27	0.4	
35	OUTFALL	OUTFALL	155.15	0.50	-	-	-	-	-	-	-	-	-	52	5.0	0.2	30.3	25	5.49	425.9	

Rd Point	Basin	Drainage Areas			Overland Sheet Flow (FR-5)					Shallow Concentrated Flow - 1"				Channelled Flow**			Rational Method Q-CRCA				
		#	Area (Ac)	C	L <sub>s</sub> (ft)	S <sub>f</sub>	n	R <sub>s</sub> (ft)	T <sub>c</sub> (min)	Q <sub>1</sub> (cfs)	Q <sub>2</sub> (cfs)	Q <sub>3</sub> (cfs)	Q <sub>4</sub> (cfs)	Q <sub>5</sub> (cfs)	Q <sub>6</sub> (cfs)	Q <sub>7</sub> (cfs)	Q <sub>8</sub> (cfs)				
1	5' Curb Inlet	DA-1	1.26	0.50	202	115	0.240	4.54	0.0100	15.3	-	-	-	147	5.0	0.4	15.4	25	7.60	4.9	
2	5' Curb Inlet	DA-2	1.01	0.50	304	115	0.240	4.54	0.0100	15.3	-	-	-	189	5.0	0.6	15.6	25	7.60	3.9	
3	4"x4" JB	DA-1, DA-2	2.27	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	15.6	25	7.60	5.0
4	5' Curb Inlet	DA-3	0.81	0.50	200	115	0.240	4.54	0.0100	15.3	-	-	-	175	5.0	0.6	15.6	25	7.60	3.2	
5	5' Curb Inlet	DA-4	0.94	0.50	312	115	0.240	4.54	0.0100	15.3	-	-	-	197	5.0	0.7	15.7	25	7.60	3.7	
6	4"x4" JB	DA-1, DA-4	4.02	0.50	302	-	-	-	-	-	-	-	-	302	5.0	1.0	16.8	25	7.27	12.2	
6.1	5' Curb Inlet	DA-5.1	0.41	0.50	139	115	0.240	4.54	0.0100	15.3	-	-	-	24	5.0	0.1	15.1	25	7.60	1.6	
6.2	5' Curb Inlet	DA-5.2	0.99	0.50	142	115	0.240	4.54	0.0100	15.3	-	-	-	27	5.0	0.1	15.1	25	7.67	1.7	
6.3	4"x4" JB	DA-5.1, DA-5.2	6.02	0.50	302	-	-	-	-	-	-	-	-	382	5.0	1.0	16.8	25	5.51	19.8	
7	5' Curb Inlet	DA-5	1.04	0.50	380	115	0.240	4.54	0.0100	15.3	-	-	-	245	5.0	0.8	15.8	25	5.67	2.9	
8	4"x4" JB	DA-1, DA-5	0.86	0.50	257	-	-	-	-	-	-	-	-	257	5.0	0.9	17.5	25	5.35	16.2	
8	5' Curb Inlet	DA-6	1.02	0.50	200	115	0.240	4.54	0.0100	15.3	-	-	-	170	5.0	0.6	15.8	25	5.67	2.9	
9	5' Curb Inlet	DA-7	0.85	0.50	254	115	0.240	4.54	0.0100	15.3	-	-	-	139	5.0	0.5	15.3	25	5.67	2.4	
11	4"x4" JB	DA-6, DA-7	1.67	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	15.8	3	5.67	5.3
12	5' Curb Inlet	DA-8	0.94	0.50	260	115	0.240	4.54	0.0100	15.3	-	-	-	145	5.0	0.5	15.5	25	5.67	1.8	
13	5' Curb Inlet	DA-9	0.80	0.50	260	115	0.240	4.54	0.0100	15.3	-	-	-	145	5.0	0.5	15.5	25	5.67	3.1	
14	4"x4" JB	DA-6, DA-9	3.11	0.50	-	-	-	-	-	-	-	-	-	245	5.0	0.8	16.4	25	5.51	14.8	
14.1	5' Curb Inlet	DA-10.1	0.38	0.50	137	115	0.240	4.54	0.0100	15.3	-	-	-	22	5.0	0.1	15.1	25	7.50	2.3	
14.2	5' Curb Inlet	DA-10.2	0.63	0.50	148	115	0.240	4.54	0.0100	15.3	-	-	-	33	5.0	0.1	15.1	25	7.60	2.5	
14.3	4"x4" JB	DA-10.1, DA-10.2	4.32	0.50	-	-	-	-	-	-	-	-	-	245	5.0	0.8	16.4	25	5.51	11.9	

NOTE:  
DRAINAGE CALCULATIONS REFLECT ULTIMATE DEVELOPED CONDITIONS FOR LONDON TOWN UNITS 8B AND 12.



THIS DOCUMENT IS THE PROPERTY OF PAPER-DAWSON ENGINEERING FIRM #10 TEXAS SURVEYING FIRM #1028800. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF PAPER-DAWSON ENGINEERING FIRM #10 TEXAS SURVEYING FIRM #1028800.

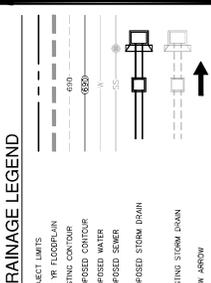
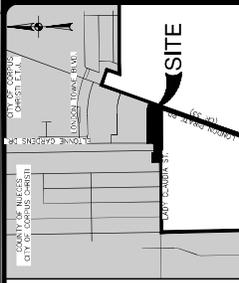
NO.	REVISION	DATE



**PAPE-DAWSON**  
 407 N. BRICK ROADWAY, STE 103 CORPUS CHRISTI, TX 78401 (936) 503-2299  
 TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM # 0028900

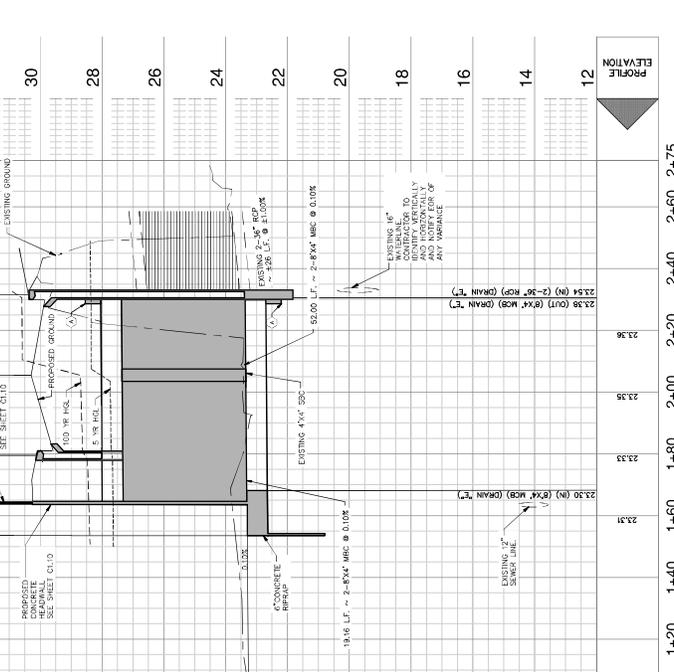
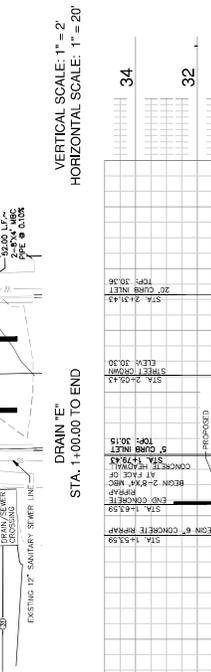
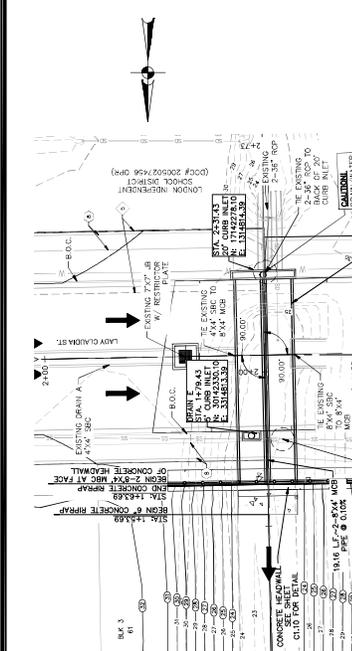
**LONDON TOWNE SUBDIVISION UNIT 12**  
**CORPUS CHRISTI, TEXAS**  
**DRAIN E PLAN & PROFILE**  
 (STA. 1+00.00 TO END)

PLAT NO. PL18897  
 JOB NO. 10028-02  
 DATE AUG 2023  
 DRAWN BY JAS  
 CHECKED BY GIBSON, ST  
 SHEET C1-02



**RELEASED FOR CONSTRUCTION**  
 Dia A. Whitmore, P.E., CPM, CFM  
 City of Corpus Christi  
 Development Services  
 Note: Conditions stated in UDC 2.3.8 & 5.1 on the conditions stated in UDC 2.3.8 & 5.1.

- ① 5' UTILITY EASEMENT (DOC #202202271 DPH)
- ② DRAINAGE EASEMENT (DOC #2020026496 GPR)
- ③ DRAINAGE EASEMENT (DOC #2020026496 GPR)
- ④ UTILITY EASEMENT (DOC #2020026496 GPR)
- ⑤ VARIABLE WIDTH UTILITY (DOC #2020026496 GPR)
- ⑥ 10' UTILITY EASEMENT
- ⑦ 5' YARD REQUIREMENT
- ⑧ 10' YARD REQUIREMENT
- ⑨ 20' YARD REQUIREMENT
- ⑩ 5' SIDEWALK
- ⑪ CONCRETE COLLAR
- ⑫ SEE D108 FOR DETAIL



**DRAINAGE & GRADING NOTES:**

- A CITY OF CORPUS CHRISTI FORM SHALL BE OBTAINED BEFORE CONSTRUCTION OF ANY CONCRETE STRUCTURE. THE CONTRACTOR SHALL MAINTAIN A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ALL CONSTRUCTION SHALL BE COMPLETED BY THE END OF THE DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES.
- ALL CONCRETE FOR TIGHT DRAINAGE STRUCTURES SHALL MEET TIGHT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A", 3000 PSI. THE CONTRACTOR SHALL PROVIDE DETAILS FOR ALL CONCRETE STRUCTURES. THE CONTRACTOR SHALL PROVIDE DETAILS FOR ALL CONCRETE STRUCTURES. THE CONTRACTOR SHALL PROVIDE DETAILS FOR ALL CONCRETE STRUCTURES.
- CONTRACTOR SHALL PROVIDE ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.

**TRENCH EXCAVATION SAFETY PROTECTION:**  
 CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE SHALL BE RESPONSIBLE FOR SAFETY OF ALL WORKERS. THE CONTRACTOR SHALL MAINTAIN A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. THE CONTRACTOR SHALL MAINTAIN A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. THE CONTRACTOR SHALL MAINTAIN A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW.

**CAUTION!**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF ALL WORKERS. THE CONTRACTOR SHALL MAINTAIN A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. THE CONTRACTOR SHALL MAINTAIN A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. THE CONTRACTOR SHALL MAINTAIN A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW.

DATE: August 8, 2023, 4:39 PM - User: D:\mhd\dwg\...  
 PROJECT: LONDON TOWNE SUBDIVISION UNIT 12  
 SHEET: C1-02



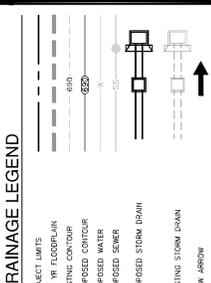
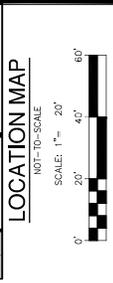
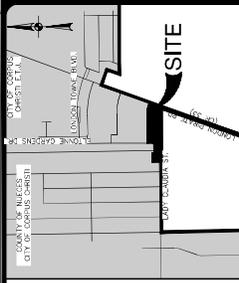
NO.	REVISION	DATE



**PAPE-DAWSON**  
 TEXAS ENGINEERING FIRM #479 | 1275 CHRISTY DRIVE, SUITE 100 | DALLAS, TEXAS 75201  
 469.461.1234 | www.pape-dawson.com

**LONDON TOWNE SUBDIVISION UNIT 12**  
**DRAIN F PLAN & PROFILE (STA. 1+00.00 TO END)**  
 CORPUS CHRISTI, TEXAS

PLAT NO. PL8807  
 JOB NO. 20208-02  
 DATE AUG. 2020  
 DESIGNER J.S.  
 CHECKED, B.R. BOHRA, S.E.  
 SHEET C-104



**RELEASED FOR CONSTRUCTION**  
 City of Corpus Christi  
 Development Services  
 Rita A. Whitmore, P.E., CPM, CPM  
 Note: Conditions stated in UDC 2.3.8.5.5.

**DRAINAGE & GRADING NOTES:**

- WORKING IN THE CITY OF CORPUS CHRISTI, THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE GRADE AND UTILITIES UNLESS OTHERWISE INDICATED. ANY CHANGES TO THE EXISTING SURFACE GRADE OR UTILITIES SHALL BE APPROVED BY THE ENGINEER. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
- LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES SHALL BE SHOWN ON THE PLAN AND PROFILE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND DRAINAGE STRUCTURES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DRAINAGE STRUCTURES.
- ALL CONCRETE FOR TROT DRAINAGE STRUCTURES SHALL MEET TROT CURB AND GUTTER SPECIFICATIONS. THE CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
- REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, BEDDING AND ELEVATION LIMITS.
- CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.

