

WASTEWATER TRUST FUND REIMBURSEMENT AGREEMENT

This Wastewater Trust Fund Reimbursement Agreement ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipality, and **V2 Ventures Partners, LLC**, ("Developer"), a Limited Liability Company of the State of Texas.

WHEREAS, the Developer, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on **February 21, 2024** to develop a tract of land, to wit approximately **57.32** acres known as **Oso Vista Subdivision** as shown in the attached **Exhibit 1**, the content of such exhibit being incorporated by reference into this Agreement;

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

WHEREAS, under the UDC, the Developer is responsible for construction of the wastewater trunk line, trunk force main, and/or collection lines ("Wastewater Improvements");

WHEREAS, under the UDC, the Developer is eligible for reimbursement of the Developer's costs for the construction of Wastewater Improvements; and

WHEREAS, it is in the best interest of the City that the Wastewater Improvements be constructed to its ultimate capacity under the City's applicable Master Plan.

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.**
 - a. 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 wastewater service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or making any appropriation or donation to the same, or in any way loaning 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.
 - b. The Wastewater Trust Fund was established by Ordinance No. 17396 to encourage the orderly development of subdivisions within and surrounding the City of Corpus Christi, Texas, and continues pursuant to Texas Local Government Code §395.001(4)(C). The revenue generated for funding and continuing the Wastewater Trust Fund is subject to the laws of the State of Texas and the City of Corpus Christi. Nothing in this agreement guarantees either the continuation or future revenues of the Wastewater Trust Fund. The City is not liable for modification or termination of the Wastewater Trust Fund. The Developer agrees that any modification or termination of the Wastewater Trust Fund by legislative action does not

constitute a breach of trust, an act of bad faith, an intentional or reckless indifference to the interest of a beneficiary, or a profit derived by the trustee from a breach of trust.

2. CONSTRUCTION OF WASTEWATER IMPROVEMENTS.

- a. Developer shall construct Wastewater Improvements in accordance with City-approved public improvement plans, as attached as **Exhibit 3**.
- b. Developer shall construct the Wastewater Improvements in compliance with the City's UDC, the City's Infrastructure Design Manual, and all local, state, and federal laws, codes, and regulations.
- c. Developer shall award a contract and complete the Wastewater Improvements under the approved plans and specifications within **12 months** from the date of City Council approval of this agreement.

3. REIMBURSEMENT.

- a. Subject to the conditions for reimbursement from the Wastewater Trust Fund and the availability of funds, the City will reimburse the Developer for the reasonable actual cost of the Wastewater Improvements up to an amount not to exceed **\$377,849.00** as shown in the Itemized Cost Estimate attached as **Exhibit 4**, the contents of such exhibit being incorporated by reference into this Agreement. Reimbursement for wastewater collection lines will be limited to 50% of the off-site extension cost.
- b. Subject to the conditions for reimbursement from the Wastewater Trust Fund per the UDC and this agreement and the availability of funds, the City agrees to reimburse the Developer by a lump sum upon completion of the wastewater infrastructure.
- c. 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.
- d. Prior to payment or granting of credit, Developer must submit cost supporting documentation, including:
 1. Summary of Costs and Work Performed on Form provided by the Development Services Department.
 2. Contractor and professional services invoices detailing work performed.
 3. Evidence that all invoices to date have been paid.
- e. Prior to payment or granting of credit, the Developer shall certify:
 1. that there are no known liens or bond claims outstanding as of the date of the reimbursement request;
 2. all due and payable bills with respect to the installed Wastewater Improvements have been paid to date or are included in the amount requested in the current reimbursement request;

3. except for such bills not paid but so included, there is no known basis for the filing of any liens or bond claims relating to the installed Wastewater Improvements; and
4. releases from all developer's contractors, subcontractors, and materialmen have been obtained in such form as to constitute an effective release of lien or claim under the laws of the State of Texas covering all Wastewater Improvements installed.

Provided that any of the foregoing is not true and cannot be certified, Developer shall certify as appropriate and identify all exceptions to the requested certification.

4. PAYMENTS AND CREDITS.

- a. All payments and credits shall be made in accordance with UDC §8.5. Developer understands and agrees that if funds are not available in the Wastewater Trust Fund, reimbursement will not be made until such funds are available, and Developer has priority per UDC §8.5.2.C.
- b. Payments may be made when monies are available and appropriated in the Wastewater Trust Fund, and the Developer has priority in accordance with UDC §8.5.2. C. Priority for available funding is First in Time, First in Right, based on the date the City Council approved the reimbursement agreement or the date the reimbursement agreement was extended. In the event of a tie, priority will be given to the contract with the earliest application date.
- c. Where monies are not fully available and appropriated from the Wastewater Trust Fund, the Developer may receive trust fund credits for outstanding reimbursement owed.
- d. Trust fund credits may be used for payment of water and/or wastewater lot and/or acreage fees, pro-rata fees, and surcharge fees.
- e. Trust fund credits are fully assignable with the written consent of the Director of Development Services.
- f. Trust fund credits may be used to receive payment when wastewater trust funds are available. The priority for payment of available funds will be determined in accordance with UDC 8.5.2.C.

5. SITE IMPROVEMENTS. Prior to the start of construction of the Wastewater Improvements, Developer shall acquire and dedicate to the City the required additional public utility easements ("Easements"), if any, necessary for the completion of the Wastewater 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. The Developer will be responsible for the cost of acquisition.

6. PLATTING FEES. Developer shall pay to the City the required acreage fees and pro-rata fees as required by the UDC for the Final Plat identified herein.

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

8. THIRD-PARTY BENEFICIARY. Developer's contracts for the construction of the Wastewater Improvements and contracts for testing services for the Wastewater Improvements must provide that the City is a third-party beneficiary of each contract.

9. PROMPT AND GOOD FAITH ACTIONS. The parties shall act promptly and in good faith in performing their duties and obligations under this Agreement.
10. DEFAULT. The following events shall constitute default:
- a. Developer's contractor does not reasonably pursue construction of the Wastewater Improvements under the approved plans and specifications.
 - b. Developer's contractor fails to complete construction of the Wastewater Improvements, under the approved plans and specifications, on or before the time specified in Section 2 of this Agreement.
 - c. Either the City or the Developer otherwise fails to comply with its duties or obligations under this Agreement.
11. 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 30 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. 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; and/or
 3. 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.
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:

V2 Ventures Partners, LLC
Attn: Richard Voss
6238 Greenwood Dr.
Corpus Christi, Texas 78415

2. If to the City:

City of Corpus Christi
Attn: Director, Development Services Department
2406 Leopard Street
Corpus Christi, Texas 78401

with a copy to:

City of Corpus Christi
Attn: Assistant City Manager of Development Services
1201 Leopard Street
Corpus Christi, Texas 78401

- 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. **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.

14. **INDEMNIFICATION. Developer 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'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 attorneys' 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 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; and**
- (b) any costs incurred attributable to (i) the breach of any warranty or representation made by Developer 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.

15. NO WAIVER OF GOVERNMENTAL IMMUNITY. The parties expressly agree that nothing in this Agreement shall be deemed or construed as a waiver of the City's governmental immunity or sovereign immunity under the Constitution and laws of the State of Texas. The City retains all immunities and defenses available to it at law or in equity.
16. DEDICATION OF WASTEWATER IMPROVEMENTS. Upon completion of the construction, the dedication of the Wastewater Improvements will be subject to City inspection and approval.
17. WARRANTY. Developer shall fully warrant the workmanship and function of the Wastewater Improvements and the construction thereof for a period of one year from and after the date of acceptance of the facilities by the City's Director of Engineering Services.
18. CONTRACT EXTENSION.
 - a. In the event that the Developer fails to complete the Wastewater Improvements in accordance with the city-approved plans and specifications, on or before the time specified in Section 2 of this Agreement, the Agreement may be extended for an additional 12 months.
 - i. The Director of Development Services may extend the Agreement for an additional 12 months if project completion is greater than 50%.
 - ii. The Assistant City Manager of Development Services may extend the Agreement for an additional 12 months if project completion is less than 50%.If the Director or Assistant City Manager does not grant the extension, a request for City Council consideration may be made.
 - b. Priority of reimbursement will be based on the date the agreement extending the reimbursement agreement was fully executed.
19. ASSIGNMENT OF AGREEMENT. The Developer may not assign this Agreement to another without the written approval and consent of the City's City Manager.
20. DISCLOSURE OF INTEREST. Developer 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. 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.

22. 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 into contracts with cities. These interested parties include:
- a. persons with a “controlling interest” in the entity, which includes:
 - 1. an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock, or otherwise that exceeds 10 percent;
 - 2. 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
 - 3. 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.
 - b. 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/filinginfo/1295/>. 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/resources/FAQs/FAQ_Form1295.php.

23. 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.
24. EFFECTIVE DATE. This Agreement becomes effective and is binding upon and inures to the benefit of the City and the Developer and their respective heirs, successors, and assigns from and after the date of final execution by all parties.

Attached and incorporated by reference into this Agreement:

- Exhibit 1 – Final Plat
- Exhibit 2 – Application for Trust Fund Reimbursement
- Exhibit 3 – City-approved Public Improvement Plans
- Exhibit 4 – Itemized Cost Estimate
- Exhibit 5 – Disclosure of Interest Form

EXECUTED IN ONE ORIGINAL this _____ day of _____, 20____.
(day of final execution by the last signing party)

DEVELOPER: V2 Ventures Partners, LLC, a Limited Liability Company of the State of Texas.

By: _____
Richard Voss
President

CITY OF CORPUS CHRISTI

By: _____
Yvette Wallace
Interim Director of Development Services

APPROVED AS TO LEGAL FORM:

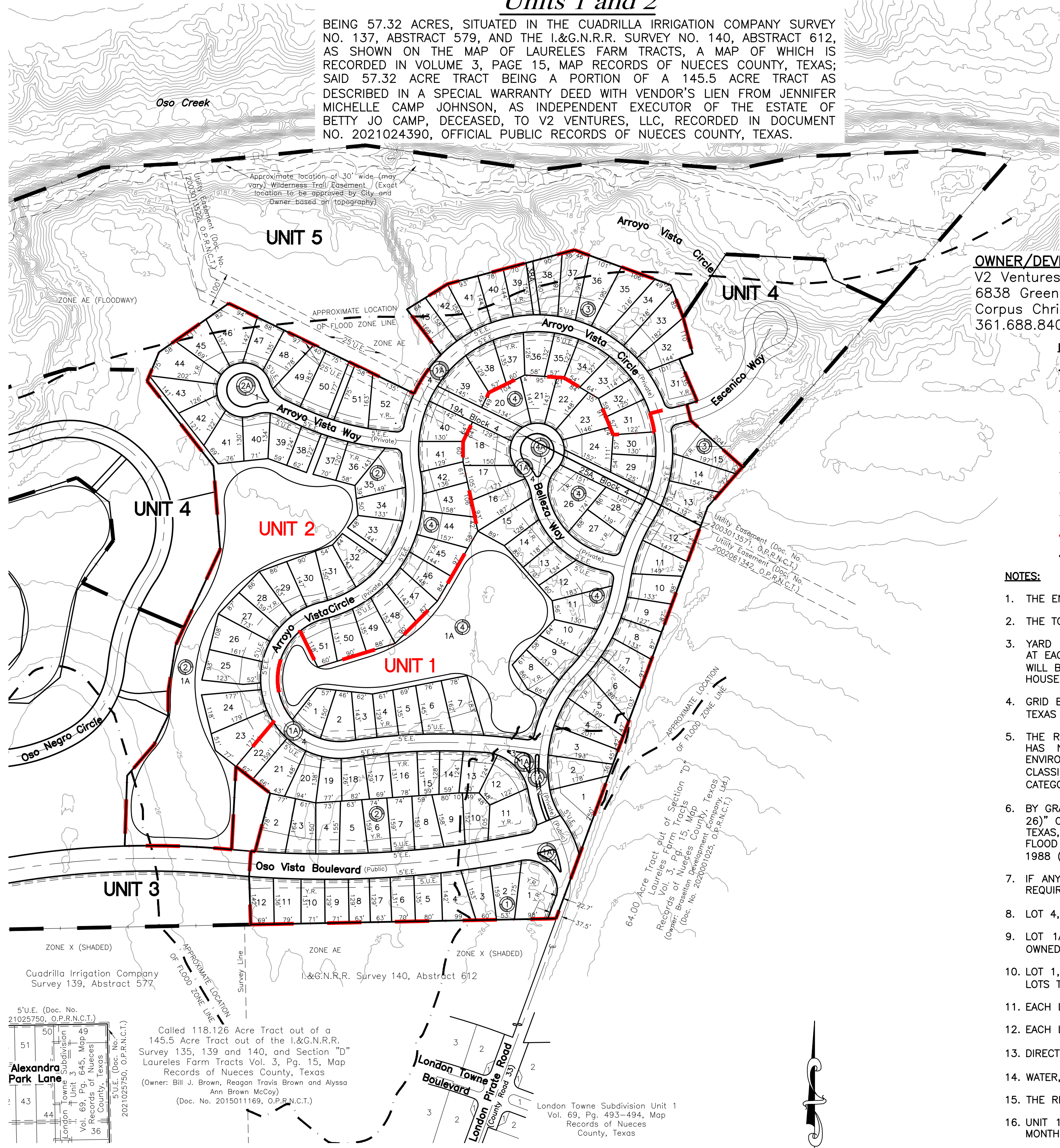
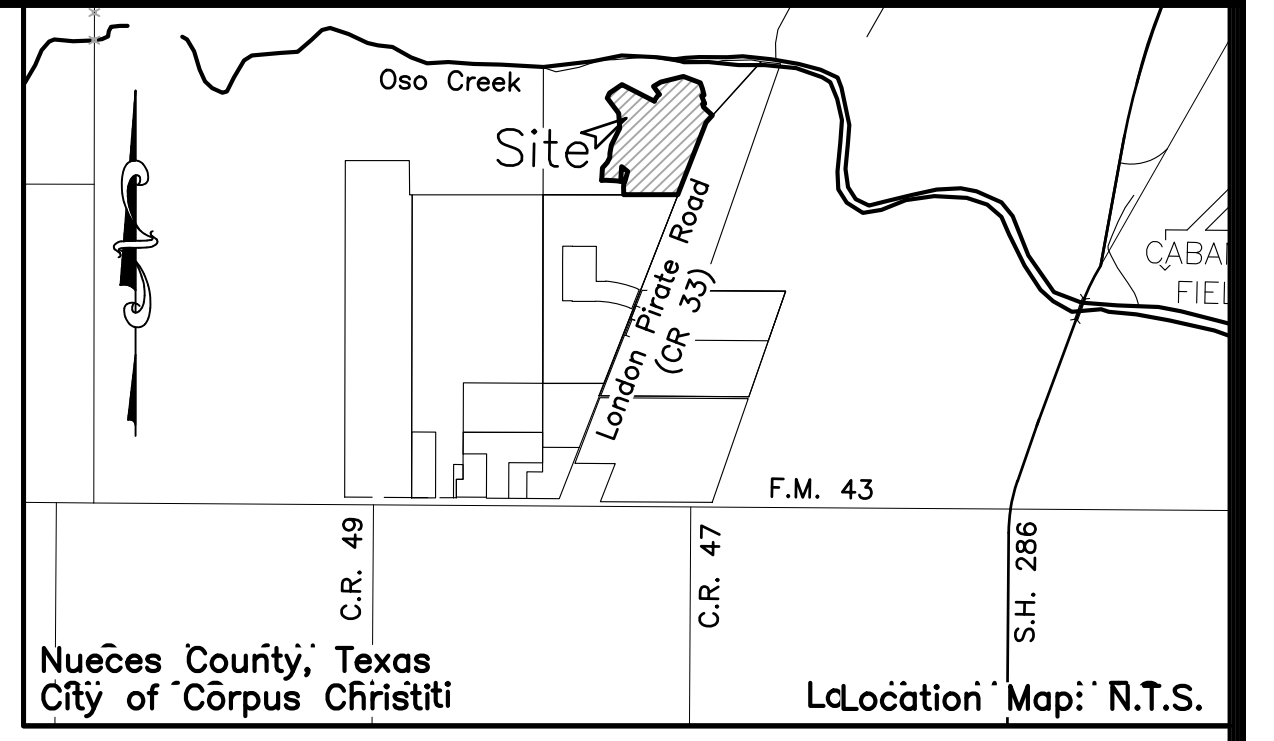
Buck Brice (Date)
Deputy City Attorney
For City Attorney

EXHIBIT 1

Preliminary Plat of Oso Vista Subdivision Units 1 and 2

PC APPROVED
2-21-2024

BEING 57.32 ACRES, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY NO. 137, ABSTRACT 579, AND THE I.&G.N.R.R. SURVEY NO. 140, ABSTRACT 612, 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 57.32 ACRE TRACT BEING A PORTION OF A 145.5 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM JENNIFER MICHELLE CAMP JOHNSON, AS INDEPENDENT EXECUTOR OF THE ESTATE OF BETTY JO CAMP, DECEASED, TO V2 VENTURES, LLC, RECORDED IN DOCUMENT NO. 2021024390, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



OWNER/DEVELOPER:
V2 Ventures, LLC
6838 Greenwood Drive
Corpus Christi, Texas 78415
361.688.8402

ENGINEER:
Urban Engineering
2725 Swantner
Corpus Christi, Texas 78404
361.854.3101



