

DEFERMENT AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This deferment agreement ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipality, and Solid Rock Commercial Properties, Ltd ("Developer"), a Texas Limited Partnership in order to defer the completion of certain required public improvements prior to recording the final plat of SOLID ROCK INDUSTRIAL PARK – PHASE 1 (the "Plat"). A copy of the Plat is attached and incorporated by reference into this Agreement as **Exhibit 1**.

WHEREAS, the Developer is obligated under Section 8.1 of the Unified Development Code ("UDC") to construct the required public improvements before the final Plat is endorsed by the City's City Engineer or Development Services Engineer, as applicable ("City Engineer");

WHEREAS, the Developer is seeking to delay the construction of the required public improvements ("Deferred Improvements") shown in **Exhibit 2**, which exhibit is attached and incorporated by reference into this Agreement, and to have the Plat filed immediately with the County Clerk of Nueces County, Texas;

WHEREAS, the developer is seeking deviation from the standard form deferment agreement to forego the financial security required by Section 3.30.1 of the UDC in the amount representing 110% of the estimated cost of constructing the Deferred Improvements; and

WHEREAS, any deviations from the approved standard form deferment agreement require a recommendation from the Planning Commission and an approval by the City Council per Section 8.1.10.B.4. of the UDC;

NOW, THEREFORE, for the consideration set forth in this Agreement, the City and Developer agree as follows:

1. Preamble.
The above preamble and all defined terms therein are incorporated in this Agreement for all purposes. In addition, the preamble to this Agreement is included as substantive content in this instrument and upon which both parties to this Agreement have relied and will continue to rely during the term of this Agreement.
2. Consideration.
In consideration of the Developer's request to enter into this Agreement and the commitment to the construction of the Deferred Improvements, the City agrees to allow the final Plat to be endorsed by the City Engineer and filed for record with the County Clerk of Nueces County prior to the construction of the Deferred Improvements and without financial security in the amount representing 110% of the estimated cost of constructing the Deferred Improvements as required by the Unified Development Code.
3. Development Fees.
Prior to the filing of the Plat with the County Clerk of Nueces County, the Developer must pay all development fees for the Plat as required by the Corpus Christi Code and UDC.

4. Improvements.
 - a. Developer covenants to construct and install, at Developer's expense, all external and internal subdivision improvements required to comply with City ordinances, regulations, and policies governing subdivision approval for the Plat, including Deferred Improvements as shown in **Exhibit 2** and **Exhibit 3**.
 - b. Deferred Improvements are to be completed in conformance with the City's engineering standards by October 31, 2026.
 - c. No building permit for vertical structures shall be issued for any portion of the real property that is subject to the Plat until the Deferred Improvements are constructed.
5. Time is of the Essence.

Time is of the essence in the performance of this Agreement.
6. Improvements Approval.

Detailed construction drawings must be provided by the Developer and approved by the City's Departments of Development Services and Engineering prior to the start of construction of the Deferred Improvements.
7. Improvements Construction Standards.

The Developer shall construct the Deferred Improvements in accordance with the City's engineering standards in effect at the time of construction and in accordance with the construction drawings approved by the City departments pursuant to the section above.
8. Acceptance of Improvements.

Upon completion of all Deferred Improvements by the Developer as verified by the Assistant City Manager and Director of Development Services and within the time period stated in this Agreement, acceptance of the Deferred Improvements by the City Engineer, the Developer is released from the obligation to notify purchasers of lots of this Agreement.
9. Warranty.

Developer fully warrants the workmanship of and function of the Deferred Improvements and the construction thereof for a period of two years for streets, curbs, gutters, and sidewalks and one year for all other improvements from and after the date of acceptance of the improvements by the City Engineer.
10. Default.
 - a. If Developer defaults in any of its covenants or obligations under this Agreement, the Developer shall have 30 days from the date the written notice is sent to cure the default. If the Developer fails to cure the default within 30 days, the City may seek the following remedies:
 - I. Vacation of the Plat;
 - II. Denial of building permits for any vertical structures on any portion of the real property that is the subject of the Plat; and/or
 - III. Denial of Certificate of Occupancy for any structure on any portion of the real property that is the subject of the Plat.

b. The City is not responsible for constructing or completing any Deferred Improvements.

11. Notice.

Any notice required or permitted to be given by either party shall be in writing and must be provided by personal delivery, fax, or certified United States mail, postage prepaid, return receipt requested, and notice is deemed sufficiently given if addressed to the appropriate party at the address shown for the party in the signature block of this Agreement or faxed to the fax phone number shown in the signature block for the party. By notifying the other in accordance with the provisions of this section, any party may specify a different address or addressee for notice purposes.

12. Building Permits and Certificate of Occupancy.

The City reserves the right not to issue building permits and certificates of occupancy for all or any portion of the real property that is the subject of the Plat until the Deferred Improvements are constructed, installed in working order, and accepted by the City Engineer in accordance with the provisions of this Agreement.

13. Assignment.

No party may assign this Agreement or any rights under this Agreement without the prior written approval of the other party and by amendment to this Agreement.

14. Covenant Running with the Land.

By execution of this Agreement, the Developer covenants to construct the Deferred Improvements required by this Agreement, and this covenant shall be a covenant running with the land. Therefore, at the Developer's expense, the City shall file this Agreement with the Official Public Records of Real Property of Nueces County.

15. Lot Conveyance

The Developer shall include a provision in all contracts, deeds, and instruments of conveyance for the sale of any lot within the Plat to provide notice of this Agreement by referencing its recorded document number and providing a brief summary of its contents, including Sections 4, 10, and 12.

16. **INDEMNIFICATION.**

DEVELOPER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF CORPUS CHRISTI, ITS OFFICERS, EMPLOYEES, AND AGENTS, ("INDEMNITEES") FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RELATED TO THE PERFORMANCE OF THIS AGREEMENT, REGARDLESS OF WHETHER SUCH CLAIM IS CAUSED IN PART BY THE NEGLIGENCE OF THE CITY. DEVELOPER'S DUTY TO DEFEND AND INDEMNIFY SHALL APPLY REGARDLESS OF THE MERITS OF THE UNDERLYING CLAIM AND SHALL REMAIN IN EFFECT EVEN IF CITY IS ULTIMATELY DETERMINED TO BE SOLELY AT FAULT.

17. Modifications.

No changes or modifications to this Agreement may be made, nor any provisions waived, unless the change or modification is made in writing and signed by persons authorized to sign agreements on behalf of each party.

18. Severability.

If, for any reason, any section, paragraph, subdivision, clause, provision, phrase, or word of this Agreement or the application thereof to any person or circumstance is, to any extent, held illegal, invalid, or unenforceable under present or future law or by a final judgment of a court of competent jurisdiction, then the remainder of this Agreement, or the application of said term or provision to persons or circumstances other than those as to which it is held illegal, invalid, or unenforceable, will not be affected thereby, for it is the definite intent of the parties to this Agreement that every section, paragraph, subdivision, clause, provision, phrase, or word of this Agreement be given full force and effect for its purpose.

19. Disclosure of Interest.
The Developer shall, in compliance with Section 2-349 of the City's Code of Ordinances, complete the City's Disclosure of Interests form, which is attached to this Agreement as **Exhibit 4**, the contents of which, as a completed form, are incorporated in this Agreement by reference as if fully set out here in its entirety.
20. Compliance with Laws.
The Developer shall comply with all federal, state, and local laws, regulations, and rules applicable to the performance of this Agreement.
21. Governing Law and Venue.
This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created pursuant to this Agreement are performable in Nueces County, Texas. Venue for all actions arising from or pursuant to this Agreement shall be brought in Nueces County, Texas.
22. Strict Performance.
Strict performance of the provisions of this Agreement by the Developer is required by the City as a condition of this Agreement. The Developer specifically acknowledges and agrees that failure by the Developer to adhere or comply with any term, condition, or requirement of this Agreement constitutes a default of this Agreement.
23. Authority to Act.
All signatories to this Agreement warrant and guarantee that they have the authority to act on behalf of the person or entity represented and make this Agreement binding and enforceable by their signature.
24. Termination.
This Agreement terminates upon acceptance of all Deferred Improvements by the City, completion of all Deferred Improvements by the City, or upon plat vacation.
25. Effective Date.
This Agreement is executed in one original document. This Agreement becomes effective and is binding upon and inures to the benefit of the City and Developer and their successors and assigns from and after the date the Agreement has been executed by all signatories.

Attached and incorporated by reference into this Agreement:

Exhibit 1 – Plat
Exhibit 2 – Required Public Improvements
Exhibit 3 – Cost Estimate for Public Improvements
Exhibit 4 – Disclosure of Interests

DEVELOPER
Solid Rock Commercial Properties Ltd
102 Airport Rd,
Corpus Christi, TX 78405

THE STATE OF _____ §
COUNTY OF _____ §

Notary Public's Signature

CITY OF CORPUS CHRISTI
P. O. Box 9277
Corpus Christi, TX 78469-9277
(361) 826-3240 Office (361) 826-4428 Fax

Michael Dice,
Director of Development Services

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on _____, 2025, by
Michael Dice, Director of Development Service for the City of Corpus Christi, Texas.

Notary Public's Signature

Approved to Legal Form: _____

Buck Brice
Deputy City Attorney

EXHIBIT 1

FINAL PLAT OF SOLID ROCK INDUSTRIAL PARK PHASE 1

45.2 ACRES CONSISTING OF A 23.013 ACRE TRACT, CALLED TRACT I, AND A 22.189 ACRE TRACT, CALLED TRACT II, BOTH BEING OUT OF A 66.88 ACRE TRACT, CALLED TRACT VII, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004040019, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
AND
A 2.826 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033866, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
AND
3.96 ACRES BEING OUT OF LOT 2, BLOCK 5, INDUSTRIAL TECHNOLOGY PARK UNIT 2, AS RECORDED IN VOLUME 67, PAGE 502, MAP RECORDS NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____, 2025.

BRIA WHITMIRE, PE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025.

CYNTHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2025

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 29TH DAY OF AUGUST, 2025.

ARTURO MEDINA, R.P.L.S.

TEXAS LICENSE NO. 6669
A.M. LAND SURVEYING
TBPELS FIRM NO. 10194360
361-333-6317
AMLANDSURVEYING@YAHOO.COM



STATE OF TEXAS
COUNTY OF NUECES

WE, SOLID ROCK COMMERCIAL PROPERTIES, LTD., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2024.

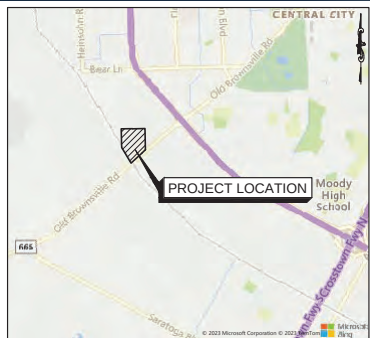
ADRIANA ORTIZ

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ADRIANA ORTIZ

THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION MAP
SCALE: 1" = 5,000'

4.90 ACRES
OUT OF LOT 13, SEC. 5,
RANGE VIII, GUGENHEIM
AND COHN SURVEY
DOC. NO. 2023043243
O.P.R.N.C.T.

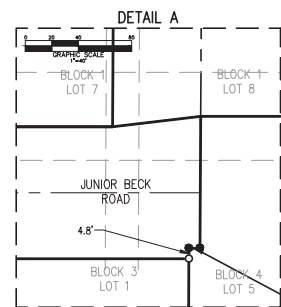
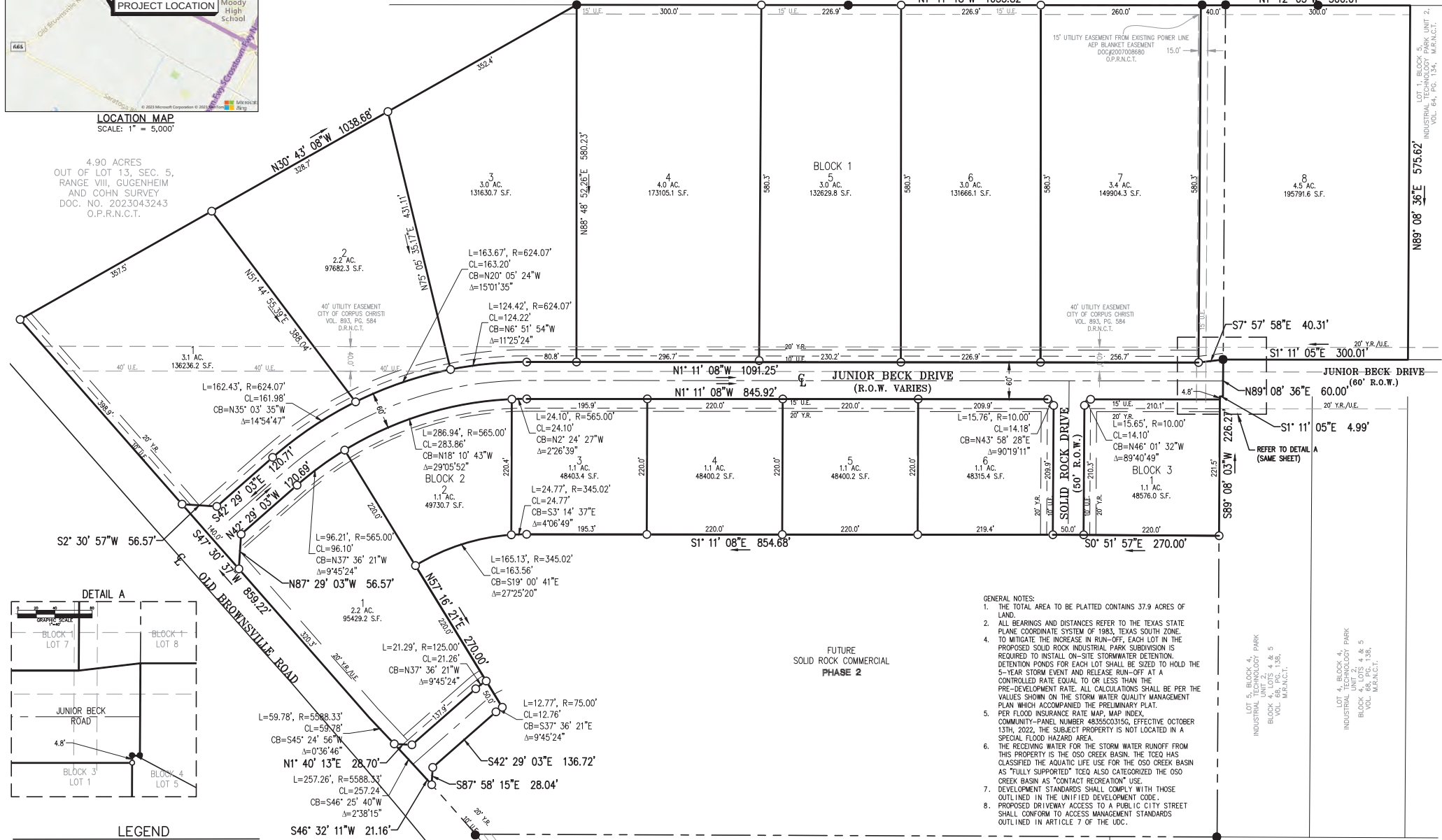
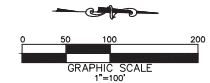
FINAL PLAT OF SOLID ROCK INDUSTRIAL PARK PHASE 1

