Ordinance authorizing a Wastewater Collection Line Extension Construction and Reimbursement Agreement with IHS Consultants, LP to construct off-site sanitary sewer improvements for a planned commercial development, Park Springs IHS, Blk 1, Lots 1-3, located on River Hill Dr and south of Northwest Boulevard (FM 624), with a completion date of 24 months; transferring $30,400.30 from the Wastewater Trunk System Trust Fund to the Wastewater Collection Line Trust Fund; and appropriating $87,463.77 from the No.4220-21801 Wastewater Collection Line Trust Fund to reimburse the Developer per the agreement.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The City Manager or designee is authorized to execute a Wastewater Collection Line Extension Construction and Reimbursement Agreement (Agreement) attached hereto, with IHS Consultants, LP for the construction and installation of 997 linear feet of 8-inch wastewater collection line which will tie into an existing manhole, to provide wastewater service for the planned commercial subdivision named Park Springs IHS, Block 1, Lots 1-3, Corpus Christi, Texas.

SECTION 2. In the event of project delay, the City Manager or designee is authorized to execute an extension of the Agreement for a period not to exceed a period of 24 months.

SECTION 3. Funding in the amount of $30,400.30 is transferred from the No. 4220-21800 Wastewater Trunk System Trust to the No.4220-21801 Wastewater Collection Line Trust Fund.

SECTION 4. Funding in the amount of $87,463.77 is appropriated from the No.4220-2180 Wastewater Collection Line Trust Fund to reimburse the Developer for the off-site sanitary sewer improvements in accordance with the Agreement.

SECTION 5. This ordinance takes effect upon passage.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2022, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2022, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

PASSED AND APPROVED on this the _____ day of _____, 2022.

ATTEST:

_____	_____
Rebecca Huerta	Paulette M. Guajardo
City Secretary	Mayor

WASTEWATER COLLECTION LINE EXTENSION CONSTRUCTION AND REIMBURSEMENT AGREEMENT

STATE OF TEXAS §
§
COUNTY OF NUECES §

This Wastewater Collection Line Extension Construction and Reimbursement Agreement ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipality, and IHS Consultants, LP, ("Developer/Owner"), a Texas Limited Partnership.

WHEREAS, the Developer/Owner, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on September 5, 2018. Plat has been extended until March 15, 2022 at September 15, 2021 Planning Commissioning meeting to develop a tract of land, to wit approximately 3.87 acres known as Park Springs IHS Blk 1, Lots 1-3, in Corpus Christi Texas as shown in the attached **Exhibit 1**, the content of such exhibit being incorporated by reference into this Agreement;

WHEREAS, under the UDC, the Developer/Owner is responsible for construction of the wastewater collection line extension ("Collection Line");

WHEREAS, under the UDC, the Developer/Owner is eligible for reimbursement of the Developer/Owner's costs for the construction of Collection Line;

WHEREAS, it is to the best interest of the City that the Collection Line be constructed to its ultimate capacity under the City's applicable Master Plan;

WHEREAS, Section 8.5.2.E. of the UDC authorizes the acceptance of applications to be eligible for reimbursement in the future when funds become fully available in the Wastewater Collection Line Trust Fund and are appropriated by the City Council; and

WHEREAS, the Developer/Owner has submitted an application for reimbursement of the costs from the Wastewater Collection Line Trust Fund for installing the Collection Line, as shown in **Exhibit 2**, the content of such exhibit being incorporated by reference into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, the parties do covenant and agree as follows:

1. TRUSTEE LIABILITY. The City is executing this agreement as trustee of the Wastewater Trust Fund pursuant to UDC §8.5. The City is acting as trustee to further its governmental functions of providing water and sewer service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or make any appropriation or donation to the same, or in anywise loan its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of this agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose and it is expressly agreed that any judgment will only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

2. REQUIRED CONSTRUCTION. Developer/Owner shall construct the Collection Line in compliance with the City's UDC, the City's Infrastructure Design Manual, and all local, state and

federal laws, codes and regulations, in accordance with the plans and specifications submitted to the City's Development Services Department and reviewed and approved by the City's Development Services Engineer.

3. PLANS AND SPECIFICATIONS.

a. Developer/Owner shall contract with a professional engineer licensed in the State of Texas and acceptable to the City's Development Services Engineer, to prepare plans and specifications for the Collection Line, as shown in the attached **Exhibit 3**, the content of such exhibit being incorporated by reference into this Agreement, with the following minimum requirements:

8" PVC SDR 26 (6'-10' Cut)	400	LF
Embedment	236	LF
OSHA Trench Protection	236	LF
4' Diameter Manhole (6'-8' Deep)	1	EA
Tie to Existing Manhole	1	EA
At-Grade Bore 20" Casing	169	LF
SWPPP	0.5	LS
General Conditions, Bonds and Insurance	0.5	LS
Remove and Replace Sidewalk	960	SF

b. The plan must be in compliance with the City's master plans.

c. The plans and specifications must comply with the City's Wastewater Standards Detail Sheets and Standard Specifications.

d. Before the Developer/Owner starts construction, the plans and specifications must be approved by the City's Development Services Engineer.

4. SITE IMPROVEMENTS. Prior to the start of construction of the Collection Line, Developer/Owner shall acquire and dedicate to the City the required additional public utility easements ("Easements"), if any, necessary for the completion of the Collection Line. If any of the property needed for the Easements is owned by a third party and the Developer/Owner 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 responsible for cost of acquisition, payable from the reimbursement agreed to in this agreement.

5. PLATTING FEES. Developer/Owner shall pay to the City the required acreage fees and pro-rata fees as required by the UDC.

6. DEVELOPER/OWNER TO AWARD CONTRACT FOR IMPROVEMENTS. Developer/Owner shall award a contract and complete the Collection Line, under the approved plans and specifications, within 24 months of the approval of this Agreement by City Council.

7. TIME IS OF THE ESSENCE. Time is of the essence in the performance of this contract.

8. PROMPT AND GOOD FAITH ACTIONS. The parties shall act promptly and in good faith in performing their duties and obligations under this Agreement. If this Agreement calls for review or inspections by the City, then the City's reviews or inspections must be completed thoroughly and promptly.

9. DEFAULT. The following events shall constitute default:

a. Developer/Owner fails to engage a professional engineer for the preparation of plans and specifications by the 10th calendar day after the date of approval of this Agreement by the City Council.

b. Developer/Owner's professional engineer fails to submit the plans and specifications to the City's Director of Engineering Services and to the Development Services Engineer by the 60th calendar day after the date of approval of this Agreement by the City Council.

c. Developer/Owner fails to award a contract for the construction of the Collection Line, according to the approved plans and specifications, by the 90th calendar day after the date of approval of this Agreement by the City Council.

d. Developer/Owner's contractor does not reasonably pursue construction of the Collection Line under the approved plans and specifications.

e. Developer/Owner's contractor fails to complete construction of the Collection Line, under the approved plans and specifications, on or before within 24 months of the approval of this Agreement by City Council.

f. Either the City or the Developer/Owner otherwise fails to comply with its duties or obligations under this Agreement.

10. 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 business 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/Owner fail to perform any obligation or duty of this Agreement, the City shall give notice to the Developer/Owner, at the address stated in section 12, of the need to perform the obligation or duty and, should the Developer/Owner 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/Owner by reducing the reimbursement amount due to the Developer/Owner.

e. In the event of an uncured default by the Developer/Owner, 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; and/or

3. Perform any obligation or duty of the Developer/Owner under this Agreement and charge the cost of such performance to the Developer/Owner. The Developer/Owner shall pay to the City the reasonable and necessary cost of the performance within 30 days from the date the Developer/Owner receives notice of the cost of performance. In the event the Developer/Owner 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/Owner has all its remedies at law or in equity for such default.

11. 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 public enemies; 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 ten (10) business 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.

12. 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/Owner:

IHS Consulting, LP
P.O.Box 781354
San Antonio, TX 78278

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.

13. THIRD PARTY BENEFICIARY. Developer/Owner's contracts with the professional engineer for the preparation of the plans and specifications for the construction of the Collection Line, contracts for testing services, and contracts with the contractor for the construction of the Collection Line must provide that the City is a third-party beneficiary of each contract.

14. PERFORMANCE AND PAYMENT BONDS. Developer/Owner 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 contract is in excess of $100,000 and a payment bond if the contract 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 performance or payment bond must name the City as an obligee. If the Developer/Owner is not an obligor, the Developer/Owner 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.

15. WARRANTY. Developer/Owner shall fully warranty the workmanship of and function of the Collection Line and the construction of the Collection Line for a period of one year from and after the date of acceptance of the facilities by the City's Director of Engineering Services.

16. REIMBURSEMENT.

a. 50% of the cost for the Collection Line less $6,079.77 lot/acreage fee credit is $87,463.77. Subject to the conditions for reimbursement from the Wastewater Collection Line Trust Fund and the appropriation of funds, the City will reimburse the developer the reasonable actual cost of the Wastewater Collection Line up to an amount not to exceed **$87,463.77** as shown in the attached **Exhibit 4**, the contents of such exhibit being incorporated by reference into this Agreement.

b. The City agrees to reimburse the Developer/Owner on a monthly basis upon invoicing for work performed. The submitted invoice shall be deemed administratively complete by the City prior to payment. The reimbursement will be made no later than 30 days from the date of the City's administrative approval of the invoice. Developer/Owner shall submit all required performance bonds and proof of required insurance under the provisions of this Agreement.

c. Cost-supporting documentation to be submitted shall include:

   1. Summary of Costs and Work Performed Form provided by the Development Services Department
   2. Contractor and professional services invoices detailing work performed

d. The first reimbursement request requires submittal of invoices for work performed. Future disbursements shall provide evidence of payment by the developer/owner through a cancelled check or bank ACH for the previous submittal. The final reimbursement request shall require evidence that all invoices to date have been paid. To be eligible for reimbursement, the work must be constructed in a good and workmanlike manner and must have been inspected and accepted by the City. The City agrees to conduct periodic inspections and approve the progress of the work at key points during construction.