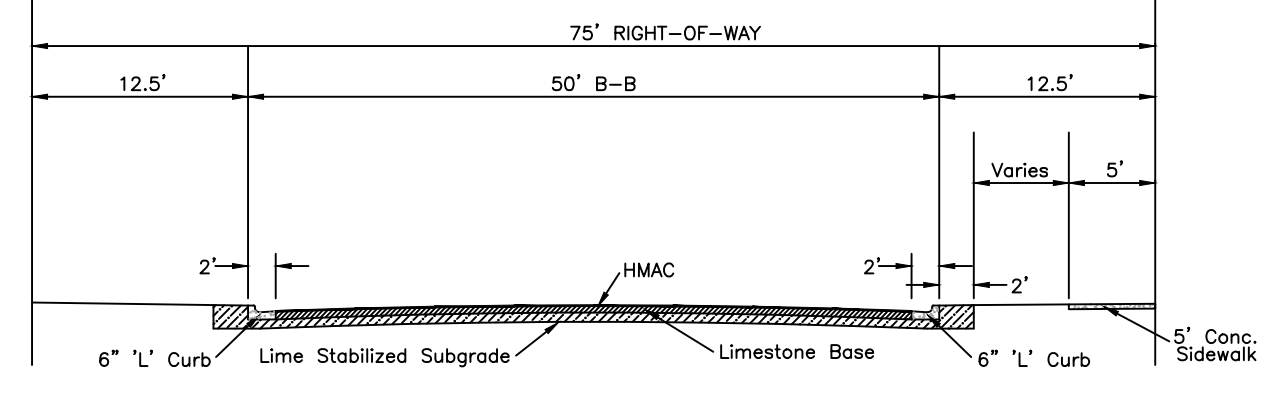
TPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

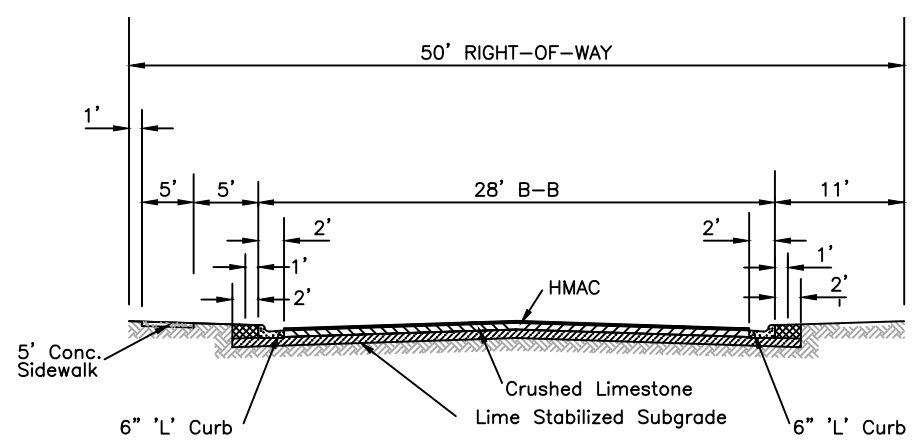
	PLAT BOUNDARY	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
	ROAD CENTERLINE	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
	ADJACENT LOT LINE	Y.R.	YARD REQUIREMENT
	YARD REQUIREMENT	B.L.	BUILDING LINE
	EASEMENT	U.E.	UTILITY EASEMENT
	STORM SEWER	VOL.	VOLUME
	WATER LINE (PROPOSED)	PG.	PAGE
	WASTEWATER LINE (PROPOSED)		
	UNIT LINE		
	FLOOD LINE		

NOTES:

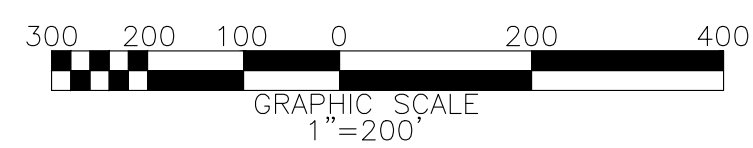
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 57.32 ACRES OF LAND INCLUDING ANY DEDICATION.
3. YARD REQUIREMENTS VARY AS SHOWN. DUE TO SCALE OF PRELIMINARY PLAT, DIMENSIONS WILL BE PROVIDED AT EACH FINAL PLAT STAGE. YARD REQUIREMENTS ALONG THE SIDE OF THE LOT THAT THE HOUSE WILL FRONT, WILL BE A MINIMUM OF 25'. YARD REQUIREMENTS FOR CORNER LOTS WILL BE A MINIMUM OF 10' ON SIDE THAT HOUSE DOES NOT FRONT ON.
4. 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.
5. 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.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONES "X" AND "AE (EL 24)", "AE (EL 25)" AND "AE (E 26)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT UNIT.
8. LOT 4, BLOCK 1A (PRIVATE STREETS) WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
9. LOT 1A, BLOCK 2; LOT 1A, BLOCK 4 ARE DETENTION AREAS AND ARE NON-HABITABLE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. LOT 1, 2 AND 3, BLOCK 1A; LOT 1, BLOCK 2A; LOT 1, BLOCK 3A; AND LOT 1, BLOCK 4A; ARE NON-BUILDABLE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. EACH LOT SHALL CONFIRM TO RS-6 ZONING STANDARDS.
12. EACH LOT AREA SHALL COMPLY WITH RS-6 ZONING REQUIREMENTS.
13. DIRECT ACCESS FROM RESIDENTIAL LOTS ONTO LONDON PIRATE ROAD (COUNTY ROAD 33) IS PROHIBITED.
14. WATER, WASTEWATER LOT/ACREAGE FEE SHALL BE PAID PRIOR TO RECORDATION TO THE FINAL PLAT.
15. THE RETENTION PONDS WILL BE MAINTAINED BY THE DEVELOPER OR AN HOA.
16. UNIT 1 WILL BE DEVELOPED ONCE THE FINAL PLAT IS APPROVED. UNIT 2 IS DESIRED TO BE DEVELOPED 12 MONTHS AFTER UNIT 1 IS RECORDED, DEPENDING ON ABSORPTION RATES.
17. LOTS 1, 2 AND 3, BLOCK 1A; LOT 1A, BLOCK 2; LOT 1, BLOCK 2A; LOT 38A, BLOCK 3; LOTS 1A, 19A AND 25A, BLOCK 4; AND LOT 1, BLOCK 4A WILL BE OWNED/MAINTAINED BY THE HOA.
18. FRONT YARD SETBACKS VARY AS SHOWN. MINIMUM FRONT YARD SETBACK WILL BE 25' PER RS-6 ZONING REQUIREMENTS.
19. CITY OF CORPUS CHRISTI WILL HAVE ACCESS TO EXISTING WATER TRANSMISSION LINE VIA UTILITY EASEMENTS IN PRIVATE STREETS AND KNOCK BOX AT PRIVATE GATE LOCATION.



75' RIGHT-OF-WAY STREET
Not to Scale



TYPICAL 50' RIGHT-OF-WAY STREET SECTION
(Private Street)
Not to Scale



51	50	49
48	47	46
45	44	43
42	41	40
39	38	37
36	35	34

Called 118,126 Acre Tract out of a 145.5 Acre Tract out of the I.&G.N.R.R. Survey 135, 139 and 140, and Section "D" Laureles Farm Tracts Vol. 3, Pg. 15, Map Records of Nueces County, Texas (Owner: Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy) (Doc. No. 2015011169, O.P.R.N.C.T.)

London Towne Subdivision Unit 1 Vol. 69, Pg. 493-494, Map Records of Nueces County, Texas

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.

Revised: 2/8/2024
Submitted: 11/8/2023
SCALE: 1"=200'
JOB NO.: 43457.C1.00
SHEET: 1 of 1
DRAWN BY: XG
©2023 by Urban Engineering
urbansurvey1@urbaneng.com

EXHIBIT 2



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | contractsandagreements@corpuschristitx.gov


Reimbursement Agreement Application

Date of Application: 2/20/26
Approved Plat Name: OSQUISTA SUBDIVISION UNIT #1
Approved Plat Number: PL8123
Public Improvements Number: P18508
Approved Public Improvement Plans: Y N
Cost Estimate for Public Improvements:

Ownership and authorized signatories to enter into the agreement:
RICHARD VOSS MAR V2 VENTURES LLC

Contact Information

Name: RICHARD VOSS
E-mail address: VOSSPOCO@YAHOO.COM
Phone Number: 3616888402
Preferred Method of Contact: Email Phone Other
If other, provide detail:
Company Name entering into the agreement: Company V2 VENTURES LLC
Address: 6838 GREENWOOD DRIVE
CORPUS CHRISTI, TX 78415


Applicant's Signature & Title

Submit Application Electronically to: contractsandagreements@corpuschristitx.gov

Mail to:
Development Services
Attn: Contract & Funds Administrator
2406 Leopard St. Suite 100
Corpus Christi, Texas 78408

EXHIBIT 3

OSO VISTA SUBDIVISION UNIT 1

WASTEWATER IMPROVEMENT PLANS
CITY OF CORPUS CHRISTI, TX



Bria A. Whitmire, P.E., CFM, CPM, ENV SP, CBO
Digitally signed by Bria A. Whitmire, P.E., CFM, CPM, ENV SP, CBO
DN: c=US, ou=City of Corpus Christi, email=Bria.A.Whitmire@cityofcc.org, o=City of Corpus Christi, ou=Engineering Services, cn=Bria A. Whitmire, P.E., CFM, CPM, ENV SP, CBO
Date: 2023.11.07 16:42:32 -0607



J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services

P.O. BOX 60733
CORPUS CHRISTI,
TEXAS 78466
561-906-2430

11/07/23 15:30:28Z



DIGITALLY SIGNED BY
JAMES J. SCHWARZ, P.E.
10/16/2023

CLIENT INFORMATION
V2 VENTURES, LLC
6838 GREENWOOD DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER
IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI,
NECES COUNTY
TEXAS

DATE 10/30/2023
JOB NUMBER 20230800
JOB NAME OSO VISTA
HYDROLOG NUMBER 03

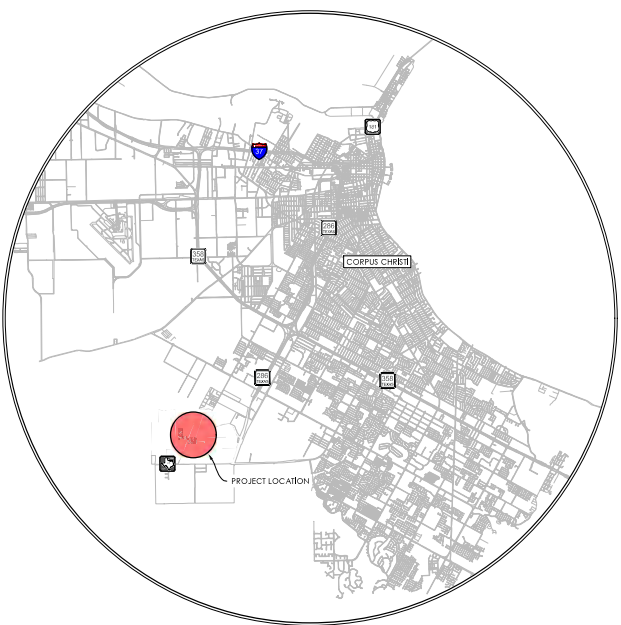
REVISIONS	NO.	DATE	REVISION
Δ	1	10/30/2023	CITY COMMENTS
Δ	2	10/30/2023	CITY COMMENTS
Δ	3	10/30/2023	CITY COMMENTS
Δ	4		
Δ	5		

SHEET TITLE

COVER SHEET

SHEET
0001
OF 0019

LOCATION MAP



SHEET INDEX

- 0001 COVER SHEET
- 0002 WASTEWATER LAYOUT - SHEET 1
- 0003 WASTEWATER LAYOUT - SHEET 2
- 0004 WASTEWATER LAYOUT - SHEET 3
- 0005 5+00 TO 11+50
- 0006 11+50 TO 16+50
- 0007 17+00 TO 23+00
- 0008 23+00 TO 29+00
- 0009 29+00 TO 34+34.17
- 0010 40+00.00 TO 46+00.00
- 0011 46+00.00 TO 49+00.00
- 0012 60+00.00 TO 66+00.00
- 0013 66+00.00 TO 68+00.00
- 0014 70+00.00 TO 76+00.00
- 0015 80+00.00 TO 81+93.90
- 0016 WASTEWATER STANDARD DETAILS 1
- 0017 WASTEWATER STANDARD DETAILS 2
- 0018 WASTEWATER STANDARD DETAILS 3
- 0019 WASTEWATER STANDARD DETAILS 4

ENGINEER

J. SCHWARZ & ASSOCIATES, INC.
PO BOX 60733
CORPUS CHRISTI, TX 78466
(361) 906-2430

OWNER

V2 VENTURES, LLC
6838 GREENWOOD DR
CORPUS CHRISTI, TX 78415



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J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
561-996-5420



CLIENT INFORMATION
V2 VENTURES, LLC
6835 GREENWOOD DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER
IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI,
NEUES COUNTY
TEXAS