**TRENCH EXCAVATION SAFETY PROTECTION:**

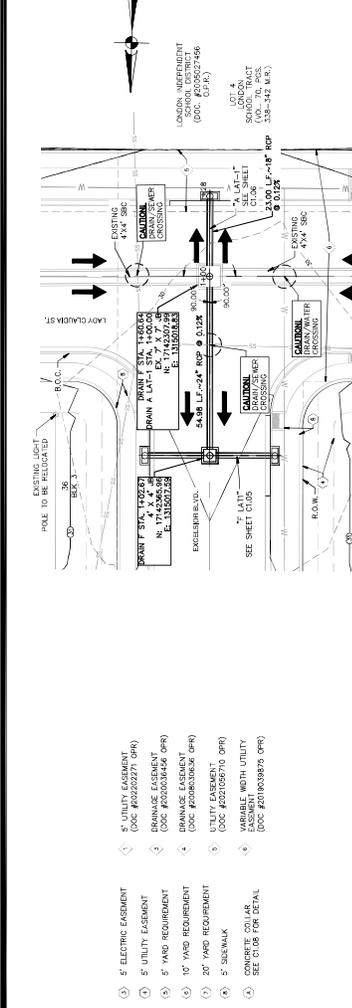
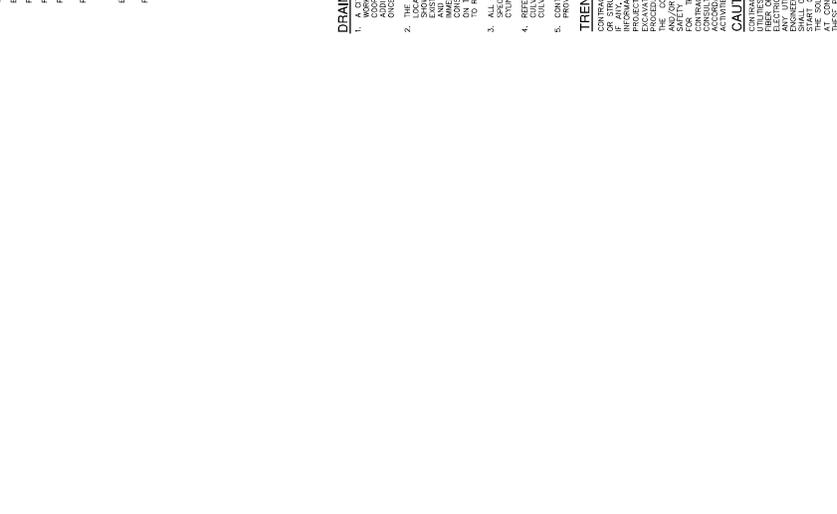
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENT RETAINED EMPLOYEE SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE GRADE AND UTILITIES UNLESS OTHERWISE INDICATED. ANY CHANGES TO THE EXISTING SURFACE GRADE OR UTILITIES SHALL BE APPROVED BY THE ENGINEER. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

**CAUTION:**

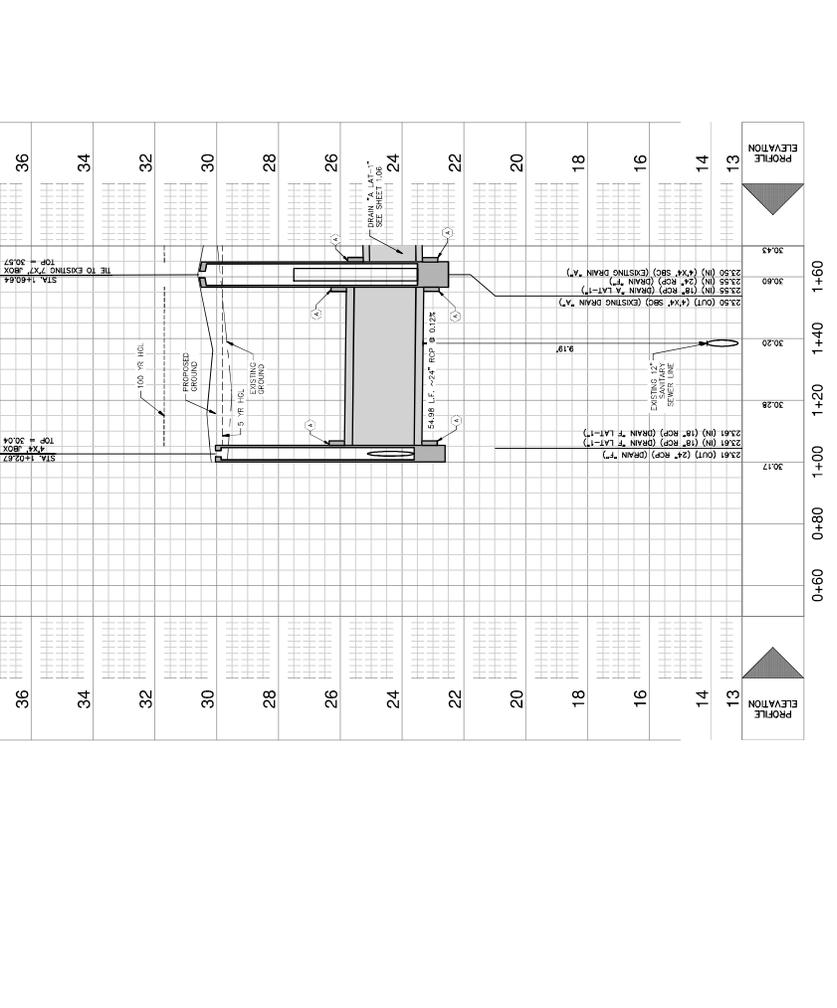
CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND CABLE TELEVISION. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE GRADE AND UTILITIES UNLESS OTHERWISE INDICATED. ANY CHANGES TO THE EXISTING SURFACE GRADE OR UTILITIES SHALL BE APPROVED BY THE ENGINEER. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.



**DRAIN "F"**  
 STA. 1+00.00 TO END  
 VERTICAL SCALE: 1" = 2'  
 HORIZONTAL SCALE: 1" = 20'



**DRAIN "F"**  
 STA. 1+00.00 TO END  
 VERTICAL SCALE: 1" = 2'  
 HORIZONTAL SCALE: 1" = 20'

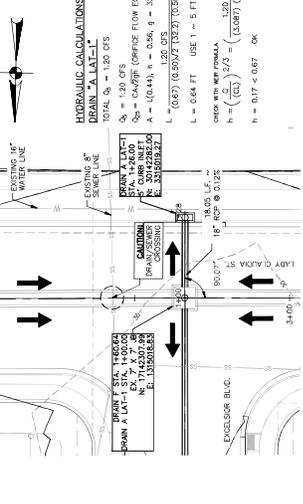


- ① 5' UTILITY EASEMENT (DOC #092022271 OPR)
- ② 5' UTILITY EASEMENT (DOC #092022271 OPR)
- ③ 5' YARD REQUIREMENT (DOC #0900058456 OPR)
- ④ 10' YARD REQUIREMENT (DOC #0900058456 OPR)
- ⑤ 20' YARD REQUIREMENT (DOC #0900058456 OPR)
- ⑥ 5' SIDEWALK (DOC #092022271 OPR)
- ⑦ CONCRETE COLLAR (DOC #0910038970 OPR)

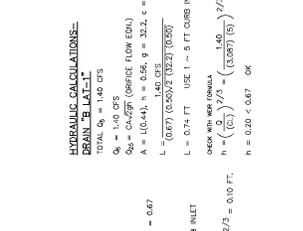
SEE CLIP FOR DETAIL



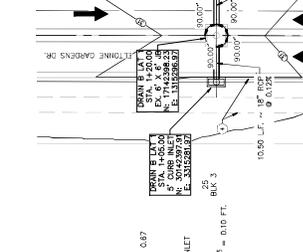
- 1) 5' ELECTRIC EASEMENT
- 2) 5' UTILITY EASEMENT
- 3) 5' YARD REQUIREMENT
- 4) 10' YARD REQUIREMENT
- 5) 20' YARD REQUIREMENT
- 6) 5' SIDEWALK
- 7) CONCRETE CURB WITH FINISH
- 8) 5' UTILITY EASEMENT (DOC #20220271 ORR)
- 9) 5' UTILITY EASEMENT (DOC #20250536 ORR)
- 10) 5' BRANCHED EASEMENT (DOC #20203636 ORR)
- 11) 5' BRANCHED EASEMENT (DOC #20250536 ORR)
- 12) 5' UTILITY EASEMENT (DOC #20220271 ORR)
- 13) 5' BRANCHED EASEMENT (DOC #20203636 ORR)
- 14) 5' BRANCHED EASEMENT (DOC #20250536 ORR)
- 15) 5' UTILITY EASEMENT (DOC #20220271 ORR)
- 16) 5' BRANCHED EASEMENT (DOC #20203636 ORR)



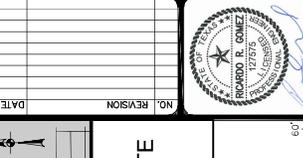
**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'A' LAT-1**  
 TOTAL Q<sub>s</sub> = 1.20 CFS  
 Q<sub>s</sub> = 0.4 CFS (OPPOSITE FLOW (O/F))  
 Q<sub>s</sub> = 0.8 CFS (SAME FLOW (S/F))  
 A = 10.441, h = 0.56, g = 32.2, c = 0.87  
 L = (0.67) (0.50) / (32.2) (0.87) = 1.40 CFS  
 L = 0.64 FT USE 1'-5" FT CURB INLET  
 CHECK WITH NEP APPROVA



**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'B' LAT-1**  
 TOTAL Q<sub>s</sub> = 1.00 CFS  
 Q<sub>s</sub> = 0.4 CFS (OPPOSITE FLOW (O/F))  
 Q<sub>s</sub> = 0.6 CFS (SAME FLOW (S/F))  
 A = 10.441, h = 0.56, g = 32.2, c = 0.87  
 L = (0.67) (0.50) / (32.2) (0.87) = 1.40 CFS  
 L = 0.74 FT USE 1'-8" FT CURB INLET  
 CHECK WITH NEP APPROVA



**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'B' LAT-1**  
 TOTAL Q<sub>s</sub> = 0.4 CFS  
 Q<sub>s</sub> = 0.4 CFS (OPPOSITE FLOW (O/F))  
 Q<sub>s</sub> = 0.0 CFS (SAME FLOW (S/F))  
 A = 10.441, h = 0.56, g = 32.2, c = 0.87  
 L = (0.67) (0.50) / (32.2) (0.87) = 0.67 CFS  
 L = 0.20 FT USE 1'-8" FT CURB INLET  
 CHECK WITH NEP APPROVA



**NO. TO SCALE**  
 SCALE: 1" = 20'  
 0' 20' 40' 60'



**RELEASED FOR CONSTRUCTION**  
 City of Corpus Christi  
 Development Services  
 Rita A. Whitmore, P.E., CPA, CPM  
 Note: Conditions stated in CDC 3.8.5.F.

**DRAINAGE & GRADING NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI STANDARD SPECIFICATIONS FOR CONSTRUCTION. ADDITIONAL WARNING SIGNS MAY BE REQUIRED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.  
 2. USE CONTRACTOR'S UTILITIES AND DRAINAGE RECORDS TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND DRAINAGE STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY OWNERS OF ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT, BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR, AT HIS EXPENSE.  
 3. ALL CONCRETE FOR TROT DRAINAGE STRUCTURES SHALL MEET TROT AND CHANDLER SPECIFICATIONS. THE CONCRETE SHALL BE CLASS "A" 3000 PSI STRENGTH IN 28 DAYS.  
 4. REFER TO DRAINAGE DETAILS FOR PIPE, TRENCH DETAILS, BOX CULVERT DETAILS AND ELEVATION LIMITS.  
 5. PROVIDE FOR POSITIVE DRAINAGE.

**TRENCH EXCAVATION SAFETY PROTECTION:**  
 CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EXPERTS SHALL REVIEW THESE PLANS AND ANY AVAILABLE ADDITIONAL INFORMATION TO DETERMINE THE SAFETY OF THE TRENCH EXCAVATION PROJECT WORK AREA IN ORDER TO PREVENT CONTRACTOR'S TRENCH EXCAVATION FROM COLLAPSE. THE CONTRACTOR SHALL FOLLOW THE PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SAFETY PROGRAMS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PROTECTION THAT COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PROTECTION THAT COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PROTECTION THAT COMPLY WITH ALL APPLICABLE OSHA STANDARDS AND REGULATIONS.

**CAUTION!**  
 CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND CABLE TELEVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL, MECHANICAL, PLUMBING, PNEUMATIC, AND GAS LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND MARKING OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND MARKING OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND MARKING OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND MARKING OF ALL UTILITIES.