   The final 5% of the total contract reimbursement amount will be held as retainage until such time the City issues acceptance of public infrastructure in accordance with Unified Development Code.

e. In the event that this Agreement is terminated by the City as a result of an uncured default by the Developer/Owner and at a time when there has been a partial completion and/or partial payment for the improvements, then the City shall only reimburse the Developer/Owner for its costs that were legitimately incurred towards the completion of the improvements that have been inspected and accepted by the City up to the time that the uncured default occurred.

17. PAYMENTS, CREDITS AND DEFERRED REIMBURSEMENT. All payments, credits, priority of reimbursement, and deferred reimbursement shall be made in accordance with UDC §8.5. Developer/Owner understands and agrees that if funds are not available in the Wastewater Collection Line Trust Fund, that reimbursement will not be made until such funds are available, appropriated, and this Agreement has priority per UDC §8.5.2. E.

18. INDEMNIFICATION. Developer/Owner covenants to fully indemnify, save and hold harmless the City of Corpus Christi, its officers, employees, and agents, ("indemnitees") against any and all liability, damage, loss, claims, demands suits and causes of action of any nature whatsoever asserted against or recovered from city 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 Developer/Owner's failure to comply with its obligations under this agreement or to provide city wastewater service to the development, including injury, loss, or damage which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with the construction, installation, existence, operation, use, maintenance, repair, restoration, or removal of the public improvements associated with the development described above, including the injury, loss or damage caused by the sole or contributory negligence of the indemnitees or any of them, regardless of whether the injury, damage, loss, violation, exercise of rights, act, or omission is caused or is claimed to be caused by the contributing or concurrent negligence of 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 (i) attorneys, (ii) environmental consultants, (iii) engineers, (iv) surveyors, and (v) expert witnesses.

(b) any costs incurred attributable to (i) the breach of any warranty or representation made by Developer/Owner in this agreement, or (ii) 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.

19. ASSIGNMENT OF AGREEMENT. This Agreement or any rights under this Agreement may not be assigned by the Developer/Owner to another without the written approval and consent of the City's City Manager.

20. DISCLOSURE OF INTEREST. Developer/Owner agrees, in compliance with the Corpus Christi Code of Ordinance Sec. 2-349, to complete, as part of this Agreement, the Disclosure of Interest form attached to this Agreement as **Exhibit 5**.

21. EFFECTIVE DATE. This Agreement becomes effective and is binding upon and inures to the benefit of the City and the Developer/Owner and their respective heirs, successors, and assigns from and after the date of final execution by all parties.

22. DEDICATION OF COLLECTION LINE. Upon completion of the construction, dedication of Collection Line will be subject to City inspection and approval.

23. CERTIFICATE OF INTERESTED PARTIES. Developer/Owner 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. 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.

24. CONFLICT OF INTEREST Developer/Owner 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

25. AUTHORITY. All signatories signing this Agreement warrant and guarantee that they have the authority to act on behalf of the entity represented and make this Agreement binding and enforceable by their signature.

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

EXECUTED IN ONE ORIGINAL this _____ day of _____, 2022.

ATTEST:

_____
Rebecca Huerta
City Secretary

CITY OF CORPUS CHRISTI

_____
Al Raymond
Director of Development Services
For City Manager

APPROVED AS TO LEGAL FORM:

Buck Brice 12-10-21
_____
Buck Brice (Date)
Assistant City Attorney
For City Attorney

DEVELOPER/OWNER:

IHS Consultants, LP.
P.O.Box 781354
San Antonio, Texas 78278

By: _____
(Developer) IHS Consultants, LP
Ismael H. Salazar

STATE OF TEXAS §
§
COUNTY OF Bexar §

This instrument was acknowledged before me on December 9, 2021, by Ismael H. Salazar, (Developer) IHS Consultants, LP, a Texas Limited Partnership, on behalf of said corporation.

_____
Notary Public's Signature

ADRIANA NAVA
Notary ID #130972492
My Commission Expires
January 20, 2025

Exhibit 1

Plat of
Park Springs IHS
Block 1, Lots 1 through 3

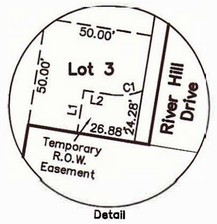
3.87 Acres out of a called 10.1947 Acre Tract, being the East 1/2 of the East 1/2 of Lot 3, Block 2, Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 54, Map Records of Nueces County, Texas; said 10.1947 Acre Tract being the same property described in Warranty Deed with Vendor's Lien from 624 Market Square Limtied Partnership to IHS Consultants, LP, recorded in Document No. 2009023698, Official Public Records of Nueces County, Texas.

Notes:

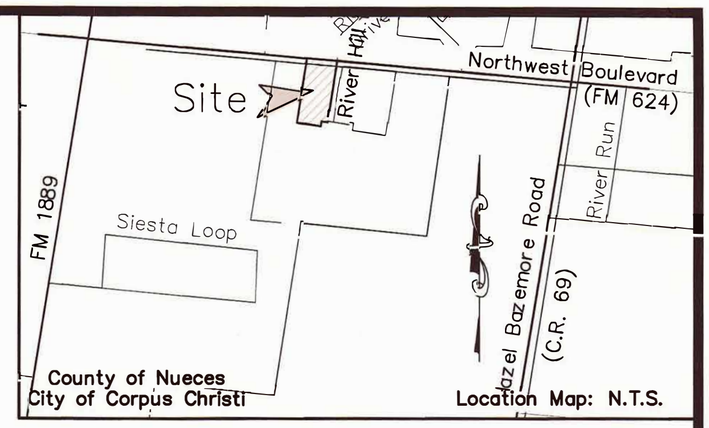
1. Total platted area contains 3.87 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso 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 categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0257 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and Flood Insurance Rate Map, Community Panel No. 485464 0107 C, Corpus Christi, Texas, which bears an effective date of July 18, 1985, and it is not located in a Special Flood Hazard Area.
5. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Access across lot lines shall not be obstructed.
7. 30'x40' Shared Access Easement along Northwest Boulevard applies to existing Lot 3B, Block 2, Nueces River Irrigation Park and Lot 1, Block 1 of this plat.
8. Driveway access onto Northwest Boulevard (FM 624) is prohibited from Lot 2. Lot 1 shall have shared access with Lot 3B, Block 2.
9. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

Legend:

- UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- ○ 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- ● 5/8 Inch Iron Rod Found
- ◉ 5/8 Inch Iron Rod with yellow plastic cap stamped "VOSS ENG RPLS #2293" Found
- △ 3/4 Inch Iron Rod Found

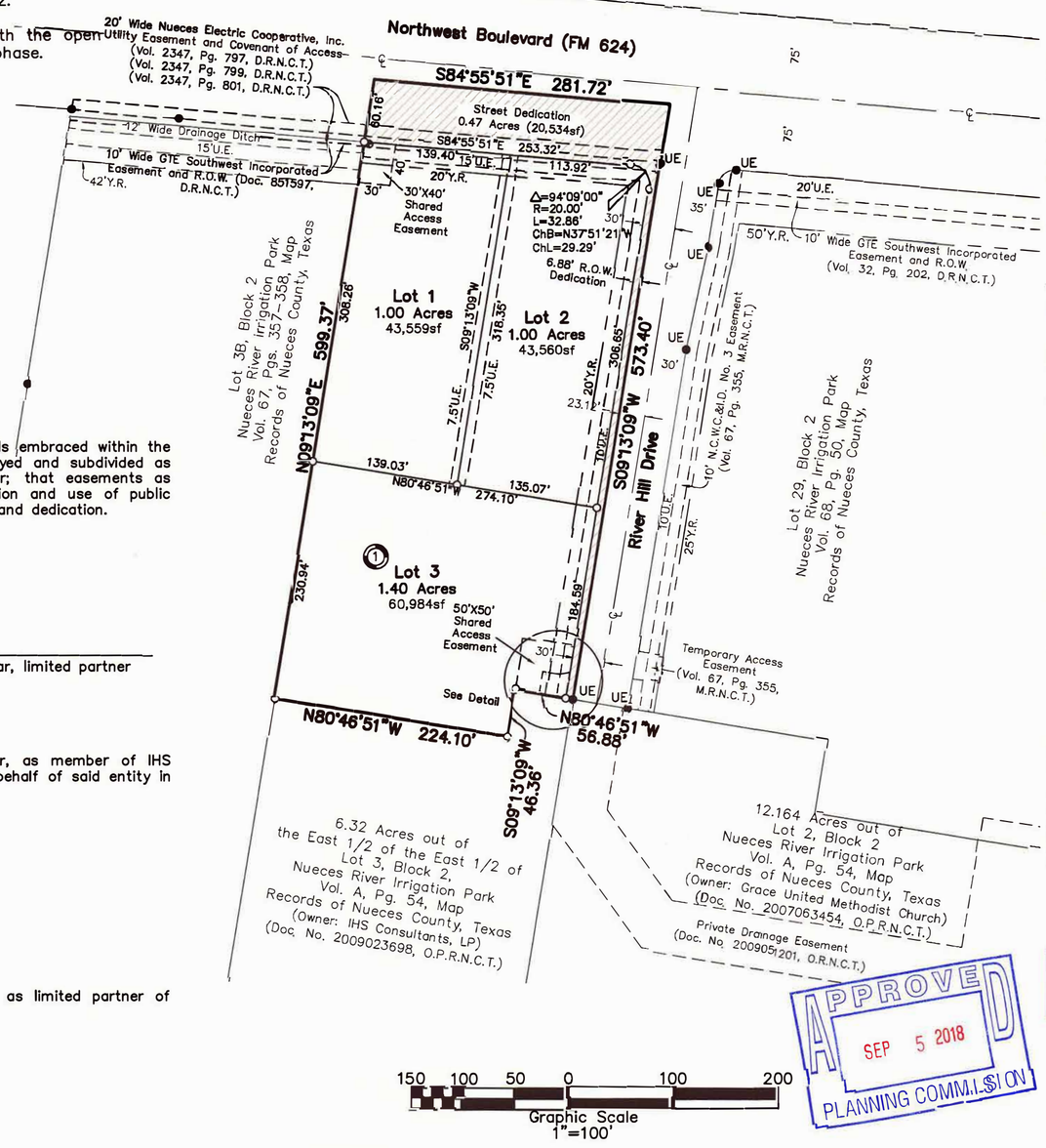


Detail



LINE	BEARING	DISTANCE
L1	N09°13'09"E	20.00'
L2	S80°46'51"E	12.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	32°05'31"	28.00'	15.68'	N83°10'23"E	15.48'