45.2 ACRES CONSISTING OF A 23.013 ACRE TRACT, CALLED TRACT I, AND A 22.189 ACRE TRACT, CALLED TRACT II, BOTH BEING OUT OF A 66.88 ACRE TRACT, CALLED TRACT VII, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004040019, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.

A 2.826 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033866, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.

3.98 ACRES BEING OUT OF LOT 2, BLOCK 5, INDUSTRIAL TECHNOLOGY PARK UNIT 2, AS RECORDED IN VOLUME 67, PAGE 502, MAP RECORDS NUECES COUNTY, TEXAS.

329.6 ACRES
MARGARET KELLY LANDS
VOL. 8, PG. 40 M.R.N.C.T.



LEGEND

- 5/8" INCH IRON ROD SET
- 5/8" INCH IRON ROD FOUND
- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIREMENT
- R.O.W. RIGHT OF WAY
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX

GENERAL NOTES:

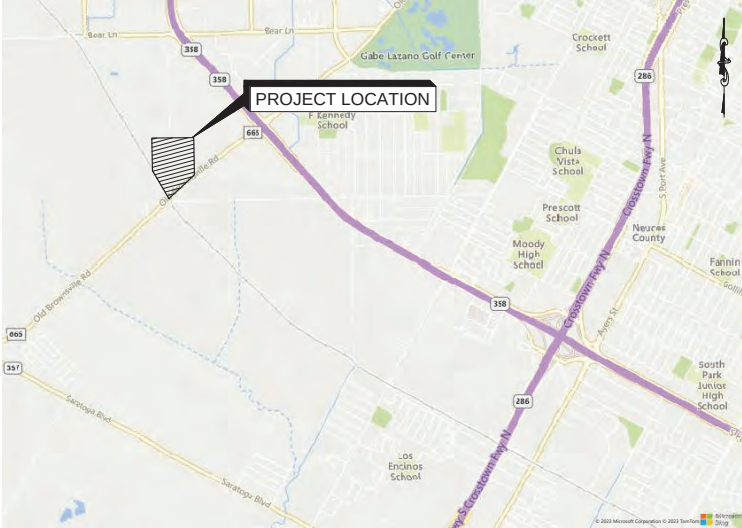
1. THE TOTAL AREA TO BE PLATTED CONTAINS 37.9 ACRES OF LAND.
2. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
3. TO MITIGATE THE INCREASE IN RUN-OFF, EACH LOT IN THE PROPOSED SOLID ROCK INDUSTRIAL PARK SUBDIVISION IS REQUIRED TO INSTALL ON-SITE STORMWATER DETENTION DETENTION PONDS FOR EACH LOT SHALL BE SIZED TO HOLD THE 5-YEAR STORM EVENT AND RELEASE RUN-OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THE STORM WATER QUALITY MANAGEMENT PLAN WHICH ACCOMPANIED THE PRELIMINARY PLAT.
4. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0315G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
6. DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

FUTURE
SOLID ROCK COMMERCIAL
PHASE 2

SHEET 2 OF 2

EXHIBIT 2

PUBLIC IMPROVEMENT PLANS
FOR
SOLID ROCK INDUSTRIAL PARK, PHASE 1
CORPUS CHRISTI, TEXAS



LOCATION MAP
SCALE: 1" = 2000'

SHEET INDEX	
Sheet Number	Sheet Title
1.0	COVER SHEET
1.1	GENERAL NOTES & DETAILS
2.1	DRAINAGE PLAN
2.2	GRADING PLAN
2.3	GRADING PLAN
2.4	UTILITY PLAN
2.5	UTILITY PLAN
2.6	UTILITY PLAN
2.7	UTILITY PROFILES
2.8	UTILITY PROFILES
2.9	SIGNAGE PLAN
3.0	STORM WATER POLLUTION PREVENTION PLAN
4.1	UTILITY DETAILS
4.2	ROAD BARRICADE DETAILS
4.3	TYPICAL SIGN REQUIREMENTS
4.4	STREET NAME BLADE DETAILS
4.5	SIGN MOUNTING DETAILS

THE CITY OF CORPUS CHRISTI STANDARD DETAILS LISTED BELOW HAVE BEEN SELECTED BY MICHAEL C. YORK, P.E., TEX. REG. NO. 124938, AS BEING APPLICABLE TO THIS PROJECT.

CITY OF CORPUS CHRISTI STANDARDS INDEX:

- CONCRETE PAVEMENT STANDARD DETAILS, SHEET 1 OF 1
- DRIVEWAY STANDARD DETAILS, SHEETS 1 THRU 3
- STORM WATER STANDARD DETAILS, SHEETS 1 THRU 3
- WASTEWATER STANDARD DETAILS, SHEETS 1 THRU 4
- WATER STANDARD DETAILS, SHEETS 1 THRU 4
- STORM WATER POLLUTION PREVENTION PLAN NOTES, SHEET 1 OF 3
- STORM WATER ENVIRONMENTAL PERMITS ISSUED AND COMMENTS (EPIC), SHEET 2 OF 3
- STORM WATER POLLUTION PREVENTION PLAN STANDARD DETAILS, SHEET 3 OF 3

NOTE:
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT VERSION OF ABOVE LISTED CITY STANDARDS FROM THE CITY OF CORPUS CHRISTI. CITY STANDARDS LISTED ABOVE ARE PART OF THE CONSTRUCTION DOCUMENTS.

OWNER / DEVELOPER:
SOLID ROCK COMMERCIAL PROPERTIES LTD
102 AIRPORT ROAD
CORPUS CHRISTI, TX 78413

ENGINEER:
YORK ENGINEERING, INC.
9708 S. PADRE ISLAND DR., SUITE A200
CORPUS CHRISTI, TX 78418

SURVEYOR:
AM LAND SURVEYING
LICENSE NO. 5669
TPELS FIRM NO. 10194360
P.O. BOX 71094
CORPUS CHRISTI, TX 78467

CALL BEFORE YOU DIG!



PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG,
DRILL, OR BLAST.
STOP AND CALL
811

RELEASED FOR CONSTRUCTION



Alex Harmon
Alexandria (Alex) Harmon, P.E., CPH
Development Services
City of Corpus Christi

NOTE: Construction Plans will expire based on the expiration stated in UDC 5.8.5.A.

Alex Harmon
Digitally signed
by Alex Harmon
Date: 2024.09.18
11:06:12 -05'00'

PREPARED BY:



YORK ENGINEERING
CIVIL • PLANNING • CONSULTING

7808 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI, TEXAS | 78418
361-245-4400 | YORKENG.COM | TEXAS ENGINEERING FIRM # 22063
© 2024 BY YORK ENGINEERING, INC.



THE SEAL APPEARS ON THE
CONTRACT AND SUBMITTALS
BY MICHAEL C. YORK, P.E.
TO BE VALID. IT IS THE RESPONSIBILITY OF
THE ENGINEER TO MAINTAIN THE
SEAL IN ACCORDANCE WITH THE
PROFESSIONAL ENGINEER'S ACT
AND THE TEXAS
ENGINEERING PRACTICE ACT.



GENERAL NOTES:

PRELIMINARY MATTERS

1. THE INSTRUCTIONS GIVEN BY THE NOTES ON THIS SHEET DO NOT CONSTITUTE SEPARATE PAY ITEMS UNLESS SPECIFICALLY INCLUDED IN THE PROPOSED FORM.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS LISTED IN THE CONTRACT DOCUMENTS AND THE STANDARD DETAILS INCLUDED OR REFERENCED IN THE PLANS.
3. ANY CHANGES OR REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. THE OWNER/ENGINEER RESERVE THE RIGHT TO MAKE REASONABLE ADJUSTMENTS IN LINE AND/OR GRADE IN ORDER TO AVOID CONFLICTS WITH NON-RELOCATABLE STRUCTURES OR OTHER UTILITIES. THE CONTRACTOR AGREES TO MAKE SUCH REASONABLE ADJUSTMENTS AT NO COST TO OWNER OR ENGINEER.
5. EXISTING PAVING, BUILDINGS AND OTHER UTILITIES SHOWN ON PLANS BUT NOT SPECIFICALLY RELATED TO THE WORK OF THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE SHOWN TO A LESSER DEGREE OF DETAIL THAN THE REMAINDER OF THE PLANS.
6. DEMOLITION
1. ALL CONSTRUCTION SHALL CONFORM TO STANDARD BUILDING CODE AND CITY ORDINANCES FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL AND DISPOSAL AS WELL AS ALL FEDERAL, STATE, AND LOCAL HAULING AND DISPOSAL REGULATIONS. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
2. THE CONTRACTOR SHALL COMPLETELY REMOVE EXISTING STRUCTURES WHICH ARE TO BE ABANDONED TO A DEPTH OF 36 INCHES BELOW FINISHED GRADE. STRUCTURES FALLING WITHIN A BUILDING PAV EXCAVATION SHALL BE REMOVED. ANY REMAINING CAVITY SHALL BE COMPLETELY FILLED WITH LIMESTONE OR SELECT FILL MATERIAL.
3. ALL LINES, PIPES AND UTILITIES LESS THAN 12 INCHES IN DIAMETER MAY BE ABANDONED IN PLACE PROVIDED THEY ARE AT LEAST 24 INCHES BELOW EXISTING OR PROPOSED GRADE IN SITUATION PARKING AREAS. ALL PIPES, UTILITIES, ETC., ABANDONED IN PLACE SHALL BE GROUT FILLED AND PLUGGED OR CARPETED PER CITY CODE AND THE CITY OR APPROPRIATE UTILITY COMPANY NOTIFIED TO INSURE THAT THE SERVICE IS TERMINATED.
4. THE CONTRACTOR SHALL COMPLETELY REMOVE AND HAUL OFF EXISTING CONCRETE OR FOUNDATION PERS THAT MAY BE UNCOVERED IN THE AREA AND FILL EXCAVATIONS WITH LIMESTONE OR SELECT FILL MATERIAL.
5. LIMESTONE OR SELECT FILL MATERIAL SHALL BE USED TO FILL EXCAVATIONS TO A MINIMUM OF 18" BELOW FINISHED GRADE. THE CONTRACTOR SHALL HAUL OFF AND DISPOSE OF ALL DEMOLISHED TIMBER AND DISPOSE OF IN A LEGAL MANNER.

SIDEWALKS AND DRIVEWAYS

1. DRIVEWAY PAVEMENT SHALL BE AS SHOWN ON THE APPROPRIATE CITY DETAILS AS APPLICABLE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CURRENT CITY REGULATIONS GOVERNING DRIVEWAY TYPE.
2. ALL STREET DIMENSIONS SHOWN ON PLANS ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
3. WHERE EXISTING ASPHALT AND CONCRETE ARE TO BE CUT, THESE CUTS SHALL BE VERTICAL, AND MADE WITH A SAW.
4. CARE SHALL BE TAKEN TO PROTECT CURBS & GUTTERS AND OTHER CONCRETE SURFACES FROM ASPHALT SPATTER DURING PRIMING AND SEALING OPERATIONS.
5. HMA PAVING TRANSITIONS TO EXISTING PAVEMENTS SHALL BE TRANSITIONED OVER 10' TO PRODUCE A SMOOTH RIDE AND SHALL BE CHECKED WITH A 10' STRAIGHT EDGE PRIOR TO COMPLETION. LONGITUDINAL HMA PAVING JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
6. CONCRETE PLACEMENT SHALL STOP AT EXPANSION JOINTS IN SIDEWALKS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
7. WHERE PROPOSED CONCRETE TIES INTO EXISTING CONCRETE, CONTRACTOR SHALL PLACE AN EXPANSION JOINT AS SHOWN IN THE PAVING DETAILS.
8. CURB FOR CURB RAMPS SHALL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO CURB RAMPS.
9. THE AREA BETWEEN THE SIDEWALK AND CURB & GUTTER SHALL BE GRADED WITH TOP SOIL THAT IS FREE OF DEBRIS, BASE, ASPHALT, AND CONCRETE AS DIRECTED BY THE ENGINEER.
10. WHEN MATCHING NEW 6" CURB & GUTTER TO EXISTING 4" CURB, THE GUTTER SLOPE SHALL BE MAINTAINED AND THE 2" TRANSITION SHALL BE IN THE CURB SECTION, AS NECESSARY TO PREVENT PONDING WATER. TRANSITION LENGTH SHALL BE 10' MINIMUM.
11. AN ASPHALT IMPREGNATED FIBERGLASS EXPANSION JOINT WITH 2-4" DIMENSIONS x 10' LONG SHALL BE USED WHERE NEW CURB MATCHES EXISTING.