**DRAIN 'A' LAT-1**  
 STA. 1+00.00 TO END  
 VERTICAL SCALE: 1" = 2'  
 HORIZONTAL SCALE: 1" = 20'



STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE



STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE

**DRAIN 'B' LAT-1**  
 STA. 1+00.00 TO END  
 VERTICAL SCALE: 1" = 2'  
 HORIZONTAL SCALE: 1" = 20'



STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE

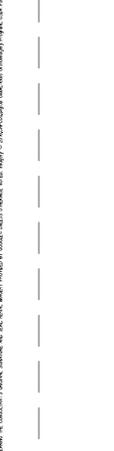


STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE

**DRAIN 'B' LAT-1**  
 STA. 1+00.00 TO END  
 VERTICAL SCALE: 1" = 2'  
 HORIZONTAL SCALE: 1" = 20'



STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE



STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE

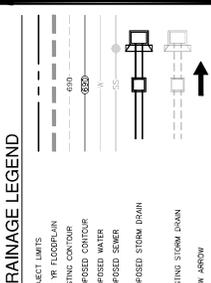
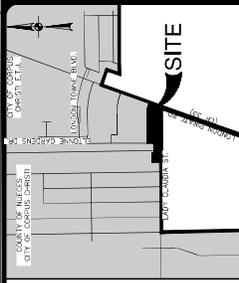
**DRAIN 'B' LAT-1**  
 STA. 1+00.00 TO END  
 VERTICAL SCALE: 1" = 2'  
 HORIZONTAL SCALE: 1" = 20'



STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE

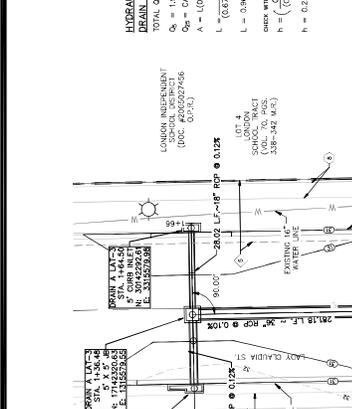


STATION	ELEVATION	PROFILE
1+00.00	36	
1+00.00	34	
1+00.00	32	
1+00.00	30	
1+00.00	28	
1+00.00	26	
1+00.00	24	
1+00.00	22	
1+00.00	20	
1+00.00	18	
1+00.00	16	
1+00.00	15	
1+00.00	15	PROFILE

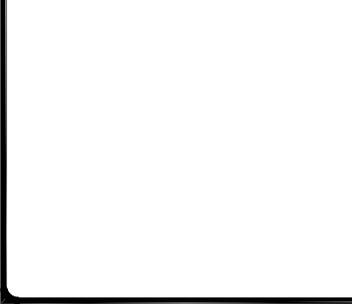


**RELEASED FOR CONSTRUCTION**  
 City of Corpus Christi  
 Department of Public Works  
 Division of Engineering  
 Date: 08/08/2023  
 Note: Conditions stated in UDC 2.8.8.5.

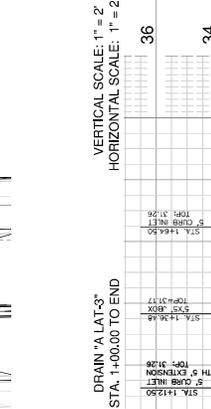
**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'A' LAT-3**  
 TOTAL Q<sub>s</sub> = 1.00 CFS  
 Q<sub>1</sub> = 1.00 CFS  
 Q<sub>2</sub> = CA(2) (ORIFICE FLOW EQN)  
 A = L(0.4), h = 0.56, g = 32.2, c = 0.67  
 L = (0.67) (0.56) / (32.2) (0.56)  
 L = 0.36 FT USE 1 - 5 FT CURB INLET  
 CHECK WITH NEW FORMULA  
 $h = \left( \frac{Q_s}{(C)(L)} \right)^{2/3} / 2.48 = \left( \frac{1.00}{(0.67)(0.36)} \right)^{2/3} / 2.48 = 0.25$  FT.  
 h = 0.25 < 0.67 OK



**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'A' LAT-3**  
 TOTAL Q<sub>s</sub> = 1.00 CFS  
 Q<sub>1</sub> = 1.00 CFS  
 Q<sub>2</sub> = CA(2) (ORIFICE FLOW EQN)  
 A = L(0.4), h = 0.56, g = 32.2, c = 0.67  
 L = (0.67) (0.56) / (32.2) (0.56)  
 L = 0.36 FT USE 1 - 10 FT CURB INLET  
 CHECK WITH NEW FORMULA  
 $h = \left( \frac{Q_s}{(C)(L)} \right)^{2/3} / 2.48 = \left( \frac{1.00}{(0.67)(10)} \right)^{2/3} / 2.48 = 0.37$  FT.  
 h = 0.37 < 0.67 OK



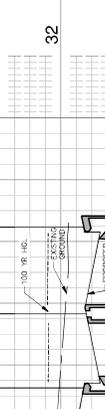
**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'A' LAT-3**  
 TOTAL Q<sub>s</sub> = 1.00 CFS  
 Q<sub>1</sub> = 1.00 CFS  
 Q<sub>2</sub> = CA(2) (ORIFICE FLOW EQN)  
 A = L(0.4), h = 0.56, g = 32.2, c = 0.67  
 L = (0.67) (0.56) / (32.2) (0.56)  
 L = 0.36 FT USE 1 - 5 FT CURB INLET  
 CHECK WITH NEW FORMULA  
 $h = \left( \frac{Q_s}{(C)(L)} \right)^{2/3} / 2.48 = \left( \frac{1.00}{(0.67)(0.36)} \right)^{2/3} / 2.48 = 0.25$  FT.  
 h = 0.25 < 0.67 OK



**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'A' LAT-3**  
 TOTAL Q<sub>s</sub> = 1.00 CFS  
 Q<sub>1</sub> = 1.00 CFS  
 Q<sub>2</sub> = CA(2) (ORIFICE FLOW EQN)  
 A = L(0.4), h = 0.56, g = 32.2, c = 0.67  
 L = (0.67) (0.56) / (32.2) (0.56)  
 L = 0.36 FT USE 1 - 10 FT CURB INLET  
 CHECK WITH NEW FORMULA  
 $h = \left( \frac{Q_s}{(C)(L)} \right)^{2/3} / 2.48 = \left( \frac{1.00}{(0.67)(10)} \right)^{2/3} / 2.48 = 0.37$  FT.  
 h = 0.37 < 0.67 OK



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 L = 0.36 FT USE 1 - 5 FT CURB INLET  
 CHECK WITH NEW FORMULA  
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 h = 0.25 < 0.67 OK

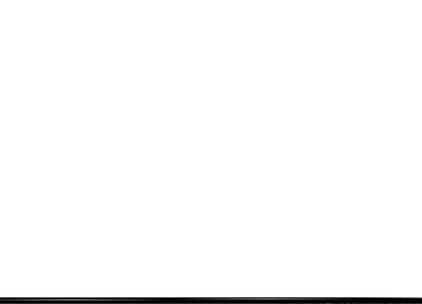
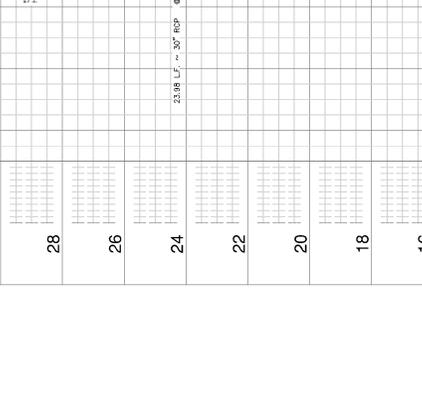
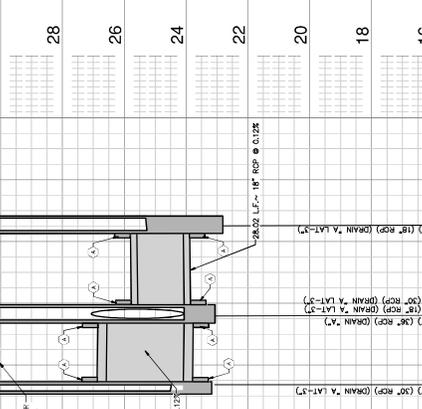


**HYDRAULIC CALCULATIONS:-**  
**DRAIN 'A' LAT-3**  
 TOTAL Q<sub>s</sub> = 1.00 CFS  
 Q<sub>1</sub> = 1.00 CFS  
 Q<sub>2</sub> = CA(2) (ORIFICE FLOW EQN)  
 A = L(0.4), h = 0.56, g = 32.2, c = 0.67  
 L = (0.67) (0.56) / (32.2) (0.56)  
 L = 0.36 FT USE 1 - 10 FT CURB INLET  
 CHECK WITH NEW FORMULA  
 $h = \left( \frac{Q_s}{(C)(L)} \right)^{2/3} / 2.48 = \left( \frac{1.00}{(0.67)(10)} \right)^{2/3} / 2.48 = 0.37$  FT.  
 h = 0.37 < 0.67 OK



**DRAINAGE & GRADING NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXISTING AND PROPOSED GRADES, AND SHALL VERIFY THE ACCURACY OF THESE GRADES BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS.  
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 3. ALL CONCRETE FOR TROTT DRAINAGE STRUCTURES SHALL MEET TROTT STANDARD SPECIFICATIONS FOR CONCRETE SHALL BE CLASS "A" 3000 PSI CONCRETE WITH A MINIMUM OF 4% AIR ENTRAINMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS.  
 4. REFER TO THE TROTT DRAINAGE STRUCTURE DETAILS FOR PIPE, FRENCH DRAIN, BOX CULVERT, AND TRENCH EXCAVATION DETAILS.  
 5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE POSITIVE DRAINAGE.

**TRENCH EXCAVATION SAFETY PROTECTION:**  
 CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED ENGINEER SHALL BE RESPONSIBLE FOR DESIGNING AND INSTALLING SAFETY PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS.  
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 4. REFER TO THE TROTT DRAINAGE STRUCTURE DETAILS FOR PIPE, FRENCH DRAIN, BOX CULVERT, AND TRENCH EXCAVATION DETAILS.  
 5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE POSITIVE DRAINAGE.



**CAUTION!**  
 BE REFERRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND CABLE TELEVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS.

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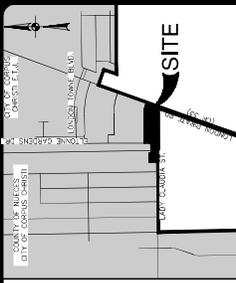
NO.	REVISION	DATE



**PAPER-DAWSON**  
 TEXAS ENGINEERING FIRM #1701 1 TEXAS SURVEYING FIRM #10028900  
 407 N BRER ROADWAY, STE 103 CORPUS CHRISTI, TX 78401-1813, TX 78401

**LONDON TOWNE SUBDIVISION UNIT 12**  
 CORPUS CHRISTI, TEXAS  
 EXCELSIOR BLVD. PLAN & PROFILE  
 (1+00.00 TO END)

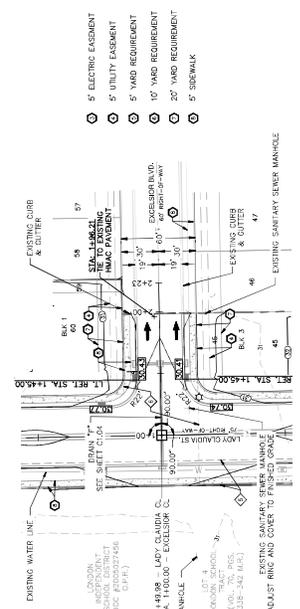
PLAT NO. PLR607  
 JOB NO. 2025-52  
 DATE AUG 2025  
 DESIGNER JES  
 CHECKED/REV. ADRIAN JI  
 SHEET C2.02



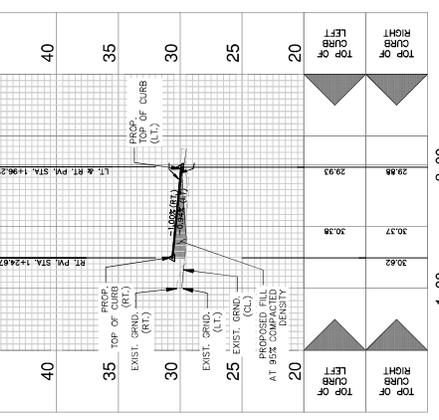
**STREET LEGEND**

- PROJECT LIMITS
- 100' R.F. FLOODPLAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PAVEMENT
- EXISTING CURB
- RAISED SPOT
- PC
- PT
- POINT OF CURVATURE
- POINT OF TANGENCY
- RET
- RETURN
- DRAINAGE FLOW ARROW
- TOP OF CURB SPOT ELEVATION (857.50)
- PAYMENT ELEVATION (857.00)
- SEWER
- STREET LIGHT

- 5' UTILITY EASEMENT (DOC #202502271 OPR)
- DRAINAGE EASEMENT (DOC #202503048 OPR)
- UTILITY EASEMENT (DOC #202503028 OPR)
- UTILITY CLASSIFICATION (DOC #20250270 OPR)
- VARIABLE WIDTH UTILITY EASEMENT (DOC #202503087 OPR)
- 5' ELECTRIC EASEMENT
- 5' UTILITY EASEMENT
- 5' YARD REQUIREMENT
- 10' YARD REQUIREMENT
- 20' YARD REQUIREMENT
- 5' SIDEWALK



"EXCELSIOR BLVD."  
 STA. 1+00.00 TO END. VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 50'



**STREET NOTES:**

- A CITY OF CORPUS CHRISTI ROW PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION OF ANY ROW. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING AND A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN AND PROFILE ONCE THE ROWS ARE CONSTRUCTED.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT THE CURB. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- NO PERMANENT STRUCTURES DEEPER THAN 3 FEET, AND LOWER WALLS, FENCES, AND VEGETATION SHALL BE CONSTRUCTED OR MAINTAINED WITHIN CLEAR UTILITY EASEMENTS. THE CLEARANCE SHALL BE MAINTAINED WITHIN CLEAR UTILITY EASEMENTS. NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAYMENT.
- DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF ACCESS TO THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF DRIVEWAYS. DRIVEWAY LOCATIONS ARE SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

