

# **Reimbursement Agreement**

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**Agreement with IHS Consultants, LP  
For Wastewater Collection Line  
Improvements  
Park Springs IHS, Blk1, Lots 1-3**

City Council  
January 11, 2022

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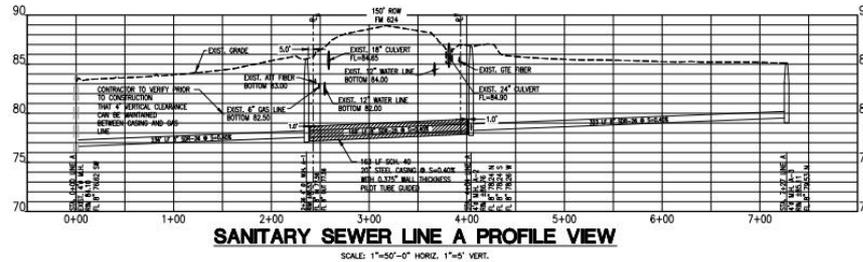
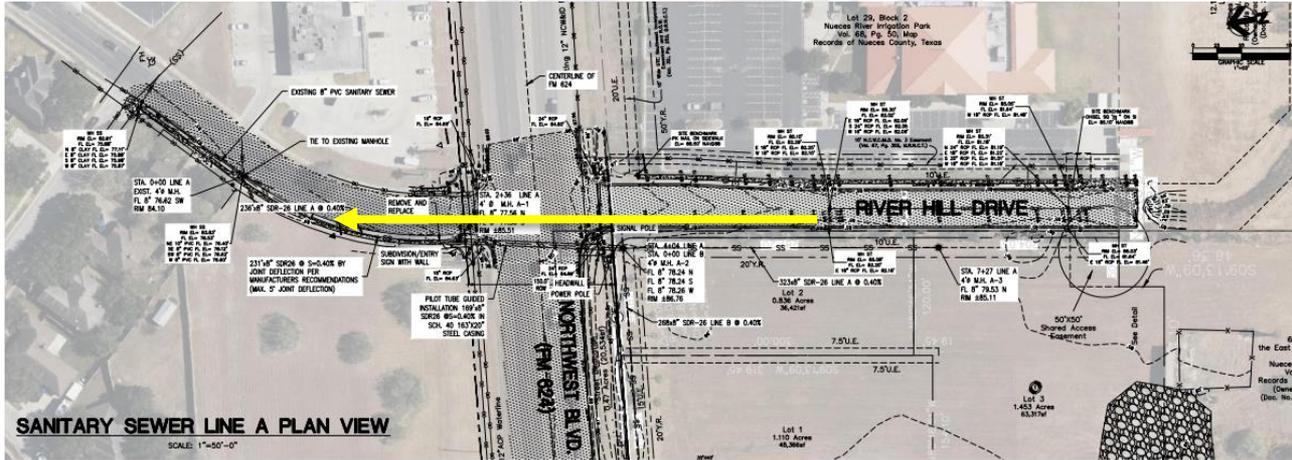


# Location Map



14601 Northwest Blvd

# Proposed Improvements



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.

# Trust Fund Balance as of September 30, 2021

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<b>Water Arterial Transmission &amp; Grid Main Trust</b>	<b>Water Distribution Main Trust</b>	<b>Sanitary Sewer Trunk System Trust</b>	<b>Sanitary Sewer Collection Line Trust</b>
lot & acreage fees	pro-rata fees	lot & acreage fees	pro-rata fees
75% surcharge	25% surcharge	75% surcharge	25% surcharge
<b>\$197,650.50</b>	<b>\$48,658.29</b>	<b>\$225,125.33</b>	<b>\$57,063.47</b>

**Sanitary Sewer Collection Line Trust Fund's Balance is \$57,063.47  
Funding in the amount of \$30,400.30 is transferred from Wastewater Trunk System Trust**

\*Includes obligation for Westpoint Crossing Unit 2 approved in October

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# Recommendation

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## Approval

The request submitted by the applicant is in accordance with UDC 8.5.2.E

# Plat

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

3.87 Acres out of a colled 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; a map of Acre Tract being the same property described in Warranty Deed with Vendor's Lien from 624 Market Square Limited Partnership to IHS Consultants, LP, recorded in Document No. 2009023698, Official Public Records of Nueces County, Texas.