DATE: 10.30.2023
JOB NUMBER: 20230801
JOB NAME: WASTWA
REVISION NUMBER: 03

REVISIONS	NO.	DATE	REVISION
Δ	01	10/30/2023	CITY COMMENTS
Δ	02	10/30/2023	CITY COMMENTS
Δ	03	10/30/2023	CITY COMMENTS

SHEET TITLE
WASTEWATER
LAYOUT -
SHEET 1

SHEET
0002
OF 0019

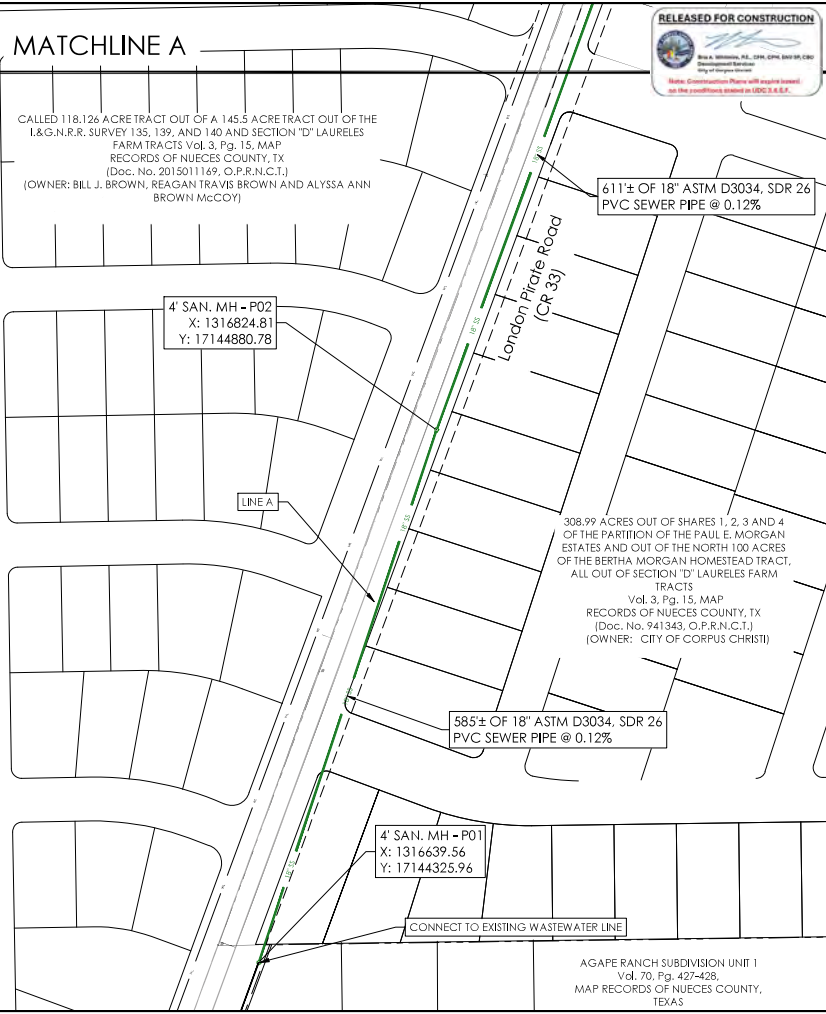
MATCHLINE A

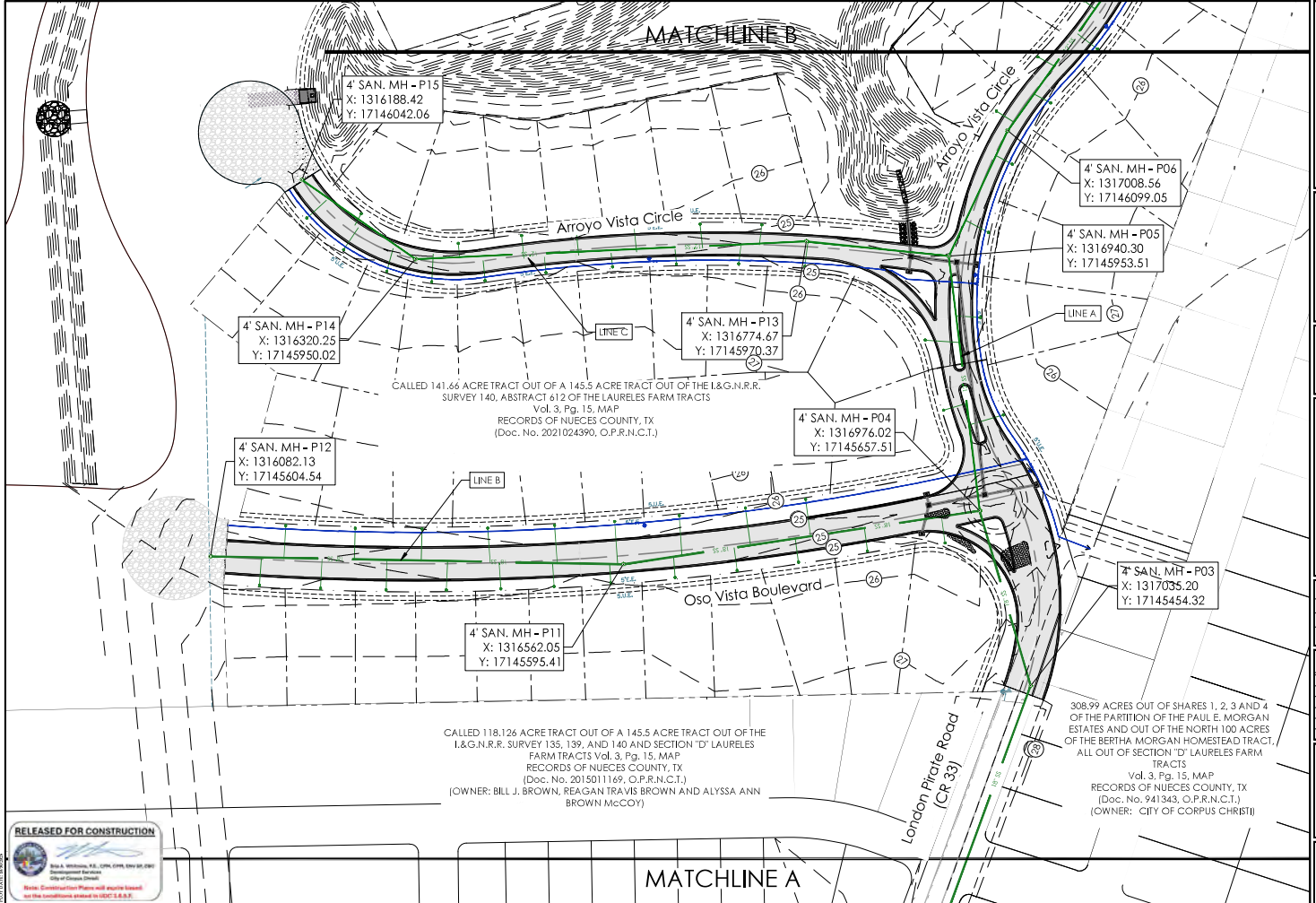
CALLED 118.126 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE
L.&G.N.R.R. SURVEY 135, 139, AND 140 AND SECTION 'D' LAURELES
FARM TRACTS Vol. 3, Pg. 15, MAP
RECORDS OF NUECES COUNTY, TX
(Doc. No. 2015011169, O.P.R.N.C.T.)
(OWNER: BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN
BROWN McCOY)

NOTES:
1. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR PROPOSED
MATERIALS AND FOR ENGINEERS REVIEW.
2. MANHOLES SHALL MEET PROPOSED DESIGN INVERT AND RIM
ELEVATIONS AND PIPE TO MANHOLE CONNECTORS SHALL MEET
ALL CITY AND TCEQ STANDARDS.
3. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AT
CONNECTIONS AND SUBSURFACE UTILITIES WITH A SURVEY.

STRUCTURE TABLE		
STRUCTURE NAME:	NORTHING:	EASTING:
4' SAN. MH - P01	17144325.96'	1316639.56'
4' SAN. MH - P02	17144880.78'	1316824.81'
4' SAN. MH - P03	17145454.32'	1317035.20'
4' SAN. MH - P04	17145657.51'	1316976.02'
4' SAN. MH - P05	17145953.51'	1316940.30'
4' SAN. MH - P06	17146099.05'	1317008.56'
4' SAN. MH - P07	17146297.97'	1317151.44'
4' SAN. MH - P08	17146483.20'	1317206.81'
4' SAN. MH - P09	17146791.86'	1317320.62'
4' SAN. MH - P10	17146920.59'	1317311.42'
4' SAN. MH - P11	17145595.41'	1316562.05'
4' SAN. MH - P12	17145604.54'	1316082.13'
4' SAN. MH - P13	17145970.37'	1316774.67'
4' SAN. MH - P14	17145950.02'	1316320.25'
4' SAN. MH - P15	17146042.06'	1316188.42'
4' SAN. MH - P16	17146540.50'	1317013.72'
4' SAN. MH - P17	17146665.01'	1316948.33'
4' SAN. MH - P18	17146866.66'	1316957.12'
SAN. STUBOUT -01	17146954.09'	1317405.64'
SAN. STUBOUT -02	17146974.17'	1317284.42'

PIPE TABLE			
NAME	SIZE	LENGTH	
PVC	18"	585'	
PVC	18"	480'	
PVC	18"	419'	
PVC	18"	212'	
PVC	18"	611'	
PVC	12"	194'	
PVC	12"	245'	
PVC	12"	161'	
PVC	12"	161'	
PVC	12"	455'	
PVC	12"	167'	
PVC	12"	299'	
PVC	8"	100'	
PVC	8"	61'	
PVC	8"	130'	
PVC	8"	329'	
PVC	8"	202'	
PVC	8"	141'	
PVC	8"	202'	







J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services

P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
512-683-6240

11/09 10/26/2023



LEGALLY SIGNED BY
TIMOTHY SCHWARZ, P.E.
10192303

CLIENT INFORMATION
V2 VENTURES, LLC
6808 GREENWICK DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER
IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI,
NUECES COUNTY
TEXAS

DATE	10.30.2023
JOB NUMBER	20230401
FILE NAME	10192303
REVISION NUMBER	03

REVISIONS	NO.	DATE	REVISION
▲	01	10/30/2023	CITY COMMENTS
▲	02	10/30/2023	CITY COMMENTS
▲	03	10/30/2023	CITY COMMENTS

SHEET TITLE
WASTEWATER
LAYOUT -
SHEET 2

SHEET
0003
OF 0019

RELEASED FOR CONSTRUCTION



Bill A. Whittaker, P.E., CEM, CPEM, RAS 001, 2007
Department Manager
City of Corpus Christi

Note: Construction Plans will expire based on the conditions stated in USC 11.85.D.

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SEPARATION DISTANCES BETWEEN PUBLIC WATER SUPPLY PIPES AND WASTEWATER COLLECTION SYSTEM PIPES OR MANHOLES

1. COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM PUBLIC WATER SUPPLY TRENCHES.
2. COLLECTION SYSTEM PIPE JOINTS MUST BE LOCATED AS FAR AS POSSIBLE FROM A PUBLIC WATER SUPPLY LINE.
3. IF A NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:
 - 3.1. IF A COLLECTION SYSTEM PARALLELS A PUBLIC WATER SUPPLY PIPE THE FOLLOWING REQUIREMENTS APPLY:
 - 3.1.1. A COLLECTION SYSTEM PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING ASTM SPECIFICATIONS WITH AT LEAST A 150 POUNDS PER SQUARE INCH (PSI) PRESSURE RATING FOR BOTH THE PIPE AND JOINTS.
 - 3.1.2. A VERTICAL SEPARATION MUST BE AT LEAST TWO FEET BETWEEN THE OUTSIDE DIAMETERS OF THE PIPES.
 - 3.1.3. A HORIZONTAL SEPARATION MUST BE AT LEAST FOUR FEET BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
 - 3.1.4. A COLLECTION SYSTEM PIPE MUST BE BELOW A PUBLIC WATER SUPPLY PIPE.
 - 3.2. IF A COLLECTION SYSTEM PIPE CROSSES A PUBLIC WATER SUPPLY PIPE, THE FOLLOWING REQUIREMENTS APPLY:
 - 3.2.1. IF A COLLECTION SYSTEM IS CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, THE FOLLOWING REQUIREMENTS APPLY:
 - 3.2.1.1. A MINIMUM SEPARATION DISTANCE IS SIX INCHES BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
 - 3.2.1.2. A COLLECTION SYSTEM PIPE MUST BE BELOW A PUBLIC WATER SUPPLY PIPE.
 - 3.2.1.3. COLLECTION SYSTEM PIPE JOINTS MUST BE LOCATED AS FAR AS POSSIBLE FROM AN INTERSECTION WITH A PUBLIC WATER SUPPLY LINE.
 - 3.2.2. IF A COLLECTION SYSTEM PIPE CROSSES UNDER A PUBLIC WATER SUPPLY PIPE AND THE COLLECTION SYSTEM PIPE IS CONSTRUCTED OF ACRYLONITRILE BUTADIENE STYRENE (ABS) TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE, OR CONCRETE PIPE WITH GASKETED JOINTS, THE FOLLOWING REQUIREMENTS APPLY:
 - 3.2.2.1. A MINIMUM SEPARATION DISTANCE IS TWO FEET.
 - 3.2.2.2. IF A COLLECTION SYSTEM PIPE IS WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE, THE INITIAL BACKFILL AROUND THE COLLECTION SYSTEM PIPE MUST BE:
 - 3.2.2.2.1. (-A) SAND STABILIZED WITH TWO OR MORE 80 POUND BAGS OF CEMENT PER CUBIC YARD OF SAND FOR ANY SECTION OF COLLECTION SYSTEM PIPE WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE.
 - 3.2.2.2.2. (-B) INSTALLED FROM ONE QUARTER OF THE DIAMETER OF THE COLLECTION SYSTEM PIPE BELOW THE CENTERLINE OF THE COLLECTION SYSTEM PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE.
 - 3.3. IF A COLLECTION SYSTEM CROSSES OVER A PUBLIC WATER SUPPLY PIPE, ONE OF THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
 - 3.3.1. EACH PORTION OF A COLLECTION SYSTEM PIPE WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH AT LEAST A 150 PSI PRESSURE RATING USING APPROPRIATE ADAPTERS.
 - 3.3.2. A COLLECTION SYSTEM PIPE MUST BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS:
 - 3.3.2.1. (-A) CENTERED ON THE CROSSING;
 - 3.3.2.2. (-B) SEALED AT BOTH ENDS WITH CEMENT GROUT OR MANUFACTURED SEAL;
 - 3.3.2.3. (-C) AT LEAST 18 FEET LONG;
 - 3.3.2.4. (-D) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
 - 3.3.2.5. (-E) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
4. PUBLIC WATER SUPPLY PIPE AND COLLECTION SYSTEM MANHOLE SEPARATION.
 - 4.1. UNLESS COLLECTION SYSTEM MANHOLES AND THE CONNECTING COLLECTION SYSTEM PIPE ARE WATERTIGHT, AS SUPPORTED BY LEAKAGE TESTS SHOWING NO LEAKAGE, THEY MUST BE INSTALLED A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED PUBLIC WATER SUPPLY PIPE.
 - 4.2. IF A NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE REQUIREMENTS IN PARAGRAPH (3) OF THIS SUBSECTION APPLY.

CALLED 141.66 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE L&G.N.R.R. SURVEY 140, ABSTRACT 612 OF THE LAURELES FARM TRACTS
 Vol. 3, Pg. 15, MAP
 RECORDS OF NUECES COUNTY, TX
 (Doc. No. 2021024390, O.P.R.N.C.T.)



JSA
J. SCHWARZ & ASSOCIATES, INC.
 Professional Engineering Services
 P.O. BOX 60725
 CORPUS CHRISTI,
 TEXAS 78466
 361-996-5430
 11/09/2019 10:46:30 AM
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 99460
 REGISTERED BY
 TAMES SUTHERLAND, P.E.
 10/16/2023

CLIENT INFORMATION
V2 VENTURES, LLC
 6808 GREENWOOD DR.
 CORPUS CHRISTI,
 TEXAS 78415

PROJECT NAME
OSO VISTA
 SUBDIVISION
 UNIT 1
 WASTEWATER
 IMPROVEMENTS

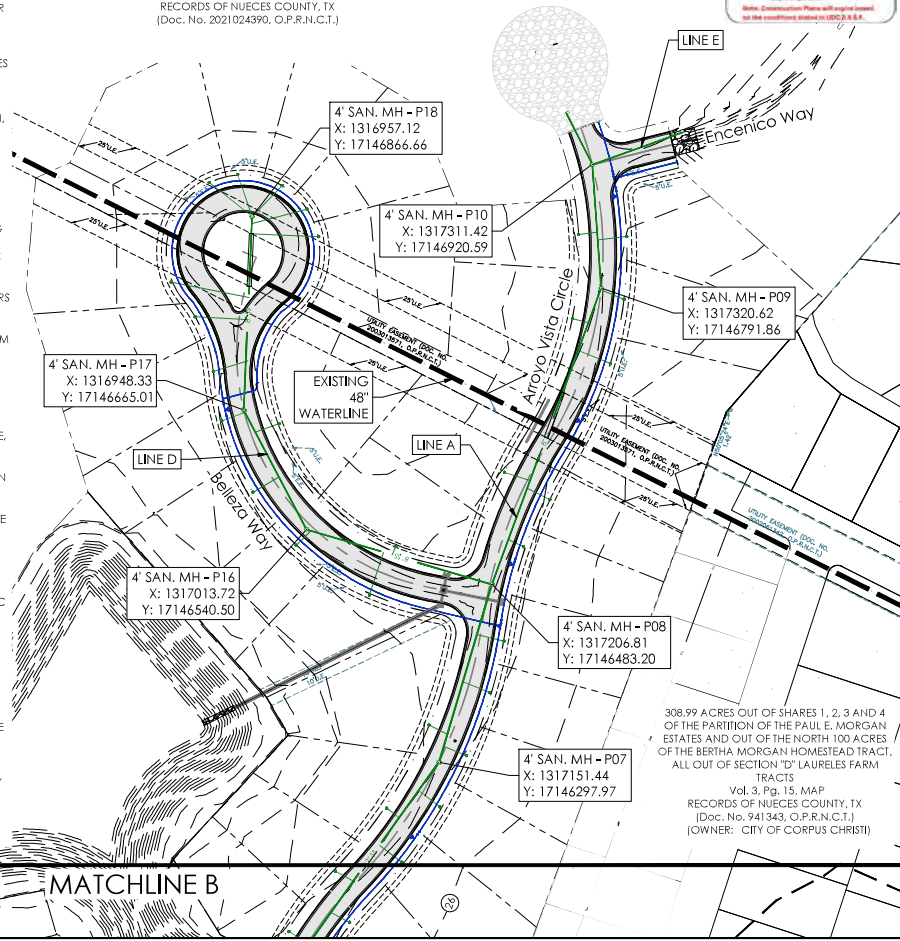
PROJECT LOCATION
 CORPUS CHRISTI,
 NUECES COUNTY
 TEXAS

DATE 10/30/2023
 JOB NUMBER 20230804
 PER NAME TAMES
 REVISION NUMBER 03

REVISIONS	NO.	DATE	REVISION
▲	01	10/30/2023	CITY COMMENTS
▲	02	10/30/2023	CITY COMMENTS
▲	03	10/30/2023	CITY COMMENTS

SHEET TITLE
**WASTEWATER
 LAYOUT -
 SHEET 3**

SHEET
0004
 OF 0019



308.99 ACRES OUT OF SHARES 1, 2, 3 AND 4 OF THE PARTITION OF THE PAUL E. MORGAN ESTATES AND OUT OF THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD TRACT, ALL OUT OF SECTION "D" LAURELES FARM TRACTS
 Vol. 3, Pg. 15, MAP
 RECORDS OF NUECES COUNTY, TX
 (Doc. No. 941343, O.P.R.N.C.T.)
 (OWNER: CITY OF CORPUS CHRISTI)

DATE PLOTTED: 10/30/2023 10:46:30 AM



CALLED 118.126 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.G.N.R.R. SURVEY 135, 139, AND 140 AND SECTION 'D' LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2015011169, O.P.R.N.C.T.) (OWNER: BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN MCCOY)

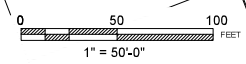
INSTALL MANHOLE RIM 12" ABOVE FINISHED GRADE