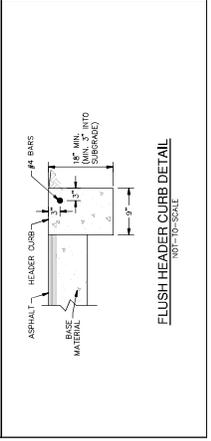
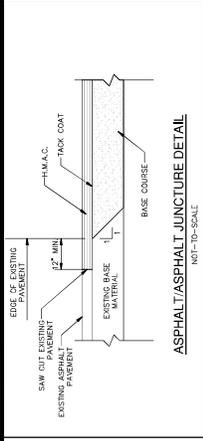
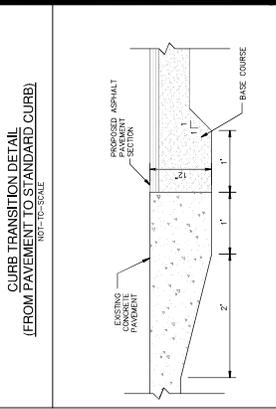
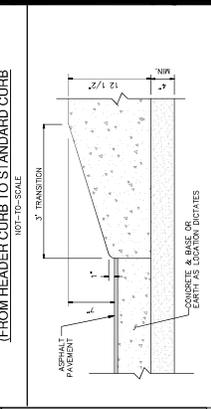
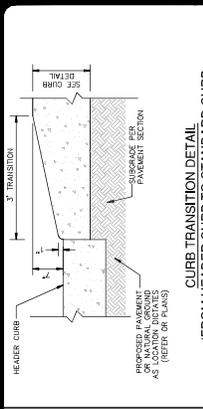


NO.	REVISION	DATE

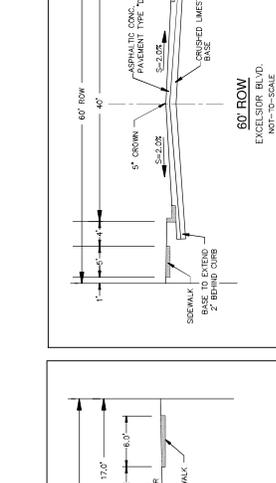


**PAPE-DAWSON**  
 407 W. GREEN ROADWAY, STE 103 | TEXAS SURVEYING FIRM # 0028900  
 TEXAS ENGINEERING FIRM # 001741 | TX REG. 1781.03.02.2025

**LONDON TOWNE SUBDIVISION UNIT 12**  
 CORPUS CHRISTI, TEXAS  
 STREET DETAILS  
 PL8807  
 JOB NO. 2108-02  
 DATE AUG 2025  
 DESIGNER: BRS  
 CHECKED: BRS  
 SHEET: C2.10



STREET NAME	STATION	THICK 5\"/>
LADY CLAUDIA ST.	14+00.00 TO END	4.5\"/>
ELTONNE GARDENS DR.	14+00.00 TO END	2\"/>
EXCELSIOR BLVD.	14+00.00 TO END	2\"/>



- GENERAL NOTES:**
- CONTRACTOR SHALL REFER TO THE PROJECT PAVEMENT DESIGN REPORT PREPARED BY UES DATED OCTOBER 24, 2024.
  - CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY THE SUB GRADE CONDITION PRIOR TO PLACING ANY BASE MATERIAL. GEOTECHNICAL ENGINEER SHALL DETERMINE THE SUB GRADE CONDITION TO PLACE THE PAVEMENT ON.
  - GEOTECHNICAL ENGINEER SHOULD VERIFY THE STREET SUBGRADE AT THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE.
  - WHERE ELIGIBLE BASE COURSE SHOULD BE CRUSHED LIMESTONE CONFORMING TO TxDOT STANDARD SPECIFICATIONS, TEST 201, TYPE A, GRADES 1 OR 2.
  - TEMPERATURE OF CRUSHED LIMESTONE SHOULD BE MAINTAINED WITHIN THE RANGE OF OPTIMUM WATER CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM WATER CONTENT UNLESS OTHERWISE SPECIFIED.
  - RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHOULD BE FOLLOWED AND THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR THE PLACEMENT OF AGGREGATE BASE TO THE STREET SUBGRADE AND THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE TO THE STREET SUBGRADE AND THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE TO THE STREET SUBGRADE FOR MORE INFORMATION.
  - WHERE PAVEMENT SUBGRADE IS LOCATED WITHIN 2- FEET OF THE EXISTING GROUND SURFACE (STRATUM 1), THE STREET SUBGRADE AND THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE TO THE STREET SUBGRADE FOR MORE INFORMATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL MATERIAL TESTING WITH THE PROJECT GEOTECHNICAL ENGINEER. TESTING SHALL BE PAID FOR BY THE OWNER.
  - FILL MATERIAL SHOULD BE MAINE ON-SITE MATERIAL. FILL OF DETERIORATED MATERIAL WITH A MINIMUM OF 10% FINE PARTICLES SHALL BE USED. ALL FILL MATERIAL SHOULD BE REPAVED FOR THE FULL WIDTH OF THE ROADWAY. ALL CURB APPLICATIONS SHOULD BE REPAVED FOR THE FULL WIDTH OF THE ROADWAY. ALL CURB APPLICATIONS SHOULD BE REPAVED FOR THE FULL WIDTH OF THE ROADWAY. ALL CURB APPLICATIONS SHOULD BE REPAVED FOR THE FULL WIDTH OF THE ROADWAY.
  - CONTRACTOR TO VERIFY EXACT SPECIFICATIONS WITH PROJECT GEOTECHNICAL ENGINEERING REPORT.
  - A. NECESSARY COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN THE NINEES COUNTY ROW.
  - WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

DESIGNED BY: BRS  
 CHECKED BY: BRS  
 DATE: AUGUST 8, 2025, 4:40 PM - 1989 ID: Amhdvduu999

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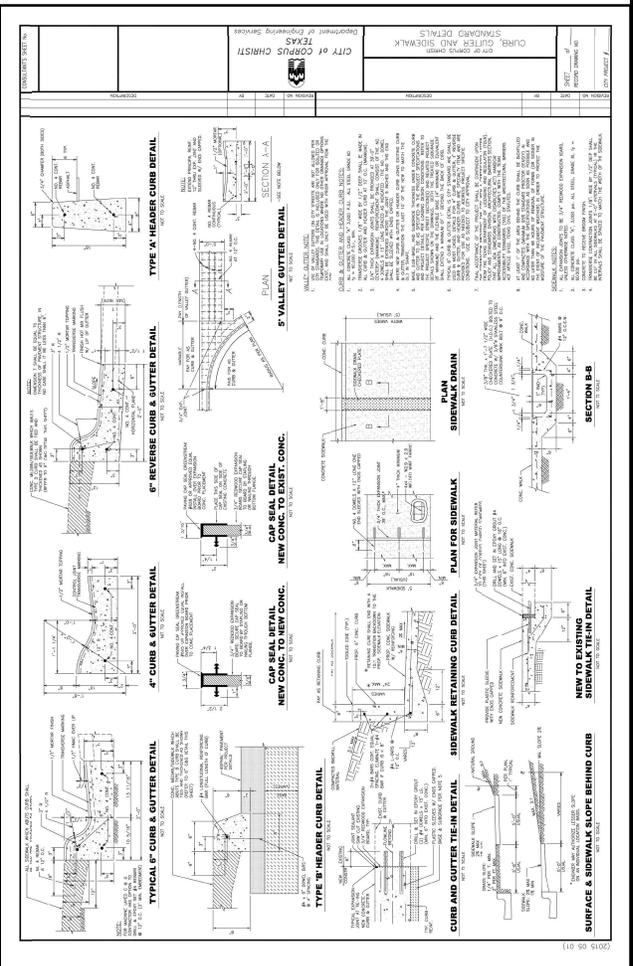
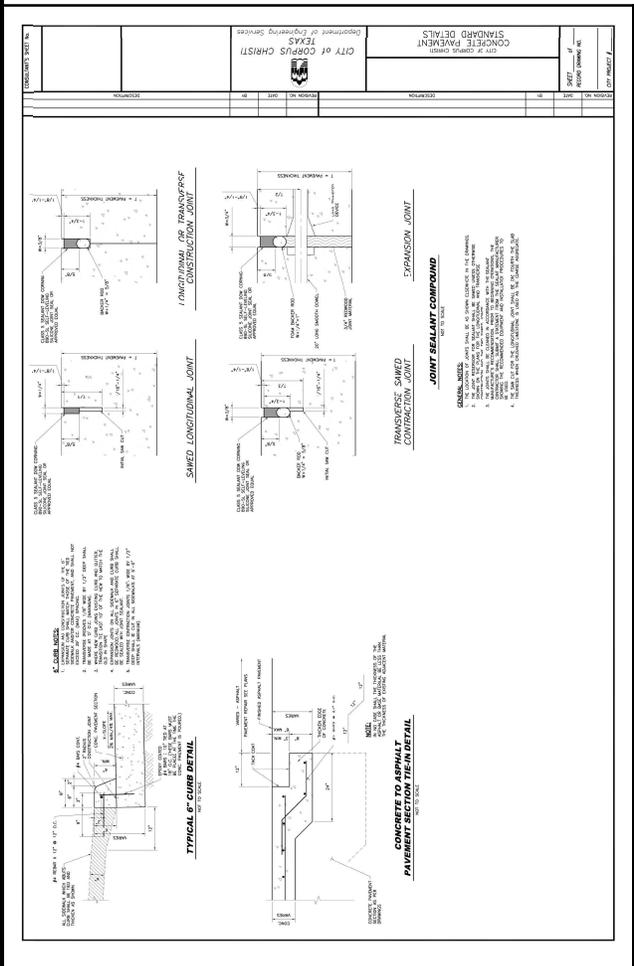
NO.	REVISION	DATE



**PAPE-DAWSON**  
 TEXAS ENGINEERING FIRM #179 | TEXAS CONCRETE CONSULTING FIRM #1028900  
 407 W. BRICK BLDG., STE 100 | CORPUS CHRISTI, TX 78401 | P: 361.650.2239

**LONDON TOWNE SUBDIVISION UNIT 12**  
**CORPUS CHRISTI, TEXAS**  
**STREET DETAILS**

PLAT NO. 000000-02  
 JOB NO. 210208-02  
 DATE AUG 2025  
 DESIGNER R. W. GIBSON  
 CHECKED, E.R. BRUNN, EIT  
 SHEET **C2.11**



**RELEASED FOR CONSTRUCTION**

Rita A. Williams, P.E., CPM, CPH  
 Director of Construction  
 City of Corpus Christi

**Note:** Construction Plans will require sealed on the Construction Contract (GCC) 2.3.1.1.

12/15/2024 10:51:05 AM C:\Users\rgibson\OneDrive - City of Corpus Christi\Documents\Projects\210208-02\210208-02-0000-02-C2.11.dwg PLOT DATE: 8/20/2025 10:51:05 AM



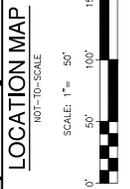
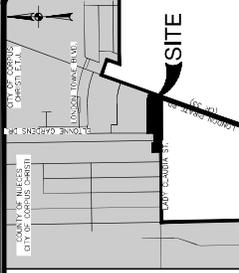
NO.	REVISION	DATE



**PAPE-DAWSON**  
 TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1028900  
 407 N BRER ROADWAY, STE 103 CORPUS CHRISTI, TX 78401 | P. 361.520.2239

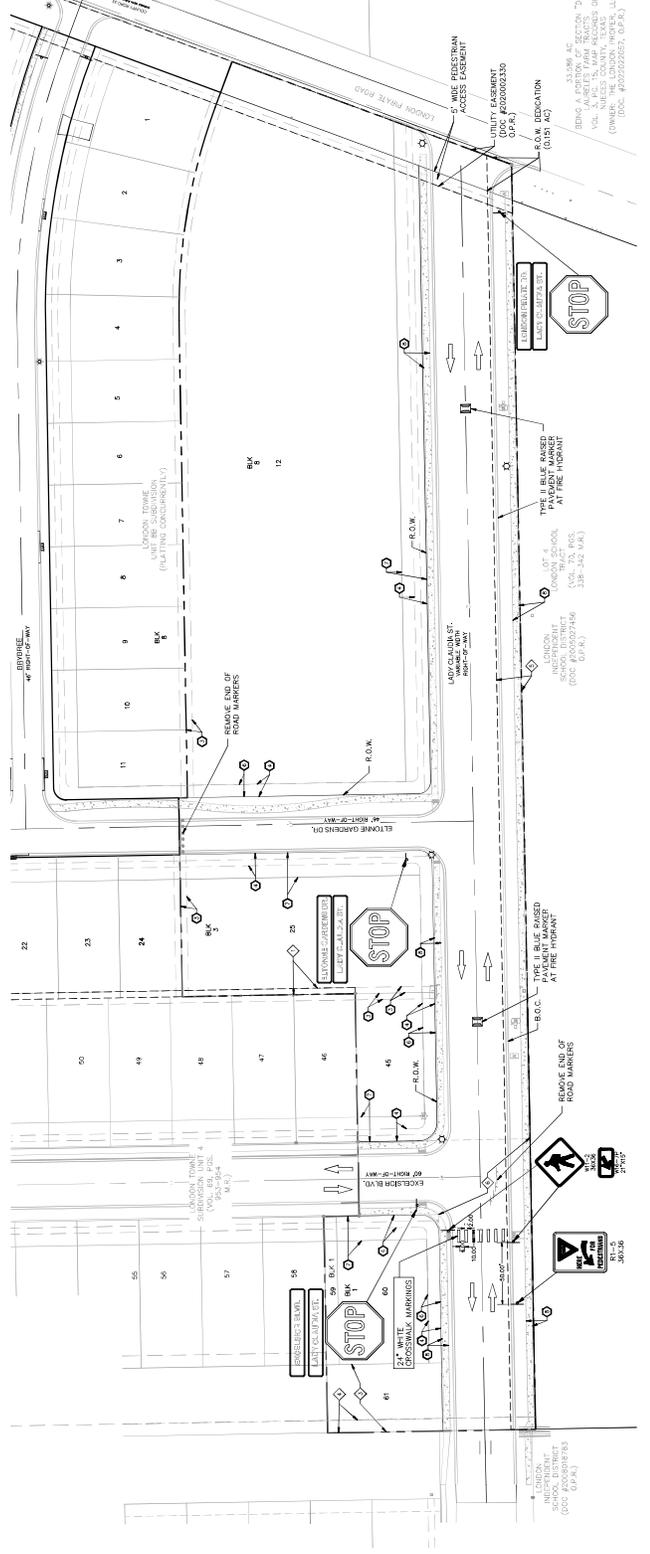
**LONDON TOWNE SUBDIVISION UNIT 12**  
 CORPUS CHRISTI, TEXAS  
 OVERALL SIGNAGE PLAN

