

Ordinance authorizing a Water Distribution Main Extension Construction and Reimbursement Agreement with NP Homes LLC to extend lines from Rand Morgan Road and McNorton Road for a planned residential subdivision, for a term not to exceed six months from the execution of the agreement; appropriating \$40,537.20 from the Water Distribution Main Trust Fund to reimburse developer.

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 Water Distribution Main Construction and Reimbursement Agreement ("Agreement") which is attached hereto, with NP Homes LLC. for the construction and installation of an 8-inch water distribution main and a 6-inch water distribution main, for the development of the platted property known as Tuloso Reserve Unit 1, Corpus Christi, Texas.

SECTION 2. Funding in the amount of \$40,537.20 is appropriated from the No.4030-21806 Water Distribution Main Trust Fund to reimburse the Developer for the construction of an 8-inch water distribution main and a 6-inch water distribution main, and construction improvements in accordance with the Agreement.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

**DISTRIBUTION MAIN EXTENSION CONSTRUCTION AND REIMBURSEMENT
AGREEMENT**

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This Water Distribution Main Extension Construction and Reimbursement Agreement ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipality, and **NP Homes LLC** ("Developer/Owner"), a **Texas Limited Liability Company**.

WHEREAS, the Developer/Owner, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on **April 3, 2019** to develop a tract of land, to wit: approximately **13.693** acres known as **Tuloso Reserve Unit 1, 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 distribution main extension ("Distribution Main Extension");

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

WHEREAS, Section 8.5.1.C.2. of the UDC authorizes the acceptance of applications to be eligible for reimbursement in the future when certain funds become fully available in the Water Distribution Main Trust Fund and are appropriated by the City Council; and

WHEREAS, the Developer/Owner has submitted an application for reimbursement of the costs for installing the Distribution Main Extension, 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 Water 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 Distribution Main Extension and 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 registered and licensed in the State of Texas, acceptable to the City's Development Services Engineer, to prepare and seal plans and specifications for the Distribution Main Extension and, as shown in the attached **Exhibit 3**, the content of such exhibit being incorporated by reference into this Agreement, with the following minimum requirements:

1.	16" TAPPING SADDLE W/8" TAPPING GATE VALVE W/BOX	1	EA
2.	8" PVC PIPE	109	LF
3.	8" TEE	1	EA
4.	8" ELBOW	2	EA
5.	14" DIA STEEL PIPE BORED IN PLACE (NO OPEN CUT)	80	LF
6.	6" PVC PIPE	230	LF
7.	6" ELBOW	2	EA
8.	6" TAPPING SADDLE & 6" TAPPING GATE VALVE W/BOX	1	EA
9.	PAVING, WALK, & CURB & GUTTER PATCHING	1	LS
10.	TRAFFIC CONTROL DURING CONSTRUCTION	1	LS

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

c. The plans and specifications must comply with the City's Water 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 Distribution Main Extension, the Developer/Owner shall acquire and dedicate to the City the required additional public utility easements ("Easements"), if any, necessary for the completion of the Distribution Main Extension. If any of the property needed for the Easements is owned by a third party and 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 Distribution Main Extension, under the approved plans and specifications, by **February 28, 2020**.

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 40th 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 Distribution Main Extension, according to the approved plans and specifications, by the 70th 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 Distribution Main Extension under the approved plans and specifications.
 - e. Developer/Owner's contractor fails to complete construction of the Distribution Main Extension, under the approved plans and specifications, on or before **February 28, 2020**.
 - 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 11, 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:

**NP Homes LLC.
21911 Rainier Lane
San Antonio, Texas 78260**

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 Distribution Main Extension, contracts for testing services, and contracts with the contractor for the construction of the Distribution Main Extension 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 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. 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 Distribution Main Extension 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.

16. REIMBURSEMENT.

- a. The maximum reimbursable amount pursuant to UDC §8.5.1.C.2. for the Distribution Main Extension less \$ 12,012.00 lot/acreage fee credit is \$40,537.20. Subject to the conditions for reimbursement from the City Developer

Participation Funds and the appropriation of funds, the City will reimburse the Developer /Owner the reasonable actual cost of the Distribution Main Extension up to an amount not to exceed **\$ \$40,537.20** 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 within 30 days from the date of the City's administrative approval of the invoice in accordance with state law.
- 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
 - 3. 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.
- d. To be eligible for reimbursement, the work must be constructed in a good and workmanlike manner, in accordance with the approved plans and specifications, and in compliance with the City's Infrastructure Design Manual, and all other local, state and federal laws, codes and regulations, and must have been inspected and accepted by the City.

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 Water Distribution Main Trust Fund, that reimbursement will not be made until such funds are available, appropriated, and this Agreement has priority per UDC §8.5.1. C.

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 water 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/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 Interests form attached hereto 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 DISTRIBUTION MAINS. Upon completion of the construction, dedication of Distribution Main Extension will be subject to City inspection and approval.

23. VERIFICATION REGARDING ISRAEL. In accordance with Chapter 2270, Texas Government Code, the City may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. The signatory executing this Agreement on behalf of the Developer/Owner verifies that the company does not boycott Israel and will not boycott Israel during the term of this Agreement.

24. 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>.

25. 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>

26. 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 _____, 2019.

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

Nina Nixon-Mendez, FAICP
Director of Development Services
For City Manager

APPROVED AS TO LEGAL FORM:

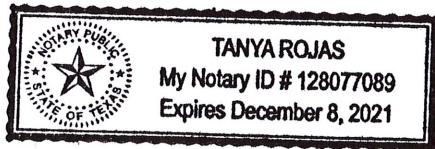
Buck Brice (Date)
Assistant City Attorney
For City Attorney

NP Homes, LLC.