EXISTING 14" WATERLINE



INSTALL MANHOLE RIM 12" ABOVE FINISHED GRADE

AGAPE RANCH SUBDIVISION UNIT 1
Vol. 70, Pg. 427-428,
MAP RECORDS OF NUECES COUNTY,
TEXAS



LINE A: STA. 5+00±
4' SAN. MH - P01
X: 1316639.56
Y: 17144325.96
RIM EL: 27.83±
I.E. N: 13.21± 18" PVC

UTILITY EASEMENT ON PRELIMINARY PLAT OF DEVELOPMENT NORTH OF AGAPE RANCH

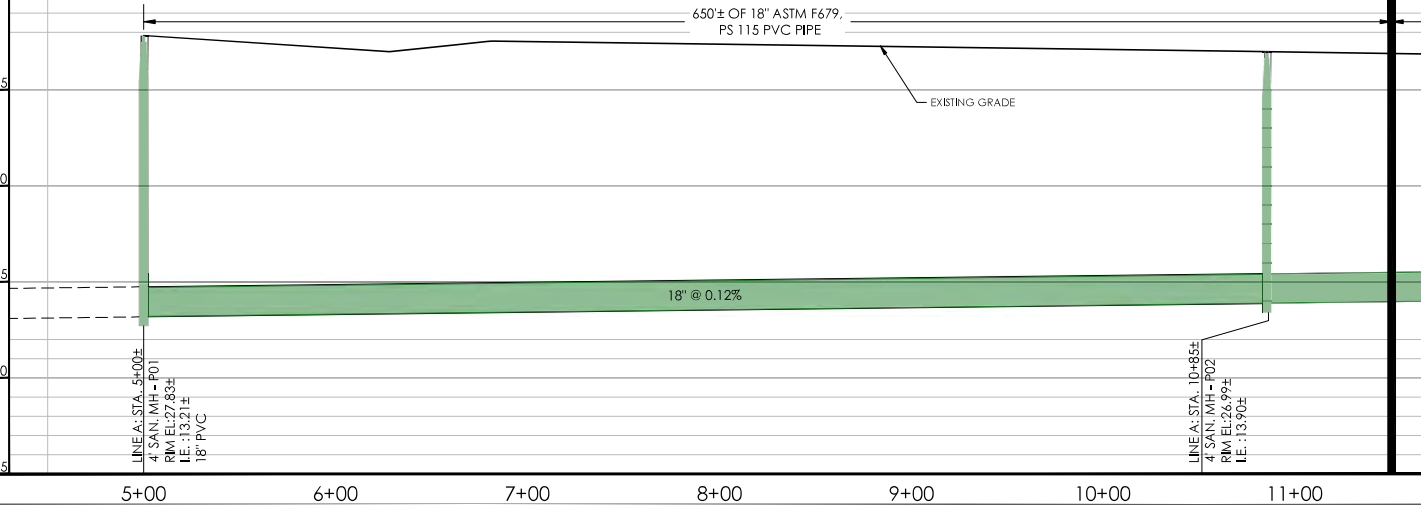
585'± OF 18" ASTM D3034, SDR 26 PVC SEWER PIPE @ 0.12%

LINE A: STA. 10+85±
4' SAN. MH - P02
X: 1316824.81
Y: 17144880.78
RIM EL: 26.99±
I.E. S: 13.90± 18" PVC
I.E. N: 13.90± 18" PVC

308.99 ACRES OUT OF SHARES 1, 2, 3 AND 4 OF THE PARTITION OF THE PAUL E. MORGAN ESTATES AND OUT OF THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD TRACT, ALL OUT OF SECTION 'D' LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 941343, O.P.R.N.C.T.) (OWNER: CITY OF CORPUS CHRISTI)

MATCH LINE STA. 11+50

LEGEND: ● SANITARY SEWER MANHOLE — SANITARY SEWER SERVICE CONNECTION - SINGLE — WASTEWATER LINE — WATER LINE (BY OTHERS)



LINE A: STA. 5+00±
4' SAN. MH - P01
RIM EL: 27.83±
I.E.: 13.21±
18" PVC

LINE A: STA. 10+85±
4' SAN. MH - P02
RIM EL: 26.99±
I.E.: 13.90±



J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
561-990-5280



CLIENT INFORMATION
V2 VENTURES, LLC
6835 GREENWICK DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA SUBDIVISION UNIT 1 WASTEWATER IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI,
NUECES COUNTY
TEXAS

DATE: 10/30/2023
JOB NUMBER: 20230801
FILE NAME: 1018144
REVISION NUMBER: 03

REVISIONS	NO.	DATE	REVISION
Δ	01/20/2023	CITY COMMENT	
Δ	02/08/2023	CITY COMMENT	
Δ	03/09/2023	CITY COMMENT	
Δ			
Δ			

SHEET TITLE
5+00 TO 11+50

SHEET
0005
OF 0019

RELEASED FOR CONSTRUCTION
THIS PLAN IS THE PROPERTY OF J.S.A. & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF J.S.A. & ASSOCIATES, INC. IS STRICTLY PROHIBITED.

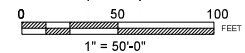
CALL 118.126 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.G.O.N.R.R. SURVEY 135, 139, AND 140 AND SECTION "D" LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2015011169, O.P.R.N.C.T.) (OWNER: BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN McCOY)

EXISTING 18" WATERLINE

London Pirate Road (CR33)

611± OF 18" ASTM F679, PS 115 PVC SEWER PIPE @ 0.12%

308.99 ACRES OUT OF SHARES 1, 2, 3 AND 4 OF THE PARTITION OF THE PAUL E. MORGAN ESTATES AND OUT OF THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD TRACT, ALL OUT OF SECTION "D" LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 941343, O.P.R.N.C.T.) (OWNER: CITY OF CORPUS CHRISTI)



J.S.A. & ASSOCIATES, INC.
 Professional Engineering Services
 P.O. BOX 60725
 CORPUS CHRISTI,
 TEXAS 78466
 361-906-5280



CLIENT INFORMATION
V2 VENTURES, LLC
 6835 GREENWOOD DR.
 CORPUS CHRISTI,
 TEXAS 78415

PROJECT NAME
OSO VISTA SUBDIVISION
 UNIT 1
WASTEWATER IMPROVEMENTS

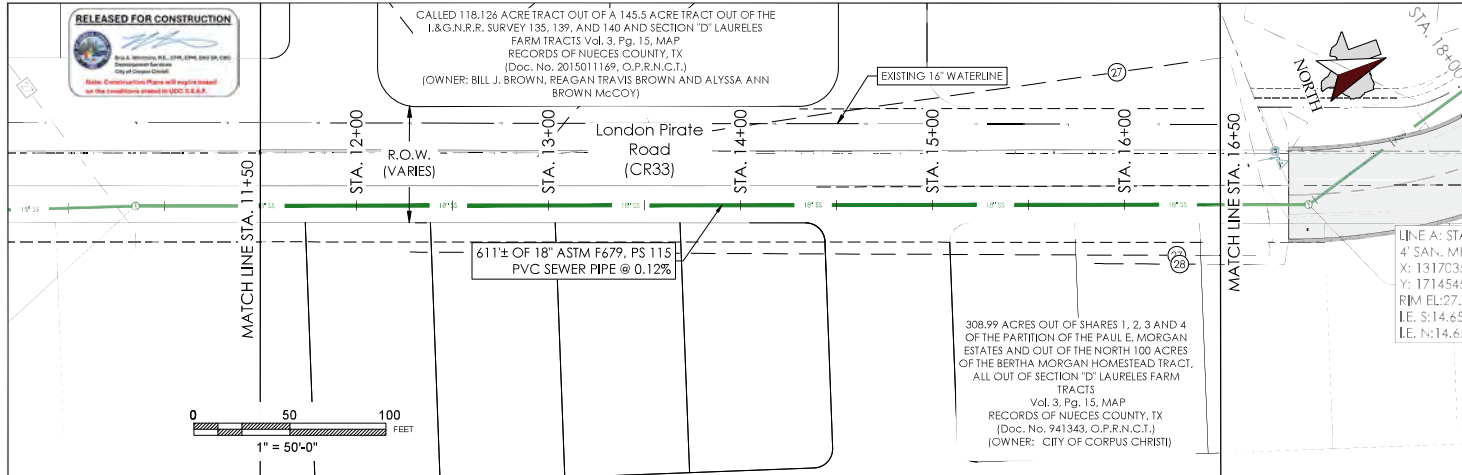
PROJECT LOCATION
 CORPUS CHRISTI,
 NUECES COUNTY
 TEXAS

DATE: 10.30.2023
 JOB NUMBER: 20230801
 PLOT NAME: 00004
 REVISION NUMBER: 03

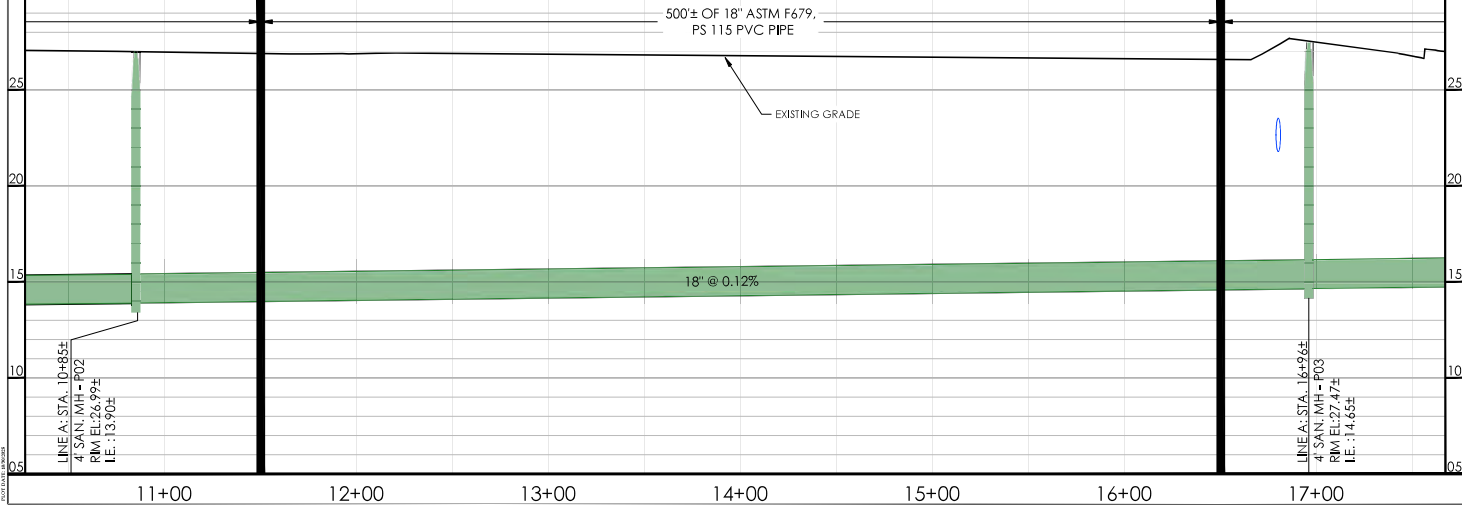
NO.	DATE	REVISION
1	10/30/2023	CITY COMMENTS
2	10/30/2023	CITY COMMENTS
3	10/30/2023	CITY COMMENTS
4		

SHEET TITLE
11+50 TO 16+50

SHEET
0006
 OF 0019



LEGEND
 ○ SANITARY SEWER MANHOLE
 — SANITARY SEWER SERVICE CONNECTION - SINGLE
 — WASTEWATER LINE
 — WATER LINE (BY OTHERS)



LINE A: STA. 10+85±
 4" SAN. MH - PO2
 RIM EL: 26.99±
 I.E.: 13.90±

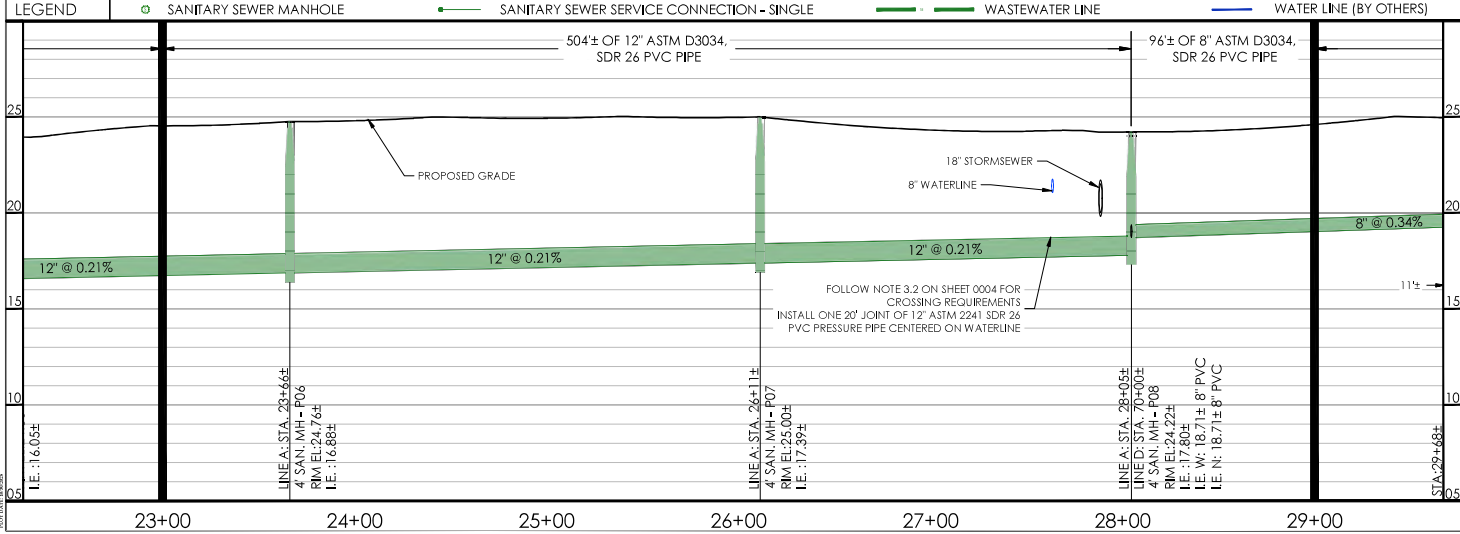
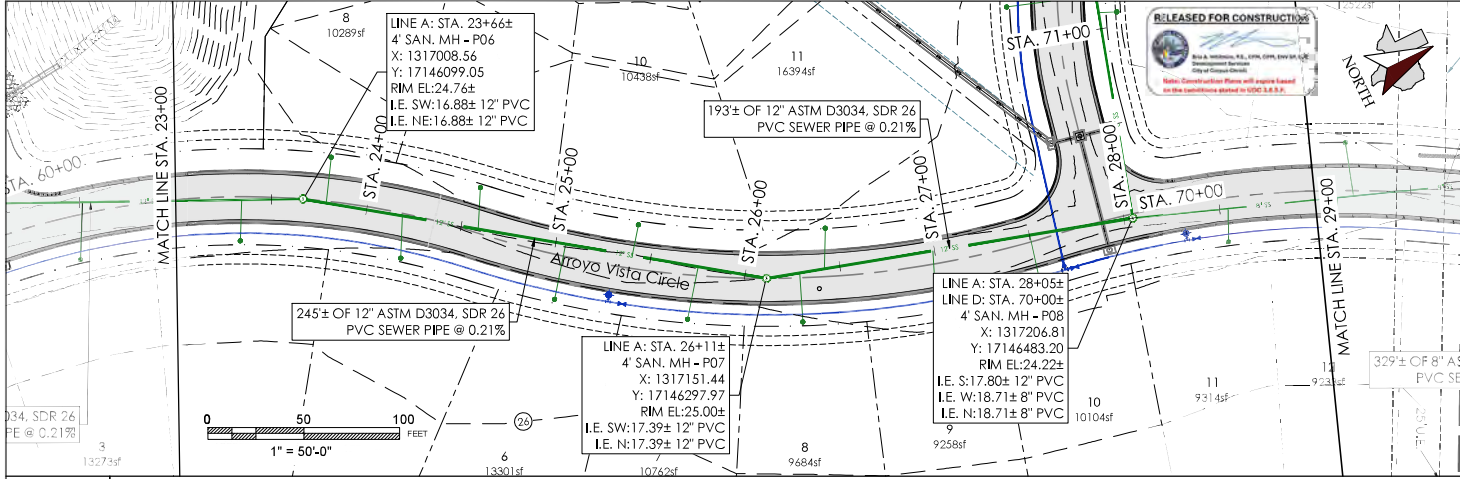
500± OF 18" ASTM F679, PS 115 PVC PIPE

EXISTING GRADE

18" @ 0.12%

LINE A: STA. 14+96±
 4" SAN. MH - PO3
 RIM EL: 27.47±
 I.E.: 14.65±

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J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
561-996-5420



CLIENT INFORMATION
OSO VISTA SUBDIVISION
UNIT 1
WASTEWATER IMPROVEMENTS
V2 VENTURES, LLC
6838 GREENWOOD DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA SUBDIVISION
UNIT 1
WASTEWATER IMPROVEMENTS