PLAT NO. PL88907  
 JOB NO. 21028-02  
 DATE AUG 2025  
 DESIGNED BY JES  
 CHECKED BY JOURNAL ST  
 SHEET **C3.00**



SYMBOL	ITEM NUMBER
	UNIT BOUNDARY
	CURB INLET
	PROPOSED DRIVEWAY
	TRAFFIC FLOW ARROW
	SIDEWALK
	TYPE II BLUE RASER NO SEPARATE PAY ITEM (N.T.S.)
	HEADER CURB W/ BARRICADE POSTS
	STOP SIGN R1-1 30"x30"
	STREET SIGN R2-1 24x30

- ◇ 5' UTILITY EASEMENT (DOC #02202271, O.P.R.)
- ◇ DRAINAGE EASEMENT (DOC #022020456, O.P.R.)
- ◇ DRAINAGE EASEMENT (DOC #022020456, O.P.R.)
- ◇ UTILITY EASEMENT (DOC #022020456, O.P.R.)
- ◇ 20' YARD REQUIREMENT (DOC #022020456, O.P.R.)
- ◇ 5' SIDEWALK
- 5' UTILITY EASEMENT (DOC #02202271, O.P.R.)
- 10' UTILITY EASEMENT (DOC #02202271, O.P.R.)
- 5' YARD REQUIREMENT (DOC #022020456, O.P.R.)
- 20' YARD REQUIREMENT (DOC #022020456, O.P.R.)
- 5' SIDEWALK



BEING A PORTION OF SECTION "D" VOL. 2, P.L.S. 15, MAP RECORDED AT CORPUS CHRISTI, TEXAS (DOC #02202271, O.P.R.)

BEING A PORTION OF SECTION "D" VOL. 2, P.L.S. 15, MAP RECORDED AT CORPUS CHRISTI, TEXAS (DOC #02202271, O.P.R.)

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BEING A PORTION OF SECTION "D" VOL. 2, P.L.S. 15, MAP RECORDED AT CORPUS CHRISTI, TEXAS (DOC #02202271, O.P.R.)





NO.	REVISION	DATE



**PAPER-DAWSON**  
 TEXAS ENGINEERING FIRM #41 TEXAS SURVEYING FIRM #1028800  
 407 W. BERRY BOULEVARD, STE 100 CORPUS CHRISTI, TX 78401-3810, 2025

**LONDON TOWNE SUBDIVISION UNIT 12**  
 CORPUS CHRISTI, TEXAS  
 SIGNAGE DETAILS

PLAT NO. PL8807  
 JOB NO. 202008-02  
 DATE AUG. 2020  
 DESIGNED BY JAS  
 CHECKED BY BRUNEL, S.L.  
 SHEET **C3-11**

### Universal Anchor System with In-Milled Tubing Post

**Wedge Anchor Steel System**

**Wedge Anchor Post System (IPRE) System**

**Slip Resistant on Using a Reinforced Fiber (FRP) Tubing Post**

**Notes:**

1. All FRP tubing posts shall be installed in accordance with the manufacturer's instructions.
2. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
3. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
4. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
5. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
6. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
7. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
8. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
9. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
10. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.

### Universal Anchor System with FRP Post

**Typical Sign Mounting Detail for FRP Support with Back-to-Back Signs**

**Typical Sign Mounting Detail for FRP Support with Single Sign**

**Notes:**

1. All FRP tubing posts shall be installed in accordance with the manufacturer's instructions.
2. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
3. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
4. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
5. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
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8. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
9. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.
10. The FRP tubing post shall be installed in a hole that has been drilled and cleaned.

### TYPICAL STANDARD PAVEMENT MARKINGS PM(11)-22

**GENERAL NOTES:**

1. All pavement markings shall be installed in accordance with the manufacturer's instructions.
2. The pavement markings shall be installed in a hole that has been drilled and cleaned.
3. The pavement markings shall be installed in a hole that has been drilled and cleaned.
4. The pavement markings shall be installed in a hole that has been drilled and cleaned.
5. The pavement markings shall be installed in a hole that has been drilled and cleaned.
6. The pavement markings shall be installed in a hole that has been drilled and cleaned.
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8. The pavement markings shall be installed in a hole that has been drilled and cleaned.
9. The pavement markings shall be installed in a hole that has been drilled and cleaned.
10. The pavement markings shall be installed in a hole that has been drilled and cleaned.

**GENERAL NOTES:**

1. All pavement markings shall be installed in accordance with the manufacturer's instructions.
2. The pavement markings shall be installed in a hole that has been drilled and cleaned.
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9. The pavement markings shall be installed in a hole that has been drilled and cleaned.
10. The pavement markings shall be installed in a hole that has been drilled and cleaned.

### CROSSWALK PAVEMENT MARKINGS PM(4)-22A

**GENERAL NOTES:**

1. All crosswalk pavement markings shall be installed in accordance with the manufacturer's instructions.
2. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.
3. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.
4. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.
5. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.
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10. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.

**GENERAL NOTES:**

1. All crosswalk pavement markings shall be installed in accordance with the manufacturer's instructions.
2. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.
3. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.
4. The crosswalk pavement markings shall be installed in a hole that has been drilled and cleaned.
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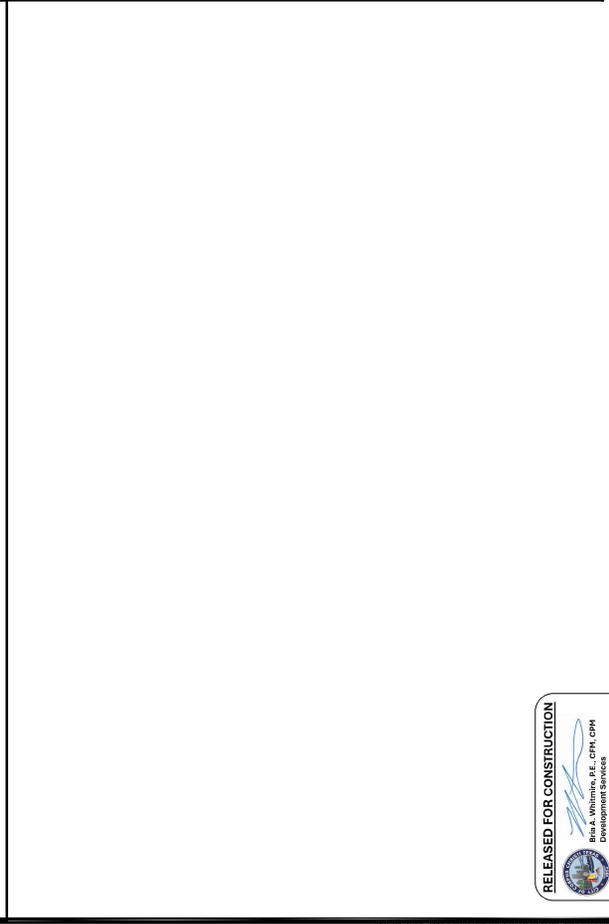
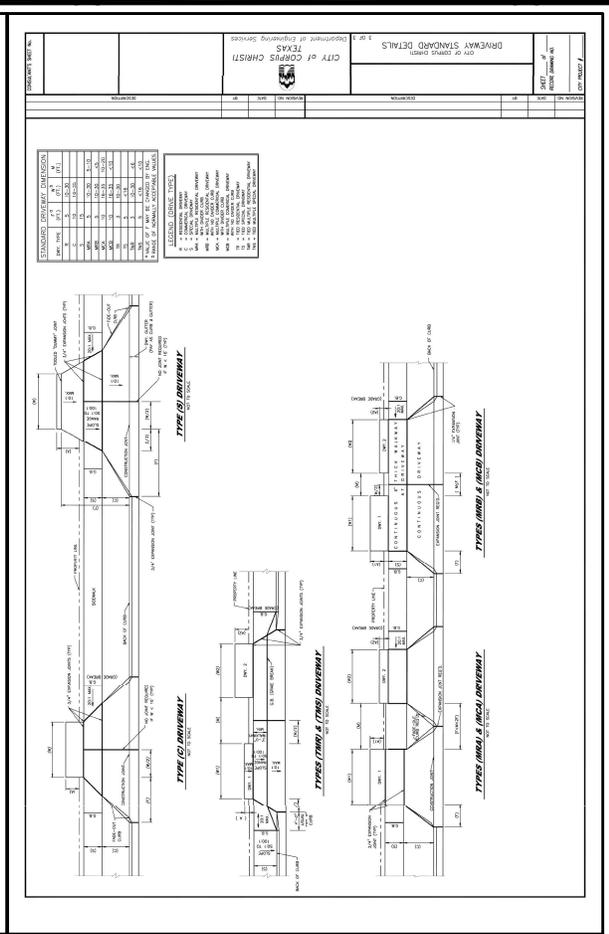
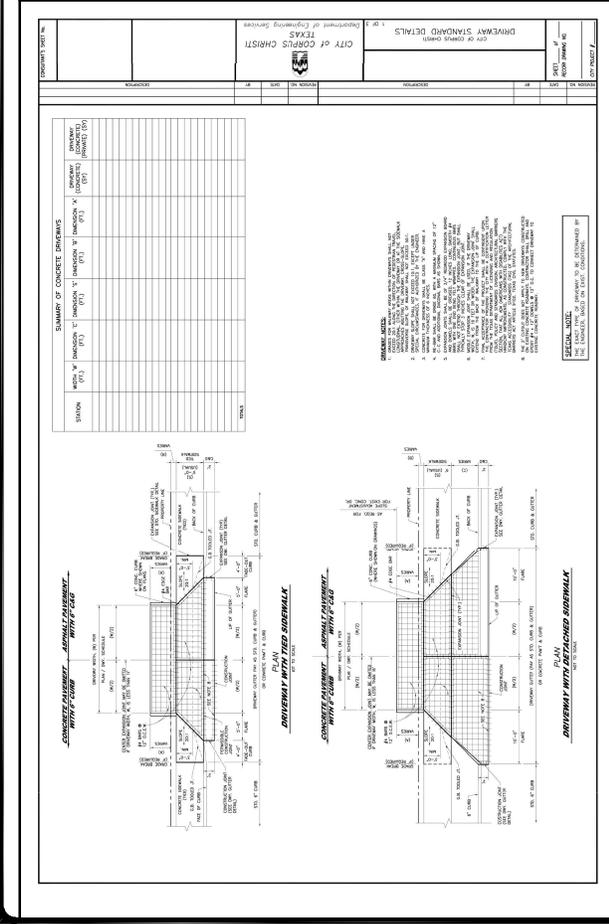
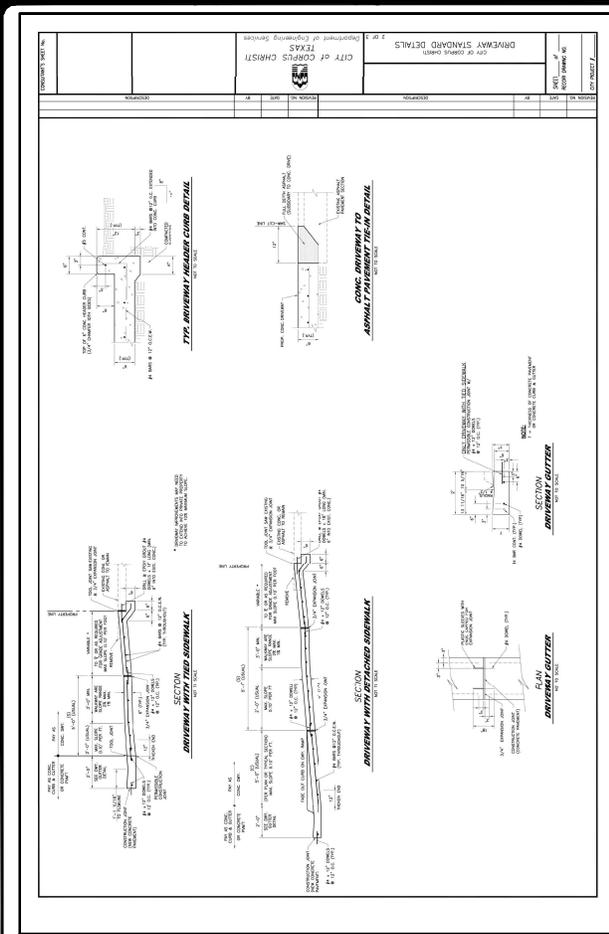
NO.	REVISION	DATE



**PAPE-DAWSON**  
 TEXAS ENGINEERING FIRM #1743 TEXAS SURVEYING FIRM #1028800  
 407 W. PAPER BOULEVARD, STE 103 CORPUS CHRISTI, TX 78401-1813, 361.229.2299

**LONDON TOWNE SUBDIVISION UNIT 12**  
 CORPUS CHRISTI, TEXAS  
 DRIVEWAY DETAILS

PLAT NO. PL8807  
 JOB NO. 21028-52  
 DATE AUG 2025  
 DESIGNER JAS  
 CHECKED, ERIE BOHRLI, S.E.  
 SHEET C3.12



**RELEASED FOR CONSTRUCTION**

Rina A. Whitmore, P.E., CFM, CFM  
 Development Services

Note: Construction Plans will require based on the conditions stated in LDC 3.3.5.5.