By: Nader Karimi
Nader Karimi
Member

STATE OF TEXAS §
 §
COUNTY OF MENARD §

This instrument was acknowledged before me on July 30th, 2019, by Nader Karimi, Member, NP Homes, a Texas limited Liability Company, on behalf of said corporation.



[Signature]
Notary Public's Signature

STATE OF TEXAS §
 COUNTY OF NUECES §
 WE, NP HOUSES, LLC, HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBARRASSED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THE STATE OF TEXAS, AND WE HEREBY CERTIFY THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN ARE NECESSARY FOR THE PROPER DEVELOPMENT OF SAID SUBDIVISION AND DEDICATION TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.
 THIS THE ____ DAY OF _____, 20__

MAUER KARIM, MANAGER

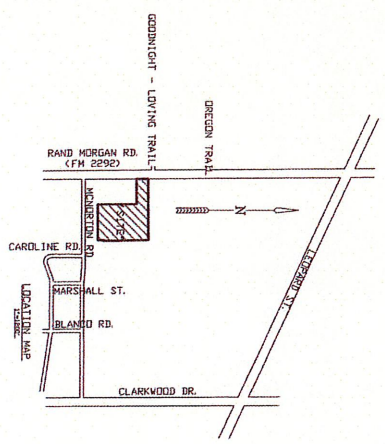
STATE OF TEXAS §
 COUNTY OF NUECES §
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MAUER KARIM AS MANAGER OF NP HOUSES, LLC.
 THIS THE ____ DAY OF _____, 20__

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF NUECES §
 I, NIXON K. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.
 THIS THE ____ DAY OF _____, 20__

NIXON K. WELSH, R.P.L.S.

- NOTES:
1. THE BASIS OF BEGINNING IS THE STATE OF TEXAS UMBERT OND, SOUTH ZONE, AND 1981.
 2. THE SUBJECT SITE IS DEPICTED IN FEMA MAP #48355022856 (10/23/15), ZONE X-2, BAY AREA CHANNELS, TEXAS.
 3. THE SUBJECT SITE CONTAINS 13,718 ACRES INCLUDING STREET DEDICATIONS.
 4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THIS PROPERTY IS NOT CLASSIFIED AS AN ADJACENT WETLANDS AREA, BUT IT IS RECOMMENDED THAT THE ADJACENT WETLANDS BE MAINTAINED AND PROTECTED. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCRD WAS CONSIDERED THE ADJACENT LIFE LINE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OVERSTRESS" USE, AND CATEGORIZED THE RECEIVING WATER AS "CONTRACT" RECREATION USE.
 5. THE WARD REQUIREMENT, AS DEPICTED IN A REQUIREMENT OF THE UMBERT DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING LAW CHANGE.
 6. SET 6/2" IRON ROOS AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED. ALL IRON ROOS SET CONTAIN PLASTIC CAPS LABELED "BASS AND WELSH ENGINEERING".
 7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21" ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION.
 8. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, OR OTHER SPECIAL HABITAT, STATE SUBMERGED LANDS OR CIRCULATED DUNES ON THE SITE.
 9. NO PRIVATE DRIVEWAY ACCESS TO ROAD MORGAN ROAD FROM BLOCK 1, LOT 1.
 10. NO PARKING SHALL BE ALLOWED IN THE FRONTAGE OF LOT 7, BLOCK 2 DURING THE CONSTRUCTION OF THE PROJECT. THE FRONTAGE OF LOT 7, BLOCK 2 DURING ACTIVE THIS NO PARKING RESTRICTION SHALL BE ENFORCED BY THE PLANNING COMMISSION. THE NO PARKING AREA SHALL BE MARKED BY TEMPORARY SIGNING AND STAKES.



PLAT OF
 TULO RESERVE UNIT 1
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

A 13,718 ACRE TRACT OF LAND MORE OR LESS, A PORTION OF A TRACT OF LAND DESCRIBED AS CONTAINING 21,848 ACRES IN DEED, DOCUMENT NO. 2016022869, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF ADAMS, BEAVER AND WOLTON SURVEY 416, ABSTRACT 839, NUECES CO., TX.

BASS & WELSH ENGINEERING
 1111 N. FRENCH ST. SUITE 100
 FT. WORTH, TEXAS 76104
 PHONE: 817.332.7279
 FAX: 817.332.7279
 EMAIL: INFO@BASSANDWELSH.COM

STATE OF TEXAS §
 COUNTY OF NUECES §
 (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBARRASSED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THE STATE OF TEXAS, AND WE HEREBY CERTIFY THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN ARE NECESSARY FOR THE PROPER DEVELOPMENT OF SAID SUBDIVISION AND DEDICATION TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.
 THIS THE ____ DAY OF _____, 20__

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

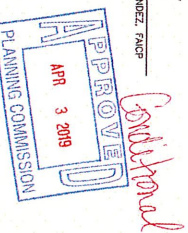
STATE OF TEXAS §
 COUNTY OF NUECES §
 THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