1. ELEVATION ADJUSTMENTS FOR NEW MANHOLES AND VALVES SHALL BE CONSIDERED SUBSIDIARY UNLESS NOTED OTHERWISE.
2. ALL NEW AND EXISTING VALVES AND MANHOLES SHALL BE EXTENDED TO FINISH GRADE. THIS ACTIVITY WILL BE CONSIDERED SUBSIDIARY UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES, ALL PIPES AND UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED WITH NO SEPARATE PAYMENT.
4. ALL OPEN EXCAVATION SHALL BE ENCLOSED WITH ORANGE SAFETY FENCE AND BARRIERS FOR CURRENT SAFETY REGULATIONS.
5. ALL MATERIAL AND LABOR FOR THE ADJUSTMENT TO FINISH GRADE OF ALL NEW MANHOLES AND VALVE BOXES SHALL BE FURNISHED BY THE CONTRACTOR AND NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
6. UNLESS SHOWN OTHERWISE IN THE PLANS OR SPECIFICATIONS, DEVIATING OF UTILITY LINE AND STORM SEWER WILL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO THE ITEMS IT MAY BE ASSOCIATED WITH.
7. ALL ASBESTOS-CEMENT PIPE DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF IN STRICT ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. DISPOSAL OF AC PIPE WILL NOT BE PAID DIRECTLY BUT SHALL BE CONSIDERED SUBSIDIARY TO UTILITY OR DEMOLITION IMPROVEMENTS.
8. UTILITIES LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND WERE OBTAINED FROM EXISTING RECORDS AND VISUAL EVIDENCE ON THE GROUND. IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS AND QUANTITIES OF EXISTING UTILITIES AND STRUCTURES SHOWN. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL KNOWN EXISTING UTILITIES SPECIFICALLY IN ADVANCE OF CONSTRUCTION SO THAT NO CONFLICTS CAN BE AVOIDED. WHEN AN EXISTING UTILITY OR UNDERGROUND PIPELINES IS ENCOUNTERED THAT WERE PREVIOUSLY NOT LOCATED OR INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE APPROPRIATE UTILITY COMPANY TO OBTAIN PROPER INSTRUCTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE APPROPRIATE UTILITY COMPANY IN MAINTAINING ACCESS SERVICES IN OPERATION.
9. ADJUSTMENT OF EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SAID ADJUSTMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY AFFECTED AND SHALL BE PERFORMED IN THE PRESENCE OF OFFICIALS OF THE AFFECTED UTILITY AND TO THE AFFECTED UTILITIES STANDARDS AND SPECIFICATIONS. THERE SHALL BE NO SEPARATE PAYMENT FOR SAID ADJUSTMENTS, EXCEPT WHERE SPECIFICALLY DESIGNATED IN THE PLANS.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED AS A RESULT OF OPERATIONS.
11. ALL PIPELINE VALVES SHALL BE ACCESSIBLE AT ALL TIMES.
12. PAYMENT REPAIR SHALL BE PAID FOR ONLY THE REPAIR OCCURS OUTSIDE THE LIMITS OF PROPOSED STREET EXCAVATION.
13. TRENCH RESTORATION, ALONG EXISTING PAVEMENT THAT ARE SCHEDULED FOR SUBSEQUENT STREET EXCAVATION, SHALL INCLUDE REPLACEMENT OF BASE WITH LOW P.I. MATERIAL THAT IS CONDUCTIVE FOR SALVAGE.
14. WHERE UTILITY AND/OR STORM SEWER IS PERFORMED UNDER AREAS OF THE EXISTING ROADWAY OR TEMPORARY DETOURS THAT ARE REQUIRED TO CARRY TRAFFIC PRIOR TO COMPLETION OF THE STREET IMPROVEMENTS, THE CONTRACTOR SHALL APPLY SURFACE TREATMENT ON TOP OF THE BASE OR BACKFILL MATERIAL. UNLESS OTHERWISE NOTED, THESE TEMPORARY PAVEMENTS (INCLUDING BACKFILL, BASE MATERIAL AND SURFACE TREATMENT) WILL NOT BE PAID FOR DIRECTLY BUT SHALL BE SUBSIDIARY TO THE BID ITEM TRAFFIC CONTROL.
15. P.W. PIPE AND FITTINGS FOR SEWER LINES SHALL BE IN ACCORDANCE WITH ASTM D-3034. PIPE SHALL HAVE AN SDR OF 26. PIPE AND FITTINGS SHALL HAVE PUSH-ON COMPRESSION GASKET JOINTS IN ACCORDANCE WITH ASTM D-3222.
16. P.W. PIPE AND FITTINGS FOR WATER LINES SHALL BE A.W.W.A. C900-15, 15" DIA. WITH A D.E. OF 18.
17. "HY ASSEMBLY" SHALL ENCOMPASS ALL PIPE, FITTINGS, AND STRUCTURES NECESSARY TO COMPLETE THE FIRE HYDRANT INCLUDING THE TEE ON THE MAIN LINE AND THE VALVE ON THE LEAD LINE. FIRE HYDRANTS WILL BE LOCKED INTO VALVE BY USE OF RETAINER LOCKS OR DUCTILE IRON PIPE.
18. ALL CURB INLETS SHALL HAVE A 5" THREAT, UNLESS NOTED OTHERWISE.
19. ALL STORM SEWER PIPE SHALL BE CLASS II REINFORCED CONCRETE PIPE WITH TYPE B WALL AND TONGUE-AND-GROOVE JOINTS PER ASTM C-76-20 OR CORRUGATED HOPE DUAL WALL PIPE MANUFACTURED IN ACCORDANCE WITH ASTM F2306/F2306M-19 AND WITH GASKETED WATER TIGHT JOINTS MEETING ASTM D3212-07(2020) UNLESS NOTED OTHERWISE ON THE DRAWINGS. CLASS IV REINFORCED CONCRETE PIPE SHALL BE USED WHERE TOP OF PIPE EXTENDS INTO SUBGRADE OR BASE COURSE.
20. PRE-CAST MANHOLE RINGS SHALL BE CLASS II REINFORCED CONCRETE PIPE WITH TYPE B WALL AND TONGUE-AND-GROOVE JOINTS PER ASTM C-76-20 OR CORRUGATED HOPE DUAL WALL PIPE MANUFACTURED IN ACCORDANCE WITH ASTM F2306/F2306M-19 AND WITH GASKETED WATER TIGHT JOINTS MEETING ASTM D3212-07(2020) UNLESS NOTED OTHERWISE ON THE DRAWINGS. CLASS IV REINFORCED CONCRETE PIPE SHALL BE USED WHERE TOP OF PIPE EXTENDS INTO SUBGRADE OR BASE COURSE.
21. A PIPE COLLAR SHALL BE USED WHERE PROPOSED STORM SEWER IS TO BE CONNECTED TO EXISTING STORM SEWER. PIPE COLLARS SHALL NOT BE PAID FOR SEPARATELY BUT CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS. PIPE COLLARS SHALL NOT BE REQUIRED IN TONGUE AND GROOVE CONNECTIONS.
22. ALL CONCRETE PIPE AND BOX JOINTS SHALL REQUIRE PREFORMED PLASTIC SEALING COMPOUND AND JOINT WRAP.
23. ALL CONNECTIONS AND ADJUSTMENTS TO EXISTING GAS LINES SHALL BE PERFORMED BY THE GAS UTILITY PROVIDER AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GAS UTILITY PROVIDER AND IS RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH CONNECTIONS OR ADJUSTMENTS.

1. CONCRETE SHALL BE SAW CUT WHERE AN EXISTING CONCRETE STRUCTURE IS TO BE PARTIALLY REMOVED.
2. TREE TRIMMING SHALL BE DONE IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. TREES, TREE STUMPS AND BRUSH WITHIN THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND HALLED AWAY.
3. PRUNING AND HOT-TACK PAVING OPERATIONS SHALL NOT BE CONDUCTED ON DATES FOR WHICH AN OZONE ADVISORY HAS BEEN ISSUED, EXCEPT FOR REPAIRS.
4. REMOVAL OF EXISTING FENCE, IN AREAS TO RECEIVE NEW FENCE, WILL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS, UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL PROVIDE A TEMPORARY FENCE FROM THE TIME AN EXISTING FENCE IS REMOVED TO THE TIME THE PROPOSED FENCE IS REPLACED. THIS WORK WILL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
5. ALL WORK SHALL BE PERFORMED DURING DAWN-TO-DAWN HOURS.
6. ALL TRASH SHALL BE PICKED-UP AND REMOVED AT THE END OF EACH DAY.
7. CONTRACTOR SHALL MAINTAIN ALL SURFACE CONDITIONS OF THE SITE PRIOR TO PREPARING AND SUBMITTING ITS BID.
8. WHERE THE WORD "PROPOSED" OR PROP. IS UTILIZED IN THIS SET OF DOCUMENTS, IT SHALL MEAN "NEW CONSTRUCTION TO BE PERFORMED AS PART OF THIS CONTRACT."
9. FLOWABLE GROUT MATERIAL SHALL BE "DARVELL" ADMIXTURE MANUFACTURED BY GRACE CONSTRUCTION PRODUCTS OR APPROVED EQUAL. THE FLOWABLE GROUT SHALL BE SUPPLIED WITH A MIXTURE CONTAINING 100lb/cy PORTLAND CEMENT, 250lb/cy WATER, 300lb/cy FLY ASH, 2100lb/cy SAND, AND 60/cy DOWEL MIXTURE. MATERIAL SHALL BE PROVIDED BY AN APPROVED READY-MIX SUPPLIER. THE MANUFACTURER'S REPRESENTATIVE SHALL BE CONSULTED FOR ANY FINAL ADJUSTMENTS TO IMPROVE FOR FLOWABILITY OF THE MIXTURE.
10. IF CONTRACTOR DISTURBS TRAFFIC BY OCCUPYING TRAILWAY LINES WITH CONSTRUCTION EQUIPMENT OR DELIVERY VEHICLES CONTRACTOR IS RESPONSIBLE FOR ACQUIRING APPROVAL OF A TRAFFIC CONTROL PLAN PERMIT FROM THE CITY TRAFFIC ENGINEER AND IT MUST BE IN CONFORMANCE WITH CURRENT TRAFFIC.
11. "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUD), THIS INCLUDES THE CONSTRUCTION OF DRIVEWAYS AND CURBS & GUTTER IN PUBLIC RIGHT OF WAYS.
12. ALL WEATHER VEHICULAR ACCESS TO LOCAL RESIDENTS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN AND PROVIDE SATISFACTORY TEMPORARY DRAINAGE UNITS SUCH TIME AS PERMANENT DRAINAGE STRUCTURES ARE COMPLETED. THE EXPENSE FOR PROVIDING SAID SATISFACTORY TEMPORARY DRAINAGE, INCLUDING CONSTRUCTION OF TEMPORARY SWALES, INSTALLATION AND REMOVAL OF TEMPORARY PIPES AND OTHER ASSOCIATED WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE SUBSIDIARY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE CITY TRAFFIC ENGINEERING DEPARTMENT REGARDING RELOCATION OR REPLACEMENT OF EXISTING SIGNS (STOP SIGNS, BUS ROUTE SIGNS, ETC.) AS MAY BE REQUIRED.

1. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO NOTIFY TEXAS BY AT 1-800-344-8377.
2. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER, ENGINEER, AND PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL NOTIFY LOCAL EMERGENCY SERVICES (E.g. FIRE, E.M.S., AND POLICE) OF ANY CONSTRUCTION ACTIVITIES THAT WOULD AFFECT THE NORMAL FLOW OF TRAFFIC.
4. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE ENGINEER AND AUTHORIZED TESTING LABORATORY PRIOR TO REQUIRED TESTS.
5. CONTRACTOR'S RESPONSIBILITIES
1. THE CONTRACTOR SHALL COORDINATE ALL SERVICE SHUT DOWNS WITH THE APPROPRIATE UTILITY DEPARTMENT CONSTRUCTION OBSERVER AT LEAST 48 HOURS PRIOR TO THE ANTICIPATED UTILITY SERVICE SHUT DOWN.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED PROPERTY OWNERS IN WRITING AT LEAST 24 HOURS PRIOR TO ANY ANTICIPATED UTILITY SERVICE SHUT DOWN. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A COPY OF ALL WRITTEN CORRESPONDENCE.
3. THE CONTRACTOR SHALL COORDINATE INSPECTIONS WITH THE UTILITY DEPARTMENT INSPECTOR 48 HOURS PRIOR TO ALL WORK BEING COVERED.
4. THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL AS PROMPTLY AND PRACTICABLE AFTER COMPLETION AT EACH STRUCTURE OR PORTION OF A STRUCTURE.
5. THE CONTRACTOR SHALL COORDINATE THE OWNER AND THE ENGINEER IMMEDIATELY, VERBALLY AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS INTO THE PROJECT/CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF FUELS, WASTE MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
6. THE CONTRACTOR SHALL COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES WITH APPLICABLE UTILITY COMPANY, OWNER, AND TENANT. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
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8. THE CONTRACTOR SHALL PROVIDE TO PROVIDED AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, FLAG MEN, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE ENGINEER AND OWNER. ALL BARRICADES SHALL BE IN COMPLIANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. THE CONTRACTOR SHALL MAINTAIN ALL REGULATORY SIGNS DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR ARE TO BE OBTAINED AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE FLOW IN ALL DITCHES AND STORM SEWER AT ALL TIMES.
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14. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL EXCESS CONSTRUCTION AND WASTE MATERIALS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE.
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- DRAINAGE NOTES:
1. THE SUBJECT SITE IS CURRENTLY CULTIVATED FARM LAND THAT IS ZONED R (LIGHT INDUSTRIAL). THE PROPOSED DEVELOPMENT WILL CREATE AN INDUSTRIAL SUBDIVISION.
 2. THE SITE CURRENTLY DRAINS VIA SURFACE DRAINAGE TO THE ROAD SIDE DITCHES ALONG JUNIOR BECK DRIVE WHICH CONVEY DRAINAGE TO THE ROADSIDE DITCHES ALONG OLD BROWNVILLE ROAD.
 3. THE PROPOSED DEVELOPMENT WILL CONSTRUCT INDUSTRIAL LOTS WHICH WILL CONVEY DRAINAGE TO THE EXISTING ROAD SIDE DITCHES ALONG JUNIOR BECK AS WELL AS THE PROPOSED ROADSIDE DITCHES ALONG OLD BROWNVILLE ROAD AS IS DONE CURRENTLY.
 4. TO MITIGATE THE INCREASE IN RUN-OFF, EACH LOT IN THE PROPOSED SOLID ROCK INDUSTRIAL PARK SUBDIVISION IS REQUIRED BY PLAT NOTE TO INSTALL ON-SITE STORMWATER DETENTION, DETENTION PONDS FOR EACH LOT SHALL BE SIZED TO HOLD THE 5-YEAR STORM EVENT AND RELEASE RUN-OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THIS SHEET AND/OR THE STORM WATER QUALITY MANAGEMENT PLAN WHICH ACCOMPANIES THE PRELIMINARY PLAT.
 5. DRAINAGE CALCULATIONS FOR THIS PROJECT WERE BASED ON THE CURRENT CITY OF CORPUS CHRISTI DRAINAGE MASTER PLAN AS WELL AS THE INFRASTRUCTURE DESIGN MANUAL.
 6. RAINFALL INTENSITIES ARE INTERPOLATED FROM DATA OBTAINED FROM THE NOAA ATLAS 14, VERSION 2.
 7. FOR PURPOSES OF DETERMINING THE COEFFICIENT OF RUNOFF, THE LAND USE OF CULTIVATED FIELDS WAS USED FOR PRE-DEVELOPMENT CONDITIONS, WHILE HEAVY INDUSTRIAL WAS CHOSEN FOR THE POST-DEVELOPMENT CONDITIONS.

- General Notes:
1. Total platted area contains 52.0 Acres of Land.
 2. The receiving water for the storm water runoff from this property is the Oso Creek Basin. The TCEQ has classified the aquatic life use for Oso Creek Basin as "fully supported". TCEQ also categorized the Oso Creek Basin as "contact recreation" use.
 3. By graphic plotting only, this property is in "Zone X" of the Flood Insurance Rate Map, Map FIRM 483530202S, with effective date of 10/13/2022. The subject site is not located within a Special Flood Hazard Area.
 4. There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State of Texas Submerged Lands or Critical Dunes on the site.
 5. This development meets the City's Master Drainage Plan and the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.

RUN-OFF CALCULATIONS

PRE-DEVELOPMENT	POST-DEVELOPMENT
A=52.0 AC.	A=52.0 AC.
C=0.30	C=0.65
Tc=45 min.	Tc=45 min.
$q_p=3.30$ in./hr.	$q_p=3.30$ in./hr.
$Q_p=51.48$ cfs	$Q_p=111.54$ cfs

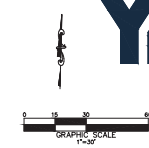
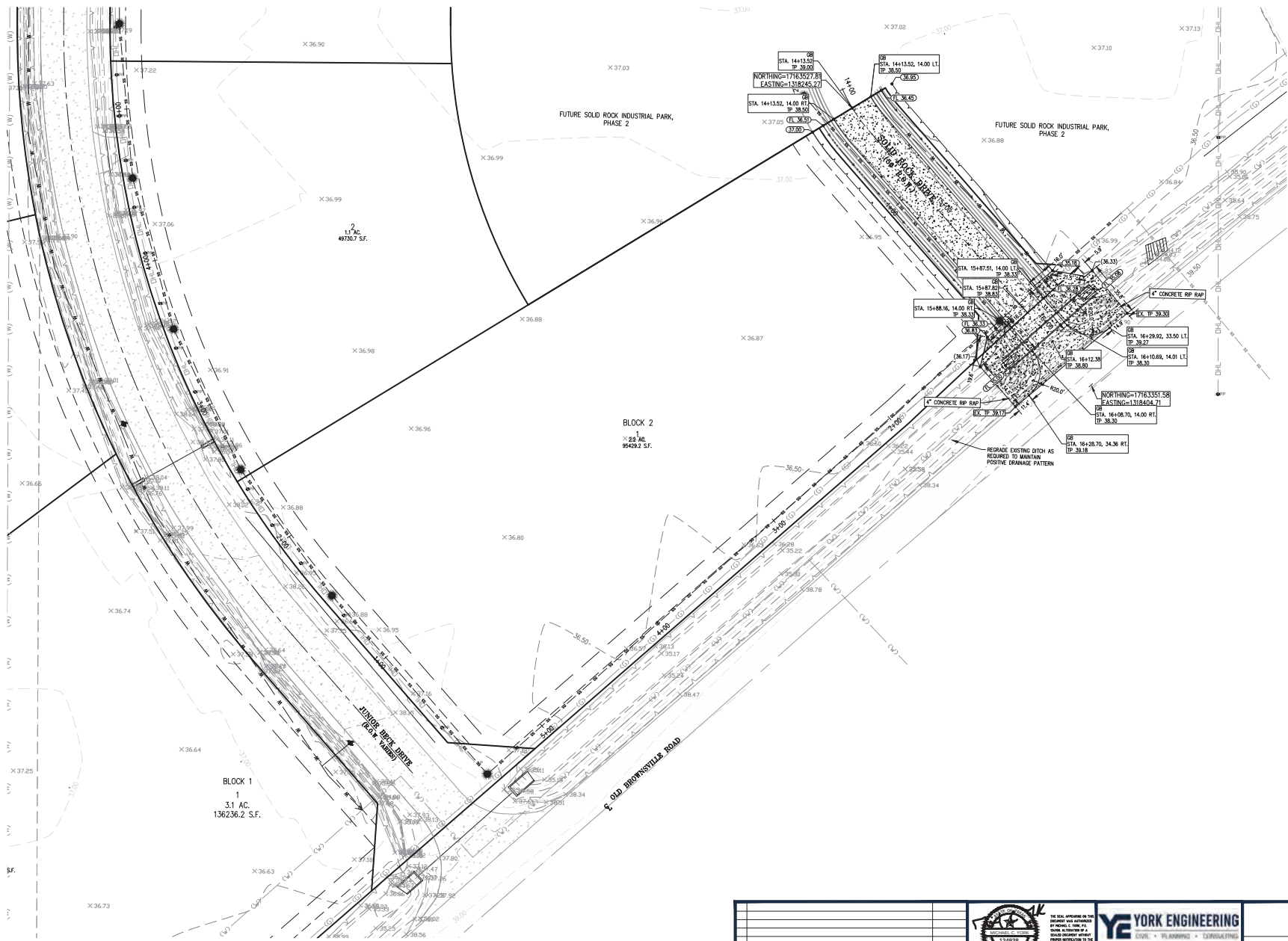
TIME OF CONCENTRATION CALCULATIONS (NRCS Method)														
Basin ID	Overland Flow:				Shallow Concentrated Flow (unpaved):						Channelized Flow:			Time of Concentration:
	$T_o = 0.42 \cdot \left(\frac{L_o}{S_o} \right)^{0.77} \cdot \left(\frac{P_o}{S_o} \right)^{0.77}$				$T_c = K \cdot S_o^{0.5} \cdot L_c^{0.5}$						$T_c = K \cdot S_o^{0.5} \cdot \frac{L_c}{480 \cdot V_o}$			
	L_o	S_o	P_o	T_o	K	S_o	L_c	V_o	T_c	L_c	S_o	T_c		
	ft	ft/ft	inches	minutes			ft	ft/s	minutes	ft		minutes		
PRE-OVE	300	0.15	0.005	4.23	35.73	16.1345	0.005	1.14	400	0.84	Channel	6.0	1800	4.69
											Pipe	10.0	0	0.00
											Channel	6.0	0	0.00
POST-OVE	300	0.15	0.005	4.23	35.73	16.1345	0.005	1.14	275	4.02	Channel	6.0	1800	4.69
											Pipe	10.0	0	0.00
											Channel	6.0	0	0.00

NO.	REVISIONS	DATE



YORK ENGINEERING
CIVIL • PLANNING • CONSULTING
1708 S. PARK BLVD. SUITE 200 | CORPUS CHRISTI, TEXAS | 78401
(361) 644-1444 | WWW.YORK-ENG.COM | TEXAS ENGINEERING BOARD #12044
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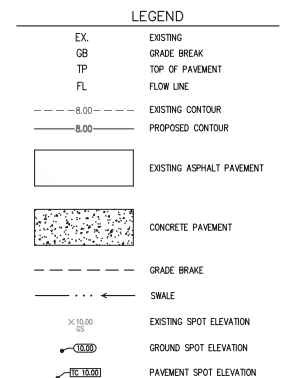
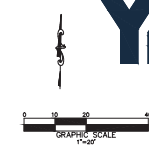
DRAINAGE PLAN		PROJECT NO.
SOLID ROCK INDUSTRIAL PARK, PHASE 1		1088-23-01
CORPUS CHRISTI, TEXAS		SHEET:
		2.1



LEGEND	
EX	EXISTING
GB	GRADE BREAK
TP	TOP OF PAVEMENT
FL	FLOW LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
[Pattern]	EXISTING ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
---	GRADE BRAKE
---	SWALE
X 10.00	EXISTING SPOT ELEVATION
X 15.00	GROUND SPOT ELEVATION
X 16.00	PAVEMENT SPOT ELEVATION



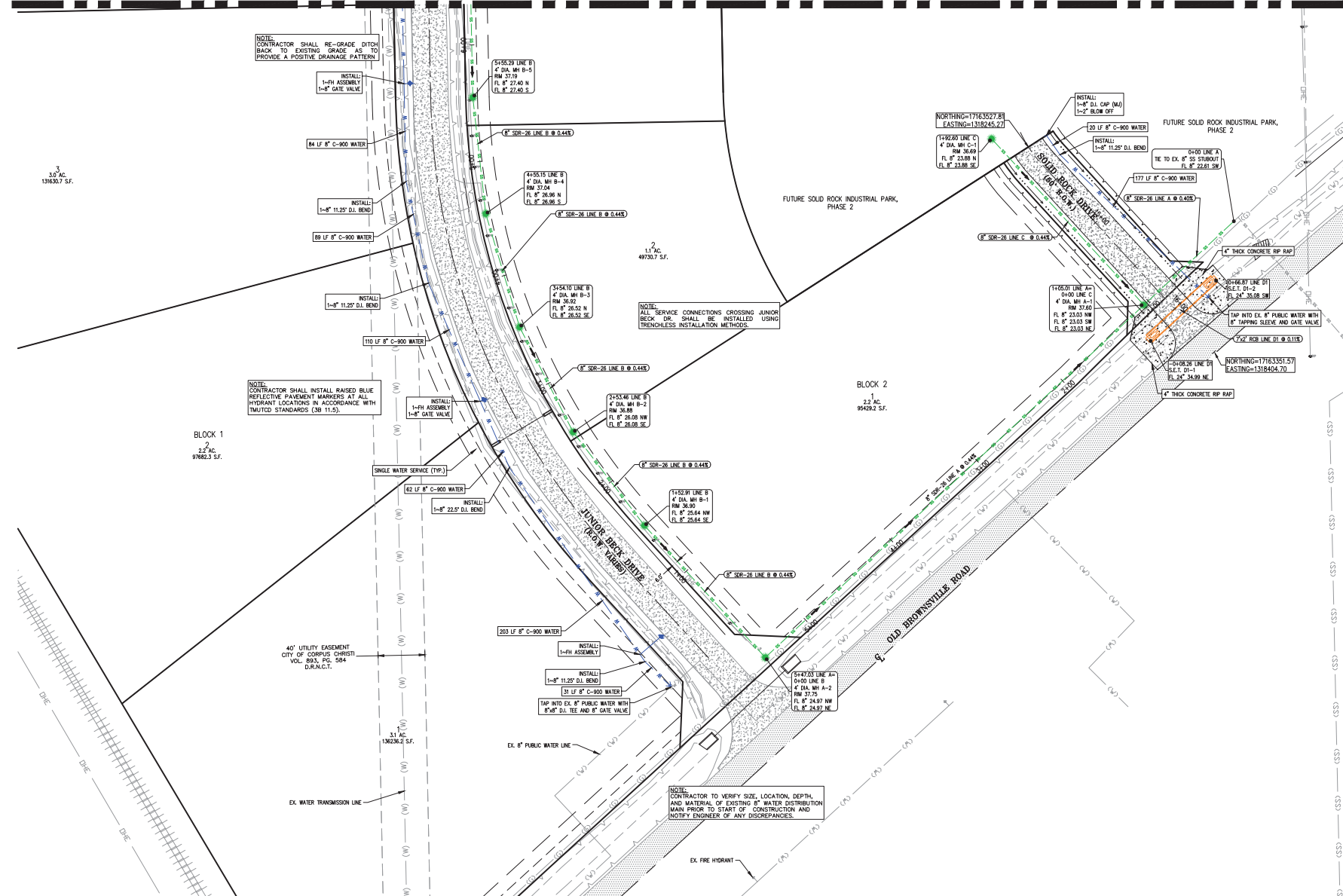
			 1700 S. PARK BLVD. SUITE 200 CORPUS CHRISTI, TEXAS 78401 361-661-1000 WWW.YORK-ENG.COM TEXAS ENGINEERING BOARD #12345	GRADING PLAN SOLID ROCK INDUSTRIAL PARK, PHASE 1 CORPUS CHRISTI, TEXAS	PROJECT NO. 1088-23-01 SHEET 2.2
NO	REVISIONS	DATE			