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NO.	REVISION	DATE



**PAPER-DAWSON**  
 407 W. GREY ROADWAY, STE 103 CORPUS CHRISTI, TX 78401-1813, TX 78401-1813  
 TELAS ENGINEERING FIRM #179 I TEXAS SURVEYING FIRM #1028900

**LONDON TOWNE SUBDIVISION UNIT 12**  
**CORPUS CHRISTI, TEXAS**  
**WATER DISTRIBUTION PLAN DETAILS**

PLAT NO. PL8607  
 JOB NO. 21028-02  
 DATE AUG 2025  
 DESIGNER Erin A. Whittle, P.E., CPE, CFM  
 CHECKED ENG. SERIAL, L.Z.  
 SHEET C04.11



**RESTRAINED LENGTH DESIGN**  
 Restraint length calculations are for P.V.C. pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note: Calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

L = Length to be restrained on both sides of fitting. When restrained on both sides of fitting, the restrained length shall be the sum of the restrained lengths on both sides of fitting.

PIPE BEND (INCH)	LOW-SIDE DEPTH (INCH)	UPPER BEND RESTRAINED TEST PRESSURE (PSI)	LOWER BEND RESTRAINED TEST PRESSURE (PSI)	UPPER BEND RESTRAINED TEST PRESSURE (PSI)	LOWER BEND RESTRAINED TEST PRESSURE (PSI)
6	45	5	24	8	18
8	60	7	32	11	24
10	75	9	40	14	32
12	90	11	48	17	40
14	105	13	56	20	48
16	120	15	64	23	56
18	135	17	72	26	64
20	150	19	80	29	72
22	165	21	88	32	80
24	180	23	96	35	88
26	195	25	104	38	96
28	210	27	112	41	104
30	225	29	120	44	112
32	240	31	128	47	120
34	255	33	136	50	128
36	270	35	144	53	136
38	285	37	152	56	144
40	300	39	160	59	152
42	315	41	168	62	160
44	330	43	176	65	168
46	345	45	184	68	176
48	360	47	192	71	184
50	375	49	200	74	192
52	390	51	208	77	200
54	405	53	216	80	208
56	420	55	224	83	216
58	435	57	232	86	224
60	450	59	240	89	232
62	465	61	248	92	240
64	480	63	256	95	248
66	495	65	264	98	256
68	510	67	272	101	264
70	525	69	280	104	272
72	540	71	288	107	280
74	555	73	296	110	288
76	570	75	304	113	296
78	585	77	312	116	304
80	600	79	320	119	312
82	615	81	328	122	320
84	630	83	336	125	328
86	645	85	344	128	336
88	660	87	352	131	344
90	675	89	360	134	352
92	690	91	368	137	360
94	705	93	376	140	368
96	720	95	384	143	376
98	735	97	392	146	384
100	750	99	400	149	392
102	765	101	408	152	400
104	780	103	416	155	408
106	795	105	424	158	416
108	810	107	432	161	424
110	825	109	440	164	432
112	840	111	448	167	440
114	855	113	456	170	448
116	870	115	464	173	456
118	885	117	472	176	464
120	900	119	480	179	472
122	915	121	488	182	480
124	930	123	496	185	488
126	945	125	504	188	496
128	960	127	512	191	504
130	975	129	520	194	512
132	990	131	528	197	520
134	1005	133	536	200	528
136	1020	135	544	203	536
138	1035	137	552	206	544
140	1050	139	560	209	552
142	1065	141	568	212	560
144	1080	143	576	215	568
146	1095	145	584	218	576
148	1110	147	592	221	584
150	1125	149	600	224	592
152	1140	151	608	227	600
154	1155	153	616	230	608
156	1170	155	624	233	616
158	1185	157	632	236	624
160	1200	159	640	239	632
162	1215	161	648	242	640
164	1230	163	656	245	648
166	1245	165	664	248	656
168	1260	167	672	251	664
170	1275	169	680	254	672
172	1290	171	688	257	680
174	1305	173	696	260	688
176	1320	175	704	263	696
178	1335	177	712	266	704
180	1350	179	720	269	712
182	1365	181	728	272	720
184	1380	183	736	275	728
186	1395	185	744	278	736
188	1410	187	752	281	744
190	1425	189	760	284	752
192	1440	191	768	287	760
194	1455	193	776	290	768
196	1470	195	784	293	776
198	1485	197	792	296	784
200	1500	199	800	299	792
202	1515	201	808	302	800
204	1530	203	816	305	808
206	1545	205	824	308	816
208	1560	207	832	311	824
210	1575	209	840	314	832
212	1590	211	848	317	840
214	1605	213	856	320	848
216	1620	215	864	323	856
218	1635	217	872	326	864
220	1650	219	880	329	872
222	1665	221	888	332	880
224	1680	223	896	335	888
226	1695	225	904	338	896
228	1710	227	912	341	904
230	1725	229	920	344	912
232	1740	231	928	347	920
234	1755	233	936	350	928
236	1770	235	944	353	936
238	1785	237	952	356	944
240	1800	239	960	359	952
242	1815	241	968	362	960
244	1830	243	976	365	968
246	1845	245	984	368	976
248	1860	247	992	371	984
250	1875	249	1000	374	992
252	1890	251	1008	377	1000
254	1905	253	1016	380	1008
256	1920	255	1024	383	1016
258	1935	257	1032	386	1024
260	1950	259	1040	389	1032
262	1965	261	1048	392	1040
264	1980	263	1056	395	1048
266	1995	265	1064	398	1056
268	2010	267	1072	401	1064
270	2025	269	1080	404	1072
272	2040	271	1088	407	1080
274	2055	273	1096	410	1088
276	2070	275	1104	413	1096
278	2085	277	1112	416	1104
280	2100	279	1120	419	1112
282	2115	281	1128	422	1120
284	2130	283	1136	425	1128
286	2145	285	1144	428	1136
288	2160	287	1152	431	1144
290	2175	289	1160	434	1152
292	2190	291	1168	437	1160
294	2205	293	1176	440	1168
296	2220	295	1184	443	1176
298	2235	297	1192	446	1184
300	2250	299	1200	449	1192
302	2265	301	1208	452	1200
304	2280	303	1216	455	1208
306	2295	305	1224	458	1216
308	2310	307	1232	461	1224
310	2325	309	1240	464	1232
312	2340	311	1248	467	1240
314	2355	313	1256	470	1248
316	2370	315	1264	473	1256
318	2385	317	1272	476	1264
320	2400	319	1280	479	1272
322	2415	321	1288	482	1280
324	2430	323	1296	485	1288
326	2445	325	1304	488	1296
328	2460	327	1312	491	1304
330	2475	329	1320	494	1312
332	2490	331	1328	497	1320
334	2505	333	1336	500	1328
336	2520	335	1344	503	1336
338	2535	337	1352	506	1344
340	2550	339	1360	509	1352
342	2565	341	1368	512	1360
344	2580	343	1376	515	1368
346	2595	345	1384	518	1376
348	2610	347	1392	521	1384
350	2625	349	1400	524	1392
352	2640	351	1408	527	1400
354	2655	353	1416	530	1408
356	2670	355	1424	533	1416
358	2685	357	1432	536	1424
360	2700	359	1440	539	1432
362	2715	361	1448	542	1440
364	2730	363	1456	545	1448
366	2745	365	1464	548	1456
368	2760	367	1472	551	1464
370	2775	369	1480	554	1472
372	2790	371	1488	557	1480
374	2805	373	1496	560	1488
376	2820	375	1504	563	1496
378	2835	377	1512	566	1504
380	2850	379	1520	569	1512
382	2865	381	1528	572	1520
384	2880	383	1536	575	1528
386	2895	385	1544	578	1536
388	2910	387	1552	581	1544
390	2925	389	1560	584	1552
392	2940	391	1568	587	1560
394	2955	393	1576	590	1568
396	2970	395	1584	593	1576
398	2985	397	1592	596	1584
400	3000	399	1600	599	1592
402	3015	401	1608	602	1600
404	3030	403	1616	605	1608
406	3045	405	1624	608	1616
408	3060	407	1632	611	1624
410	3075	409	1640	614	1632
412	3090	411	1648	617	1640
414	3105	413	1656	620	1648
416	3120	415	1664	623	1656
418	3135	417	1672	626	1664
420	3150	419	1680	629	1672
422	3165	421	1688	632	1680
424	3180	423	1696	635	1688
426	3195	425	1704	638	1696
428	3210	427	1712	641	1704
430	3225	429	1720	644	1712
432	3240				

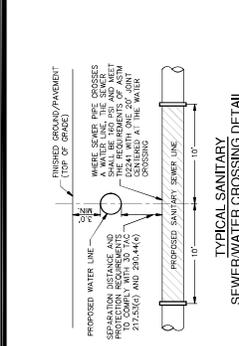
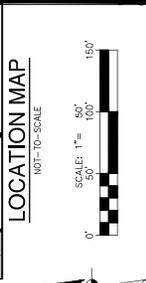
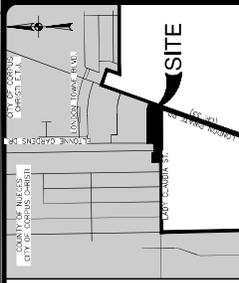
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**PAPE-DAWSON**  
 407 N GREER ROADWAY, STE 103 CORPUS CHRISTI, TEXAS 78401  
 TEXAS ENGINEERING FIRM #0711 KEYS SURVEYING FIRM #10028900

**LONDON TOWNE SUBDIVISION UNIT 12**  
**CORPUS CHRISTI, TEXAS**  
**OVERALL SANITARY SEWER PLAN**

PL 8807  
 JOB NO. 21028-02  
 DATE AUG 2025  
 DESIGNER  
 CHECKED: ERL BOURAL, S.E.  
 SHEET **C5-00**



**SEWER LEGEND**

PROJECT LIMITS  
 EXISTING WATER  
 EXISTING SEWER  
 PROPOSED SEWER  
 PROPOSED SEWER LATERAL  
 STREET LIGHT

- 5" UTILITY EASEMENT (DOC #02020221 OFR)
- 10" UTILITY EASEMENT (DOC #02020221 OFR)
- 5' YARD REQUIREMENT (DOC #02020208 OFR)
- 10' YARD REQUIREMENT (DOC #02020208 OFR)
- 20' YARD REQUIREMENT (DOC #02020208 OFR)
- 5' SIDEWALK (DOC #02020210 OFR)
- 5' SIDEWALK WITH UTILITY CROSSING (DOC #02020210 OFR)
- 5' SIDEWALK WITH UTILITY CROSSING (DOC #02020210 OFR)

**RELEASED FOR CONSTRUCTION**

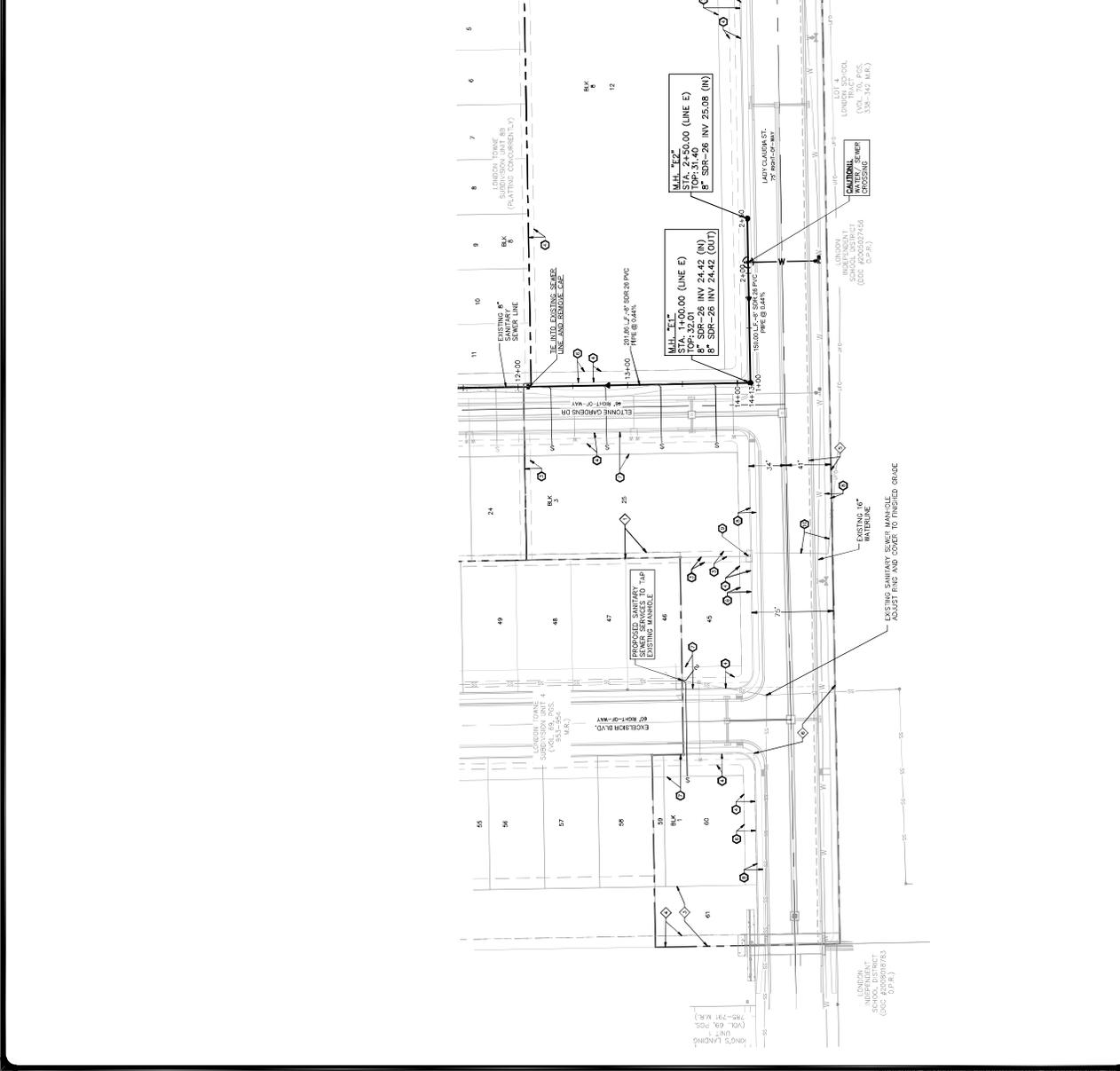
Brina A. Whinnery, P.E., CPM, CMAA  
 City of Corpus Christi  
 Development Services

Work on this project shall be in accordance with the conditions listed in UCC 2.8.5.5.