WILLIAM A. GREEN, P.E.
 DEVELOPMENT SERVICES ENGINEER

DATE _____

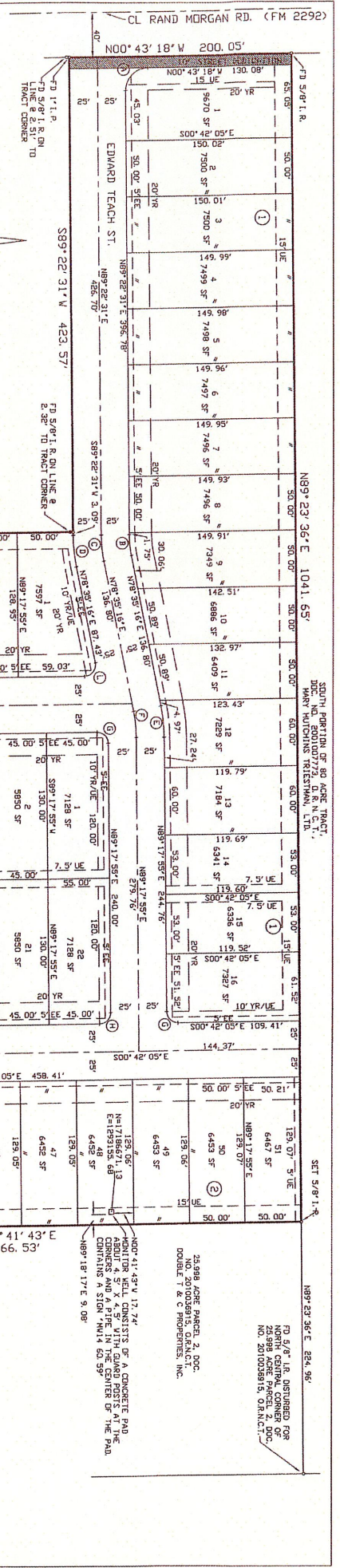
STATE OF TEXAS §
 COUNTY OF NUECES §
 THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.
 THIS THE ____ DAY OF _____, 20__

ERIC VALARRELL, P.E.
 SECRETARY



1, KARA SWANS, 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 THE MAP RECORDS OF SAID COUNTY IN VOLUME ____ PAGE ____ INSTRUMENT NUMBER ____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____ DEPUTY
 KARA SWANS, CLERK
 COUNTY COURT
 NUECES COUNTY, TEXAS



CL OF TEMPORARY 10' WIDE FIRE ACCESS EASEMENT IN LOT 7 INDICATED BY THIS PLAT. THIS EASEMENT SHALL EXPIRE WHEN ANE BONNY PUBLIC STREET NORTH OF THIS SUBDIVISION IS COMPLETED.

CURVE DATA

- A) R=89' 54" 10' T=13' 32" CH=85' 40" 24" E
- B) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- C) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- D) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- E) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- F) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- G) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- H) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- I) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- J) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- K) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- L) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- M) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- N) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- O) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- P) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- Q) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- R) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- S) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- T) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- U) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- V) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- W) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- X) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- Y) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E
- Z) R=100' 00" 10' T=13' 32" CH=85' 40" 24" E

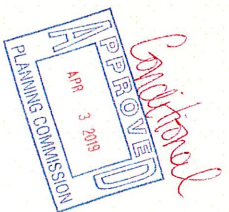
1. 614 AC. TRACT, DOC. NO. 2010021879, SANITA ELENA, TULSA COUNTY, OKLAHOMA, ET AL.

1. 615 AC. TRACT, DOC. NO. 2010021879, SANITA ELENA, TULSA COUNTY, OKLAHOMA, ET AL.



PLAT OF TULOSO RESERVE UNIT 1 CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
 FIRM NO. F-251, 3024 S. ALABAMA ST.
 CORPUS CHRISTI, TEXAS 78404



REMAINDER OF A 21.566 AC. TRACT, DOC. NO. 2016022696, O.R.N.C.T., ET AL., HOMES, LLC

23,988 ACRES PARCEL 2, DOC. NO. 2010038915, O.R.N.C.T., DOUBLE T & C PROPERTIES, INC.

RECORDING INFORMATION: THIS PLAT CONSISTS OF A CONCRETE PAD ABOUT 4' 5" X 4' 5" WITH GUARD POSTS AT THE PAD CORNERS AND A 10' WIDE CENTER OF THE PAD.

DATE PLOTTED: 3/27/19
 DRAWN BY: JMM
 CHECKED BY: JMM
 SHEET 2 OF 2

APPLICATION FOR WATER LINE REIMBURSEMENT

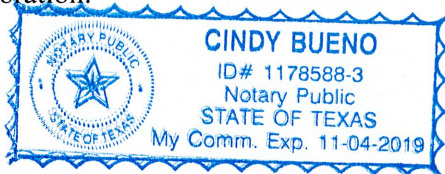
We, NP Homes, 21911 Rainier Lane, San Antonio, TX 78260, owners and developers of proposed Tuloso Reserve Unit 1, hereby request reimbursement of \$40,537.20, as provided for by City Ordinance No. 17092. \$52,549.20 is the construction cost, including 10% Engineering, Surveying, and Testing, in excess of the acreage fee, as shown by the cost supporting documents attached herewith.

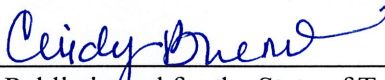
By: 
Nader Karimi, Member

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on July 23, 2019, 2019, by Nader Karimi, Member, NP Homes, LLC, a Texas Corporation, on behalf of the said corporation.




Notary Public in and for the State of 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 Distribution Main Trust Fund, and
- (b) Appropriation and approval by the City Council.


Development Services Engineer

August 5, 2019
Date

APPLICATION FOR WATER LINE CREDIT

We, NP Homes, LLC, 21911 Rainier Lane, San Antonio, TX 78260, owners and developers of proposed Tuloso Reserve Unit 1, hereby apply for \$12,012.00 credit towards the water system lot fee for the installation of the water distribution mains as provided for by City Ordinance No. 17092. \$52,549.20 is the estimated construction cost as shown by the cost supporting documents attached herewith.

By: Nader Karimi

Title: President

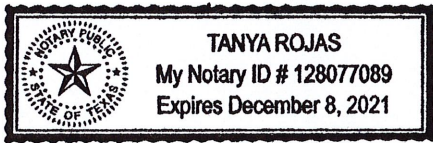
Date: 7-30-19

THE STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on July 30, 2019, by

Nader Karimi, Member, of NP Homes, LLC, a Texas Corporation, on behalf of the said corporation.