							GRADING PLAN 1088-23-01		PROJECT NO. 1088-23-01	
			THE SEAL ATTACHING TO THIS DOCUMENT IS THE PROPERTY OF THE STATE OF TEXAS. IT IS TO BE KEPT IN THE ORIGINAL POSITION AND NOT TO BE REMOVED OR ALTERED IN ANY MANNER. IT IS TO BE KEPT IN THE ORIGINAL POSITION AND NOT TO BE REMOVED OR ALTERED IN ANY MANNER. IT IS TO BE KEPT IN THE ORIGINAL POSITION AND NOT TO BE REMOVED OR ALTERED IN ANY MANNER.		YORK ENGINEERING CIVIL • PLANNING • CONSULTING		SOLID ROCK INDUSTRIAL PARK, PHASE 1		SHEET 2.3	
NO. _____			REVISIONS _____		DATE 16 AUGUST 2024		CORPUS CHRISTI, TEXAS			



MATCHLINE: SEE SHEET 2.6



LEGEND

- EX. SANITARY SEWER (UNAVAILABLE RECORDS)
- EX. SANITARY SEWER (AVAILABLE RECORDS)
- EX. STORM LINE (UNAVAILABLE RECORDS)
- EX. STORM LINE (AVAILABLE RECORDS)
- EXISTING OVERHEAD LINES
- SANITARY SEWER LINE
- WATER LINE
- FIRE HYDRANT
- WATER GATE VALVE
- DOUBLE LOT WATER SERVICE
- SANITARY SEWER LOT SERVICE
- EX. SANITARY SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER LINE ADJUSTMENT (PER CITY DETAILS)

NOTE: CONTRACTOR TO VERIFY SIZE, LOCATION, DEPTH, AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

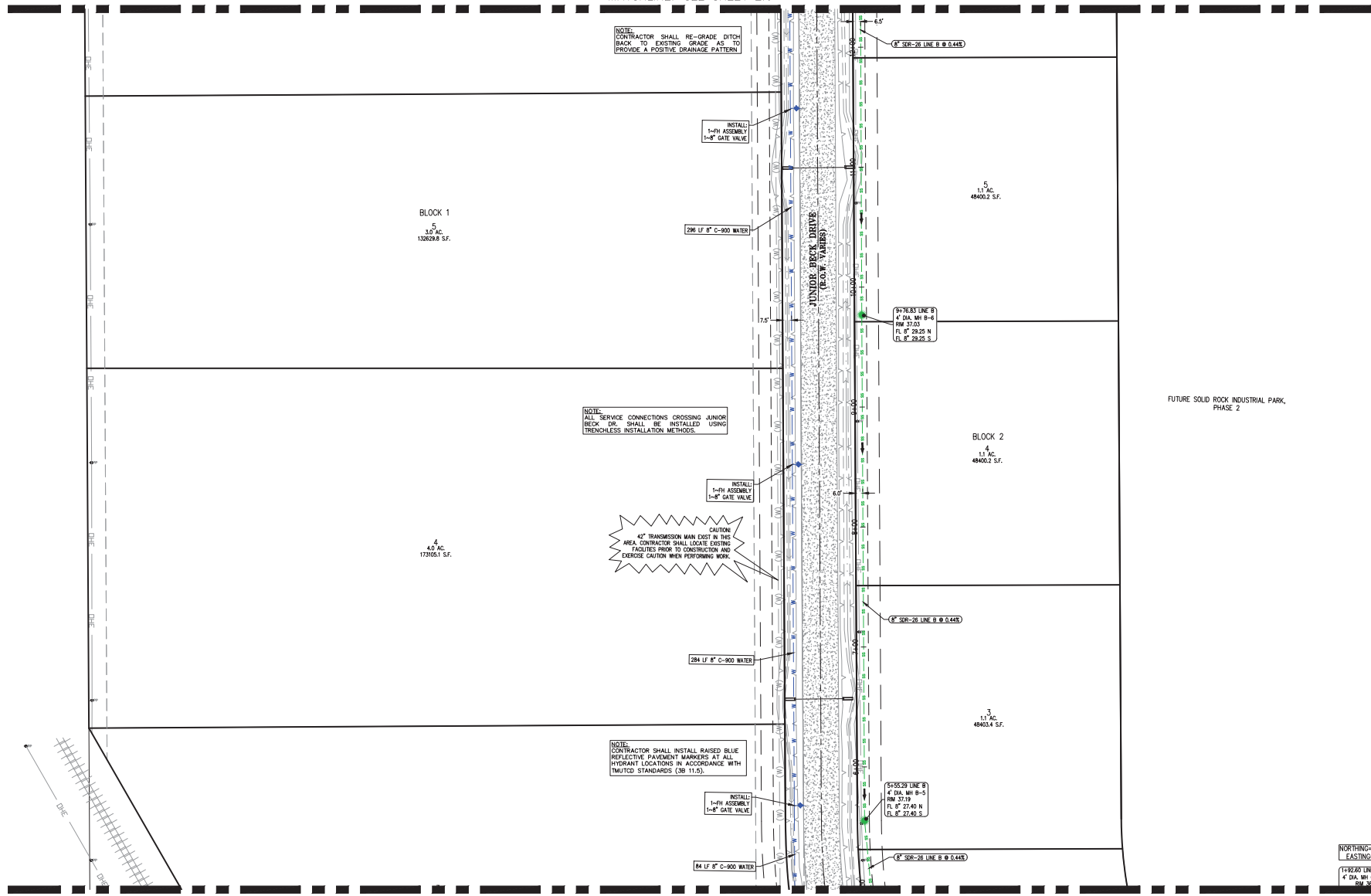
NOTE: WATER LINE ADJUSTMENTS SHALL HAVE RESTRAINED JOINTS FOR THE FULL LENGTH OF THE ADJUSTMENT AND EXTENDING 31' BEYOND EACH SIDE.

NOTE: ALL CLEAN OUTS AND VALVES SHALL HAVE CAST IRON COVERS WHERE LOCATED IN PAVEMENT OR SIDEWALK.





MATCHLINE: SEE SHEET 2.6



MATCHLINE: SEE SHEET 2.4

LEGEND

- EX. EXISTING SANITARY SEWER (WASTEWATER)
- EX. EXISTING SANITARY SEWER MANHOLE
- EX. EXISTING STANDARD DEPRESSION RATIO
- EX. EXISTING RIGID PIPE
- EX. EXISTING RIGID PIPE TYPICAL
- EX. EXISTING FIRE HYDRANT
- EX. EXISTING WATER LINE (AVAILABLE RECORDS)
- EX. EXISTING SANITARY SEWER LINE (AVAILABLE RECORDS)
- EX. EXISTING STORM LINE (AVAILABLE RECORDS)
- EX. EXISTING GAS LINE (AVAILABLE RECORDS)
- EX. EXISTING OVERHEAD LINES
- EX. EXISTING WATER LINE
- EX. EXISTING FIRE HYDRANT
- EX. EXISTING WATER GATE VALVE
- EX. EXISTING DOUBLE LOT WATER SERVICE
- EX. EXISTING SANITARY SEWER LOT SERVICE
- EX. EXISTING SANITARY SEWER MANHOLE
- EX. EXISTING SANITARY SEWER MANHOLE
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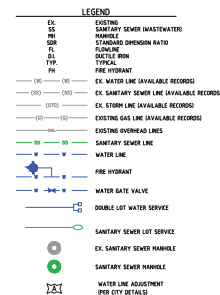
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RELEASED FOR CONSTRUCTION

Alexandra Harmon
Alexandra (Alex) Harmon, P.E., CPH
Development Engineer
City of Corpus Christi

(Note: Construction Permit and signed knowledge on this certificate required by USC 3.8.8.A.)

							PROJECT NO.		1088-23-01	
			THE SEAL ATTACHED TO THIS DRAWING HAS BEEN VERIFIED BY MEASURING THE DATE OF THE SEALING OF THE SEALING OFFICER'S SIGNATURE TO BE VALID UNDER THE STATE ENGINEERING ACT.		YORK ENGINEERING CIVIL • PLANNING • ESTIMATING 1700 S. PARK BLVD. SUITE 200 CORPUS CHRISTI, TEXAS 78401 361-343-1000 WWW.YORK-ENG.COM TEXAS ENGINEERING BOARD #12345		UTILITY PLAN		SHEET:	
			16 AUGUST 2024				SOLID ROCK INDUSTRIAL PARK, PHASE 1		2.5	
NO.			REVISIONS		DATE		CORPUS CHRISTI, TEXAS			



NOTE:
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HAVE CAST IRON COVERS WHERE
LOCATED IN PAVEMENT OR SIDEWALK.

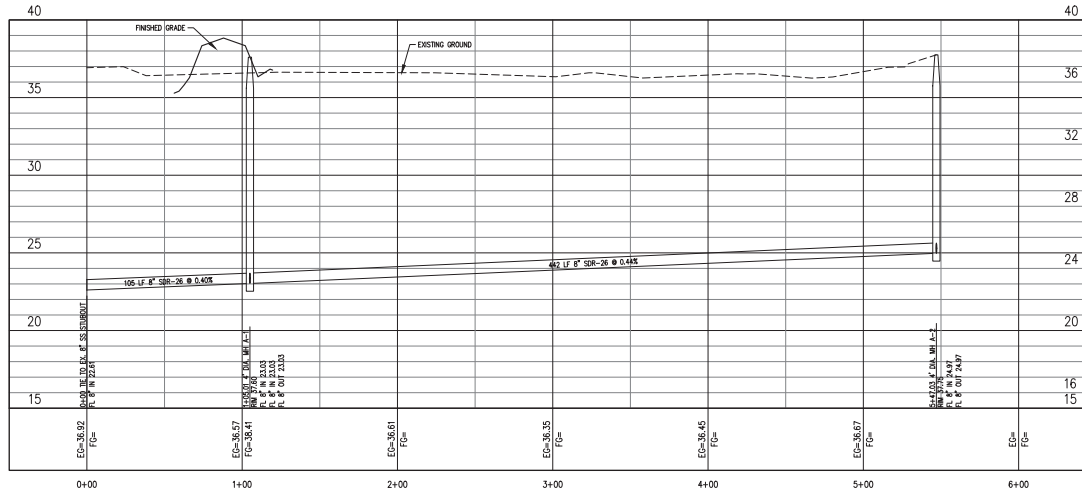
RELEASED FOR CONSTRUCTION

 *Alexandria Harmon*
Alexandria (Alex) Harmon, P.E., CFH
Development Services
City of Corpus Christi

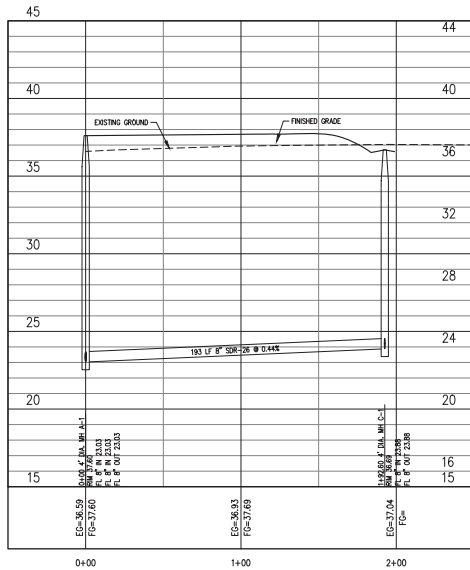
*Note: Construction Plans will expire based
on the conditions stated in UOC 3.6.3.7.*

[illegible]