State of Texas
County of Nueces

This final plat approved by the Corpus Christi – Nueces County Health Department. This the _____ day of _____, 2018. Any private sewage system shall be approved by the Corpus Christi – Nueces County health Department prior to installation.

_____
Lauren Rabe, MPA
Nueces County, Health Department

State of Texas
County of Nueces

IHS Consultants, LP, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: IHS Management Team, LLC, its general partner

By: _____
Ismael H. Salazar, member

By: _____
Esther R. Salazar, limited partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Ismael H. Salazar, as member of IHS Management Team, LLC, general partner of IHS Consultants, LP, on behalf of said entity in said capacity.

This the _____ day of _____, 20_____.

_____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Esther R. Salazar, as limited partner of IHS Consultants, LP, on behalf of said entity in said capacity.

This the _____ day of _____, 20_____.

_____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____

_____
William J. Green, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20_____

_____
Nina Nixon–Mendez, FAICP
Secretary

_____
Eric Villarreal, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ___ day of _____, 20_____, with its certificate of authentication was filed for record in my office the ___ day of _____, 20_____, At _____ O'clock _____M., and duly recorded the ___ day of _____, 20_____, at _____ O'clock ___M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No._____
Filed for Record

at _____ O'clock _____M.
_____ _____, 20_____

_____
Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
James D. Carr, R.P.L.S.
Texas License No. 6458

APPROVED
SEP 5 2018
PLANNING COMMISSION

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 06/26/18
SCALE: 1"=100'
JOB NO.: 43223.00.01
SHEET: 1 of 1
DRAWN BY: XG

©2018 by Urban Engineering
urbansurvey1@urbaneng.com

Exhibit 2

APPLICATION FOR SEWER LINE REIMBURSEMENT

I, IHS Consultants, owner and developer of proposed Park Springs IHS, Block 1, Lots 1 through 3, hereby request reimbursement of $87,463.77 for the installation of the sewer collection line in conjunction with Park Springs IHS, Block 1, Lots 1 through 3, as provided for by City Ordinance No. 032357. Said $87,463.77 is the construction cost, including 12% Engineering, in excess of the lot/acreage fee, as shown by the cost supporting documents attached herewith.

(Developer) IHS Consultants, LP
Ismael H. Salazar

11-05-2021
(Date)

THE STATE OF TEXAS ¤

COUNTY OF NUECES ¤

This instrument was acknowledged before me on November 5, 2021 by Ismael H. Salazar

XAVIER GALVAN
Notary ID #125186163
My Commission Expires
February 1, 2025

Notary Public in and for Nueces County, Texas

CERTIFICATION

The information submitted with this application for reimbursement has been reviewed and determined to be correct. Reimbursement is subject to:
(a) sufficiency of funds in the Collection/Trunk Line Trust Fund
(b) appropriation and approval by the City Council

~~Director of Engineering~~
(~~City Engineer~~)
Development Services
ENGINEER

1 Dec 2021
(Date)

Exhibit 2

APPLICATION FOR SEWER LINE CREDIT

I, IHS Consultants, owner and developer of proposed Park Springs IHS, Block 1, Lots 1 through 3, hereby apply for $6,079.77 credit towards the sewer lot/acreage fee for the collection line extension installed in conjunction with Park Springs IHS, Block 1, Lots 1 through 3 as provided for by City Ordinance No. 032357. The off-site construction cost, including 12% Engineering, is $187,087.82 as shown by the cost supporting documents attached herewith.

(Developer) IHS Consultants, LP
Ismael H. Salazar

11-5-2021
(Date)

THE STATE OF TEXAS ¤

COUNTY OF NUECES ¤

This instrument was acknowledged for me on November 5 2021 by Ismael H. Salazar

XAVIER GALVAN
Notary ID #125186163
My Commission Expires
February 1, 2025

Notary Public in and for Nueces County, Texas

CERTIFICATION

The information submitted with this application has been reviewed and determined to be correct and a credit for $ 6,079.77 is herewith approved.

1 DEC 2

~~Director of Engineering~~
(City Engineer)
Development Services Engineer

Date

Exhibit 3

CONSTRUCTION PLANS
FOR
PARK SPRINGS IHS, BLOCK 1, LOTS 1-3
PUBLIC SANITARY SEWER AND SIDEWALK IMPROVEMENTS
CORPUS CHRISTI, TEXAS

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY
A. PAVING IMPROVEMENTS:			
A1	Demolition of Existing Sidewalk	SF	1,838
A2	Demolition of Existing ADA Ramp	EA	1
A3	ADA Ramp w/ Detectable Warning	EA	1
A4	Sidewalk	SF	4,460
B. SANITARY SEWER IMPROVEMENTS:			
B1	Tie to Exiting 4' Diameter Manhole	EA	1
B2	8" PVC SDR-26 (4'-6' Cut)	LF	127
B3	8" PVC SDR 26 (6'-8' Cut)	LF	160
B4	8" PVC SDR 26 (8'-10' Cut)	LF	541
B5	OSHA Trench Protection	LF	996
B6	Embedment	LF	996
B7	4' Diameter Manhole	EA	4
B8	Pilot Tube Guided Bore Installation	LF	163
B9	SCH 40. 20" Steel Casing	LF	163

LOCATION MAP
N.T.S.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES AND LEGENDS
3	PLAN VIEW AND CROSS SECTION
4	PLAN AND PROFILE LINE A
5	PLAN AND PROFILE LINE B

THE FOLLOWING STANDARD SHEETS SPECIFICALLY IDENTIFIED BELOW HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

_____, P.E. _____

CITY STANDARDS INDEX

CITY OF C.C. STANDARD CURB, GUTTER AND SIDEWALK DETAILS 1 OF 1
CITY OF C.C. STANDARD PEDESTRIAN CURB RAMP DETAILS 1 OF 4
CITY OF C.C. STANDARD PEDESTRIAN CURB RAMP DETAILS 2 OF 4
CITY OF C.C. STANDARD PEDESTRIAN CURB RAMP DETAILS 3 OF 4
CITY OF C.C. STANDARD PEDESTRIAN CURB RAMP DETAILS 4 OF 4
CITY OF C.C. STANDARD WASTEWATER DETAILS 1 OF 4
CITY OF C.C. STANDARD WASTEWATER DETAILS 2 OF 4
CITY OF C.C. STANDARD WASTEWATER DETAILS 3 OF 4
CITY OF C.C. STANDARD WASTEWATER DETAILS 4 OF 4

STATE OF TEXAS
MURRAY F. HUDSON
78168
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MURRAY F. HUDSON, P.E. TX. REG. 78168 (08/08/2021)

ENGINEER: _____
MURRAY F. HUDSON, P.E.

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF CORPUS CHRISTI CONSTRUCTION INSPECTION DEPARTMENT (826-3240) AT LEAST THREE WORKING DAYS IN ADVANCE OF BEGINNING ANY WORK ON PUBLIC IMPROVEMENTS. PUBLIC IMPROVEMENTS INCLUDE WATER, SANITARY SEWER, STORM SEWER AND STREET OR DRIVEWAY WORK ON OR TIEING INTO PUBLIC FACILITIES.

PLANS ARE RELEASED FOR CONSTRUCTION
DEVELOPMENT SERVICES
Construction Plans will expire based on the conditions stated in UDC 3.8.5.F

Digitally signed by Brett F. Flint, P.E.
DN: cn=Brett F. Flint, P.E., o=City of Corpus Christ, ou=Development Services, email=BrettF@CCTexas.com, c=US
Date: 2021.09.23 13:32:13 -05'00'

URBAN ENGINEERING
TBPE FIRM NO. 143, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

JOB NO. 43223.C1.00
DATE: SEPTEMBER 2021

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1. PRELIMINARY MATTERS

1. THE INSTRUCTIONS GIVEN BY THE NOTES ON THIS SHEET DO NOT CONSTITUTE SEPARATE PAY ITEMS UNLESS SPECIFICALLY INCLUDED IN THE PROPOSAL FORM.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS LISTED IN THE CONTRACT DOCUMENTS AND THE STANDARD DETAILS INCLUDED OR REFERENCED IN THE PLANS.
3. ANY CHANGES OR REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. THE OWNER/ENGINEER RESERVE THE RIGHT TO MAKE REASONABLE ADJUSTMENTS IN LINE AND/OR GRADE IN ORDER TO AVOID CONFLICTS WITH NON-RELOCATABLE STRUCTURES OR OTHER UTILITIES. THE CONTRACTOR AGREES TO MAKE SUCH REASONABLE ADJUSTMENTS AT NO COST TO OWNER OR ENGINEER.
5. EXISTING PAVING, BUILDINGS, AND OTHER ITEMS SHOWN ON PLANS BUT NOT SPECIFICALLY RELATED TO THE WORK OF THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE SHOWN TO A LESSER ACCURACY OR TO A LESSER DEGREE OF DETAIL THAN THE REMAINDER OF THE PLANS.