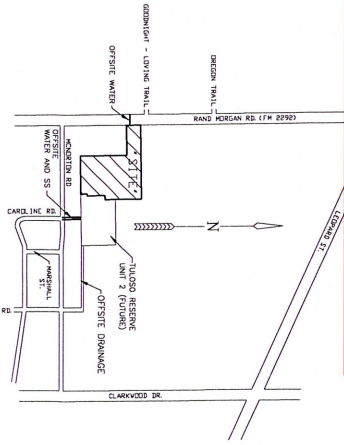
[Signature]
Notary Public in and for the State of Texas

PUBLIC IMPROVEMENTS TO TULOSO RESERVE UNIT 1, CORPUS CHRISTI, NUECES COUNTY, TEXAS

CORPUS CHRISTI, NUECES COUNTY, TEXAS

CONDITIONAL APPROVAL

1. Construction of certain storm drainage structures shall require a separate permit from the City.
 2. Construction of certain storm drainage structures shall require a separate permit from the City.
 3. Construction of public improvements within T-007 Right-of-Way is not to occur until T-007 permits have been supplied to the City.
 4. Acceptance of public improvements within T-007 Right-of-Way is not to occur until T-007 permits have been supplied to the City.
- Approval of this plan is conditional upon the approval of a separate utility assessment that will occur until Utility Statements have been obtained by separate instrument or by plat and provided to the City.



LEGEND - EXISTING FACILITIES AND APPURTENANCES

1/4" DIA.	APPROX. FUNDAMENT	MB	BACK OF CURB TO BACK OF CURB
1/4" DIA.	APPROX. CURB AND GUTTER	CN	CONCRETE
1/4" DIA.	APPROX. CURB AND GUTTER	DP	DEEP CURB CONCRETE (8" DIA. CURB)
1/4" DIA.	APPROX. CURB AND GUTTER	DR	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING

LEGEND - PROPOSED FACILITIES AND APPURTENANCES

1/4" DIA.	APPROX. FUNDAMENT	MB	BACK OF CURB TO BACK OF CURB
1/4" DIA.	APPROX. CURB AND GUTTER	CN	CONCRETE
1/4" DIA.	APPROX. CURB AND GUTTER	DP	DEEP CURB CONCRETE (8" DIA. CURB)
1/4" DIA.	APPROX. CURB AND GUTTER	DR	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING
1/4" DIA.	APPROX. CURB AND GUTTER	DM	DEEP CURB CONCRETE (8" DIA. CURB) WITH 1/4" DIA. REINFORCING AND 1/4" DIA. REINFORCING

CALL BEFORE YOU DIG!

800-4-A-DETECT

811

FOR A LIST OF PARTICIPATING UTILITIES CONTACT:

UTILITY APPLICATION COMPANY

AT 738-008-6973-314

Digitally signed by Gabriel Hinojosa, P.E.
DN: cn=Gabriel Hinojosa, P.E., o=Development Services, ou=Engineer IV, email=gab@hcx.com, c=TX
Date: 2019/07/12 11:26:59 -05'00'

1. CONSTRUCTION OF STORM DRAINAGE STRUCTURES SHALL REQUIRE A SEPARATE PERMIT FROM THE CITY OF CORPUS CHRISTI.
2. CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN T-007 RIGHT-OF-WAY IS NOT TO OCCUR UNTIL T-007 PERMITS HAVE BEEN SUPPLIED TO THE CITY.
3. CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN T-007 RIGHT-OF-WAY IS NOT TO OCCUR UNTIL T-007 PERMITS HAVE BEEN SUPPLIED TO THE CITY.
4. ACCEPTANCE OF PUBLIC IMPROVEMENTS WITHIN T-007 RIGHT-OF-WAY IS NOT TO OCCUR UNTIL T-007 PERMITS HAVE BEEN SUPPLIED TO THE CITY.

COVER SHEET AND MISCELLANEOUS INFORMATION

PAVING, GRADING AND DRAINAGE PLAN, STREET AND STORM SEWER PROFILES

SANITARY SEWER AND WATER PLAN AND PROFILE

STORM WATER POLLUTION PREVENTION PLAN, ESTIMATE SWMMP AND BASE WMPMP

STREET & SIDEWALK DETAILS

OFFSITE STORM SEWER, SANITARY SEWER AND WATER PLAN AND PROFILE

DEVELOPER:
MR. JAMES H. LUCAS
2191 BARKER LN
CORPUS CHRISTI, TEXAS 78409
(361) 774-2422

BASS AND WEST ENGINEERING
TX REGISTRATION NO. F-22; JIM S. AMALDI
CORPUS CHRISTI, TEXAS 78404
PUBLIC IMPROVEMENTS TO
TULOSO RESERVE UNIT 1
CORPUS CHRISTI, NUECES CO., TX

CHECKED BY: GABRIEL HINOJOSA, P.E.
DATE: 7/12/19

DATE: 2019/07/12 11:26:59 -05'00'

- ### EXISTING FACILITIES AND APPURTENANCES
1. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 2. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 3. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 4. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 5. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 6. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 7. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 8. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 9. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 10. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 11. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 12. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 13. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 14. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.
 15. APPROXIMATE LOCATION OF EXISTING FACILITIES AND APPURTENANCES.

- ### PROPOSED FACILITIES AND APPURTENANCES
1. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 2. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 3. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 4. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 5. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 6. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 7. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 8. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 9. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 10. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 11. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 12. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 13. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 14. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
 15. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.