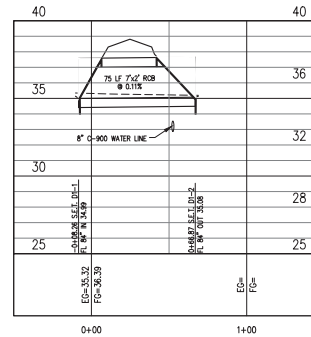
LINE A PROFILE



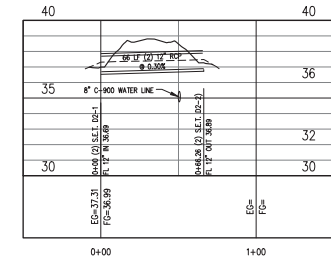
LINE C PROFILE



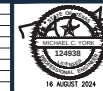
LINE D1 PROFILE



LINE D2 PROFILE



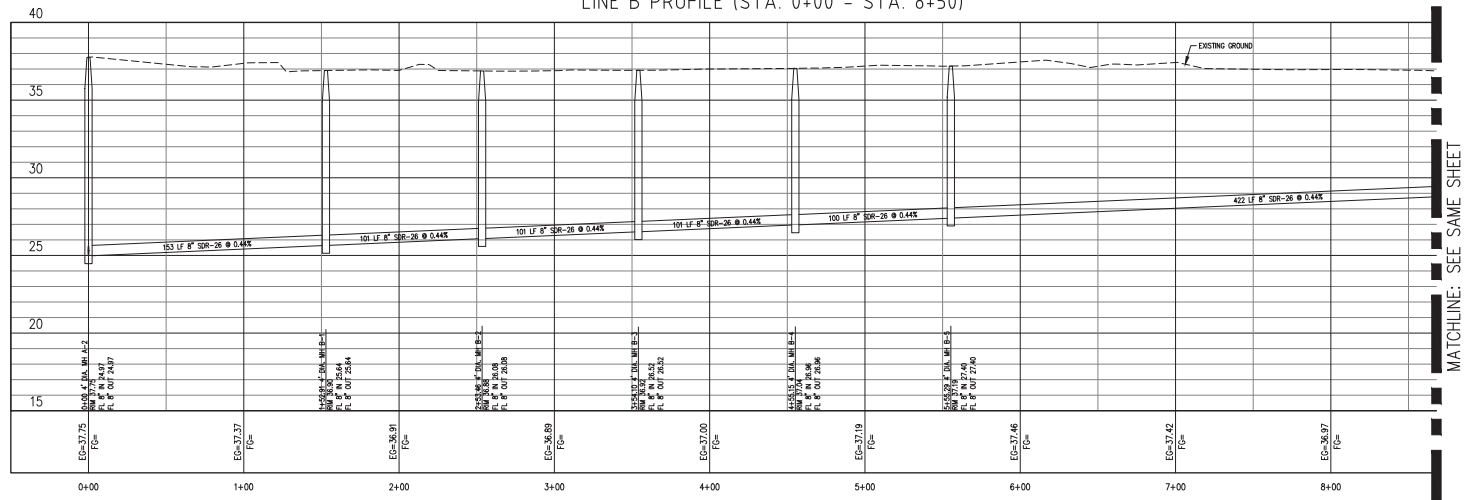
NO.	REVISIONS	DATE



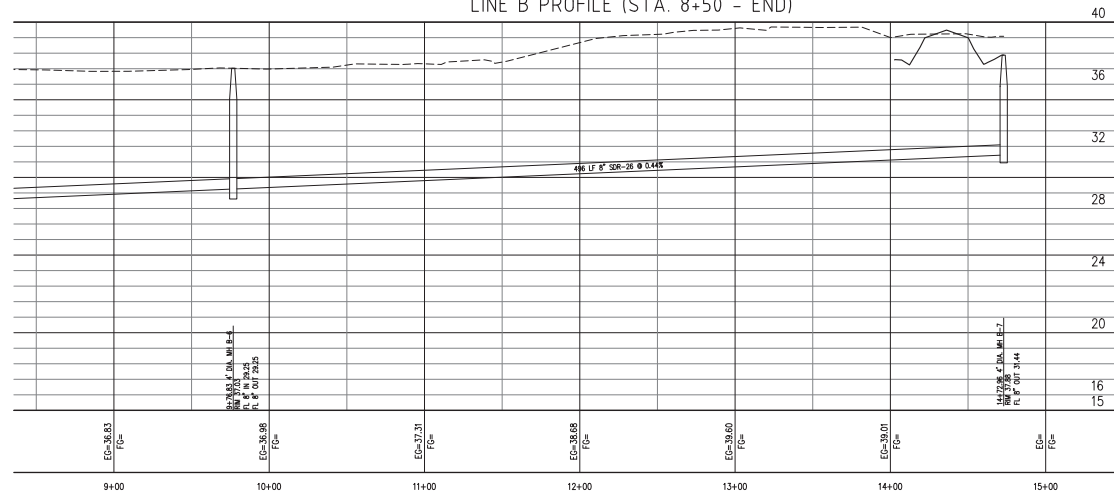
UTILITY PROFILES	PROJECT NO. 1088-23-01
SOLID ROCK INDUSTRIAL PARK, PHASE 1	SHEET: 2.7
CORPUS CHRISTI, TEXAS	



LINE B PROFILE (STA. 0+00 - STA. 8+50)



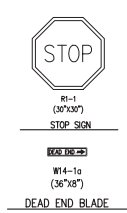
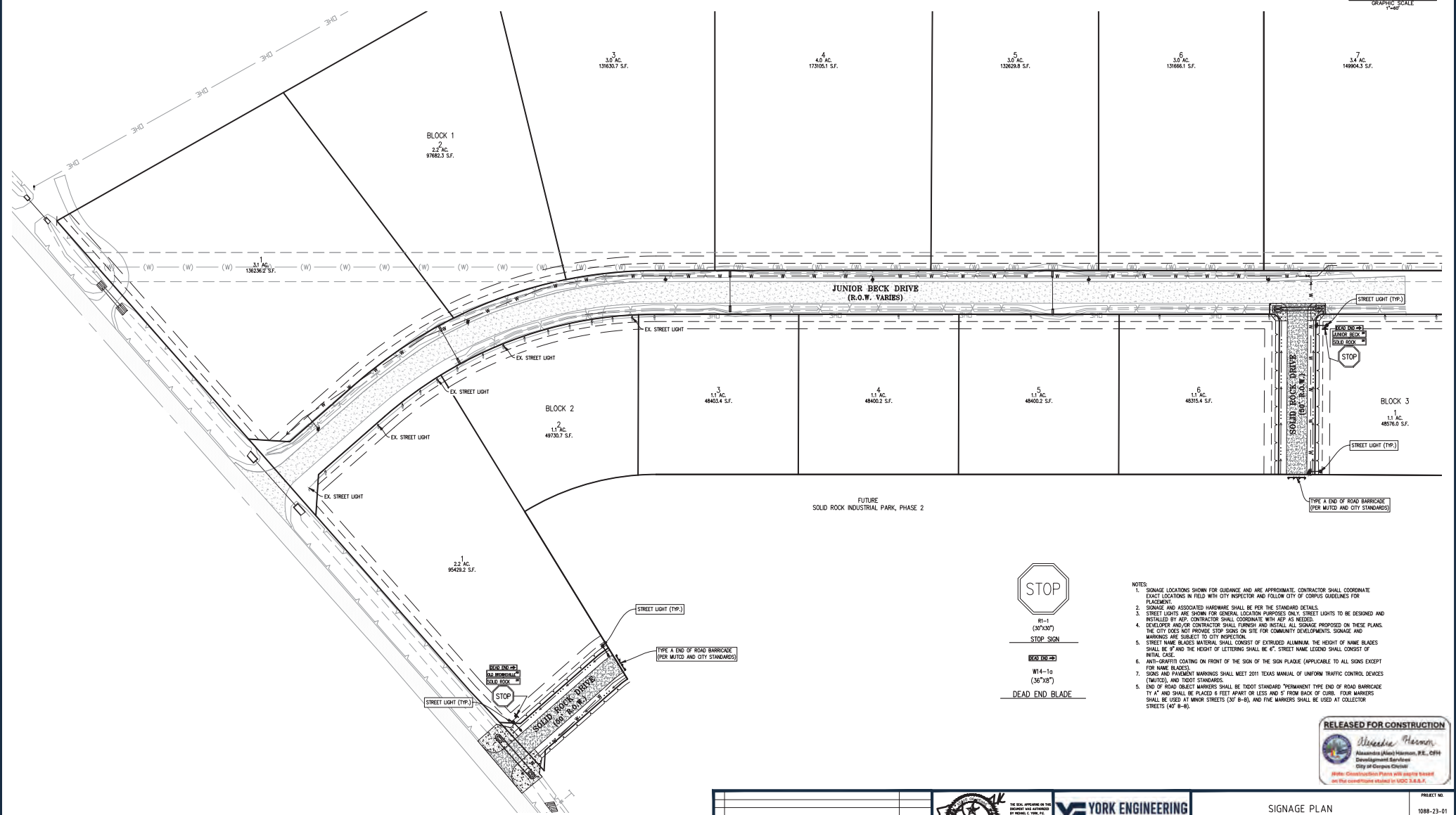
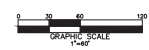
LINE B PROFILE (STA. 8+50 - END)



NO.	REVISIONS	DATE



UTILITY PROFILES	PROJECT NO. 1088-23-01
SOLID ROCK INDUSTRIAL PARK, PHASE 1	SHEET: 2.8
CORPUS CHRISTI, TEXAS	



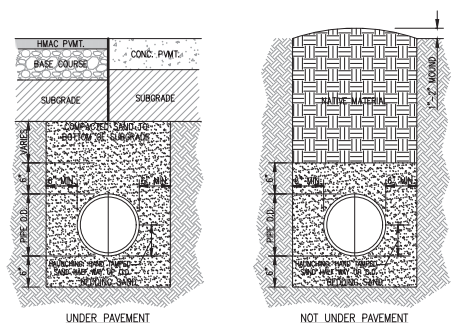
- NOTES:
1. SIGNAGE LOCATIONS SHOWN FOR GUIDANCE AND ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS IN FIELD WITH CITY INSPECTOR AND FOLLOW CITY OF CORPUS GUIDELINES FOR PLACEMENT.
 2. SIGNAGE AND ASSOCIATED HARDWARE SHALL BE PER THE STANDARD DETAILS.
 3. STREET LIGHTS ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. STREET LIGHTS TO BE DESIGNED AND INSTALLED BY AEP. CONTRACTOR SHALL COORDINATE WITH AEP AS NEEDED.
 4. DEVELOPER AND/OR CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNAGE PROPOSED ON THESE PLANS. THE CITY DOES NOT PROVIDE STOP SIGNS ON SITE FOR COMMUNITY DEVELOPMENTS. SIGNAGE AND MARKINGS ARE SUBJECT TO CITY INSPECTION.
 5. STREET NAME BLADES MATERIAL SHALL CONSIST OF EXTRUDED ALUMINUM. THE HEIGHT OF NAME BLADES SHALL BE 4' AND THE HEIGHT OF LETTERING SHALL BE 4". STREET NAME LEGEND SHALL CONSIST OF INITIAL CASE.
 6. ANTI-GRAFFITI COATING ON FRONT OF THE SIGN OF THE SIGN PLAQUE (APPLICABLE TO ALL SIGNS EXCEPT FOR NAME BLADES).
 7. SIGNS AND PAVEMENT MARKINGS SHALL MEET 2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), AND TDOOT STANDARDS.
 8. END OF ROAD OBJECT MARKERS SHALL BE TDOOT STANDARD PERMANENT TYPE END OF ROAD BARRICADE 17" H" AND SHALL BE PLACED 6 FEET APART OR LESS AND 5' FROM BACK OF CURB. FOUR MARKERS SHALL BE USED AT MINOR STREETS (30' B-B), AND FIVE MARKERS SHALL BE USED AT COLLECTOR STREETS (40' B-B).



				THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL C. YORK, P.E. FOR THE EXERCISE OF HIS PROFESSIONAL ENGINEERING DUTIES IN CONNECTION WITH A SOLID ROCKET APPROVAL PROJECT SUBMITTED TO THE HONORABLE CLERK OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN TEXAS (HONORABLE JUSTICE JC) 16 AUGUST 2024	 YORK ENGINEERING CIVIL • PLANNING • CONSULTING 1700 S. PACIFIC BLVD. SUITE 200 • CORPUS CHRISTI, TEXAS 78401 361-265-6600 1700PACIFIC@YORKENGINEERING.COM WWW.YORKENGINEERING.COM © 2023 BY YORK ENGINEERING, INC.	SIGNAGE PLAN	PROJECT NO.
							1088-23-01
					SOLID ROCK INDUSTRIAL PARK, PHASE 1	SHEET:	
						2.9	
			CORPUS CHRISTI, TEXAS				
NO.	REVISIONS	DATE					

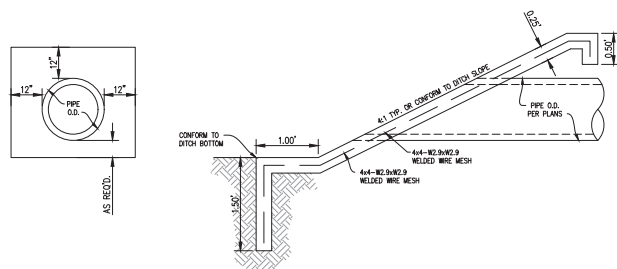
PROJECT NO.
1088-23-01

SHEET:
3.0



STORM PIPE BACKFILL DETAILS

TABLE 1 BEDDING AND INITIAL BACKFILL (BELOW PIPE TO 12" ABOVE PIPE)		TABLE 2 FINAL BACKFILL (GREATER THAN 12" ABOVE PIPE)											
		UNPAVED AREAS	PAVED AREAS										
ALL BEDDING AND INITIAL BACKFILL SHALL CONSIST OF THE FOLLOWING: GRANULAR BACKFILL CONSISTING OF EITHER NATURAL, SAND OR SANDY GRAVEL, OR MATERIAL PRODUCED BY CRUSHING OF NATURAL STONE OR GRAVEL. WATER LINES: 1. EXCAVATIONS <30FT. DEEP AND ABOVE WATER TABLE. USE MATERIAL MEETING THE FOLLOWING CRITERIA: MEETING REQUIREMENTS OF ASTM D2487 FOR: GP SW SM SW-SM GW-GM AND IN ADDITION: PASSING 1/2" SIEVE = 100% PASSING #4 SIEVE = 100% MINIMUM PLASTICITY INDEX (PI) = NP TO 10 MAX. 2. IN DEEP EXCAVATIONS (>30FT OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING CRITERIA: A. CONCRETE COARSE AGGREGATE; TADOT ITEM #21; GRADE 2, 3, OR 4.		A. FOR 12" ABOVE PIPE TO BOTTOM OF TORSION BACKFILL SHALL BE PLACED IN 6" LIFTS. IF SELECT MATERIAL FROM THE EXCAVATION OR IMPORTED MATERIAL IS TO BE FREE OF ROCKS, DEBRIS, OR ANY CLUMPS GREATER THAN 2" IN DIAMETER, LOOSE LIFTS TO BE PLACED 10" MAX. COMPACT MATERIAL TO 95% STD. PROCTOR (D686). MOISTURE TO BE ADJUSTED TO A 3% OF OPTIMUM. B. TOPS OF BACKFILL TO BE PROVIDED EQUAL OR BETTER THAN EXISTING AND MATCH EXISTING TOPSOIL DEPTH. TOPSOIL SHALL BE COMPLET TO EXISTING ADJACENT EXISTING TOPSOIL. CONSTRUCTION TO BE PERFORMED BY "DOUBLE DITCH" METHOD TOP SOIL SALICATED TO BE PLACED ON TOP)	A. FOR 12" ABOVE PIPE TO 3" BELOW BOTTOM OF ROAD BASE OR CURB, BACKFILL SHALL BE SELECT MATERIAL FROM EXCAVATION OR TO BE IMPORTED MATERIAL. ALL MATERIAL SHALL MEET THE FOLLOWING: LL<35 PI 8-20 NO. 10 LIME > 2% D MOISTURE > to +3% COMPACT 95% D686 STD PROCTOR LOOSE LIFTS OF 10" MAX OR IF SELECT MATERIAL FROM EXCAVATION DOES NOT MEET REQUIREMENTS, THEN USE CEMENT STABILIZED SAND TO FILL 2" MAX BELOW B. FOR 3" BELOW BOTTOM OF ROAD BASE TO BOTTOM OF ROAD BASE: BACKFILL SHALL BE CEMENT STABILIZED SAND. SAND SHALL MEET THE FOLLOWING REQUIREMENTS: SAND GRAININESS % PASSING <table border="1"> <tbody> <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-10</td> <td></td> </tr> </tbody> </table> COMPACT TO 95% OF D686. MOISTURE TO BE ADJUSTED TO (%-2) OF OPTIMUM.	#4	55-100	#10	40-100	#40	25-100	#200	10-20	NP-10	
#4	55-100												
#10	40-100												
#40	25-100												
#200	10-20												
NP-10													



SAFETY END TREATMENT (S.E.T.) DETAILS

GENERAL NOTES FOR CONCRETE DRAINAGE STRUCTURES:

1. ALL CONCRETE SHALL BE CLASS "C" (3600 PSI) EXCEPT CONCRETE COLLARS MAY BE CLASS "A".
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. REINFORCING STEEL MAY BE SPUN OR WELDED (1" MIN. WP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. CHAMFER ALL EXPOSED EDGES 3/4".
7. ALL CONCRETE COLLARS SHALL BE 1/4" BELOW THE FINISHED PAVEMENT ELEVATION UNLESS OTHERWISE NOTED ON THE PLANS.
8. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS AND MANHOLES, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
9. REINFORCEMENT OF THE ROADWAYS SHALL BE DESIGNED TO SUPPORT 20 TRAFFIC LOADS AND SEALED BY A LICENSED ENGINEER.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO MATCH WITH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION UNITS THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
11. INVERT OF INLET SHALL BE SLOPED 1:20 WITH GROUT.
12. NO SPUNNING OF REINFORCING STEEL SHALL BE PERMITTED EXCEPT WHERE OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.
13. IN DEEP EXCAVATIONS (> 20') OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING GRADATION OF CONCRETE AGGREGATE SPECIFICATION 421. GRAD 3, 4, 5.

Fitting Type	Pipe Material	Soil Type	Safety Factor	Trench Type	Depth of Bury	Test Pressure	Nominal Size	Restraint Length
6" CAP	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	6 in.	59 Ft.
8" CAP	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	8 in.	78 Ft.
6"x6" TEE	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	6 in.	10 Ft.
8"x6" TEE	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	8 in.	1 Ft.
45° HORIZONTAL BEND	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	6 in.	11 Ft.
90° HORIZONTAL BEND	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	6 in.	27 Ft.
6" WATER LINE ADJUSTMENTS	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	6 in.	25 Ft.
8" WATER LINE ADJUSTMENTS	PVC	CH, Granulated Fill	2	4	4 Ft.	150 PSI	8 in.	31 Ft.

**Note that all waterline adjustments shall have restrained joints for the full length of the adjustment and shall extend beyond the required length of each side

RESTRAINT JOINT LENGTH REQUIREMENTS



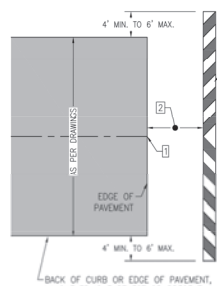
UTILITY DETAILS

SOLID ROCK INDUSTRIAL PARK, PHASE 1

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PROJECT NO.
1088-23-01

SHEET
41



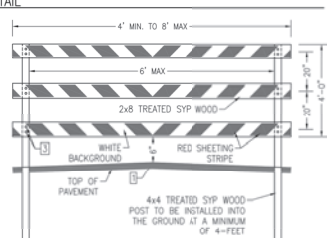
TYPICAL BARRICADE PLACEMENT
NOT TO SCALE



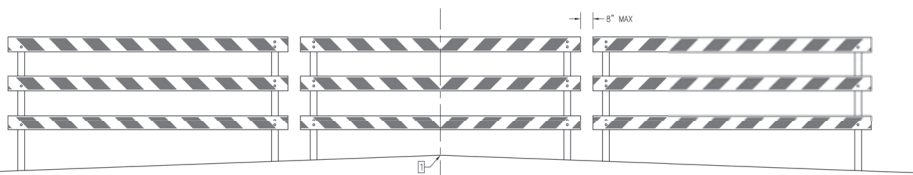
TYPICAL STRIPING DETAIL
NOT TO SCALE

END OF ROAD BARRICADE CODED NOTES

1. ELEVATION OF CENTER OF PAVED ROAD AT POINT INDICATED.
2. 2-FOOT MIN. TO 4-FOOT MAX. CONTRACTOR TO ADJUST IMPROVEMENTS AT THE PROJECT BOUNDARY TO ALLOW FOR BARRICADE PLACEMENT
3. FASTENER = 1/2-INCH x 6-INCH CARBIDE BOLT, WASHER, AND NUT. PLACE WASHER BETWEEN WOOD AND NUT.

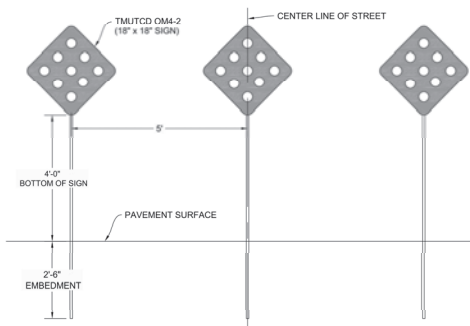


TYPICAL PANEL DETAIL
NOT TO SCALE



MULTIPLE BARRICADE PLACEMENT
NOT TO SCALE

1 TYPE A END OF ROAD BARRICADE



NOTES

1. SHALL BE CENTERED AND PLACED ACROSS THE PAVED SURFACE WIDTH OR FROM BACK OF CURB TO BACK OF CURB WHEN PRESENT, UNLESS NOTED OR DIRECTED BY THE ENGINEER, CITY, COUNTY, OR STATE.
2. QUANTITY OF MARKERS SHALL BE AS REQUIRED TO SATISFY THE REQUIREMENTS OF NOTE 1.

2 TYPICAL END OF STREET MARKERS DETAILS

NOTES

1. CONTRACTOR TO PROVIDE AND INSTALL IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, MANUFACTURER RECOMMENDATIONS, AND INDUSTRY STANDARDS.
- 1.1. IN THE EVENT THAT A SPECIFICATION, RECOMMENDATION, OR STANDARD CONFLICTS WITH ANOTHER, THE MOST STRINGENT SHALL BE APPLICABLE UNLESS OTHERWISE INDICATED BY THE OAR OR IF THE PRODUCT WILL NOT PERFORM AS INTENDED.
2. CONTRACTOR IS TO INSTALL THE BARRICADE PRIOR TO OPENING THE STREET TO THE PUBLIC.
3. BARRICADE SHALL BE INSTALLED AT LOCATIONS INDICATED WITHIN THE DRAWINGS AND/OR AS INDICATED BY THE OAR.
4. BARRICADE SHALL EXTEND ACROSS THE ROADWAY WITH THE STRIPES SLOPING DOWNWARD TOWARDS THE CENTER OF THE ROADWAY.
5. ANY IDENTIFICATION MARKINGS SHALL BE ON THE BACK OF THE BARRICADE RAILS WITH A MAXIMUM HEIGHT OF ANY LETTERS AND/OR LOGOS USED BEING NO LARGER THAN 1-INCH.
6. PROJECT WARRANTY OF 14-MONTHS FROM DATE OF RELEASE OF RETAINAGE IN FULL WILL GOVERN THIS ITEM UNLESS OTHERWISE INDICATED WITHIN THE PROJECT DOCUMENTS OR BY THE OAR.

MATERIALS AND INSTALLATION

1. ALL PRODUCTS SHALL BE AS INDICATED UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR AS INDICATED BY THE OAR.
2. WOOD
- 2.1. BE PRESSURE TREATED SOUTHERN YELLOW PINE (SYP) THAT MEETS OR EXCEEDS THE SOUTHERN PINE INSPECTION BUREAU (SPIB) GRADE 2 WHICH IS TREATED TO AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) LUGB, FREE OF SUBSTANTIAL KNOTS, DEFECTS THAT PREVENT THE MATERIAL FROM SUPPORTING ITSELF, SUBSTANTIAL EDGE DAMAGE THAT REDUCES THE WIDE FLAT SURFACE WIDTH BY MORE THAN 1/2-INCH, COLLENTINOUS MATERIAL THAT WILL PREVENT THE TREATMENT, PAINT, OR DECALS FROM PENETRATING OR ADHERING TO THE WOOD MATERIAL.
3. FASTENERS
- 3.1. ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED FASTENERS AND CONNECTORS, OR BETTER OF SIZE AND LENGTHS AS INDICATED, UNLESS OTHERWISE NOTED OR INDICATED BY THE OAR.
4. PAINT AND SHEET MATERIAL
- 4.1. NOTICE: THE WOOD MATERIAL WILL BE REQUIRED TO DRY IN A MANNER THAT PREVENTS THE MATERIAL FROM WARPING AND/OR CRACKING TO A POINT THAT THE WOOD MEMBER EASILY ACCEPTS WATER WHEN IT IS POURED ON IT, TEST OF SMALL AREAS IS REQUIRED PRIOR TO PAINTING AND WILL REQUIRE AREA TO DRY PRIOR TO PROCEEDING WITH PAINTING.
- 4.2. INSTALL A EXTERIOR GRADE LATEX WHITE PRIMER THAT IS RECOMMENDED FOR TREATED WOOD IN ACCORDANCE WITH PAINT MANUFACTURER RECOMMENDATIONS. IF PAINTED PRIOR TO INSTALLATION THE CONTRACTOR WILL BE REQUIRED TO PRIME ANY CUT EDGES.
- 4.3. INSTALL TWO (2) COATS OF EXTERIOR SEMI-GLOSS LATEX WHITE PAINT THAT IS RECOMMENDED FOR TREATED WOOD IN ACCORDANCE WITH PAINT MANUFACTURER RECOMMENDATIONS ON ALL WOOD MATERIAL. IF PAINTED PRIOR TO INSTALLATION THE CONTRACTOR SHALL INSTALL ONE (1) COAT OF THIS PAINT ON ANY SCRATCHES AND ACROSS ALL JOINTS, TWO (2) COATS ACROSS ALL FASTENERS AND PRIMED ENDS, ONCE INSTALLATION IS COMPLETE.
- 4.4. SHEETING SHALL BE RETROREFLECTIVE TYPE A CONFORMING TO TxDOT DMS-8300 UNLESS OTHERWISE INDICATED BY THE OAR.
- 4.5. CLEAN-UP OF PAINT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.