2. DEMOLITION

1. ALL CONSTRUCTION SHALL CONFORM TO STANDARD BUILDING CODE AND CITY ORDINANCES FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL AND DISPOSAL AS WELL AS ALL FEDERAL, STATE, AND LOCAL HAULING AND DISPOSAL REGULATIONS. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
2. THE CONTRACTOR SHALL COMPLETELY REMOVE EXISTING STRUCTURES WHICH ARE TO BE ABANDONED TO A DEPTH OF 60 INCHES BELOW FINISHED GRADE. STRUCTURES FALLING WITHIN A BUILDING PAD EXCAVATION SHALL BE REMOVED. ANY REMAINING CAVITY SHALL BE COMPLETELY FILLED WITH LIMESTONE OR SELECT FILL MATERIAL.
3. ALL LINES, PIPE AND UTILITIES LESS THAN 12 INCHES IN DIAMETER MAY BE ABANDONED IN PLACE PROVIDED THEY ARE AT LEAST 24 INCHES BELOW EXISTING OR PROPOSED GRADE IN SITEWORK PARKING AREAS. ALL PIPES, UTILITIES, ETC., ABANDONED IN PLACE SHALL BE GROUT FILLED AND PLUGGED OR CAPPED PER CITY CODE AND THE CITY OR APPROPRIATE UTILITY COMPANY NOTIFIED TO INSURE THAT THE SERVICE IS TERMINATED. ALL CULVERTS AND STORM SEWER PIPE SHALL BE REMOVED REGARDLESS OF SIZE.
4. THE CONTRACTOR SHALL COMPLETELY REMOVE AND HAUL OFF EXISTING CONCRETE OR FOUNDATION PIERS THAT MAY BE UNCOVERED IN THE AREA AND FILL EXCAVATIONS OR PER NOTE 2 ABOVE.
5. BURIAL OF DEBRIS SHALL NOT BE ALLOWED. THE CONTRACTOR SHALL HAUL OFF AND DISPOSE OF ALL DEMOLISHED ITEMS AND DISPOSE OF IN A LEGAL MANNER.

3. SIDEWALKS AND DRIVEWAYS

PUBLIC AND PRIVATE

1. DRIVEWAY TYPE SHALL BE AS SHOWN ON THE APPROPRIATE CITY DETAILS AS APPLICABLE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CURRENT CITY REGULATIONS GOVERNING DRIVEWAY TYPE.
2. ALL STREET DIMENSIONS SHOWN ON PLANS ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
3. WHERE EXISTING ASPHALT AND CONCRETE ARE TO BE CUT, THESE CUTS SHALL BE VERTICAL AND MADE WITH A SAW.
4. CARE SHALL BE TAKEN TO PROTECT CURB & GUTTER AND OTHER CONCRETE SURFACES FROM ASPHALT SPLATTER DURING PRIMING AND SEALING OPERATIONS.
5. HMAC PAVING TRANSITIONS TO EXISTING PAVEMENTS SHALL BE TRANSITIONED OVER 10' TO PRODUCE A SMOOTH RIDE AND SHALL BE CHECKED WITH A 10' STRAIGHT EDGE PRIOR TO COMPLETION. LONGITUDINAL HMAC PAVING JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
6. CONCRETE PLACEMENT SHALL STOP AT EXPANSION JOINTS IN SIDEWALKS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
7. WHERE PROPOSED CONCRETE TIES INTO EXISTING CONCRETE, CONTRACTOR SHALL PLACE AN EXPANSION JOINT AS SHOWN IN THE PAVING DETAILS.
8. CURB FOR CURB RAMPS SHALL BE EXCLUDED FROM MEASUREMENT FOR PAYMENT FOR CURB RAMPS.
9. THE AREA BETWEEN THE SIDEWALK AND CURB & GUTTER SHALL BE GRADED WITH TOP SOIL THAT IS FREE OF DEBRIS, BASE, ASPHALT, AND CONCRETE AS DIRECTED BY THE ENGINEER.

4. CURB AND GUTTER

1. THE AREA BEHIND THE SIDEWALK SHALL BE GRADED WITH TOP SOIL THAT IS FREE OF DEBRIS, BASE, ASPHALT, AND CONCRETE.
2. WHEN MATCHING NEW 6" CURB & GUTTER TO EXISTING 4", THE GUTTER SLOPE SHALL BE MAINTAINED AND THE 2" TRANSITION SHALL BE IN THE CURB SECTION, AS NECESSARY TO PREVENT PONDING WATER. TRANSITION LENGTH SHALL BE 10' MINIMUM.
3. AN ASPHALT IMPREGNATED FIBERBOARD EXPANSION JOINT WITH 2-#4 DOWELS x 18" LONG SHALL BE USED WHERE NEW CURB MATCHES EXISTING.

5. ALL UTILITIES

PUBLIC AND PRIVATE

1. ELEVATION ADJUSTMENTS FOR NEW MANHOLES AND VALVES SHALL BE CONSIDERED SUBSIDIARY UNLESS NOTED OTHERWISE.
2. ALL NEW AND EXISTING VALVES AND MANHOLES SHALL BE EXTENDED TO FINISH GRADE. THIS ACTIVITY WILL BE CONSIDERED SUBSIDIARY UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES. ALL PIPES AND UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED WITH NO SEPARATE PAYMENT.
4. ALL OPEN EXCAVATION SHALL BE ENCLOSED WITH ORANGE SAFETY FENCE AND BARRELS.
5. ALL MATERIAL AND LABOR FOR THE ADJUSTMENT TO FINISH GRADE OF ALL NEW MANHOLES AND VALVE BOXES SHALL BE FURNISHED BY THE CONTRACTOR AND NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
6. UNLESS SHOWN OTHERWISE IN THE PLANS OR SPECIFICATIONS, DEWATERING OF UTILITY LINE AND STORM SEWER WILL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO THE ITEMS IT MAY BE ASSOCIATED WITH.
7. ALL ASBESTOS-CEMENT PIPE DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF IN STRICT ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. DISPOSAL OF AC PIPE WILL NOT BE PAID DIRECTLY BUT SHALL BE CONSIDERED SUBSIDIARY TO UTILITY OR DEMOLITION IMPROVEMENTS.
8. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND WERE OBTAINED FROM EXISTING RECORDS AND VISIBLE EVIDENCE ON THE GROUND. IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS AND QUANTITIES OF EXISTING UTILITIES AND STRUCTURES SHOWN. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL KNOWN EXISTING UTILITIES SUFFICIENTLY INADVANCE OF CONSTRUCTION SO THAT CONFLICTS CAN BE AVOIDED. WHEN AN EXISTING UTILITY OR UNDERGROUND PIPELINE IS ENCOUNTERED, THAT WAS PREVIOUSLY NOT LOCATED OR INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE APPROPRIATE UTILITY COMPANY TO OBTAIN PROCEDURAL INSTRUCTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE APPROPRIATE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND REPAIRING ANY UTILITIES DAMAGED AS A RESULT OF OPERATIONS.
10. ALL PIPELINE VALVES SHALL BE ACCESSIBLE AT ALL TIMES.
11. PAVEMENT REPAIR SHALL BE PAID FOR ONLY IF THE REPAIR OCCURS OUTSIDE THE LIMITS OF PROPOSED STREET EXCAVATION. TRENCH RESTORATION, ALONG EXISTING PAVEMENTS THAT ARE SCHEDULED FOR SUBSEQUENT STREET EXCAVATION, SHALL INCLUDE REPLACEMENT OF BASE WITH LOWP.I. MATERIAL THAT IS CONDUCTIVE FOR SALVAGE.
12. WHERE UTILITY AND/OR STORM SEWER WORK IS PERFORMED UNDER AREAS OF THE EXISTING ROADWAY OR TEMPORARY DETOURS THAT ARE REQUIRED TO CARRY TRAFFIC PRIOR TO COMPLETION OF THE STREET IMPROVEMENTS, THE CONTRACTOR SHALL APPLY SURFACE TREATMENT ON TOP OF THE BASE OR BACKFILL MATERIAL UNTIL SUCH TIME THAT THE PROPOSED PAVEMENT SECTION IS CONSTRUCTED. THESE TEMPORARY PAVEMENTS (INCLUDING BACKFILL, BASE MATERIAL AND SURFACE TREATMENT) WILL NOT BE PAID FOR DIRECTLY BUT SHALL BE SUBSIDIARY TO THE BID ITEM TRAFFIC CONTROL.