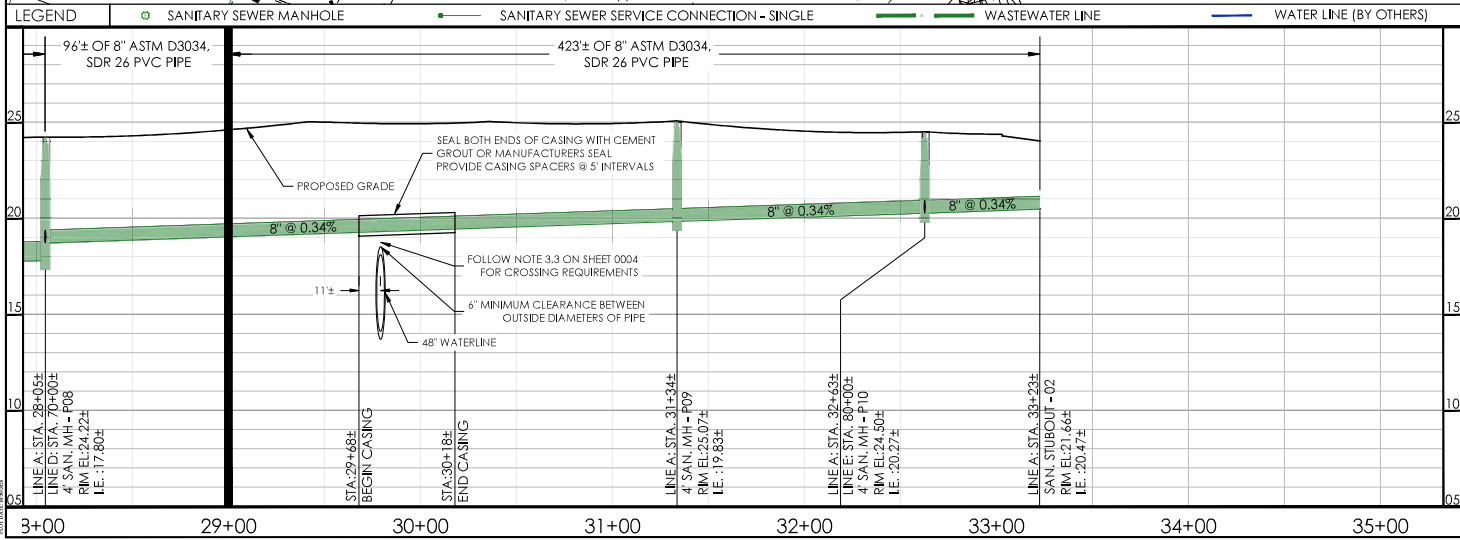
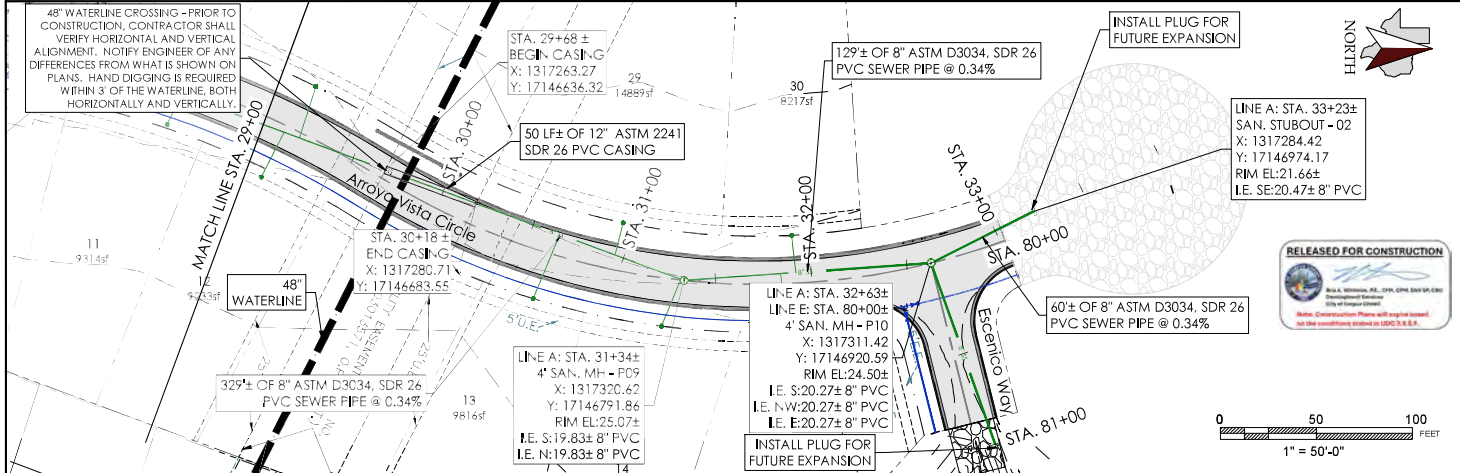
PROJECT LOCATION
CORPUS CHRISTI,
NECES COUNTY
TEXAS

DATE: 10.30.2023
JOB NUMBER: 20230401
JOB NAME: 000044
REVISION NUMBER: 03

NO.	DATE	REVISION
1	10/30/2023	CITY COMMENTS
2	10/30/2023	CITY COMMENTS
3	10/30/2023	CITY COMMENTS

SHEET TITLE
23+00 TO 29+00
SHEET
0008
OF 0019

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JSA
J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
S&P-000-02-00

RELEASED FOR CONSTRUCTION

CLIENT INFORMATION
V2 VENTURES, LLC
6833 GREENWOOD DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER
IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI,
NEUECES COUNTY
TEXAS

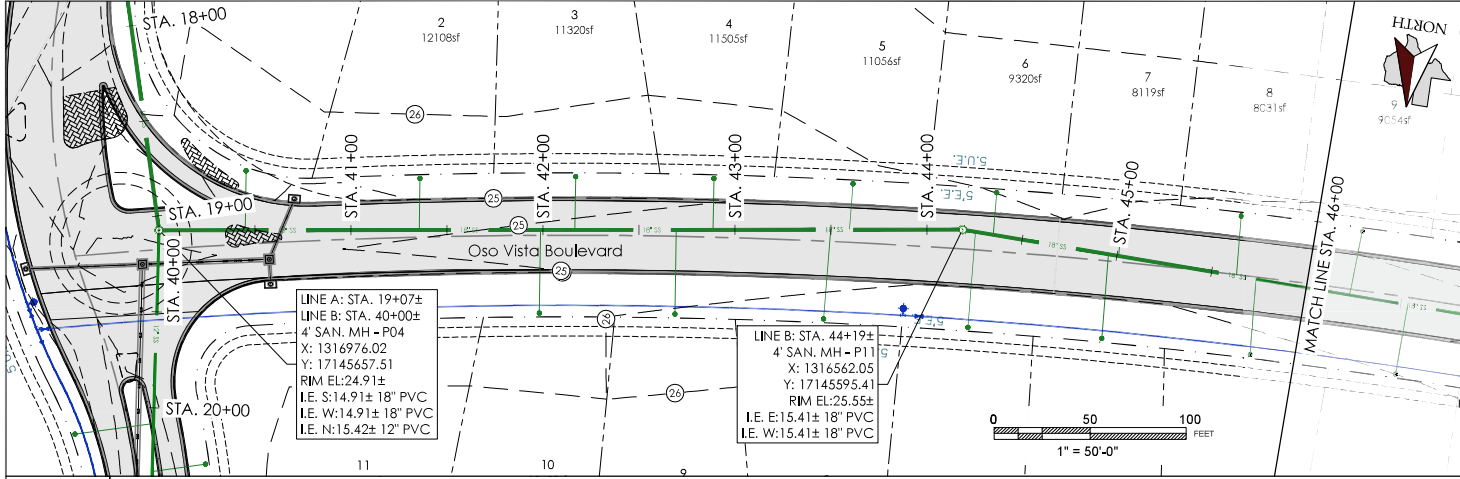
DATE: 10/30/2023
JOB NUMBER: 20230480
JOB NAME: 100144
REVISION NUMBER: 03

REVISIONS

NO.	DATE	REVISION
1	10/30/2023	CITY COMMENT
2	10/30/2023	CITY COMMENT
3	10/30/2023	CITY COMMENT
4	10/30/2023	CITY COMMENT

SHEET TITLE
29+00 TO 34+34.17

SHEET
0009
OF 0019



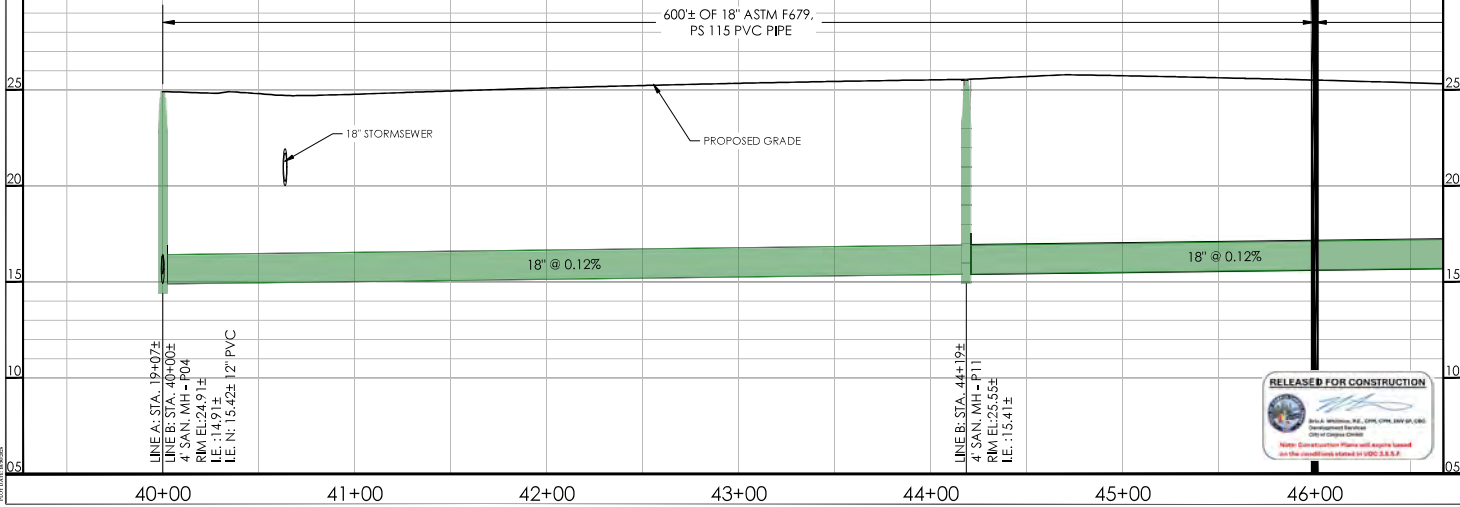
JSA
J. SCHWARZ & ASSOCIATES, INC.
 Professional Engineering Services
 P.O. BOX 60725
 CORPUS CHRISTI, TEXAS 78466
 361-896-5420
 11/09 17442-00-3273

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 99460

LEGALLY SIGNED BY
 JAMES SCHWARZ, P.E.
 1818-2033

CLIENT INFORMATION
V2 VENTURES, LLC
 6838 GREENWICK DR.
 CORPUS CHRISTI, TEXAS 78415

LEGEND SANITARY SEWER MANHOLE SANITARY SEWER SERVICE CONNECTION - SINGLE WASTEWATER LINE WATER LINE (BY OTHERS)



PROJECT NAME
 OSO VISTA
 SUBDIVISION
 UNIT 1
 WASTEWATER IMPROVEMENTS

PROJECT LOCATION
 CORPUS CHRISTI,
 NUECES COUNTY
 TEXAS

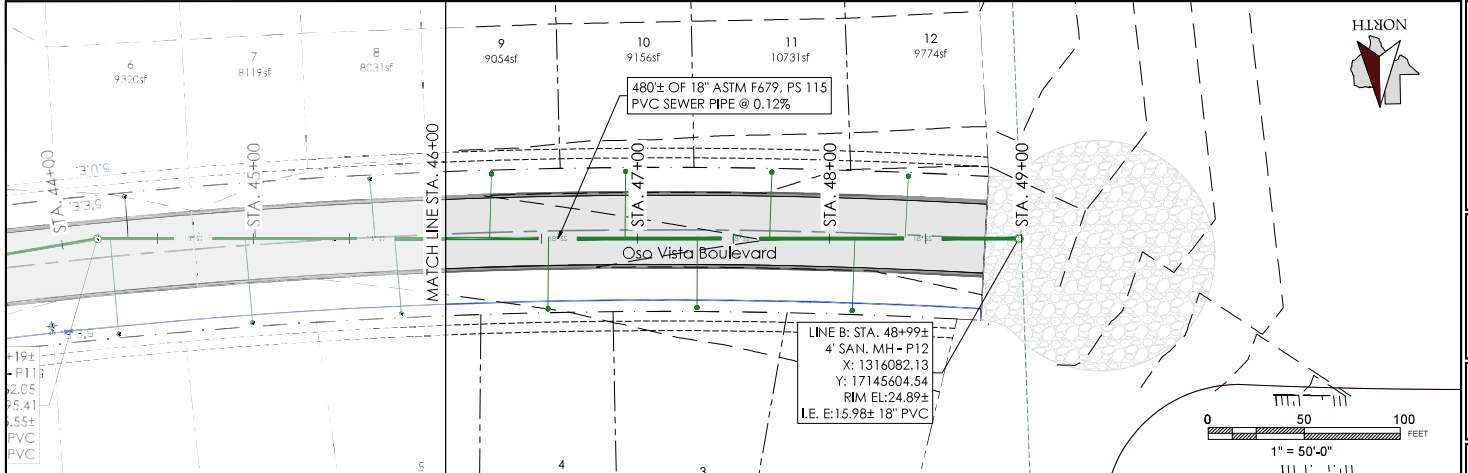
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 JOB NUMBER: 20230801
 PLOT NAME: 1001044
 REVISION NUMBER: 03

NO.	DATE	REVISION
1	10/30/2023	CITY COMMENTS
2	10/30/2023	CITY COMMENTS
3	10/30/2023	CITY COMMENTS
4	10/30/2023	CITY COMMENTS

SHEET TITLE
 40+00.00 TO
 46+00.00

SHEET
0010
 OF 0019





NORTH

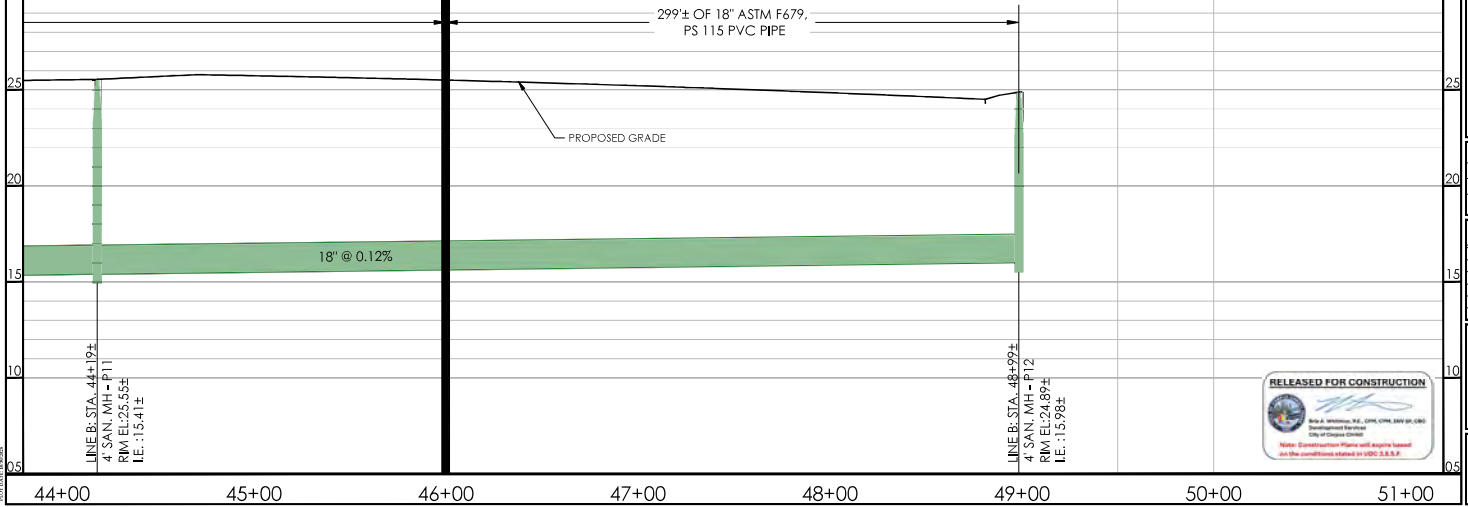
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JSA
J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
SCE-00000240
7-0106 7846-36-3473

LEGALLY SIGNED BY
JAMES SCHWARZ, P.E.
1010-2023

CLIENT INFORMATION
V2 VENTURES, LLC
6833 GREENWOOD DR.
CORPUS CHRISTI,
TEXAS 78415

LEGEND ○ SANITARY SEWER MANHOLE — SANITARY SEWER SERVICE CONNECTION - SINGLE — WASTEWATER LINE — WATER LINE (BY OTHERS)



PROJECT NAME
**OSO VISTA
SUBDIVISION**

UNIT 1:
**WASTEWATER
IMPROVEMENTS**

PROJECT LOCATION
CORPUS CHRISTI,
NECES COUNTY
TEXAS

DATE: 10.30.2023
JOB NUMBER: 20230401
JOB NAME: 1041044
REVISION NUMBER: 03

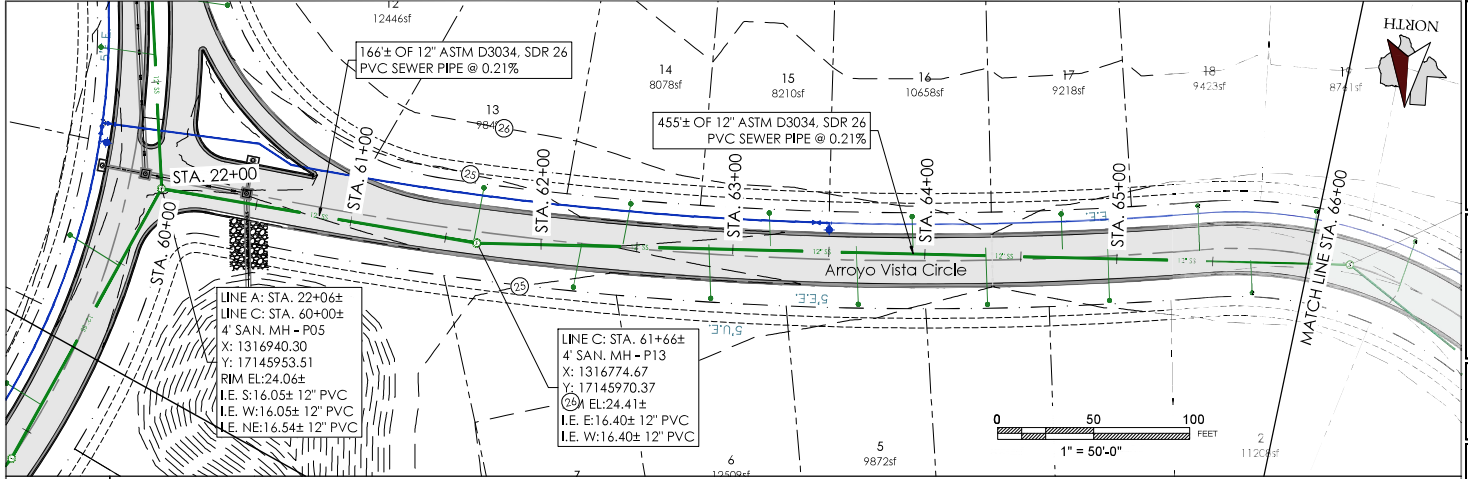
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Δ	10/16/2023	CITY COMMENT
Δ	10/26/2023	CITY COMMENT
Δ		
Δ		