NO.	REVISIONS	DATE

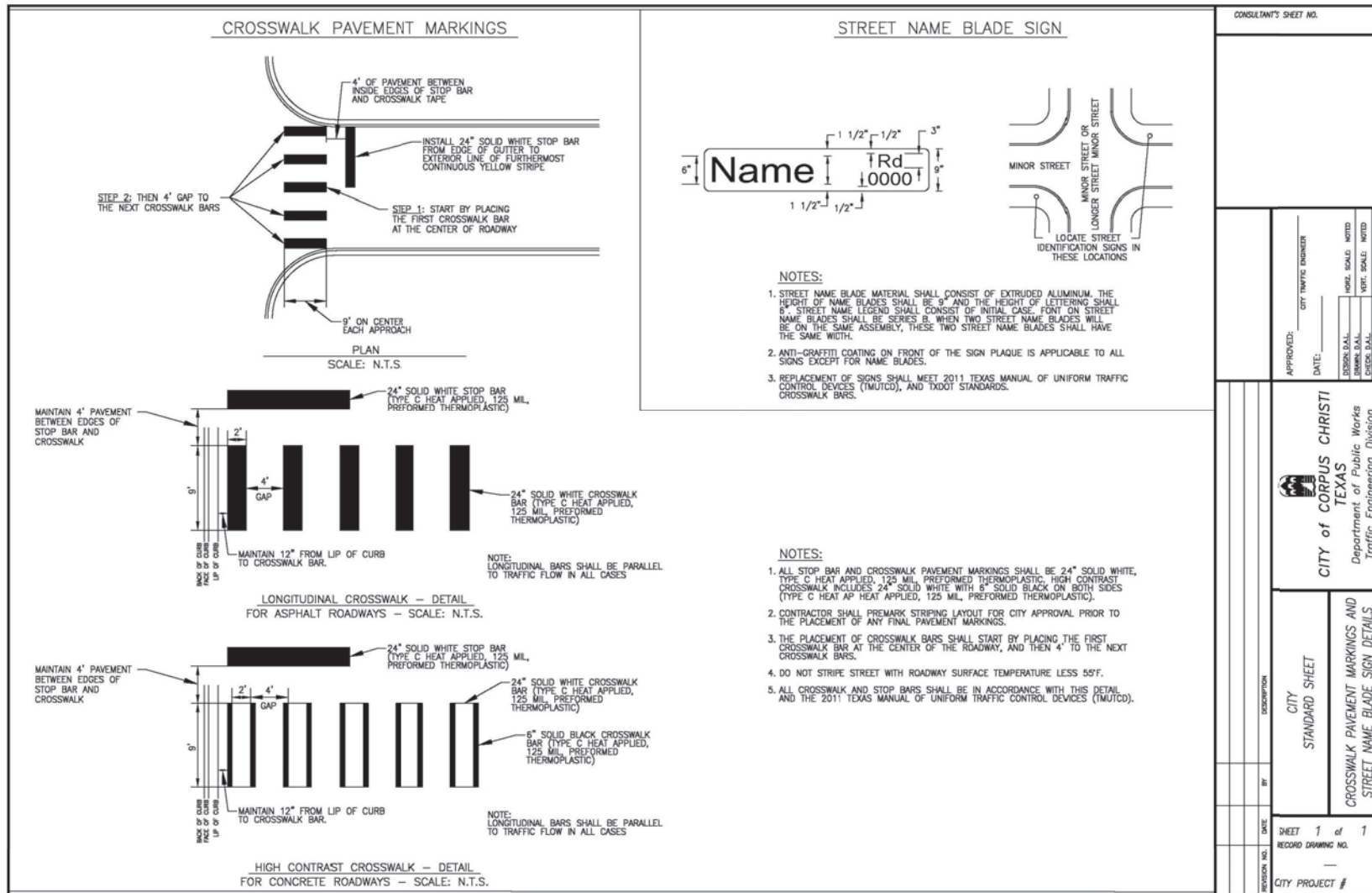


THE SEAL APPLICABLE TO THE PROJECT HAS BEEN REVIEWED BY THE OAR AND IS IN FULL COMPLIANCE WITH THE OAR. THE OAR HAS NO OTHER COMMENTS OR REQUIREMENTS TO BE ADDED TO THE PROJECT DOCUMENTS.



ROAD BARRICADE DETAILS	PROJECT NO. 1088-23-01
SOLID ROCK INDUSTRIAL PARK, PHASE 1	SHEET: 4.7
CORPUS CHRISTI, TEXAS	

PROJECT NO.	1088-23-01
SHEET:	43



NO.	REVISIONS	DATE



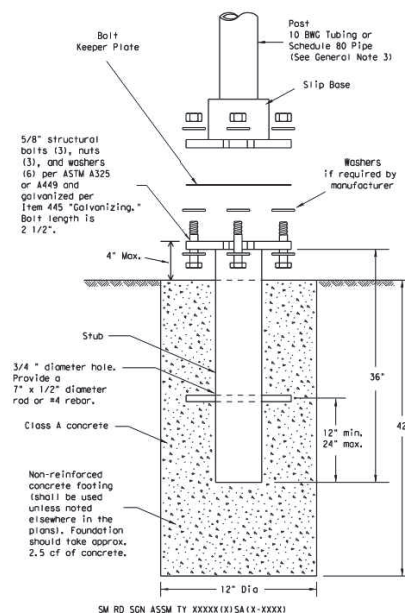
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STREET NAME BLADE DETAILS	PROJECT NO. 1088-23-01
SOLID ROCK INDUSTRIAL PARK, PHASE 1	SHEET: 4.4
CORPUS CHRISTI, TEXAS	

TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. http://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

- Slip base shall be permanently marked to indicate manufacturer, method, design, and location of marking are subject to approval of the TxDOT Traffic Standards Engineer.
- Material used as post with this system shall conform to the following specifications:
 - 10 BWG Tubing (2.875" outside diameter)
 - 0.134" nominal wall thickness
 - Seamless or electric-resistance welded steel tubing or pipe
 - Steel shall be HSLA Gr 55 per ASTM A1011 or ASTM A1008
 - Other steels may be used if they meet the following:
 - 55,000 PSI minimum yield strength
 - 70,000 PSI minimum tensile strength
 - 20% minimum elongation in 2"
 - Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
 - Outside diameter (uncoated) shall be within the range of 2.861" to 2.883"
 - Galvanization per ASTM A123 or ASTM A653 G210. For pre-coated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metalizing with zinc wire per ASTM B833.
 - Schedule 80 Pipe (2.875" outside diameter)
 - 0.275" nominal wall thickness
 - Steel tubing per ASTM A500 Gr C
 - Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
 - 46,000 PSI minimum yield strength
 - 62,000 PSI minimum tensile strength
 - 21% minimum elongation in 2"
 - Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"
 - Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"
 - Galvanization per ASTM A123
- See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: <http://www.txdot.gov/publications/traffic.htm>
- Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

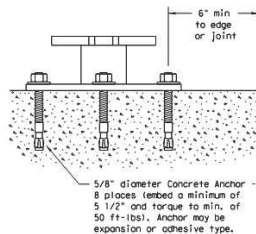
Foundation

- Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
- The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
- Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
- Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
- The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support

- Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be plumb and straight.
- Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with type III epoxy per DMS-6100, "Epoxyes and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively.

Texas Department of Transportation Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD (SLIP-1) - 08

REV	DESCRIPTION	DATE	BY	CHKD	APP'D
9-08	REVISIONS				
26B					



NO.	REVISIONS	DATE
1		16 AUGUST 2024



PROJECT NO.	1088-23-01
SHEET:	4.5
SIGN MOUNTING DETAILS	
SOLID ROCK INDUSTRIAL PARK, PHASE 1	
CORPUS CHRISTI, TEXAS	

EXHIBIT 3

Opinion of Probable Construction Cost for remaining infrastructure to be constructed as of 8/20/2025

Solid Rock Industrial Park, Phase 1					
38.13 acres, 15 lots					
Item	Description	Estimated Quantity	Unit	Unit Price	Total Amount
A	PAVING IMPROVEMENTS				
1	Clearing and Grubbing	0.0	AC	\$ 8,000.00	\$ -
2	Excavation (in-place quantity)	0	CY	\$ 50.00	\$ -
3	Embankment (in-place quantity)	0	CY	\$ 50.00	\$ -
4	**3.5" Type D HMAC (In Lieu of Item 6)	0	SY	\$ -	\$ -
5	**4" Type B HMAC (In Lieu of Item 6)	0	SY	\$ -	\$ -
6	8" Continually Reinforced Concrete Pavement	12,839	SF	\$ 15.00	\$ 192,585.00
7	7" Flexible Base (Ty. A, Gr. 1-2)	1,636	SY	\$ 25.00	\$ 40,901.75
8	**16" Flexible Base (Ty. A, Gr. 1-2) (In Lieu of Item 7)	0	SY	\$ -	\$ -
9	12" Moisture Conditioned Subgrade	1,636	SY	\$ 3.50	\$ 5,726.00
10	**8" Lime Stabilized Subgrade (In Lieu of Item 9)	0	SY	\$ -	\$ -
11	Street Signs (including signage and hardware)	2	EA	\$ 1,000.00	\$ 2,000.00
12	End of Road Barricade (OM4-2)	2	LS	\$ 3,500.00	\$ 7,000.00
		Paving Improvements Sub-Total:			\$ 248,212.75
**These items represent the alternate pavement section and must be included together if selected in lieu of items 6, 7, & 9					
B	STORM SEWER IMPROVEMENTS				
1	12" RCP	0	LF	\$ 103.62	\$ -
2	7'X2' RCB	0	LF	\$ 632.00	\$ -
3	OSHA Trench Protection	0	LF	\$ 4.00	\$ -
4	4" Thick Concrete Rip Rap	0	SF	\$ 12.00	\$ -
5	S.E.T. (12" RCP)	4	EA	\$ 2,100.00	\$ 8,400.00
6	S.E.T. (7X2 Box Culvert)	0	EA	\$ 7,500.00	\$ -
		Storm Sewer Improvements Sub-Total:			\$ 8,400.00
C	WATER IMPROVEMENTS				
1	8" PVC C-900	0	LF	\$ 71.00	\$ -
2	8"x11.25 Degree Ductile Iron Bend	0	EA	\$ 675.00	\$ -
3	8"x22.5Degree Ductile Iron Bend	0	EA	\$ 710.00	\$ -
4	8"x45 Degree Ductile Iron Bend	0	EA	\$ 800.00	\$ -
5	8"x8" D.I. Tee	0	EA	\$ 750.00	\$ -
6	8" Gate Valve and Box	0	EA	\$ 2,285.00	\$ -
7	Fire Hydrant Assembly	0	EA	\$ 6,700.00	\$ -
8	Raised Blue Reflector on Pavement at Hydrant	0	EA	\$ 15.00	\$ -
9	8" Ductile Iron Cap w/ 2" Blow off	0	EA	\$ 1,100.00	\$ -
10	8" Tapping Sleeve with 8" Gate Valve	0	EA	\$ 6,300.00	\$ -
11	8" Vertical Adjustment	0	EA	\$ 4,800.00	\$ -
12	Tie to Ex. 8" Distribution Main	0	EA	\$ 3,200.00	\$ -
		Water Improvements Sub-Total:			\$ -
D	SANITARY SEWER IMPROVEMENTS				
1	8" PVC SDR 26 (6' to 8' Deep)	357	LF	\$ 71.00	\$ 25,325.70
2	8" PVC SDR 26 (8' to 10' Deep)	599	LF	\$ 81.96	\$ 49,069.45
3	8" PVC SDR 26 (10' to 12' Deep)	901	LF	\$ 87.95	\$ 79,198.98
4	8" PVC SDR 26 (12' to 14' Deep)	355	LF	\$ 101.97	\$ 36,189.15
5	OSHA Trench Protection	2,211	LF	\$ 4.00	\$ 8,843.20
6	Embedment	2,211	LF	\$ 4.99	\$ 11,031.89
7	De-Watering	200	LF	\$ 48.00	\$ 9,600.00
8	4' Diameter Manhole (6' to 8' Deep)	2	EA	\$ 9,800.00	\$ 19,600.00
9	4' Diameter Manhole (8' to 10' Deep)	1	EA	\$ 10,100.00	\$ 10,100.00
10	4' Diameter Manhole (10' to 12' Deep)	4	EA	\$ 11,500.00	\$ 46,000.00

**Opinion of Probable Construction Cost
for remaining infrastructure to be constructed as of 8/20/2025**

[illegible]

20 AUGUST 2025

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MICHAEL C. YORK, P.E. 124938.
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.



EXHIBIT 4

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: Solid Rock Commercial Properties, Ltd.

STREET ADDRESS: 102 Airport Rd. **P.O. BOX:** _____

CITY: Corpus Christi **STATE:** TEXAS **ZIP:** 78405

FIRM IS: 1. Corporation ☐ 2. Partnership ☒ 3. Sole Owner ☐
4. Association ☐ 5. Other ☐ _____

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

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

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

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

Name	Title
N/A	

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

Name	Board, Commission or Committee
N/A	

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

Name	Consultant
N/A	

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: Adnana Ortzi Title: General Partner
Scip Management
Signature of Certifying Person: Adnana Ortzi Date: 9/16/2025

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.