BENCHMARKS

COVER SHEET AND MISCELLANEOUS INFORMATION

DATE: 2019/07/12 11:26:59 -05'00'

PROFESSIONAL ENGINEER

STATE OF TEXAS

PROPOSED FACILITIES AND APPURTENANCES

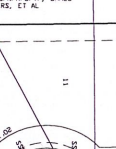
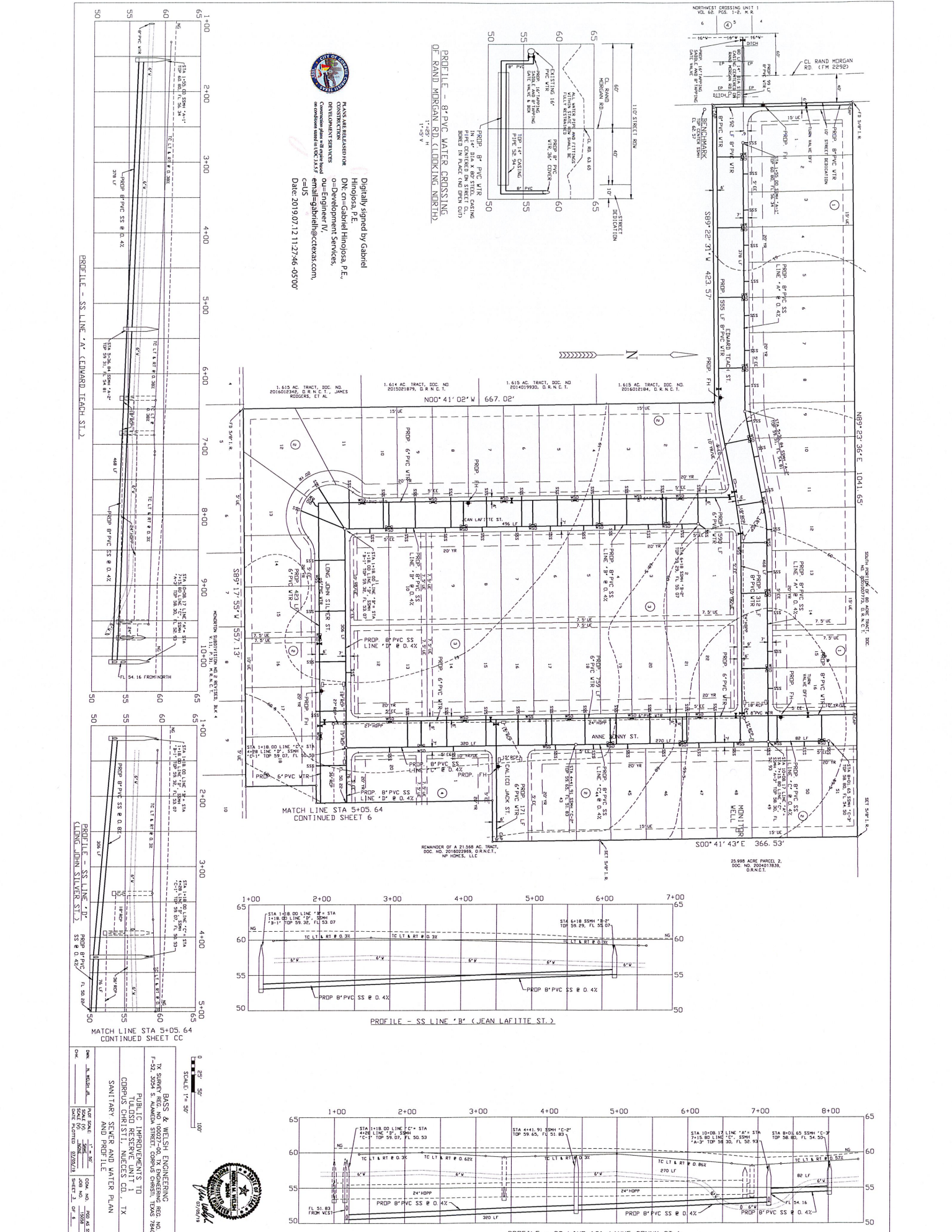
1. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
2. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
3. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
4. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
5. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
6. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
7. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
8. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
9. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
10. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
11. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
12. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
13. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
14. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.
15. APPROXIMATE LOCATION OF PROPOSED FACILITIES AND APPURTENANCES.

COVER SHEET AND MISCELLANEOUS INFORMATION

DATE: 2019/07/12 11:26:59 -05'00'

PROFESSIONAL ENGINEER

STATE OF TEXAS



Digitally signed by Gabriel Hinogosa, P.E.
 DN: cn=Gabriel Hinogosa, P.E., o=Development Services, ou=Engineer IV, email=gabrielh@ctexas.com, c=US
 Date: 2019.07.12 12:46:05-000

PROFILE - 8" PVC WATER CROSSING OF RAND MORGAN RD. (LOOKING NORTH)

1.615 AC TRACT, 200 D.D. NO. 2014019903, G.M.K.C.T.
 1.614 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.

PROFILE - SS LINE 'A' EDWARD TEACH ST.

1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.614 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.

PROFILE - SS LINE 'B' (JEAN LAFITTE ST.)

1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.614 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.

PROFILE - SS LINE 'C' (ANNE BONNY ST.)

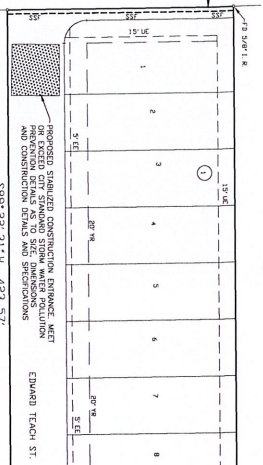
1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.614 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.
 1.615 AC TRACT, 200 D.D. NO. 2014018189, G.M.K.C.T.