SHEET TITLE
**46+00.00 TO
49+00.00**

SHEET
0011
OF 0019

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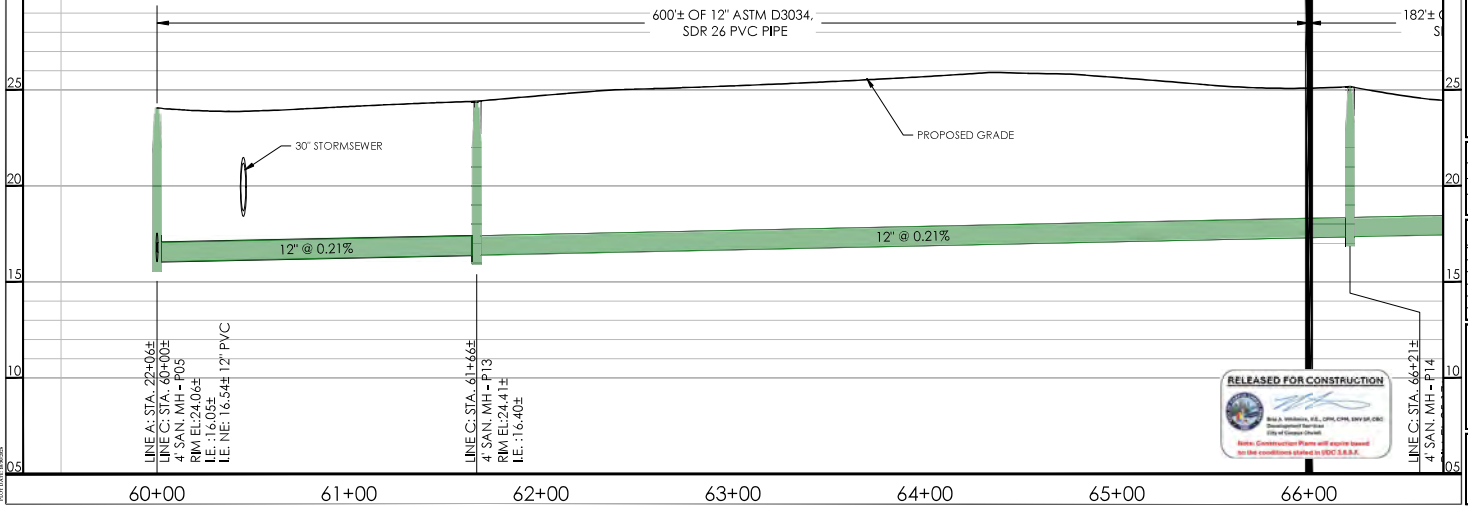


JSA
J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
561-996-5420
TX 0000 18-06-3037

REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 99460

CLIENT INFORMATION
V2 VENTURES, LLC
6838 GREENWOOD DR.
CORPUS CHRISTI,
TEXAS 78415

LEGEND
 SANITARY SEWER MANHOLE
 SANITARY SEWER SERVICE CONNECTION - SINGLE
 WASTEWATER LINE
 WATER LINE (BY OTHERS)



PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI,
NEUCES COUNTY
TEXAS

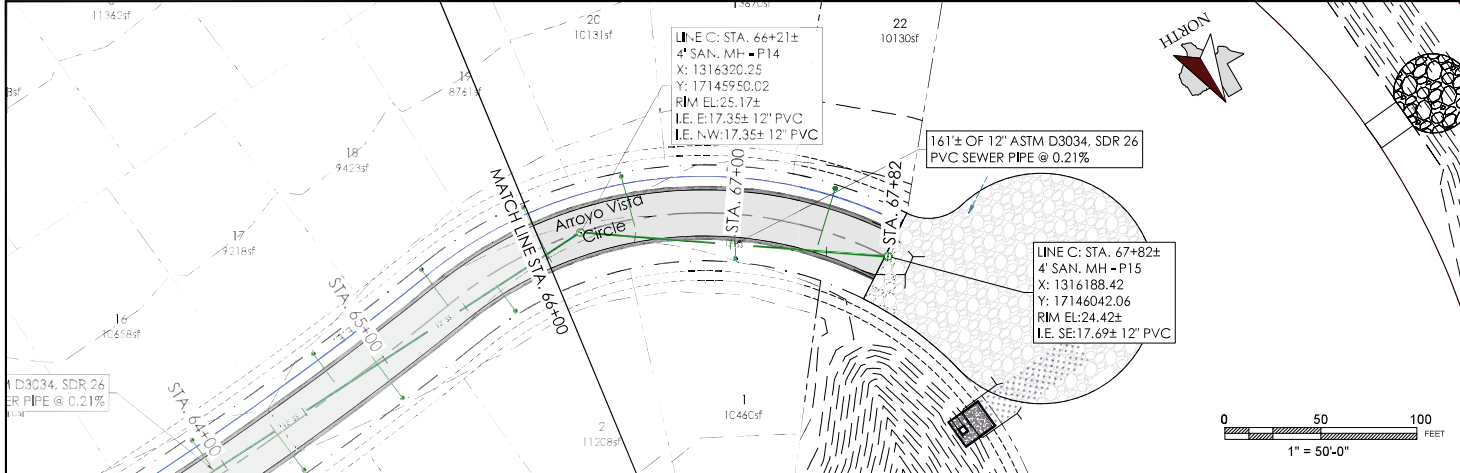
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JOB NAME OSO VISTA
REVISION NUMBER 03

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Δ	02	18-06-2023	CITY COMMENTS
Δ	03	18-06-2023	CITY COMMENTS
Δ	04	18-06-2023	CITY COMMENTS
Δ	05	18-06-2023	CITY COMMENTS

SHEET TITLE
60+00.00 TO
66+00.00

SHEET
0012
OF 0019

18-06-3037
 J. Schwarz & Associates, Inc.
 561-996-5420

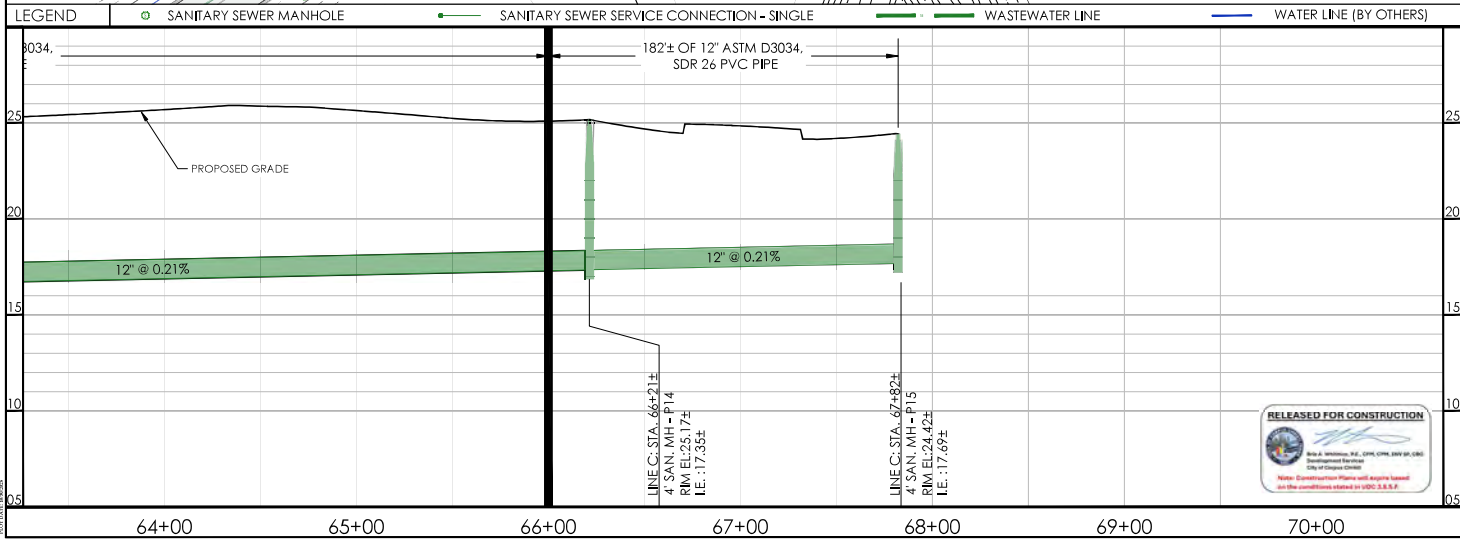


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Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI, TEXAS 78466
361-606-5291

REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 99460

LEGALLY SIGNED BY
JAMES SCHWARZ, P.E.
10/10/2023

CLIENT INFORMATION
V2 VENTURES, LLC
6808 GREENWOOD DR.
CORPUS CHRISTI, TEXAS 78415



PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER IMPROVEMENTS

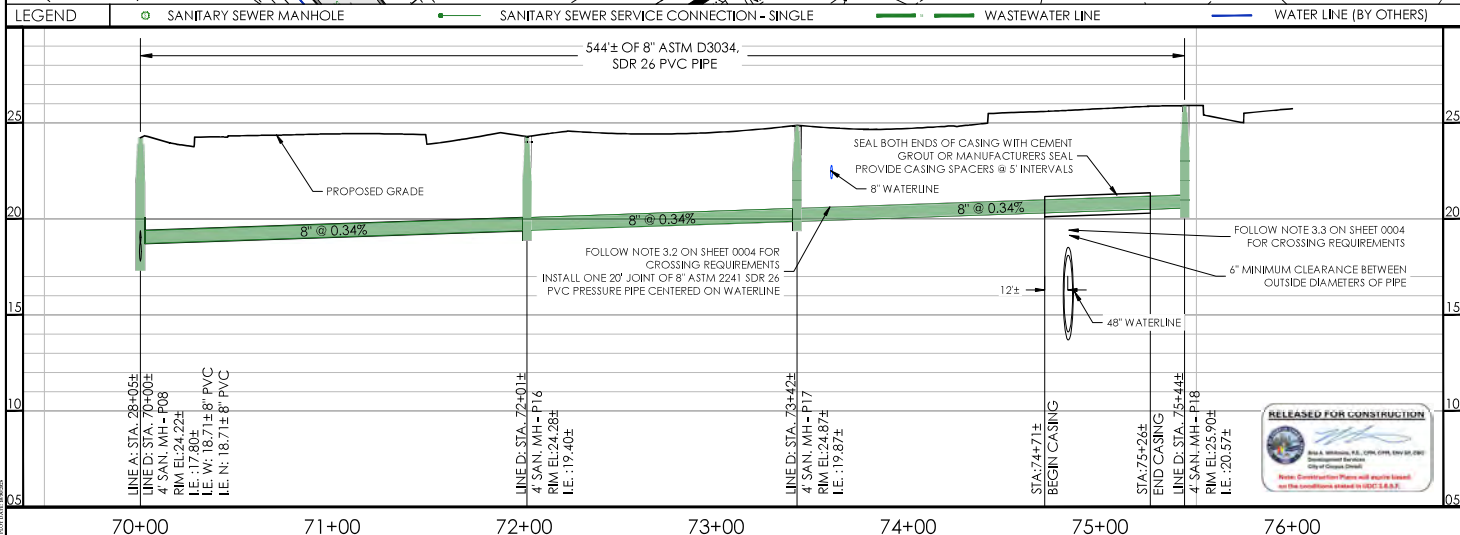
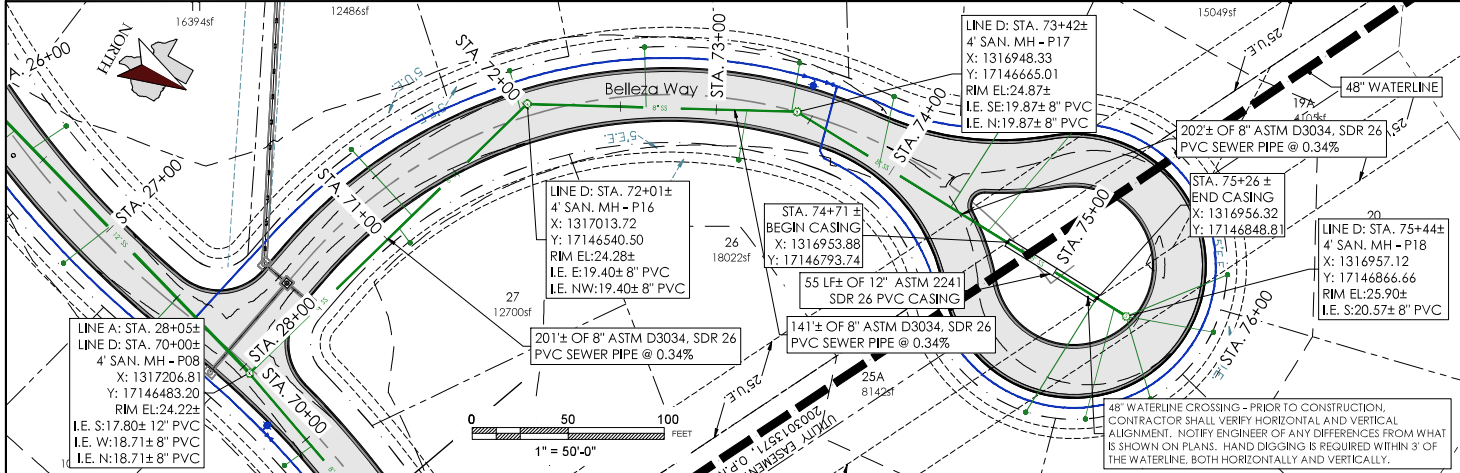
PROJECT LOCATION
CORPUS CHRISTI,
NUECES COUNTY
TEXAS


DATE 10/30/2023
JOB NUMBER 20230801
FILE NAME 1010144
REVISION NUMBER 03

NO.	DATE	REVISION
1	10/30/2023	CITY COMMENTS
2	10/30/2023	CITY COMMENTS
3	10/30/2023	CITY COMMENTS
4		
5		

SHEET TITLE
66+00.00 TO 68+00.00

SHEET
0013
OF 0019






J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services

P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
504-696-5420

1/2009 1/24/2010



LEGALLY SIGNED BY
JAMES SCHWARZ, P.E.
10190203

CLIENT INFORMATION
V2 VENTURES, LLC
6833 GREENWICK DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER
IMPROVEMENTS

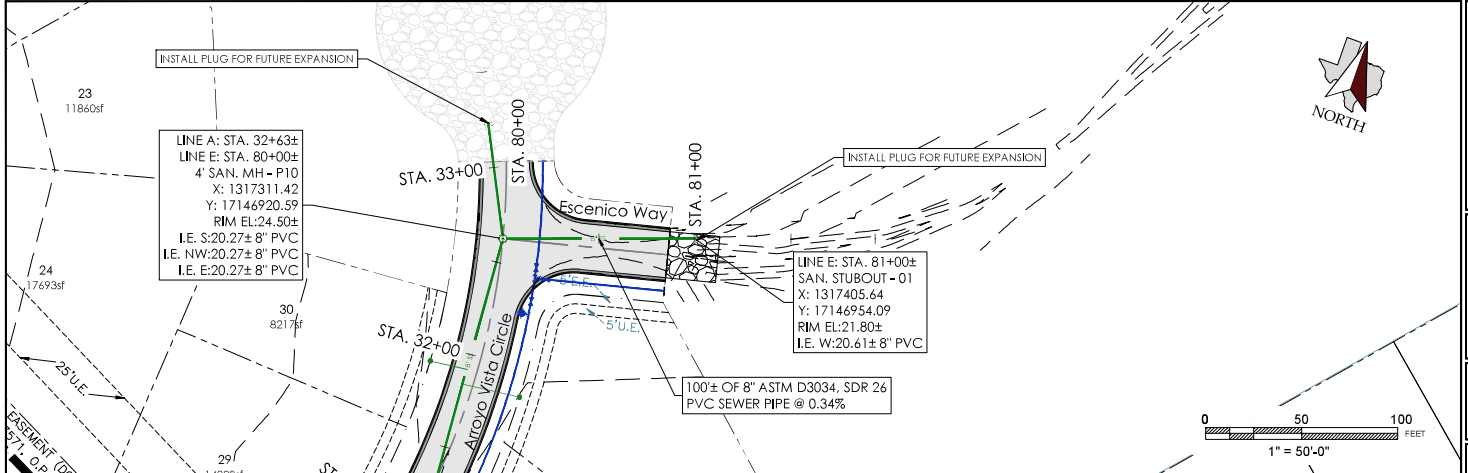
PROJECT LOCATION
CORPUS CHRISTI,
NECES COUNTY
TEXAS

DATE	REVISION
10.30.2023	
08/28/2023	CITY COMMENTS
08/28/2023	CITY COMMENTS
08/28/2023	CITY COMMENTS
08/28/2023	CITY COMMENTS