6. STORM SEWER

PUBLIC AND PRIVATE

1. ALL CURB INLETS SHALL HAVE A 5' THROAT, UNLESS NOTED OTHERWISE.
2. ALL STORM SEWER PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE WITH TYPE B WALL AND TONGUE-AND-GROOVE JOINTS PER ASTM C-76 OR CORRUGATED HDPE DUAL WALL PIPE MANUFACTURED IN ACCORDANCE WITH ASTM F2306 AND WITH GASKETED WATER TIGHT JOINTS MEETING ASTM D3212 UNLESS NOTED OTHERWISE ON THE DRAWINGS. CLASS IV REINFORCED CONCRETE PIPE SHALL BE USED WHERE TOP OF PIPE EXTENDS INTO SUBGRADE OR BASE COURSE.
3. PRE-CAST INLETS SHALL HAVE CAST-IN-PLACE THROAT AND TOP.
4. A PIPE COLLAR SHALL BE USED WHERE PROPOSED STORM SEWER IS TO BE CONNECTED TO EXISTING STORM SEWER. PIPE COLLARS SHALL NOT BE PAID FOR SEPARATELY BUT CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS. PIPE COLLARS SHALL NOT BE REQUIRED AT TONGUE AND GROOVE CONNECTIONS.
5. ALL CONCRETE PIPE AND BOX JOINTS SHALL REQUIRE PREFORMED PLASTIC SEALING COMPOUND AND JOINT WRAP.

7. WASTEWATER

PUBLIC AND PRIVATE LINES

1. PVC PIPE AND FITTINGS FOR SEWER LINES SHALL BE IN ACCORDANCE WITH ASTM D-3034. PIPE SHALL HAVE AN SDR OF 26. PIPE AND FITTINGS SHALL HAVE PUSH-ON COMPRESSION GASKET JOINTS IN ACCORDANCE WITH ASTM D-3212.
2. ABANDONED SERVICES SHALL BE REMOVED TO A DEPTH OF 2' BELOW PROPOSED SUBGRADE ELEVATION AND CAPPED WITH GROUT.
3. NEITHER BLUE PVC PIPE NOR DUCTILE IRON PIPE SHALL BE USED FOR SANITARY SEWERS.
4. ABANDONED SANITARY MAINS SHALL BE FILLED WITH FLOWABLE GROUT MATERIAL. (SEE MIXTURE NOTE ON THIS SHEET). THE UPPER 5 FEET OF ABANDONED MANHOLES AND ABANDONED CLEAN-OUTS SHALL BE REMOVED AND THE EXCAVATIONS SHALL BE BACK FILLED WITH SELECT MATERIAL COMPACTED TO NATURAL GROUND DENSITY OR A MINIMUM OF 95% STD PROCTOR.
5. EXISTING FIBERGLASS SANITARY MANHOLES SHALL BE ADJUSTED TO FINISH GRADE.
6. ALL SANITARY MANHOLES INSTALLED ON THIS PROJECT SHALL BE FIBERGLASS. THE MANHOLE MANUFACTURER SHALL PROVIDE CERTIFICATION AND DESIGN CALCULATIONS TO THE CITY SHOWING THAT THE MANHOLES ARE DESIGNED FOR TRAFFIC LOADING (H20 DESIGN VEHICLE) AND THE APPLICABLE SOIL AND HYDROSTATIC PRESSURE LOADING CONDITIONS. MINIMUM WALL THICKNESS SHALL BE 0.50 INCH. IF REQUIRED BY THE MANUFACTURERS DESIGN, HORIZONTAL RIBS AND/OR VERTICAL STIFFENERS MAY BE UTILIZED TO ACHIEVE REQUIRED DESIGN CHARACTERISTICS.
7. FOR HORIZONTAL BORING A TRAFFIC CONTROL PLAN MUST BE INCLUDED FOR BORE PITS.

PUBLIC LINES

8. WHERE NEW SANITARY SEWERS ARE TO BE PLACED ADJACENT TO AN EXISTING WATERLINE AT A LATERAL CLEARANCE OF LESS THAN 9 FEET, THAT SECTION OF SEWER SHALL BE PRESSURE RATED PVC, AWWA C900-DR25 NON-BLUE COLORED. THIS ACTIVITY SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED SUBSIDIARY TO THE PROPOSED SANITARY SEWER ACTIVITIES.
9. CLEANING OR PURGING OF EXISTING SANITARY SEWER LINES REQUIRED FOR CONNECTING INTO NEW SANITARY SEWER SYSTEM SHALL BE THE CONTRACTORS RESPONSIBILITY.
10. CONTRACTOR SHALL PROVIDE FOR TEMPORARY BY-PASS OF SEWERAGE INTO DOWNSTREAM MANHOLE WHEN REPLACING EXISTING SANITARY SEWER MAINS WITH NEW PVC WASTEWATER PIPE AND/OR WHEN REHABILITATING EXISTING MANHOLES. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS SUBSIDIARY WORK.

8. WATER LINES

PUBLIC AND PRIVATE LINES

1. PVC PIPE AND FITTINGS FOR WATER LINES SHALL BE A.W.W.A. C-900, CLASS 235, WITH A D.R. OF 18.
2. "FH ASSEMBLY" SHALL ENCOMPASS ALL PIPE, FITTINGS, AND STRUCTURES NECESSARY TO COMPLETE THE FIRE HYDRANT INCLUDING THE TEE ON THE MAIN LINE, AND THE VALVE ON THE LEAD LINE. FIRE HYDRANTS WILL BE LOCKED ONTO VALVE BY USE OF RETAINER GLANDS ON DUCTILE IRON PIPE.
3. WATER METERS SHALL BE ACCESSIBLE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH CITY WATER DEPARTMENT PERSONNEL TO DETERMINE TIME FOR WATER CONNECTION TIE-INS.
5. VALVE BOXES TO REMAIN IN SERVICE SHALL BE ADJUSTED TO FINISH GRADE.
6. ALL EXISTING WATERLINES TO BE ABANDONED MUST BE DETACHED A MINIMUM OF 10 FEET FROM THE CONNECTION AND SHALL BE CAPPED.

PUBLIC LINES

7. ABANDONED WATER FITTINGS, VALVES, FIRE HYDRANTS, ETC. SHALL BE RECOVERED AND STOCKPILED AT A SECURE LOCATION BY THE CONTRACTOR FOR SALVAGE BY THE CITY. HOWEVER, ALL RELATED ITEMS THAT ARE UNWANTED BY THE CITY SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
8. IF A COLLECTION SYSTEM PIPE CROSSES A PUBLIC WATER SUPPLY PIPE THE PIPES SHALL BE CONSTRUCTED PER THE REQUIREMENTS SET FORTH BY TCEQ TAC CHAPTER 290.
9. WATERLINES SHALL BE PLACED TO DEPTH AS PER CITY'S WATERLINE MINIMUM COVER REQUIREMENTS. HOWEVER, DUE TO CONFLICTS, IT MAY BE NECESSARY TO PLACE THE LINE DEEPER AT THESE LOCATIONS. IT IS NOT INTENDED THAT THE LINES BE PLACED AT THESE DEPTHS FOR LONG DISTANCES. THESE DEPTHS ARE TYPICALLY TO BE ATTAINED BY VERTICAL OFFSETS WITH BENDS AND EXTEND SHORT DISTANCE. THIS SHALL BE COORDINATED WITH THE CITY WATER DEPARTMENT.
10. PIPE BETWEEN FITTINGS AT VERTICAL AND HORIZONTAL CHANGES IN ALIGNMENT SHALL BE DUCTILE IRON PIPE WITH RESTRAINT DEVICES.
11. CONNECTIONS TO THE EXISTING WATERLINE WILL BE PAID FOR AS PER BID ITEM.

9. GAS LINES

1. ALL CONNECTIONS AND ADJUSTMENTS TO EXISTING GAS LINES SHALL BE PERFORMED BY THE CITY GAS DEPARTMENT IF REQUIRED BY CITY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GAS DEPARTMENT AND IS RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH CONNECTIONS OR ADJUSTMENTS.

10. MISCELLANEOUS

1. CONCRETE SHALL BE SAW CUT WHERE AN EXISTING CONCRETE STRUCTURE IS TO BE PARTIALLY REMOVED.
2. TREE TRIMMING SHALL BE DONE IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. TREES, TREE STUMPS AND BRUSH WITHIN THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND HAULED AWAY.
3. PRIMING AND HOT-MIX PLACING OPERATIONS SHALL NOT BE CONDUCTED ON DAYS FOR WHICH AN OZONE ADVISORY HAS BEEN ISSUED, EXCEPT FOR REPAIRS.
4. REMOVAL OF EXISTING FENCE, IN AREAS TO RECEIVE NEW FENCE, WILL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS, UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL PROVIDE A TEMPORARY FENCE FROM THE TIME AN EXISTING FENCE IS REMOVED TO THE TIME THE PROPOSED FENCE IS REPLACED. THIS WORK WILL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
5. ALL WORK SHALL BE PERFORMED DURING DAYLIGHT HOURS.
6. ALL TRASH SHALL BE PICKED-UP AND REMOVED AT THE END OF EACH DAY.
7. CONTRACTOR SHALL VERIFY ALL SURFACE CONDITIONS OF THE SITE PRIOR TO PREPARING AND SUBMITTING ITS BID.
8. WHERE THE WORD "PROPOSED" OR "PROP." IS UTILIZED IN THIS SET OF DOCUMENTS, IT SHALL MEAN "NEW CONSTRUCTION TO BE PERFORMED AS PART OF THIS CONTRACT."