BASS & WELSH ENGINEERING
 PUBLIC IMPROVEMENTS TO
 TULLAHO PUBLIC RESERVE UNIT 1
 CURBUS CHRISTI NUCCES CD, TX
 SANITARY SEWER AND WATER PLAN
 AND PROFILE

DATE: 07/20/19
 SHEET 3 OF 8

SCALE: 1" = 50'

17.5' SWFT 1.8
 40'
 30'
 20'
 10'
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



WATER BASE MAP
 1"-250'

SANITARY SEWER BASE MAP
 1"-250'

STREET AND SURFACE FINISH

1	6" CEMENT CONCRETE	3200	LF
2	4" THICK CONCRETE WALK	2144	SF
3	4" ASPHALT	7674	SF
4	6" CHISEL UNFINISHED DRAIN TO 2% SLOPE	10003	SF
5	6" CHISEL UNFINISHED DRAIN TO 2% SLOPE	252	LF
6	12" CHISEL UNFINISHED DRAIN TO 2% SLOPE	15	LF
7	CLEANING AND PAINTING	14	AC
8	60-OR-ROUND DRAIN (MANHOLE) 3' DIA	3213	LF
9	STREET SIGN	8	EA

STORM DRAIN ITEMS

1	12" RCP	163	LF
2	18" RCP	179	LF
3	24" RCP	100	LF
4	30" RCP	232	LF
5	36" RCP	0	LF
6	36" RCP	1884	LF
7	MANHOLE 10'	5	EA
8	4" THICK RCP MANHOLE IN SLOPE	10	SF

NOTE: RCP FOR SPURS AS LISTED IN SITE PLAN

WATER MAIN ITEMS

1	6" DIAMETER	230	LF
2	8" DIAMETER	6	EA
3	8" DIAMETER	4	EA
4	8" DIAMETER	3	EA
5	8" DIAMETER	2133	LF
6	8" DIAMETER	2	EA
7	6" DIAMETER	8	EA
8	6" DIAMETER	6	EA
9	6" DIAMETER	13	EA
10	6" DIAMETER	7	EA
11	6" DIAMETER	2	EA
12	6" DIAMETER	1	EA
13	6" DIAMETER	29	EA
14	6" DIAMETER	8	EA

ESTIMATE SUMMARY

WATER MAIN ITEMS REMOVED BY CITY

1	6" DIAMETER	1	EA
2	8" DIAMETER	1	EA
3	8" DIAMETER	1	EA
4	8" DIAMETER	1	EA
5	8" DIAMETER	1	EA
6	8" DIAMETER	1	EA
7	8" DIAMETER	1	EA
8	8" DIAMETER	1	EA
9	8" DIAMETER	1	EA
10	8" DIAMETER	1	EA
11	8" DIAMETER	1	EA
12	8" DIAMETER	1	EA
13	8" DIAMETER	1	EA
14	8" DIAMETER	1	EA
15	8" DIAMETER	1	EA

WATER MAIN ITEMS REMOVED BY CITY

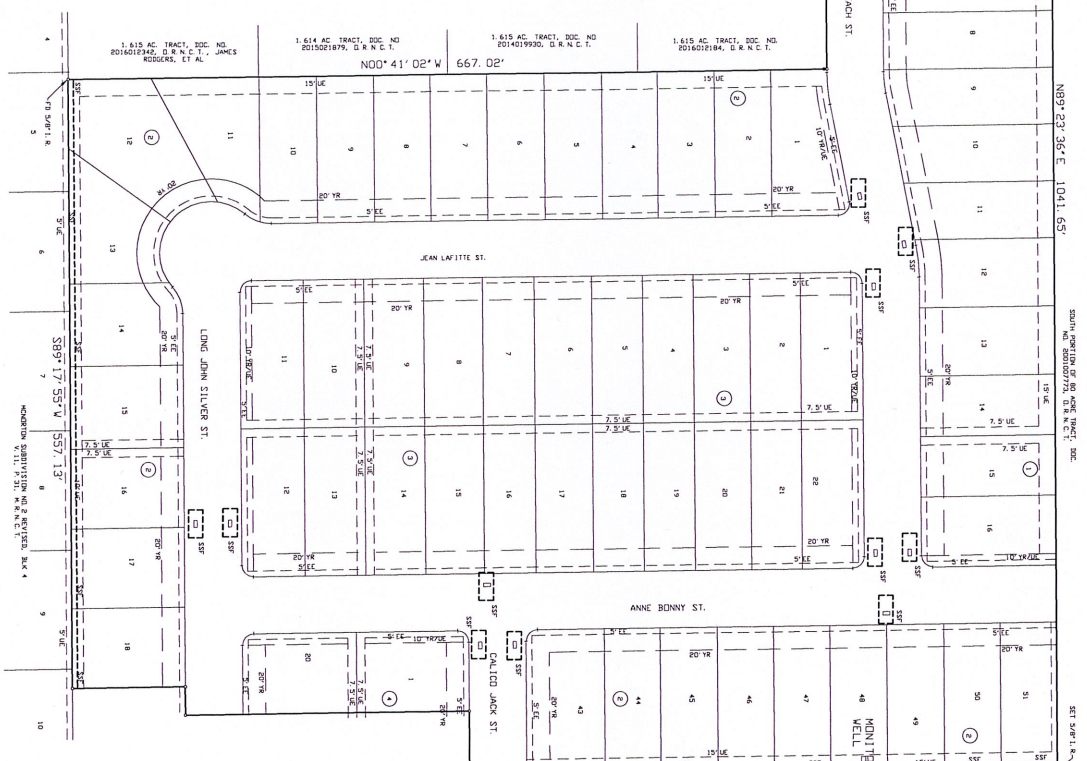
1	6" DIAMETER	1	EA
2	8" DIAMETER	1	EA
3	8" DIAMETER	1	EA
4	8" DIAMETER	1	EA
5	8" DIAMETER	1	EA
6	8" DIAMETER	1	EA
7	8" DIAMETER	1	EA
8	8" DIAMETER	1	EA
9	8" DIAMETER	1	EA
10	8" DIAMETER	1	EA
11	8" DIAMETER	1	EA
12	8" DIAMETER	1	EA
13	8" DIAMETER	1	EA
14	8" DIAMETER	1	EA
15	8" DIAMETER	1	EA