SHEET TITLE
70+00.00 TO
76+00.00

SHEET
0014
OF 0019

J. SCHWARZ & ASSOCIATES, INC.
 504-696-5420
 10190203



JSA
J. SCHWARZ & ASSOCIATES, INC.
 Professional Engineering Services
 P.O. BOX 60725
 CORPUS CHRISTI,
 TEXAS 78466
 SCL-00000240
 7/2009 7/24/2010

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 99460
J.S.
 REGISTERED BY
 LAMES SCHWAB, P.E.
 10/10/2010

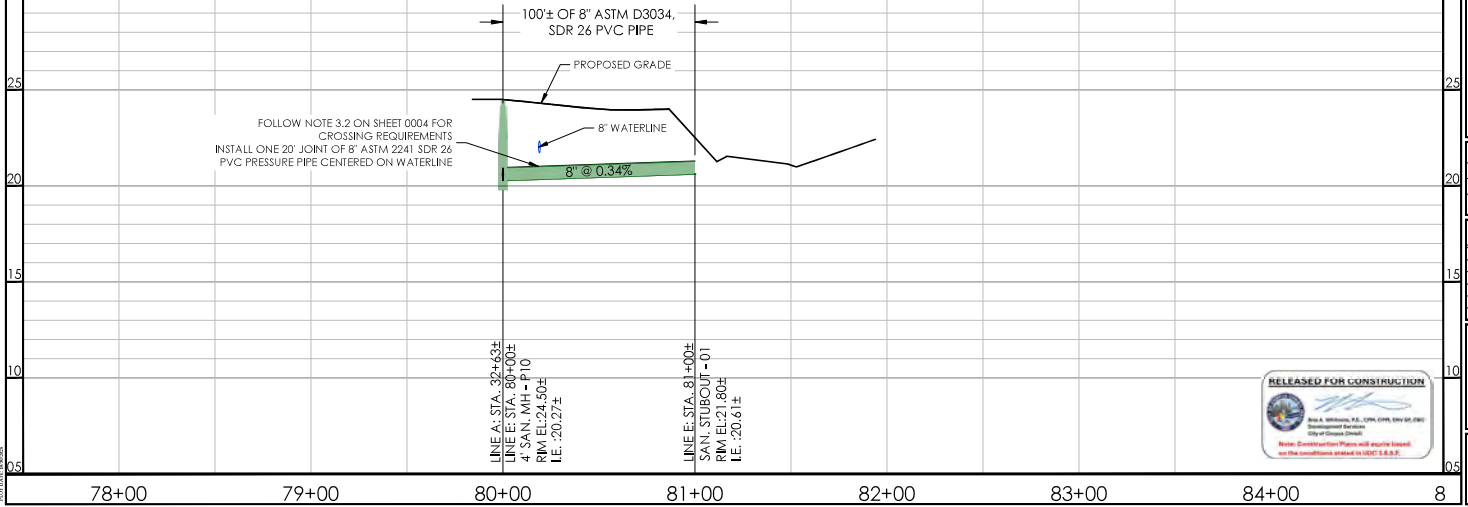
CLIENT INFORMATION
V2 VENTURES, LLC
 6838 GREENWOOD DR.
 CORPUS CHRISTI,
 TEXAS 78415

PROJECT NAME
**OSO VISTA
 SUBDIVISION**
 UNIT 1
**WASTEWATER
 IMPROVEMENTS**

PROJECT LOCATION
 CORPUS CHRISTI,
 NUECES COUNTY
 TEXAS

DATE 10/30/2023
 JOB NUMBER 20230400
 PLO NAME 1021044
 REVISION NUMBER 03

LEGEND
 ○ SANITARY SEWER MANHOLE
 — SANITARY SEWER SERVICE CONNECTION - SINGLE
 — WASTEWATER LINE
 — WATER LINE (BY OTHERS)



78+00 79+00 80+00 81+00 82+00 83+00 84+00 8

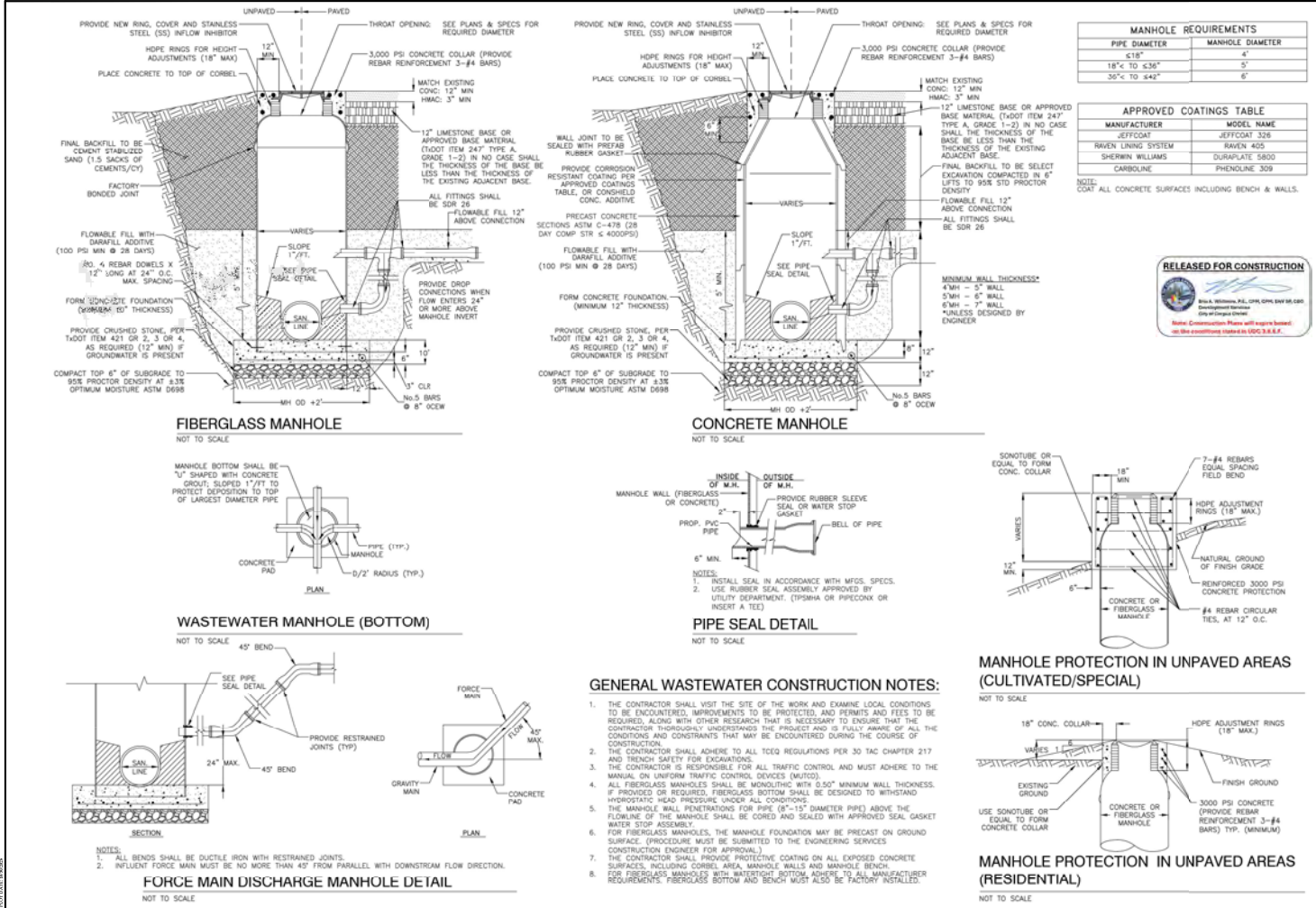
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Δ		
Δ		

SHEET TITLE
**80+00.00 TO
 81+93.90**

SHEET
0015
 OF 0019



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 TEXAS 78466
 361-993-5430

1/10/06 10:45:50:321

RELEASED FOR CONSTRUCTION

CLIENT INFORMATION
OSO VISTA SUBDIVISION
UNIT 1 WASTEWATER IMPROVEMENTS

PROJECT LOCATION
 CORPUS CHRISTI,
 NUECES COUNTY
 TEXAS

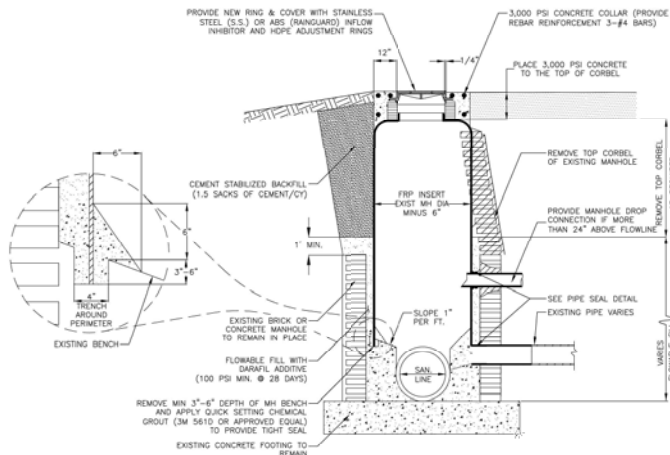
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 PLS NAME: 10000000
 PROJECT NUMBER: 03

REVISIONS

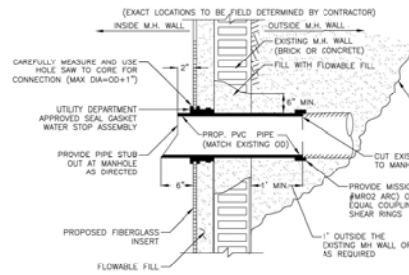
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4		
5		

SHEET TITLE
WASTEWATER STANDARD DETAILS 1

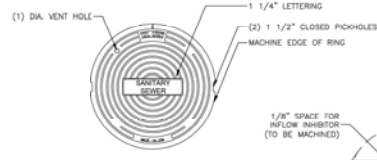
SHEET
0016
 OF 0019



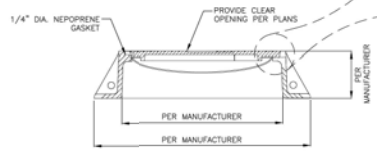
FRP INSERT REHABILITATION OF EXISTING MANHOLE
NOT TO SCALE



FRP INSERT PIPE SEAL DETAIL
NOT TO SCALE



COVER PLAN VIEW
NOT TO SCALE



SECTION OF RING & COVER
NOT TO SCALE

FRP INSERT REHABILITATION OF EXISTING MANHOLE NOTES:

1. THE CONTRACTOR SHALL FIELD-VERIFY THE EXISTING MANHOLE DIAMETER, FLOW LINE, RIM ELEVATION, NUMBER OF LATERALS, LOCATIONS, SIZES, AND OTHER INFORMATION NEEDED TO REHABILITATE EACH MANHOLE.
2. PRIOR TO INSTALLING CONTROL OF FLOW OR INITIATING MANHOLE REPAIRS, THE CONTRACTOR SHALL PLACE BARRICADES AND SIGNS TO DIVERT TRAFFIC AND PEDESTRIANS FOR THE APPROVED TRAFFIC CONTROL PLAN, AS REQUIRED.
3. THE CONTRACTOR SHALL PREPARE THE INTERIOR OF THE EXISTING FOUNDATION STRUCTURE BY REMOVING ALL DEFECTIVE GROUT AND DEBRIS/BLOCKAGES, MECHANICALLY ROUGHEN THE ENTIRE INTERIOR, AND CLEAN THE INTERIOR WITH A HIGH-PRESSURE WATER JET.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THE RESULTING SLUDGE AND DEBRIS AT AN APPROVED SITE, ACCORDING TO ALL PERTINENT WASTE DISPOSAL REGULATIONS.
5. THE CONTRACTOR SHALL USE QUICK-SETTING, NON-SHRINK CONCRETE GROUT TO SEAL AND RESHAPE THE BOTTOM. SUBMIT PROPOSED MATERIALS TO BE USED TO THE ENGINEER FOR APPROVAL.
6. PROVIDE COATING TO EXPOSED CONCRETE SURFACES WITH APPROVED SYSTEM TO PREVENT CORROSION.
7. FRP INSERT SHALL COMPLY WITH ASTM D3753 WITH SINGLE PIECE MONOLITHIC BARREL AND CORBEL CONSTRUCTION WITHOUT SEAMS, JOINTS OR SECTIONS. WALL THICKNESS SHALL PROVIDE AN ASHTO H-20 LOAD RATING AND WALL STIFFNESS OF 36 PSI MIN.
8. CUT BOTTOM OF FRP INSERT TO FIT EXACTLY ON BENCHES OR CHP BENCHES CUT TO EVENLY SUPPORT INSERT.
9. SEAL ANNULAR SPACE AROUND EXIST LINES WITH 3/16\"/>

ROADWAY MANHOLE RING AND COVER:

1. THE CONTRACTOR SHALL PROVIDE STAINLESS STEEL (S.S.) INFLOW INHIBITOR WITH SS TETHER SECURED TO MANHOLE WALL, SUCH THAT THE INNER LID IS FLUSH WITH THE OUTER LID.
2. TRAFFIC SHALL BE RESTRICTED FROM MANHOLE FOR 48 HOURS AFTER THE PLACEMENT OF CONCRETE AND COLLAR SHALL PROVIDE A SUFFICIENT, CLEAR OPENING TO ACCOMMODATE THE COLLECTED MANHOLE COVER.
3. ASHTO-M-308 (LATEST REVISION) PROOF LOAD TESTING IS REQUIRED (40,000 LBS) AND MUST BE INSPECTED. PRIOR TO INSTALLATION, THE RESULTS OF THE TEST SHALL BE SUBMITTED TO THE CITY.
4. THE MANUFACTURING FACILITIES FOR ALL PROVIDED RING AND COVER ASSEMBLIES SHALL MEET OR EXCEED ALL EPA ENVIRONMENTAL STANDARDS AND OSHA SAFETY STANDARDS. THE CASTINGS SHALL BE MANUFACTURED FROM RECYCLED MATERIALS. THE CONTRACTOR SHALL PROVIDE CERTIFICATION.

CLEAR OPENING	MANUFACTURER (1)	MODEL NUMBER*	INFLOW INHIBITOR
24"	East Jordan Iron Works	V-1168	REQUIRED ON ALL INSTALLATIONS PER CITY SPECIFICATIONS
	U.S. Foundry	COVER- #8018538 FRAME- #8022247	
30" (2)	U.S. Foundry	R-1930-24	
	East Jordan Iron Works	COVER- V1430 FRAME- V1420	
	U.S. Foundry	COVER- #8014048 FRAME- #8021361	
	NEENAH FOUNDRY	CF-1274	

(1) OR APPROVED EQUAL (MADE IN THE USA)
(2) UNLESS NOTED IN THE PLANS, ALL COVERS SHALL BE 24" DIAMETER AND NOT INTENDED FOR MANNED ENTRY.

RING & COVER APPROVED LIST



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Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI, TEXAS 78466
561-960-2420
E:006 T:646-96-3473

REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 9466
EXPIRES 09/01/2025
MICHAEL S. SCHWARZ
1978-2025

CLIENT INFORMATION
V2 VENTURES, LLC
6833 GREENWOOD DR.
CORPUS CHRISTI, TEXAS 78415

PROJECT NAME
OSO VISTA SUBDIVISION
UNIT 1
WASTEWATER IMPROVEMENTS

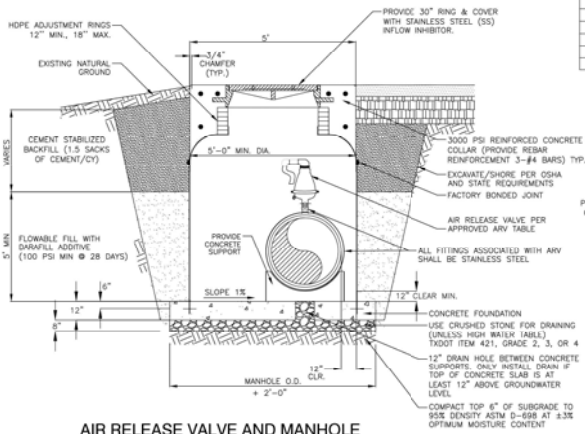
PROJECT LOCATION
CORPUS CHRISTI, NUECES COUNTY TEXAS

DATE	10.30.2023
JOB NUMBER	20230480
PER NAME	10/30/24
PROJECT NUMBER	03

REVISIONS	NO.	DATE	REVISION
Δ	01	10/30/2023	CITY COMMENTS
Δ	02	10/30/2023	CITY COMMENTS
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Δ	04	10/30/2023	CITY COMMENTS

SHEET TITLE
WASTEWATER STANDARD DETAILS 2

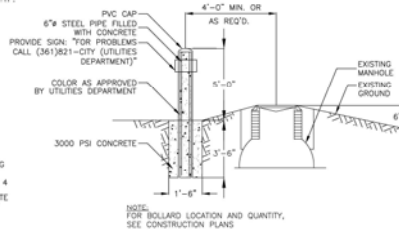
SHEET
0017
OF 0019



AIR RELEASE VALVE AND MANHOLE

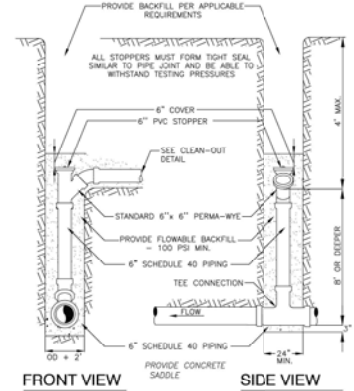
NOT TO SCALE

APPROVED ARVs		
MANUFACTURER	MODEL NAME	MATERIAL
A.R.I.	D-025 OR D-025 SHORT	316 SS
IR-TEC	MODEL 886 (SS) AND 888	
VENT QMAT	MODEL RGN3 (ST. STEEL)	
VALMATIC	VM 48AS OR VM 48AS	



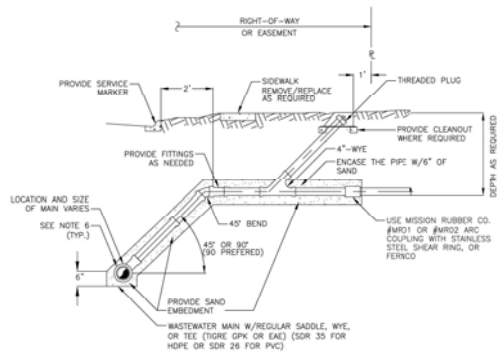
BOLLARD DETAIL

NOT TO SCALE



DEEP CUT SERVICE CONNECTION

NOT TO SCALE



SERVICE CONNECTION DETAILS

NOT TO SCALE

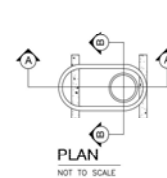
SERVICE CONNECTION NOTES:

- CONTRACTOR TO PROVIDE SERVICE CONNECTION TAP TO THE R.O.W. LINE & CONNECT EXIST. SERVICE LINE OUTSIDE EASEMENT AS SHOWN AND REQUIRED.
- ALL SERVICE PIPE AND FITTINGS TO BE SOLVENT WELD SCH 40 PVC UNLESS SHOWN OTHERWISE IN THE PLANS.
- FOR EXISTING MAIN PIPE MATERIAL - PVC AND/OR VCP USE UTILITY DEPARTMENT APPROVED UNDRUNNICK.
- FOR NEW PVC MAIN AND SERVICE, USE PVC WYE OR TEE AS DIRECTED AT SERVICE CONNECTION.
- IF PIPE LENGTH ON SERVICE LINE IS GREATER THAN 50', USE 6" PVC SCH 40 FROM CLEANOUT WYE TO THE MAIN LINE.