**CAUTION!!**  
 CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND CABLE TELEVISION, GAS, ELECTRIC, AND OTHER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE UTILITY OWNERS.

**TRENCH EXCAVATION SAFETY PROTECTION:**  
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE UTILITY OWNERS.

**ROW PERMIT NOTE:**  
 A CITY OF CORPUS CHRISTI ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN CITY OF CORPUS CHRISTI RIGHTS-OF-WAY.









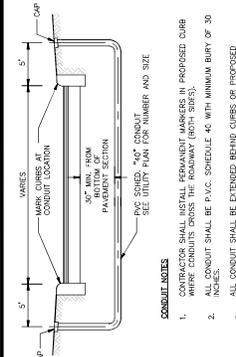
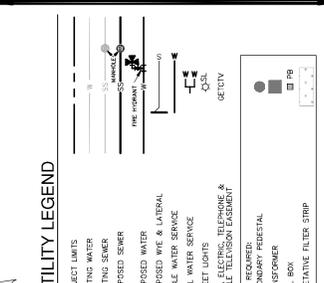
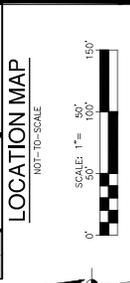
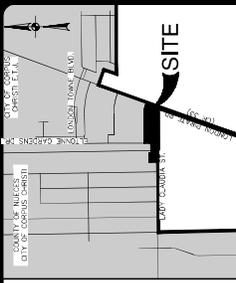
NO.	REVISION	DATE



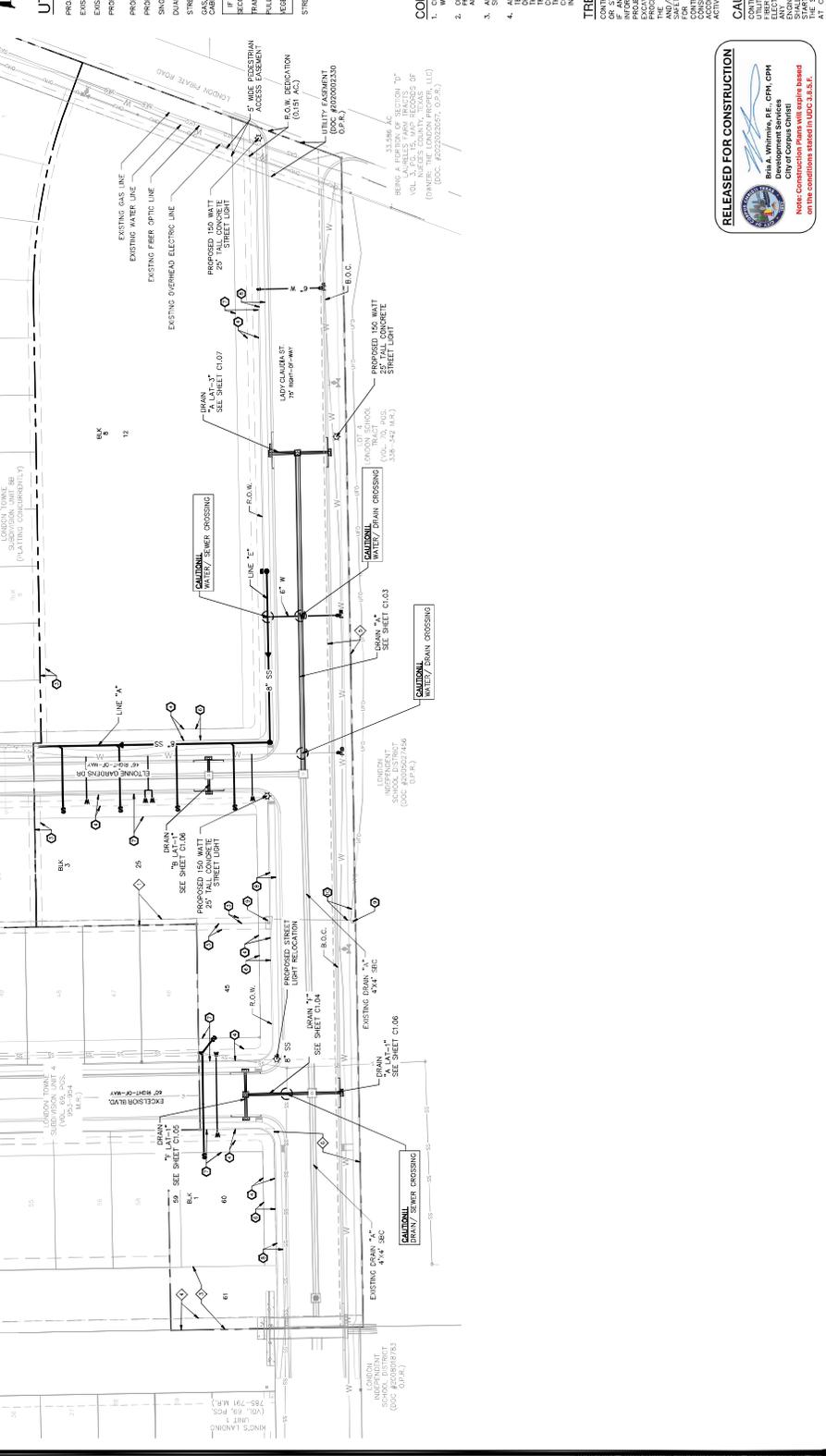
**PAPER-DAWSON**  
 TEXAS ENGINEERING FIRM #1701 TEXAS SURVEYING FIRM #1028900  
 407 N. GREEN ROADWAY, STE 103 CORPUS CHRISTI, TEXAS 78401-3022

**LONDON TOWNE SUBDIVISION UNIT 12**  
 CORPUS CHRISTI, TEXAS  
 OVERALL UTILITY PLAN

PLAT NO. PL8887  
 JOB NO. 21028-02  
 DATE AUG 2025  
 DESIGNER  
 CHECKED, ENG. BORRAL, ST.  
 SHEET C6.00



**CONDUIT NOTES:**  
 1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).  
 2. ALL CONDUIT SHALL BE P.V.C. SCHEDULE 40 WITH MINIMUM BURIAL OF 30 INCHES.  
 3. ALL CONDUIT SHALL BE EXPANDED BEARING CONDUITS OR PROPOSED. SCHEDULE 40 SHALL HAVE A MINIMUM TENSILE STRENGTH OF 100 LBS.  
 4. A MINOR "PULL STRIP" SHALL BE LEFT IN PLACE IN ALL CONDUITS TO ALLOW FOR FUTURE EXPANSION. "PULL STRIP" SHALL HAVE A MINIMUM TENSILE STRENGTH OF 100 LBS.



**CONDUIT NOTES:**  
 1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).  
 2. ALL CONDUIT SHALL BE P.V.C. SCHEDULE 40 WITH MINIMUM BURIAL OF 30 INCHES.  
 3. ALL CONDUIT SHALL BE EXPANDED BEARING CONDUITS OR PROPOSED. SCHEDULE 40 SHALL HAVE A MINIMUM TENSILE STRENGTH OF 100 LBS.  
 4. A MINOR "PULL STRIP" SHALL BE LEFT IN PLACE IN ALL CONDUITS TO ALLOW FOR FUTURE EXPANSION. "PULL STRIP" SHALL HAVE A MINIMUM TENSILE STRENGTH OF 100 LBS.

**TRENCH EXCAVATION SAFETY PROTECTION:**  
 CONTRACTOR SHALL OBTAIN A TRENCH EXCAVATION SAFETY/EQUIPMENT CONSULTANT OR STRUCTURAL ENGINEER/GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT TO DESIGN AND INSTALL SAFETY PROTECTION SYSTEMS AND TO MONITOR THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION PROCEDURES. CONTRACTOR SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION AND/OR PROTECTIVE SHIELDING FOR ALL TRENCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE UTILITY AGENCY FOR ANY REQUIRED TRENCH EXCAVATIONS. CONTRACTOR SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI TRENCH SAFETY AND THE ACTIVITIES OF INDIVIDUAL WORKERS AND ADDRESS TRENCH EXCAVATION SAFETY.

**CAUTION!!**  
 UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND CABLE TELEVISION LINES ARE LOCATED UNDERGROUND AND ARE NOT SHOWN ON THIS PLAN. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY TRENCHING OR EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE CITY OF CORPUS CHRISTI AND THE UTILITY AGENCY FOR ANY REQUIRED TRENCH EXCAVATIONS. CONTRACTOR SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI TRENCH SAFETY AND THE ACTIVITIES OF INDIVIDUAL WORKERS AND ADDRESS TRENCH EXCAVATION SAFETY.

**RELEASED FOR CONSTRUCTION**  
 Rita A. Whitman, P.E., CPH, CPM  
 City of Corpus Christi  
 Note: Construction Plans will expire based on the conditions stated in UDC 3.5.1.1.

- ◇ 5" UTILITY EASEMENT (CPX PERMITS REQUIRED) (CPX)
- ◇ 10" UTILITY EASEMENT (CPX PERMITS REQUIRED) (CPX)
- ◇ 5' YARD REQUIREMENT (CPX PERMITS REQUIRED) (CPX)
- ◇ 10' YARD REQUIREMENT (CPX PERMITS REQUIRED) (CPX)
- ◇ 20' YARD REQUIREMENT (CPX PERMITS REQUIRED) (CPX)
- ◇ 5' SIDEWALK (CPX PERMITS REQUIRED) (CPX)
- ◇ EXISTING FIBER EASEMENT (CPX PERMITS REQUIRED) (CPX)
- ◇ OPTIC LINE (CPX PERMITS REQUIRED) (CPX)



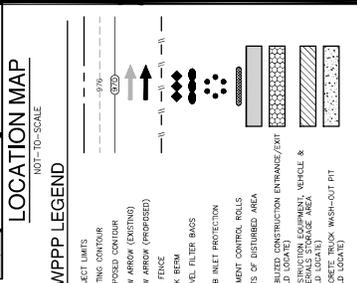
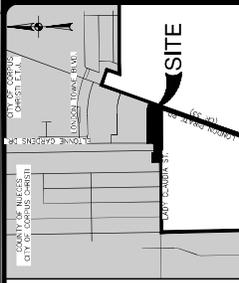
NO.	REVISION	DATE



**PAPE-DAWSON**  
 407 W. BRER ROADWAY, STE 103 CORPUS CHRISTI, TX 78401  
 TEXAS ENGINEERING FIRM #1749 TEXAS SURVEYING FIRM #1028900