MECHANICAL ITEMS

1	TRAP	1	EA
2	TRAP	1	EA
3	TRAP	1	EA
4	TRAP	1	EA
5	TRAP	1	EA
6	TRAP	1	EA
7	TRAP	1	EA
8	TRAP	1	EA
9	TRAP	1	EA
10	TRAP	1	EA
11	TRAP	1	EA
12	TRAP	1	EA
13	TRAP	1	EA
14	TRAP	1	EA
15	TRAP	1	EA

MECHANICAL ITEMS

1	TRAP	1	EA
2	TRAP	1	EA
3	TRAP	1	EA
4	TRAP	1	EA
5	TRAP	1	EA
6	TRAP	1	EA
7	TRAP	1	EA
8	TRAP	1	EA
9	TRAP	1	EA
10	TRAP	1	EA
11	TRAP	1	EA
12	TRAP	1	EA
13	TRAP	1	EA
14	TRAP	1	EA
15	TRAP	1	EA



POLLUTION PREVENTION NOTES

1. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
11. CONSTRUCTION POLLUTION PREVENTION - CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE TEXAS POLLUTION PREVENTION ACT AND THE TEXAS WATER POLLUTION CONTROL ACT. ALL POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

SEDIMENTATION SCREENING FENCE

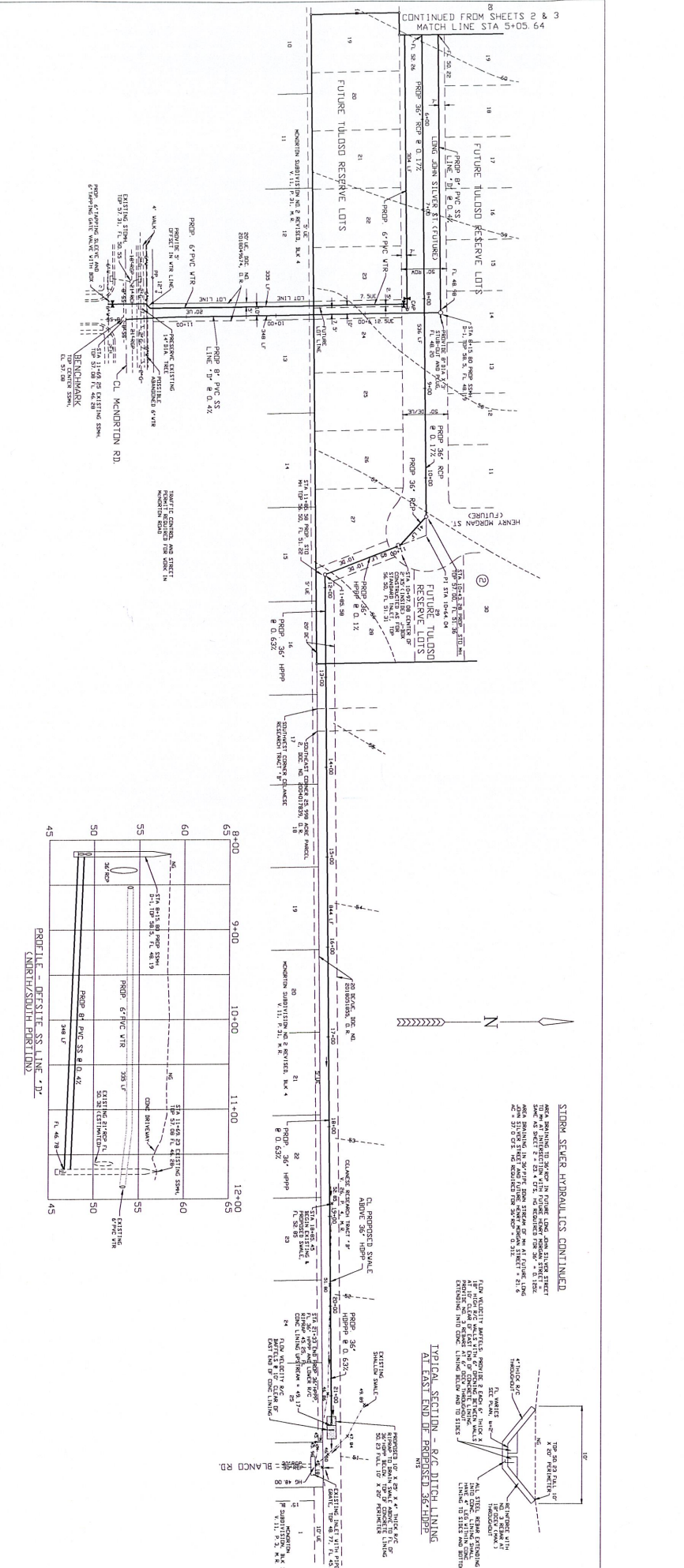
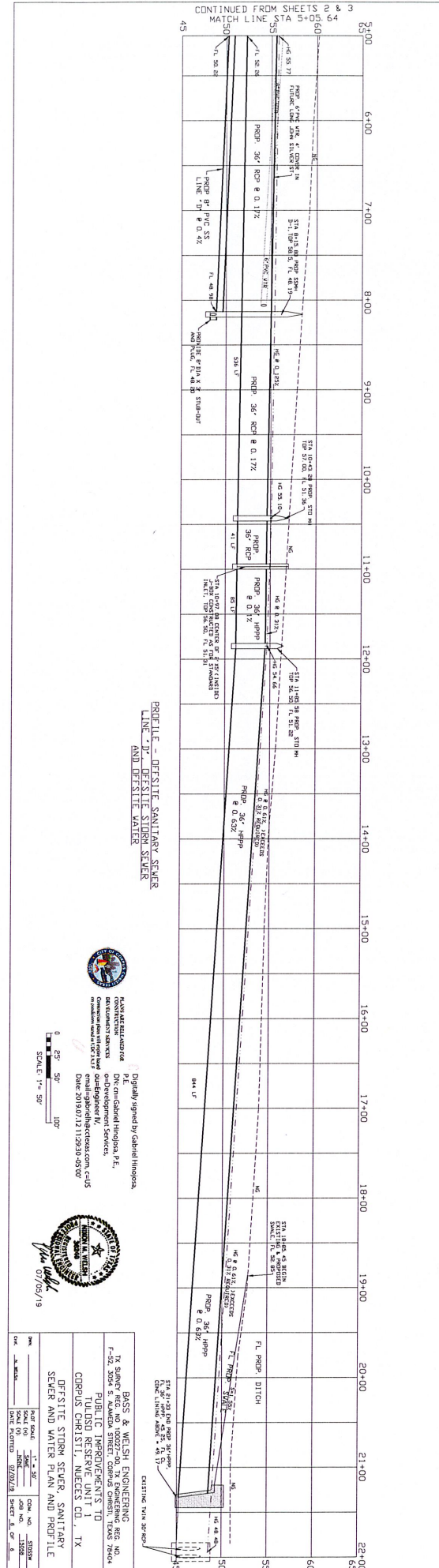
ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