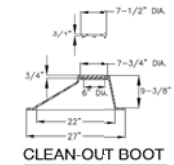
STANDARD SERVICE MARKER

BRASS - ONE REQUIRED EACH STREET TAP
NOT TO SCALE



PLAN

NOT TO SCALE



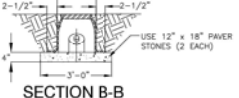
CLEAN-OUT BOOT

NOT TO SCALE



SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE

TYPICAL CAST IRON CLEAN-OUT BOOT

NOT TO SCALE



J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services
P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
561-990-6240

E-0006 10-16-2023



LEGALLY SIGNED BY
JAMES SCHWARZ, P.E.
10/16/2023

CLIENT INFORMATION
V2 VENTURES, LLC
6833 GREENWOOD DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA
SUBDIVISION
UNIT 1
WASTEWATER
IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI,
NUECES COUNTY
TEXAS

DATE: 10/16/2023
JOB NUMBER: 20230804
PROJECT NAME: OSO VISTA
PROJECT NUMBER: 03

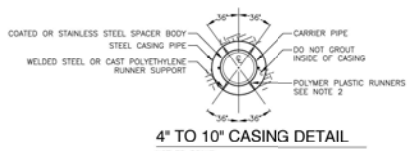
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Δ	04	10/16/2023	CITY COMMENTS

SHEET TITLE

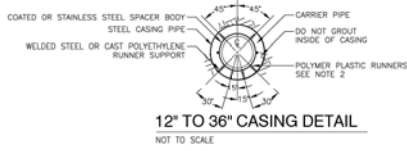
**WASTEWATER
STANDARD
DETAILS 3**

SHEET

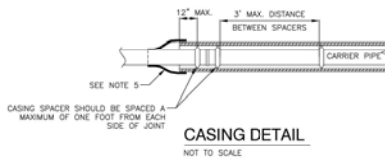
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OF 0019



4" TO 10" CASING DETAIL
NOT TO SCALE



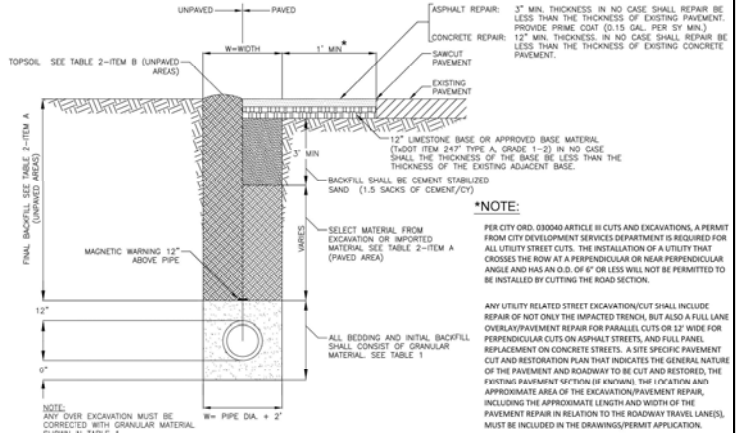
12" TO 36" CASING DETAIL
NOT TO SCALE



CASING DETAIL
NOT TO SCALE

CASING NOTES:

- CASING DIAMETER, LENGTH, LOCATION, AND WALL THICKNESS SHALL BE PER PROJECT SPECIFIC REQUIREMENTS. (MINIMUM SCHEDULE 40)
- ALL CARRIER PIPES IN INSTALLED CASINGS SHALL BE SUPPORTED BY BOLT-ON STYLE CASING SPACERS ("ADVANCED PRODUCTS" OR APPROVED EQUAL).
- THE CONTRACTOR SHALL PROVIDE MECHANICALLY RESTRAINED JOINTS FOR FORCE MAINS ONLY ON CARRIER PIPES. "MEGALUG" TYPE JOINT RESTRAINTS OR APPROVED EQUAL SHALL BE USED.
- CASING SPACERS SHALL BE SIZED TO SECURELY FASTEN TO THE CARRIER PIPE O.D. AND SHALL BE FURNISHED WITH A MINIMUM RUNNER HEIGHT TO MAINTAIN SEPARATION BETWEEN THE MAXIMUM O.D. OF THE CARRIER PIPE AND THE CASING WALL.
 - POSITIONING OF THE SPACERS SHALL ENSURE THAT THE CARRIER PIPE IS ADEQUATELY SUPPORTED THROUGHOUT ITS LENGTH.
 - SPACERS AT EACH END SHALL NOT BE FURTHER THAN 12" FROM THE END OF THE CASING.
- THE TWO ENDS OF THE CASING PIPE SHALL BE SEALED WATER-TIGHT WITH AN APPROVED PRODUCTS SYSTEM, INC. MODEL AZ - ZIPPER, P50 MODEL, C END SEAL, OR AN APPROVED EQUAL.



TRENCH BACKFILL FOR WASTEWATER LINES AND PAVEMENT REPAIR FOR UTILITIES
NOT TO SCALE

GENERAL NOTES FOR BACKFILL

TABLE 1 BEDDING AND INITIAL BACKFILL (BELOW PIPE TO 12" ABOVE PIPE)	TABLE 2 FINAL BACKFILL (GREATER THAN 12" ABOVE PIPE)												
<p>ALL BEDDING AND INITIAL BACKFILL SHALL CONSIST OF THE FOLLOWING OR REFER TO DESIGN ENGINEER REQUIREMENTS. GRANULAR BACKFILL CONSISTING OF EITHER NATURAL SAND OR SANDY GRAVEL, OR MATERIAL PRODUCED BY CRUSHING OF NATURAL STONE OR GRAVEL.</p> <p>EXCAVATIONS < 60 FT. DEEP AND ABOVE WATER TABLE USE MATERIAL MEETING THE FOLLOWING CRITERIA.</p> <p>MEETING REQUIREMENTS OF ASTM D2487 FOR:</p> <p>SP GP SM CM SP-SM GP-CM SM-SM CM-CM</p> <p>AND IN ADDITION:</p> <p>PASSING 1/2" SIEVE = 100% PASSING #4 SIEVE = 30% MINIMUM PLASTICITY INDEX (PI) = NP TO 10 MAX.</p> <p>IN DEEP EXCAVATIONS (> 60') OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING GRADATION OF:</p> <p>A. CONCRETE COARSE AGGREGATE, TxDOT ITEM 421; GRADE 2, 3, OR 4.</p> <p>OR</p> <p>B. CRUSHED LIMESTONE PER TxDOT ITEM 421; GRADE 2, 3, OR 4.</p>	<p>UNPAVED AREAS</p> <p>A. FROM 12" ABOVE PIPE TO BOTTOM OF TOPSOIL, BACKFILL SHALL BE APPROVED SELECT MATERIAL FROM EXCAVATION OR IMPORTED MATERIAL. ALL TO BE FREE OF ROCKS, DEBRIS, OR ANY CLUMPS GREATER THAN 2" IN DIAMETER. LOOSE LIFTS TO BE PLACED 10" MAX.</p> <p>COMPACT MATERIAL TO 95% STD. PROCTOR (D95).</p> <p>MOISTURE TO BE ADJUSTED TO ± 3% OF OPTIMUM.</p> <p>B. TOPSOIL TO BE PROVIDED EQUAL OR BETTER THAN EXISTING AND MATCH ADJACENT TOP-SOIL THICKNESS. CONSTRUCTION TO BE PERFORMED BY "DOUBLE DITCH" METHOD- "SP" SOIL SALVAGED TO BE PLACED ON TOP)</p> <p>PAVED AREAS</p> <p>A. FROM 12" ABOVE PIPE TO 3" BELOW BOTTOM OF ROAD BASE, BACKFILL SHALL BE SELECT MATERIAL FROM EXCAVATION OR IMPORTED MATERIAL. IN EITHER CASE, ALL MATERIAL SHALL MEET THE FOLLOWING:</p> <p>LL<35 PI 8-20 NO CLUMPS X 2" DIA. MOISTURE = 3 TO +3% COMPACT 95% D95 STD PROCTOR</p> <p>1/00% LIFTS OF 15" MAX OR IF SELECT MATERIAL FROM EXCAVATION DOES NOT MEET REQUIREMENTS, THEN USE CEMENT STABILIZED SAND. SEE TABLE 2-ITEM B BELOW.</p> <p>B. FROM 3" BELOW BOTTOM OF ROAD BASE TO BOTTOM OF ROAD BASE:</p> <p>BACKFILL SHALL BE CEMENT STABILIZED SAND (1.5 SACKS/CY) AND SHALL MEET THE FOLLOWING REQUIREMENTS:</p> <p>SAND GRADATION:</p> <table border="1"> <tr><td>% PASSING</td><td></td></tr> <tr><td>#4</td><td>55-100</td></tr> <tr><td>#10</td><td>40-100</td></tr> <tr><td>#40</td><td>25-100</td></tr> <tr><td>#200</td><td>10-20</td></tr> <tr><td>NP</td><td>10</td></tr> </table> <p>COMPACT TO 95% OF D95B. MOISTURE TO BE ADJUSTED TO: (+/-)2% OF OPTIMUM.</p>	% PASSING		#4	55-100	#10	40-100	#40	25-100	#200	10-20	NP	10
% PASSING													
#4	55-100												
#10	40-100												
#40	25-100												
#200	10-20												
NP	10												



J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Services

P.O. BOX 60725
CORPUS CHRISTI,
TEXAS 78466
561-990-2430

1/10/06 15-0456-3/13

LEGALLY SIGNED BY
JAMES J. SCHWARZ
10/16/2015

CLIENT INFORMATION
V2 VENTURES, LLC
6833 GREENVIEW DR.
CORPUS CHRISTI,
TEXAS 78415

PROJECT NAME
OSO VISTA SUBDIVISION UNIT 1 WASTEWATER IMPROVEMENTS

PROJECT LOCATION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

DATE	10/30/2023
JOB NUMBER	20230490
PER NAME	100144
PROJECT NUMBER	03

REVISIONS

NO.	DATE	REVISION
1	10/30/23	CITY COMMENTS
2	10/30/23	CITY COMMENTS
3	10/30/23	CITY COMMENTS
4		
5		

SHEET TITLE
WASTEWATER STANDARD DETAILS 4

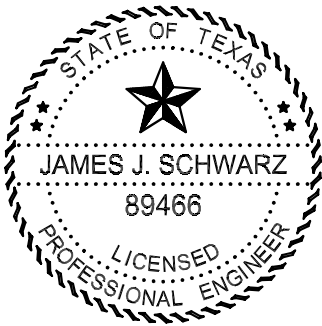
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0019
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EXHIBIT 4

J. SCHWARZ & ASSOCIATES, INC. (F-8138)
PUBLIC IMPROVEMENTS ESTIMATE

Project Title: OSO VISTA SUBDIVISION UNIT 1
Owner: V2 Ventures LLC
Engineer: J. Schwarz & Associates, Inc. (F-8138) PO Box 60733, Corpus Christi, TX 78466
Legal Description of Property: Called 145.5 Acre Tract (141.82 Acres by Description Therein) Out of the Cuadrilla Irrigation Company Survey No. 137, Abstract 579, and the I.&G.N.R.R. Survey No. 140, Abstract 612 - Doc. No. 2021024390, O.P.R.N.C.T.

ESTIMATE OF OFFSITE WASTEWATER IMPROVEMENTS REQUIRED FOR DEVELOPMENT					
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
WASTEWATER IMPROVEMENTS					
1	SWPPP	1	LS	\$ 3,000.00	\$ 3,000.00
2	TRENCH SAFETY	1,408	LF	\$ 10.00	\$ 14,080.00
3	MOBILIZATION / BONDING	1	LS	\$ 5,000.00	\$ 5,000.00
4	SYSTEM CONNECTION	1	LS	\$ 6,000.00	\$ 6,000.00
5	4' DIA. FIBERGLASS MANHOLE (13'-15' DEEP)	1	EA	\$ 18,500.00	\$ 18,500.00
6	4' DIA. FIBERGLASS MANHOLE (11'-13' DEEP)	2	EA	\$ 17,500.00	\$ 35,000.00
7	4' DIA. FIBERGLASS MANHOLE (9'-11' DEEP)	1	EA	\$ 16,500.00	\$ 16,500.00
8	18" PVC GRAVITY SEWER LINE (13'-15' DEEP)	585	LF	\$ 170.00	\$ 99,450.00
9	18" PVC GRAVITY SEWER LINE (11'-13' DEEP)	611	LF	\$ 150.00	\$ 91,650.00
10	18" PVC GRAVITY SEWER LINE (9'-11' DEEP)	212	LF	\$ 140.00	\$ 29,680.00
CONSTRUCTION TOTAL					\$ 318,860.00
11	CONTINGENCY	10%	LS	\$ 31,886.00	\$ 31,886.00
12	PROFESSIONAL SERVICES	8.5%	LS	\$ 27,103.00	\$ 27,103.00
PROJECT TOTAL					\$ 377,849.00



A handwritten signature in black ink, appearing to read "James Schwarz".

James Schwarz,
P.E.
2026.02.09
12:02:20 -06'00'

EXHIBIT 5



CITY OF CORPUS CHRISTI DISCLOSURE OF INTEREST

Corpus Christi Code § 2-349, 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". See next page for Filing Requirements, Certification and Definitions.

COMPANY NAME: V2 VENTURES LLC
STREET ADDRESS: 6838 GREENWOOD DRIVE P.O. BOX: _____
CITY: CORPUS CHRISTI STATE: TX ZIP: 78415

FIRM IS: 1. Corporation 2. Partnership 3. Sole Owner
4. Association 5. Other LIMITED LIABILITY COMPANY

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)
<u>N/A</u>	_____
_____	_____
_____	_____

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
<u>N/A</u>	_____
_____	_____
_____	_____

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
<u>N/A</u>	_____
_____	_____
_____	_____

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
<u>N/A</u>	_____
_____	_____
_____	_____

FILING REQUIREMENTS

If a person who requests official action on a matter knows that the requested action will confer an economic benefit on any City official or employee that is distinguishable from the effect that the action will have on members of the public in general or a substantial segment thereof, you shall disclose that fact in a signed writing to the City official, employee or body that has been requested to act in the matter, unless the interest of the City official or employee in the matter is apparent. The disclosure shall also be made in a signed writing filed with the City Secretary. [Ethics Ordinance Section 2-349 (d)].

CERTIFICATION

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: RICHARD VOSS Title: PRESIDENT
Signature of Certifying Person: [Signature] Date: 2/20/26

DEFINITIONS

- a. "Board member." A member of any board, commission, or committee of the city, including the board of any corporation created by the city.
- b. "Economic benefit". An action that is likely to affect an economic interest if it is likely to have an effect on that interest that is distinguishable from its effect on members of the public in general or a substantial segment thereof.
- c. "Employee." Any person employed by the city, whether under civil service or not, including part-time employees and employees of any corporation created by the city.
- d. "Firm." Any entity operated for economic gain, whether professional, industrial or commercial, and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust, and entities which for purposes of taxation are treated as non-profit organizations.
- e. "Official." The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads, and Municipal Court Judges of the City of Corpus Christi, Texas.
- f. "Ownership Interest." Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate, or holding entity. "Constructively held" refers to holdings or control established through voting trusts, proxies, or special terms of venture or partnership agreements.
- g. "Consultant." Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.