**LONDON TOWNE SUBDIVISION UNIT 12**  
**CORPUS CHRISTI, TEXAS**  
**STORM WATER POLLUTION PREVENTION PLAN**

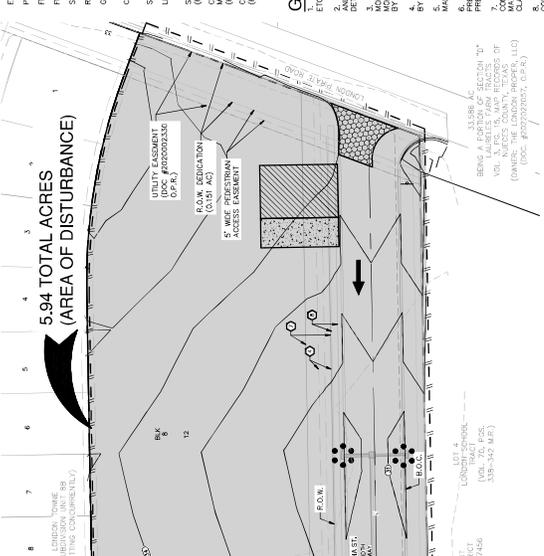
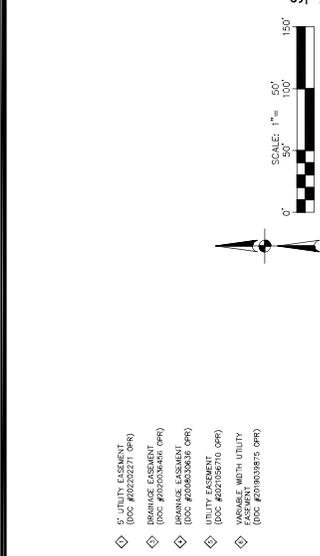
PLAT NO. PL88807  
 JOB NO. 21028-02  
 DATE AUG 2025  
 DRAWN BY JAS  
 CHECKED BY BRUNAL ST  
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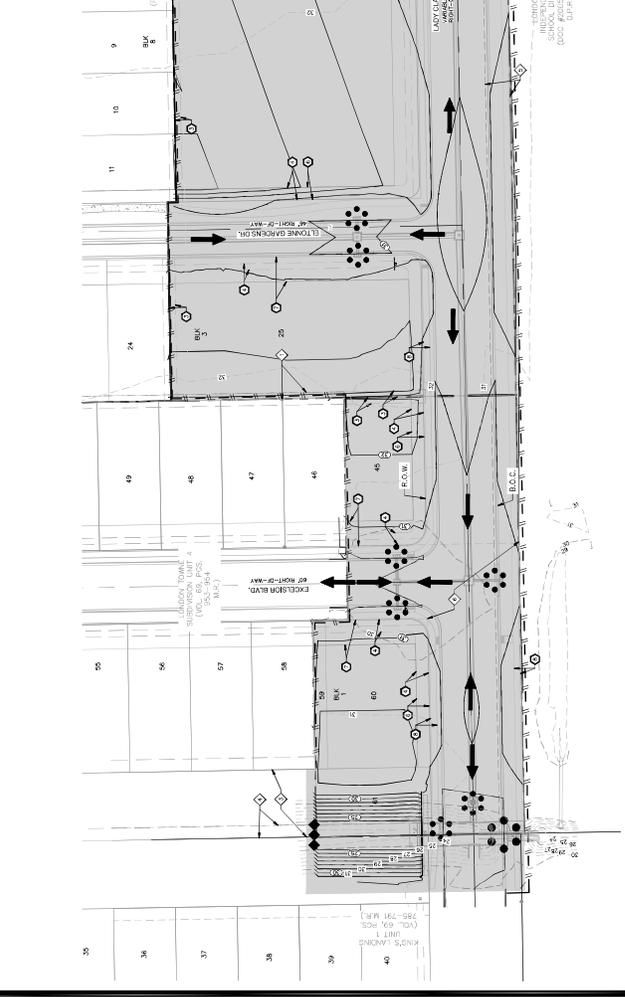
**GENERAL NOTES:**

1. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
2. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION STRUCTURES, REFER TO THE STORM WATER POLLUTION PREVENTION PLAN.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED DURING THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEER BY THE RESPECTIVE PARTY.
4. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.
5. STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION STRUCTURES, REFER TO THE STORM WATER POLLUTION PREVENTION PLAN.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED AND MAINTAINED WITHIN THE BOUNDARIES OF THE SITE FOR THE PROJECT.
8. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.
9. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.
11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION AND BEFORE FINAL PAVEMENT IS Laid, CONTRACTOR SHALL REMOVE ALL POLLUTION PREVENTION STRUCTURES, INCLUDING SILT TRAPS, ATTENTION TO ROCK BRIMS IN DRAINAGE FEATURES.
12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL PLACE SILT FENCING IN LINE OF VEGETATED FILTER STRIP.
13. SHADY AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE AREAS ARE NOT TO BE DISTURBED BY THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN VEGETATION WITHIN THE SHADY AREA. A SEPARATE STORM WATER POLLUTION PREVENTION PLAN WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.
14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH THE CITY OF CORPUS CHRISTI TO OBTAIN NECESSARY PERMITS AND APPROVALS.
15. GPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING SILENCING DEVICES FOR ON-SITE GENERATORS. THE OPERATING SILENCING DEVICES SHALL BE INSTALLED FOR THE PURPOSE OF EXCEEDING COMPLIANCE WITH THE STORM-WATER POLLUTION PREVENTION PLAN (SWPPP) REGULATIONS.

**EXHIBIT 2**  
 THIS SHEET HAS BEEN PREPARED FOR THE CITY OF CORPUS CHRISTI. INCORPORATION OF THIS SHEET INTO THE CITY'S CONSTRUCTION PLAN SHALL BE THE RESPONSIBILITY OF THE CITY ENGINEER.



- ◇ 5' UTILITY EASEMENT (DOC #202202271 DM)
- ◇ BRANDED EASEMENT (DOC #202202271 DM)
- ◇ 5' YARD REQUIREMENT (DOC #202202271 DM)
- ◇ 10' YARD REQUIREMENT (DOC #202202271 DM)
- ◇ 20' YARD REQUIREMENT (DOC #202202271 DM)
- ◇ 4' SIDEWALK (DOC #202202271 DM)
- ◇ 5' UTILITY EASEMENT (DOC #202202271 DM)
- ◇ BRANDED EASEMENT (DOC #202202271 DM)
- ◇ 5' YARD REQUIREMENT (DOC #202202271 DM)
- ◇ 10' YARD REQUIREMENT (DOC #202202271 DM)
- ◇ 20' YARD REQUIREMENT (DOC #202202271 DM)
- ◇ 4' SIDEWALK (DOC #202202271 DM)



**RELEASED FOR CONSTRUCTION**  
 Rita A. Whimble, P.E., CPH, CPM  
 City of Corpus Christi  
 Note: Construction Plans will expire based on the conditions stated in UDC 8.5.1.1.

**EXHIBIT 2**  
 THIS SHEET HAS BEEN PREPARED FOR THE CITY OF CORPUS CHRISTI. INCORPORATION OF THIS SHEET INTO THE CITY'S CONSTRUCTION PLAN SHALL BE THE RESPONSIBILITY OF THE CITY ENGINEER.



# EXHIBIT 3

LONDON TOWNE SUBDIVISION - UNIT 12

OPINION OF PROBABLE COST

VI. DRAINAGE CROSSING

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT	
1.	5' Curb Inlets	EA	1	\$5,000.00	\$5,000.00	
2.	20' Curb Inlets	EA	1	\$15,000.00	\$15,000.00	
3.	8'x4' Multi-Box Culvert	LF	145.00	\$850.00	\$123,250.00	
4.	6"-8" Rock Rubble	SY	22.00	\$650.00	\$14,300.00	
5.	Outfall Structure	EA	1.00	\$10,000.00	\$10,000.00	
6.	Tie to Existing Curb Inlet	EA	2	\$5,500.00	\$11,000.00	
7.	Tie to Existing Box Culvert	EA	2	\$5,500.00	\$11,000.00	
8.	Trench Excavation Protection	LF	145.00	\$5.00	\$725.00	
9.	Earthwork					
	a. Street Excavation	CY	116	\$10.00	\$1,160.00	
	b. Street Embankment	CY	284	\$5.00	\$1,420.00	
	c. Lot Excavation	CY	217	\$10.00	\$2,170.00	
	d. Lot Embankment	CY	80	\$5.00	\$400.00	
10.	4.5" Type D Asphalt Including Prime Coat	SY	456	\$30.00	\$13,670.00	
11.	13" Flexible Base	SY	535	\$30.00	\$16,040.00	
12.	12.0" Lime Stabilized Subgrade	SY	535	\$18.00	\$9,624.00	
13.	6" Concrete Curb & Gutter	LF	178	\$12.00	\$2,136.00	
14.	5' Concrete Sidewalk	SY	73	\$95.00	\$6,913.89	
15.	Pedestrian Handrail	LF	65	\$500.00	\$32,500.00	
<b>TOTAL DRAIN CROSSING IMPROVEMENTS:</b>					<b>\$276,308.89</b>	
					Contingency 10%	\$27,630.89
					Engineer 13%	\$35,920.16
<b>GRAND TOTAL DRAIN CROSSING IMPROVEMENTS:</b>					<b>\$339,859.93</b>	

# EXHIBIT 4

## Insurance and Bond Requirements

### I. CONTRACTOR'S LIABILITY INSURANCE

- A. Contractor must not commence work under this agreement until all insurance required has been obtained and such insurance has been approved by the City. Contractor must not allow any subcontractor Agency to commence work until all similar insurance required of any subcontractor Agency has been obtained.
- B. Contractor must furnish to the City's Risk Manager and Contract Administer one (1) copy of Certificates of Insurance (COI) with applicable policy endorsements showing the following minimum coverage by an insurance company(s) acceptable to the City's Risk Manager. The City must be listed as an additional insured on the General liability and Auto Liability policies **by endorsement**, and a waiver of subrogation is required on all applicable policies. **Endorsements** must be provided with COI. Project name and or number must be listed in the Description Box of COI.

TYPE OF INSURANCE	MINIMUM INSURANCE COVERAGE
Commercial General Liability Including: 1. Commercial Broad Form 2. Premises – Operations 3. Products/ Completed Operations 4. Contractual Liability 5. Independent Contractors 6. Personal Injury- Advertising Injury	\$1,000,000 Per Occurrence
AUTO LIABILITY (including) 1. Owned 2. Hired and Non-Owned 3. Rented/Leased	\$500,000 Combined Single Limit
WORKERS' COMPENSATION  EMPLOYER'S LIABILITY	Statutory  \$500,000 /\$500,000 /\$500,000

- C. In the event of accidents of any kind related to this agreement, Contractor must furnish the Risk Manager with copies of all reports of any accidents within 10 days of the accident.

### II. ADDITIONAL REQUIREMENTS

- A. Applicable for paid employees, Contractor must obtain workers' compensation coverage through a licensed insurance company. The coverage must be written on a policy and endorsements approved by the Texas Department of Insurance. The workers' compensation coverage provided must be in an amount sufficient to assure that all workers' compensation obligations incurred by the Contractor will be promptly met.
- B. Contractor shall obtain and maintain in full force and effect for the duration of this Contract, and any extension hereof, at Contractor's sole expense, insurance coverage written on an occurrence basis, by companies authorized and admitted to do business in the State of Texas and with an A.M. Best's rating of no less than A- VII.
- C. Contractor shall be required to submit a copy of the replacement certificate of insurance to City at the address provided below within 10 days of the requested change. Contractor shall pay any costs incurred resulting from said changes. All notices under this Article shall be given to City at the following address:

City of Corpus Christi  
Attn: Risk Manager  
P.O. Box 9277  
Corpus Christi, TX 78469-9277

- D. Contractor agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following required provisions:**
- List the City and its officers, officials, employees, volunteers, and elected representatives as additional insured by endorsement, as respects operations, completed operation and activities of, or on behalf of, the named insured performed under contract with the City, with the exception of the workers' compensation policy;
  - Provide for an endorsement that the "other insurance" clause shall not apply to the City of Corpus Christi where the City is an additional insured shown on the policy.
  - Workers' compensation and employers' liability policies will provide a waiver of subrogation in favor of the City; and
  - Provide 30 calendar days advance written notice directly to City of any cancellation, non-renewal, material change or termination in coverage and not less than 10 calendar days advance written notice for nonpayment of premium.
- E. Within 5 calendar days of a cancellation, non-renewal, material change or termination of coverage, Contractor shall provide a replacement Certificate of Insurance and applicable endorsements to City. City shall have the option to suspend Contractor's performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this contract.

- F. In addition to any other remedies the City may have upon Contractor's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Contractor to remove the exhibit hereunder, and/or withhold any payment(s) if any, which become due to Contractor hereunder until Contractor demonstrates compliance with the requirements hereof.
- G. Nothing herein contained shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from Contractor's or its subcontractor's performance of the work covered under this agreement.
- H. It is agreed that Contractor's insurance shall be deemed primary and non-contributory with respect to any insurance or self-insurance carried by the City of Corpus Christi for liability arising out of operations under this agreement.
- I. It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this agreement.

There are no Bonds required for this Service Agreement.

2021 Insurance Requirements

Ins. Req. Exhibit **4-B**

Contracts for General Services – Services Performed Onsite

05/10/2021 Risk Management – Legal Dept.

# EXHIBIT 5



# Disclosure Of Interest

Development Services Department

Pursuant to City Ordinance Sec 2-349, as amended, all persons or firms seeking to do business with the City are required to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

**State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

1. Employee Name & Title: NA ; Department: NA
2. Employee Name & Title: NA ; Department: NA
3. Employee Name & Title: NA ; Department: NA

**State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

1. Official's Name & Title: NA ; Department: NA
2. Official's Name & Title: NA ; Department: NA
3. Official's Name & Title: NA ; Department: NA

**State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

1. Board Member's Name & Title: NA ; Board: NA
2. Board Member's Name & Title: NA ; Board: NA
3. Board Member's Name & Title: NA ; Board: NA

**State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

1. Consultant's Name: NA ; Firm: NA
2. Consultant's Name: NA ; Firm: NA
3. Consultant's Name: NA ; Firm: NA

**Person's Name:** Fred Braselton **Person's Title:** President

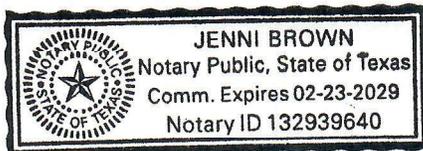
Mailing Address: 5337 Yorktown #10-D ; City: Corpus Christi; State:   Zip: 7 8 4 1 3

E-mail Address: fred@brasdev.com ; Cell: (3 6 1) 9 9 1-4 7 10

Firm (IF APPLICABLE):  Corporation;  Partnership;  Sole Owner;  Association;  Other: \_\_\_\_\_

*I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.*

**Person's Signature:** Fred Braselton ; **Date:** 7.3.25



Jenni Brown  
7-3-25