HINGOIA P.E.
 ENGINEERING SERVICES
 2010 HINGOIA DRIVE
 CORPUS CHRISTI, TEXAS 78404
 TEL: 361-850-1234
 FAX: 361-850-5678
 EMAIL: hingoia@hingoia.com
 DATE: 01/10/17



BASE & MECHANICAL ENGINEERING
 PUBLIC IMPROVEMENTS UNIT 1
 TULDSO RESERVE UNIT 1
 CORPUS CHRISTI, TEXAS
 STORM WATER POLLUTION PREVENTION PLAN
 ESTIMATE SUMMARY AND BASE MAPS
 DATE: 01/10/17
 SHEET: A OF B



Digitally signed by Gabriel Jimenez
 DN: cn=Gabriel Jimenez, o=Development Services,
 ou=Development Services, c=US
 Date: 2019.07.12 13:39:05-0500



BASS & WELSH ENGINEERING
 P.C.
 1505 S. WALKER STREET, CORPUS CHRISTI, TEXAS 78404
 CORPORATION
 PUBLIC REPRESENTATIVE
 C. WELSH, P.E.
 C. BASS, P.E.
 SANITARY ENGINEER
 DATE: 07/12/19

NO.	DATE	BY	FOR
1	07/12/19	GW	ISSUE FOR PERMIT
2	07/12/19	GW	REVISED

NIXON M. WELSH, P.E., R.P.L.S.
 Email: NixMW@aol.com

BASS WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

3054 S. Alameda St.
 361 882-5521~ FAX 361 882-1265

15058-PCE-WTR
 04/15/2019

TULOSO RESERVE
 WATER REIMBURSEMENT ESTIMATE

WATER IMPROVEMENTS OFFSITE (REIMBURSABLE BY CITY)		QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	16" TAPPING SADDLE W/8" TAPPING GATE VALVE W/BOX	1	EA	3,500.00	3,500.00
2	8" PVC PIPE	109	LF	40.00	4,360.00
3	8" TEE	1	EA	462.00	462.00
4	8" ELBOW	2	EA	350.00	700.00
5	14" DIA STEEL PIPE BORED IN PLACE (NO OPEN CUT)	80	LF	350.00	28,000.00
6	6" PVC PIPE	230	LF	30.00	6,900.00
7	6" ELBOW	2	EA	300.00	600.00
8	6" TAPPING SADDLE & 6" TAPPING GATE VALVE W/BOX	1	EA	1,500.00	1,500.00
9	PAVING, WALK, & CURB & GUTTER PATCHING	1	LS	1,000.00	1,000.00
10	TRAFFIC CONTROL DURING CONSTRUCTION	1	LS	750.00	750.00

SUBTOTAL \$ 47,772.00

10% ENGINEERING & SURVEYING 4,777.20

SUBTOTAL \$ 52,549.20

LESS WATER ACREAGE FEE (12,012.00)

TOTAL AMOUNT REIMBURSEABLE \$ 40,537.20



City of Corpus Christi, Texas
 Department of Development Services
 P.O. Box 9277
 Corpus Christi, Texas 78469-9277
 (361) 826-3240
 Located at: 2406 Leopard Street
 (Corner of Leopard St. and Port Ave.)

DISCLOSURE OF INTERESTS

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: NP HOMES, LLC

STREET: P.O. BOX 8638 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)
<u>N/A</u>	<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>	<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>	<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>	<u>N/A</u>
_____	_____

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: NADER KARIMI Title: MEMBER
 (Print)

Signature of Certifying Person: Date: 11/20/2018

DEFINITIONS

- a. "Board Member". A member of any board, commission or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. "Employee". Any person employed by the City of Corpus Christi, Texas, either on a full or part time basis, but not as an independent contractor.
- c. "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.
- d. "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.
- e. "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 holding or control established through voting trusts, proxies or special terms of venture or partnership agreements.
- f. "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.