**Notes:**

- Total platted area contains 3.87 Acres of Land. (Includes Street Deduction)
- The recycling water for the storm water runoff from this property is the Oak Creek. The TREC has not classified the aquatic life use for the Oak Creek, but it is recognized as an environmentally sensitive area. The Oak Creek flows directly into the Oak Bay. The TREC has classified the Oak Bay aquatic life use for the Oak Bay as "sensitive" and "cyster waters" and categorized the recycling water as "contact recreation" use.
- Grid bearings and distances shown herein are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983 (NAD 83) Epoch 2010.00.
- By graphic platting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485484 0207 C, Nueces County, Texas, which bears an effective date of March 15, 1985 and Flood Insurance Rate Map, Community Panel No. 485484 0107 C, Corpus Christi, Texas, which bears an effective date of July 15, 1960, and it is not located in a Special Flood Hazard Area.
- The yard requirements, as specified, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Access across lot lines shall not be obstructed.
- 30'x47' Shared Access Easement along Northwest Boulevard applies to existing Lot 25, Block 2, Nueces River Irrigation Park and Lot 1, Block 1 of this plat.
- Driveway access onto Northwest Boulevard (FM 624) is prohibited from Lot 2. Lot 1 shall have shared access with Lot 3B, Block 2.
- If any lot is developed with residential uses, compliance with the applicable provisions of the Unified Development Code shall be required during the building permit phase.

**Legend:**

- 0.78 inch line that with "0.78" shall mean 0.78" (8/16")
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**Legal:**

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**State of Texas**  
County of Nueces

This find 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 A. Green, P.E.  
Development Services Engineer

**State of Texas**  
County of Nueces

This find 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\_\_

Eric Wilmer, P.E.  
Secretary

**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 filed this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ with the secretary of administration was filed for record in my office this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ at \_\_\_\_ o'clock \_\_\_\_ M., and was recorded this \_\_\_\_ 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 \_\_\_\_\_ M. \_\_\_\_\_

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 in full and correct to the best of my knowledge, information and belief. I have been engaged under contract to set all lot and block corners, monuments, monuments and to complete such operations with care and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_ day of \_\_\_\_\_ 20\_\_

**Notarizing:** 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 E. Carr, R.P.S.S.,  
Treasurer No. 6463

**State of Texas**  
County of Nueces

This find and approved by the Corpus Christi - Nueces County Health Department. This plat shall be approved by the Nueces County Health Department prior to installation.

James Rice, 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 same were not included in the public use hereon, that same are not included in 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: James R. Seltzer, member  
By: Luther R. Seltzer, limited partner

**State of Texas**  
County of Nueces

This instrument was acknowledged before me by James R. Seltzer, 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

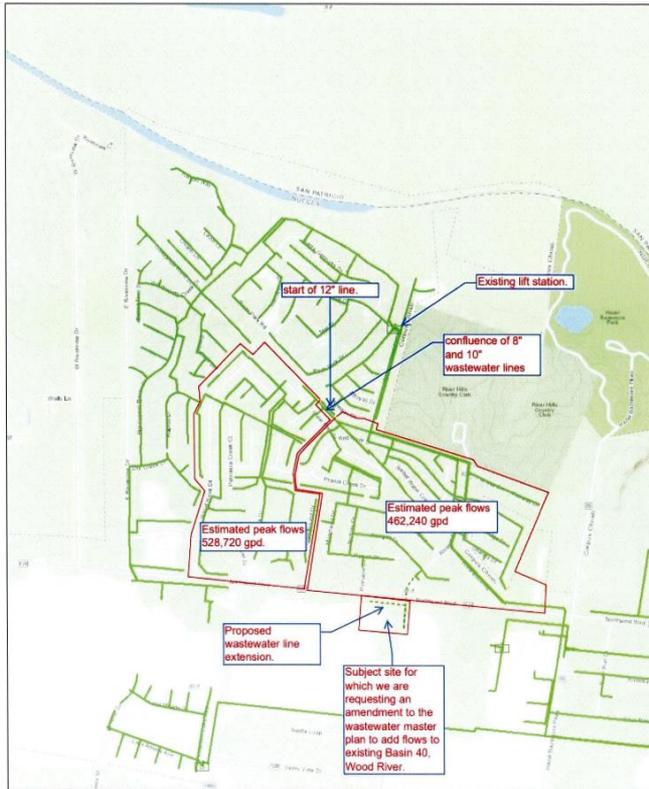
**State of Texas**  
County of Nueces

This instrument was acknowledged before me by Luther R. Seltzer, 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

# Wastewater Collection System Master Plan



This plan is consistent with the Wastewater Master Plan. Collection System for the Allison Service Area.