11. TRAFFIC

1. IF CONTRACTOR DISTURBS TRAFFIC BY OCCUPYING TRAFFIC LANES WITH CONSTRUCTION EQUIPMENT OR DELIVERY VEHICLES CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AN APPROVED TRAFFIC CONTROL PLAN FROM THE CITY TRAFFIC ENGINEER AND IT MUST BE IN CONFORMANCE WITH CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD). THIS INCLUDES THE CONSTRUCTION OF DRIVEWAYS AND CURB & GUTTER IN PUBLIC RIGHT OF WAYS.
2. ALL WEATHER VEHICULAR ACCESS TO LOCAL RESIDENTS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN AND PROVIDE SUITABLE TEMPORARY DRAINAGE UNTIL SUCH TIME AS PERMANENT DRAINAGE STRUCTURES ARE COMPLETED. THE EXPENSE FOR PROVIDING SAID SUITABLE TEMPORARY DRAINAGE, INCLUDING CONSTRUCTION OF TEMPORARY SWALES, INSTALLATION AND REMOVAL OF TEMPORARY PIPES AND OTHER ASSOCIATED WORK WILL NOT TO BE PAID FOR SEPARATELY BUT SHALL BE SUBSIDIARY.
4. THE CONTRACTOR SHALL COORDINATE WITH THE CITY TRAFFIC ENGINEERING DEPARTMENT REGARDING RELOCATION OR REPLACEMENT OF EXISTING SIGNS (STOP SIGNS, BUS ROUTE SIGNS, ETC.) AS MAY BE REQUIRED.
5. DEVELOPER AND CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNAGE PROPOSED ON THESE PLANS. THE CITY DOES NOT PROVIDE STOP SIGNS ON SITE OR RESIDENTIAL DEVELOPMENTS. THE CITY SIGNS AND PAVEMENT MARKINGS STAFF WILL ONLY DO INSPECTION.

12. SURVEY

1. SURVEY CONTROL IS BASED OFF OF MONUMENTATION USING NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88) FOR VERTICAL CONTROL, AND NORTH AMERICAN DATUM 83 (NAD 83), TEXAS SOUTH ZONE 4205 FOR HORIZONTAL CONTROL.
2. CONTROL POINTS HAVE BEEN PROVIDED AND REFERENCED IN THE PLANS TO AID IN CONSTRUCTION. CONTROL POINTS ARE BASED ON THE ABOVE STATED DATUM AND SHALL BE VERIFIED BACK TO THE APPROPRIATE MONUMENTATION BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

13. NOTIFICATION REQUIREMENTS

1. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF CORPUS CHRISTI ENGINEER FOR INSPECTIONS AND THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344.
2. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER, ENGINEER AND PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL NOTIFY LOCAL EMERGENCY SERVICES (I.E. FIRE, E.M.S. AND POLICE) OF ANY CONSTRUCTION ACTIVITIES THAT WOULD AFFECT THE NORMAL FLOW OF TRAFFIC.
4. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE ENGINEER AND AUTHORIZED TESTING LABORATORY PRIOR TO REQUIRED TESTS.

14. CONTRACTOR'S RESPONSIBILITIES

1. THE CONTRACTOR SHALL COORDINATE ALL SERVICE SHUT DOWNS WITH THE APPROPRIATE UTILITY DEPARTMENT CONSTRUCTION OBSERVER AT LEAST 48 HOURS PRIOR TO THE ANTICIPATED UTILITY SERVICE SHUT DOWN.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED PROPERTY OWNERS IN WRITING AT LEAST 24 HOURS PRIOR TO ANY ANTICIPATED UTILITY SERVICE SHUT DOWN. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A COPY OF ALL WRITTEN CORRESPONDENCE.
3. THE CONTRACTOR SHALL COORDINATE INSPECTIONS WITH THE UTILITY DEPARTMENT INSPECTOR 48 HOURS PRIOR TO ALL WORK BEING COVERED.
4. THE CONTRACTOR SHALL ADVISE THE OWNER AND THE ENGINEER IMMEDIATELY, VERBALLY AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF FUELS, WASTE MATERIALS AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
5. THE CONTRACTOR SHALL COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES WITH APPLICABLE UTILITY COMPANY, OWNER AND TENANT. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INGRESS AND EGRESS FOR ALL PUBLIC AND PRIVATE FACILITIES AT ALL TIMES AND FOR ALL WEATHER CONDITIONS UNLESS OTHERWISE INDICATED ON THE PLANS OR APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDED AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, FLAG MEN, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE ENGINEER AND OWNER. ALL BARRICADING SHALL BE DONE IN COMPLIANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. THE CONTRACTOR SHALL MAINTAIN ALL REGULATORY SIGNS DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR ARE TO BE OBTAINED AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SANITARY FACILITIES ON THIS PROJECT FOR EMPLOYEES.
11. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE FLOW IN ALL DITCHES AND STORM SEWER AT ALL TIMES.
12. THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL AS PROMPTLY AND PRACTICABLE AS POSSIBLE AFTER COMPLETION AT EACH STRUCTURE OR PORTION OF A STRUCTURE.
13. PRIOR TO THE ACCEPTANCE OF THE PROJECT, ALL GRADED AND DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION IN ACCORDANCE WITH THE SPECIFICATIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL EXCESS CONSTRUCTION AND WASTE MATERIALS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING THE HANDLING AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE.
16. THE CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES (INCLUDING ROADWAYS, PARKING AREAS, DRIVEWAYS, STRUCTURES, UTILITIES, ETC.) FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THE CONSTRUCTION OPERATIONS ARE TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE THE DAMAGE WAS DONE. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE FACILITY OWNER AND THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL LOCATE, PROTECT AND MAINTAIN BENCHMARKS, MONUMENTS AND CONTROL POINTS. THE CONTRACTOR SHALL RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT HIS EXPENSE. THE RE-ESTABLISHMENT SHALL BE PERFORMED UNDER THE DIRECTION OF A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR.
18. EXISTING ELECTRICAL LINES ARE LOCATED CLOSE TO THE PROJECT. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436(C)) CONCERNING OPERATIONS IN THE VICINITY OF ELECTRICAL LINES AND THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES.
19. WHERE WATER LINES AND SEWER LINES ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES OR WATER LINES NEXT TO MANHOLE(S), THE INSTALLATION WILL MEET THE REQUIREMENTS OF 30 TAC 217.53, APPENDIX E (DESIGN OF SEWERAGE SYSTEMS) AND 30 TAC 290.44(e) (WATER HYGIENE).
20. WATER NECESSARY FOR CONSTRUCTION SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL ARRANGE FOR A METERED CONNECTION(S) AND SHALL PROVIDE THE PROPER EQUIPMENT TO PREVENT CROSS-CONNECTION.

PLANS ARE RELEASED FOR CONSTRUCTION
DEVELOPMENT SERVICES

Digitally signed by Brett F. Flint, P.E.
DN: cn=Brett F. Flint, P.E., o=City of Corpus Christi, ou=Development Services, email=BrettF@CCTexas.com, c=US
Date: 2021.09.23 13:33:06 -05'00'

LEGEND

PROPOSED SYMBOLS

Symbol	Description
HMAC	HOT MIX ASPHALT CONCRETE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TW	TOP OF WALK
GB	GRADE BREAK
U.E.	UTILITY EASEMENT
FL	FLOW LINE
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
D.I./DIP	DUCTILE IRON PIPE
J.B.	JUNCTION BOX
S.I.	SLOT INLET
G.I.	GRATE INLET
A.D.	AREA DRAIN
EX.	EXISTING
PROP.	PROPOSED
HG	HYDRAULIC GRADE
Shg	HYDRAULIC GRADE SLOPE
A / At	AREA / TOTAL AREA (AC.)
Q / Qt	FLOW / TOTAL FLOW (cfs)
	DIRECTIONAL FLOW ARROW
	SEWER SERVICE W/ CLEAN OUT
W	DOUBLE WATER SERVICE
W	SINGLE WATER SERVICE
D	WATER LINE VERTICAL ADJUSTMENT
W W	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	SIDEWALK DRAIN
	GRATE INLET
	SLOT INLET
FL 10.00	PROPOSED SERVICE FLOWLINE
10.00 / TP 10.00	PROPOSED SPOT ELEVATION
0.50%	FLOW ARROW W/ SLOPE
14.0	PROPOSED CONTOUR
	CURB AND GUTTER
	CONCRETE SIDEWALK
	CENTERLINE OF STREET
	HMAC PAVEMENT
	CONCRETE PAVEMENT
	ADA RAMP
	DRAINAGE SWALE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
	UTILITY EASEMENT (U.E.)
	EXISTING DRAINAGE DIVIDE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STREET SIGN
	HORIZONTAL DEFLECTION
	REVISION CLOUD
	REVISION NUMBER

EXISTING SYMBOLS

Symbol	Description
EP	EDGE OF PAVEMENT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
GB	GRADE BREAK
BL	BUILDING LINE
	LIGHT POLE
	POWER POLE
	GUY WIRE
	FIRE HYDRANT
M	WATER METER
	WATER VALVE
	GAS VALVE
	SANITARY SEWER MANHOLE
	STORM MANHOLE
F	FIBER OPTIC BOX
E	ELECTRICAL BOX
T	TRAFFIC SIGNAL BOX
	SIGN POST
	DIRECTIONAL FLOW ARROW
	CURB INLET
	CONCRETE SIDEWALK
	CURB AND GUTTER
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
FM	FORCEMAIN
STO	STORM SEWER
E	ELECTRICAL
ATT	TELEPHONE (AT&T)
OHL	OVERHEAD LINE
	CENTERLINE OF STREET
	UTILITY EASEMENT (U.E.)
	PROPERTY LINE
	EDGE OF PAVEMENT
X	CHAINLINK FENCE
//	WOOD FENCE
	BUILDING
140	EXISTING CONTOUR
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
x23.4 / (10.00)	EXISTING SPOT ELEVATION

FLOWABLE GROUT MATERIAL

'DARAFILL' ADMIXTURE, OR APPROVED EQUAL, MANUFACTURED BY GRACE CONSTRUCTION PRODUCTS. THE FLOWABLE GROUT SHALL BE SUPPLIED WITH THE FOLLOWING MIXTURE BY AN APPROVED READY-MIX SUPPLIER. THE MANUFACTURER'S REPRESENTATIVE SHALL BE CONSULTED FOR ANY FINAL ADJUSTMENTS TO IMPROVE FOR FLOWABILITY OF THE MIXTURE.

100lbs/CY PORTLAND CEMENT
250lbs/CY WATER
300lbs/CY FLY ASH
2100lbs/CY SAND
6oz/CY DARAFILL

CALL BEFORE YOU DIG!

Texas 811

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST — STOP AND CALL

811
1-800-344-8377

NOTE: URBAN ENGINEERING WILL PROVIDE CONSTRUCTION STAKING AND LAYOUT. COORDINATE WITH TIM JOHNSON AT 361-854-4187 EX. 224

REV.	BY	DATE	DESCRIPTION	APPROVED BY

SCALE: N.T.S.
DRAWN: CG
CHECKED: MFH
DATE: SEPT. 2021

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MURRAY F. HUDSON, P.E.

GENERAL NOTES AND LEGENDS

PARK SPRINGS HS, BLOCK 1, LOTS 1-3
PUBLIC SANITARY SEWER IMPROVEMENTS
CORPUS CHRISTI, TEXAS

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

JOB NO. 43223.C1.00

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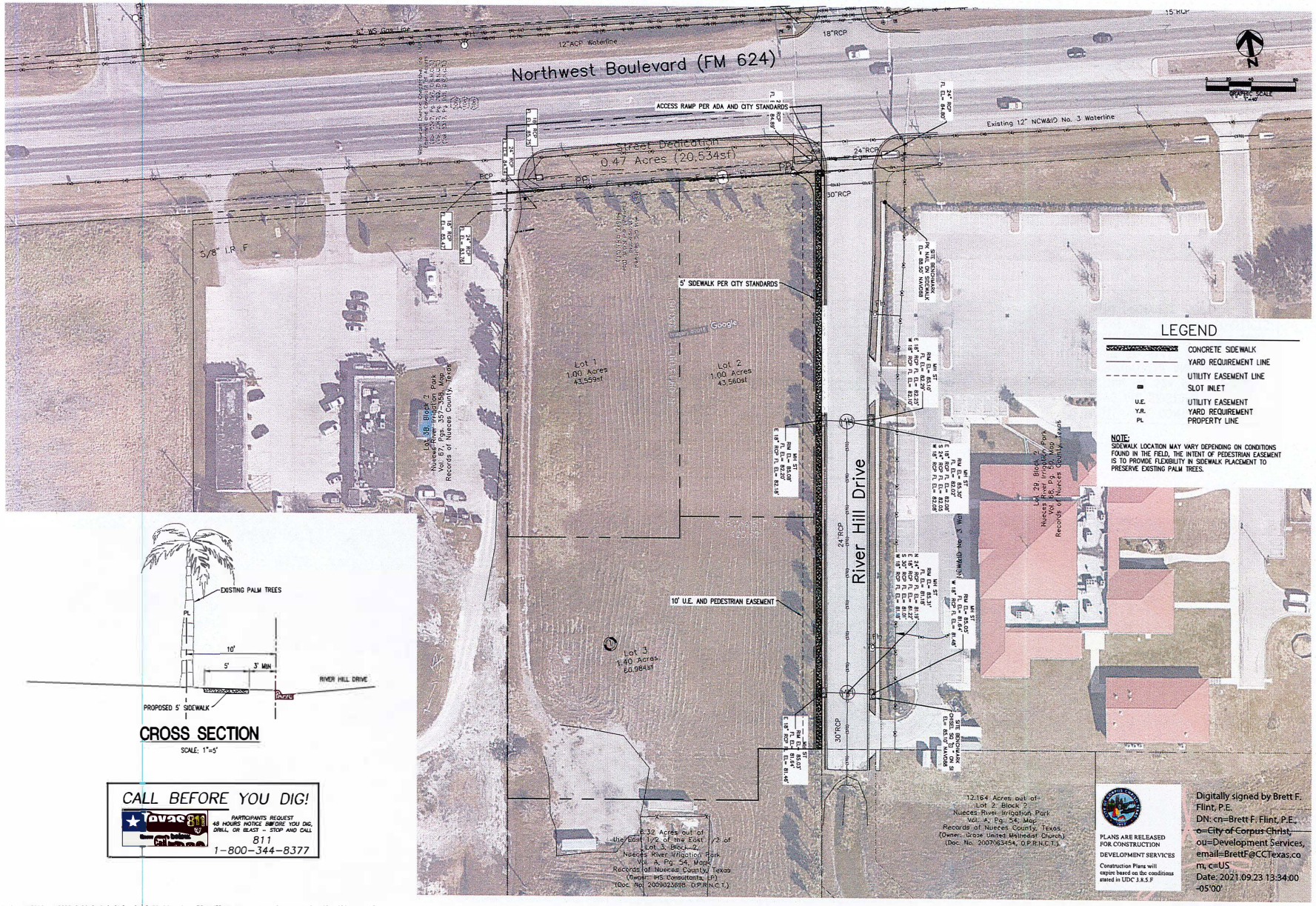
Exhibit 3



REV.	BY	DATE	DESCRIPTION

SCALE: 1"=40'
DRAWN: CG
CHECKED: MFH
DATE: SEPT. 2021

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MURRY F. HUDSON, P.E. ON SEPTEMBER 23, 2021

PLAN VIEW AND CROSS SECTION

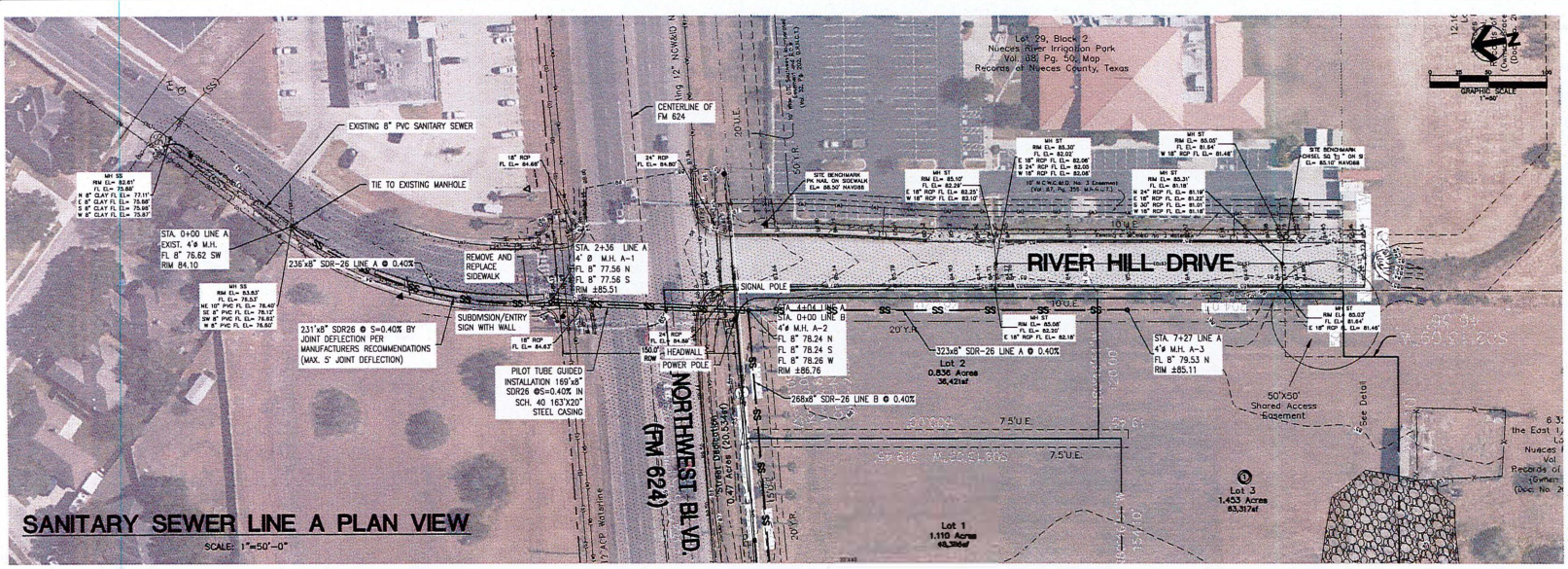
PARK SPRINGS HS, BLOCK 1, LOTS 1-3
PUBLIC SANITARY SEWER IMPROVEMENTS
CORPUS CHRISTI, TEXAS

URBAN ENGINEERING
TBPE FIRM NO. 145 TBPLS FIRM NO. 10032400
2725 SWINTER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 www.urbanengineering.com

SHEET 3 OF 5

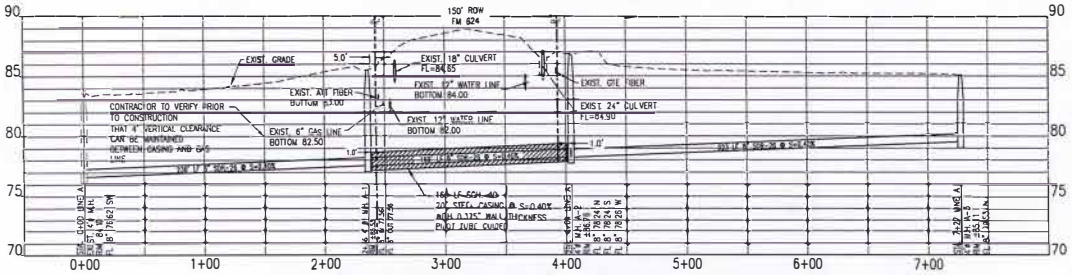
JOB NO. 43223.C1.00

Exhibit 3



SANITARY SEWER LINE A PLAN VIEW

SCALE: 1"=50'-0"



SANITARY SEWER LINE A PROFILE VIEW

SCALE: 1"=50'-0" HORIZ. 1"=5' VERT.

NOTE: THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES WITHIN FM 624 ROW LOCATED HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION TO VERIFY THAT THERE ARE NOT ANY CONFLICTS WITH PROPOSED BORE.

PLANS ARE RELEASED FOR CONSTRUCTION

DEVELOPMENT SERVICES

Construction Plans will expire based on the conditions stated in UDC 3.8.5.F

Digitally signed by Brett F. Flint, P.E.
DN: cn=Brett F. Flint, P.E., o=City of Corpus Christi, ou=Development Services, email=BrettF@CCTexas.com, c=US
Date: 2021.09.23 13:34:34 -05'00'

NO.	DESCRIPTION	DATE	BY	REV

SCALE: 1"=50'
DRAWN: AG
CHECKED: MFH
DATE: SEPT. 2021

PLAN AND PROFILE LINE A

PARK SPRINGS IHS, BLOCK 1, LOTS 1-3
PUBLIC SANITARY SEWER IMPROVEMENTS
CORPUS CHRISTI, TEXAS

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10023400
3725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 www.urbanengineering.com

SHEET 4 OF 5

JOB NO. 43223.C1.00

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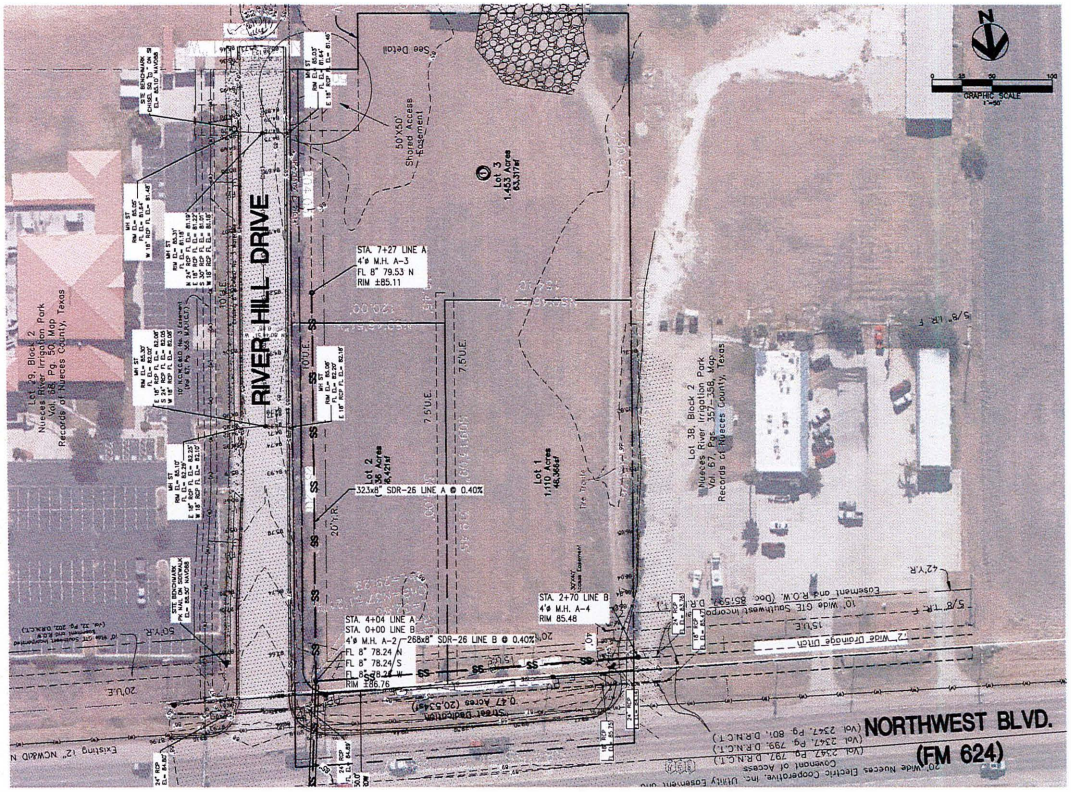
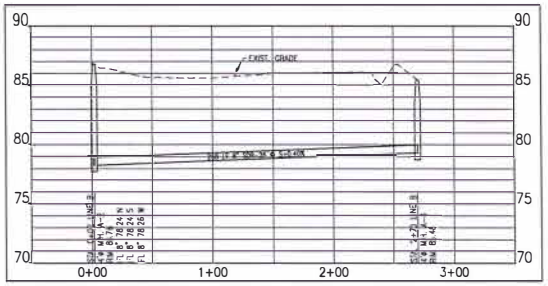
Exhibit 3

SANITARY SEWER LINE B PLAN VIEW

SCALE: 1"=50'-0"





SANITARY SEWER LINE B PROFILE VIEW

SCALE: 1"=50'-0" HORIZ. 1"=5' VERT.

NOTE: THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES WITHIN FM 624 ROW LOCATED HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION TO VERIFY THAT THERE ARE NOT ANY CONFLICTS WITH PROPOSED BORE.

PLANS ARE RELEASED FOR CONSTRUCTION

DEVELOPMENT SERVICES

Construction Plans will expire based on the conditions stated in UDC 3.8.5.F

Digitally signed by Brett F. Flint, P.E.
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Date: 2021.09.23 13:35:27 -05'00'

REV.	BY	DATE	DESCRIPTION

SCALE: 1"=50'
DRAWN: AG
CHECKED: MFH
DATE: SEPT 2021

PLAN AND PROFILE LINE B

PARK SPRINGS HS, BLOCK 1, LOTS 1-3
PUBLIC SANITARY SEWER IMPROVEMENTS
CORPUS CHRISTI, TEXAS

URBAN ENGINEERING

SHEET 5 OF 5

JOB NO. 43223.C1.00

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Exhibit 4

PRELIMINARY ESTIMATE
FOR

PARK SPRINGS IHS,
BLOCK 1, LOTS 1 - 3
Corpus Christi, Texas

UE Job No. 043223.C1.00
Oct. 11, 2021

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL COST
A. SANITARY SEWER IMPROVEMENTS:					
1	8" PVC SDR 26 (6'-10' Cut)	997	LF	$110.00	$109,670.00
2	Embedment	997	LF	$10.00	$9,970.00
3	OSHA Trench Protection	997	LF	$2.00	$1,994.00
4	4' Diameter Manhole (6'-8' Deep)	4	EA	$8,500.00	$34,000.00
5	Tie to Existing Manhole	1	EA	$5,000.00	$5,000.00
6	At-Grade Bore 16" Casing	169	LF	$450.00	$76,050.00
7	SWPPP	1	LS	$3,250.00	$3,250.00
8	General Conditions, Bonds and Insurance	1	LS	$18,000.00	$18,000.00
9	Remove and Replace Sidewalk	960	SF	$10.00	$9,600.00
	TOTAL ESTIMATED IMPROVEMENTS COSTS:				$267,534.00
			Contingency @ 10%:		**$26,753.40**
				Sub-Total:	**$294,287.40**
	Enginerring, Testing and Surveying @ 12%				**$35,314.49**
				Grand Total:	**$329,601.89**
B. OFF-SITE PORTION ELIGIBLE FOR REIMBURSEMENT					
1	8" PVC SDR 26 (6'-10' Cut)	400	LF	$110.00	$44,000.00
2	Embedment	236	LF	$10.00	$2,360.00
3	OSHA Trench Protection	236	LF	$2.00	$472.00
4	4' Diameter Manhole (6'-8' Deep)	1	EA	$8,500.00	$8,500.00
5	Tie to Existing Manhole	1	EA	$5,000.00	$5,000.00
6	At-Grade Bore 20" Casing	169	LF	$450.00	$76,050.00
7	SWPPP	0.5	LS	$3,250.00	$1,625.00
8	General Conditions, Bonds and Insurance	0.5	LS	$8,500.00	$4,250.00
9	Remove and Replace Sidewalk	960	SF	$10.00	$9,600.00
	TOTAL ESTIMATED REIMBURSEMENT:				**$151,857.00**
			Contingency @ 10%:		**$15,185.70**
				Sub-Total:	**$167,042.70**
	Enginerring, Testing and Surveying @ 12%				**$20,045.12**
				GRAND TOTAL:	**$187,087.82**
Maximum Allowable Reimbursement					
	50% of off-site extension cost = 0.50 x 187.087.82 = $93,543.54				.
				MAX. Reimbursement:	**$93,543.54**
				Less Acreage Fee Credit:	**$6,079.77**
				Reimbursement less Acreage Fee:	**$87,463.77**

DISCLOSURE OF INTERESTS

Exhibit 5

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. ***Every question must be answered***. If the question is not applicable, answer with "NA".

NAME: IHS Consultants, LP

STREET: P.O. Box 8176 **CITY:** Corpus Christi **ZIP:** 78468

FIRM is: ( ) Corporation (●) Partnership ( ) Sole Owner ( ) Association ( ) Other_____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. **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".**

Name	Job Title and City Department (if known)
N/A	

2. **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".**

Name	Title
N/A	

3. **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".**

Name	Board, Commission, or Committee
N/A	

4. **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".**

Name	Consultant
N/A	

CERTIFICATE

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.

Certifying Person: Ismael H. Salazar (Print Name) Title: General Partner

Signature of Certifying Person: _____ Date: 11-5-2021