WASTEWATER TRUNK LINE SYSTEM CONSTRUCTION AND REIMBURSEMENT AGREEMENT

STATE OF TEXAS §

COUNTY OF NUECES §

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

WHEREAS, the Developer/Owner, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on September 20, 2023 to develop a tract of land, to wit approximately 13.60 acres known as King's Landing Unit 8 Subdivision located north of the Lady Alexa Dr. and Lady Claudia St. intersection 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 Trunk Line ("Wastewater Improvements");

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

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

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

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

WHEREAS, the Wastewater Trunk System Trust Fund does not currently have sufficient funds to fully reimburse Developer/Owner for Wastewater Improvements; and

WHEREAS, Developer/Owner may be paid when assets of the Wastewater Trunk System Trust Fund are sufficient, authorized for such purpose, and Developer/Owner has priority per UDC §8.5.2. E.

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

1. TRUSTEE LIABILITY.

- a. The City is executing this agreement as trustee of the Wastewater Trust Fund pursuant to UDC §8.5. The City is acting as trustee to further its governmental functions of providing water and 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.
- b. The Wastewater Sanitary Sewer Trunk Line Trust Fund was established by Ordinance No. 17396 to encouraging the orderly development of subdivisions within and surrounding the City of Corpus Christi, Texas and continues pursuant Texas Local Government Code §395.001(4)(C). The revenue generated for funding and continuation of the Wastewater Sanitary Sewer Trunk Line Trust Fund is subject to legislation of the State of Texas and the City of Corpus Christi. Nothing in this agreement guarantees neither the continuation nor future revenues of the Wastewater Sanitary Sewer Trunk Line Trust Fund. The City is not liable for modification or termination of the Wastewater Sanitary Sewer Trunk Line Trust Fund. The Developer/Owner agrees that any modification or termination of the Wastewater Sanitary Sewer Trunk Line Trust Fund is a legislative action and does not constitute a breach of trust, an act of bad faith, an intentional or reckless indifference to the interest of a beneficiary, or a profit derived by the trustee from a breach of trust.

2. PLANS AND SPECIFICATIONS.

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

	BASS WELSH ENGINEERING TX Registration No. F-52 Survey Registration No. 100 P.O. Box 6397	027-00		3054 S. Alameda St.							
	Corpus Christi, TX 78466-6397 Kings Landing Unit 8 - Cost Sheet	•									
SANITA	ARY SEWER ITEMS										
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL						
1	15 INCH PVC PIPE	926	LF	\$ 195.00	\$ 180,570.00						
2	FIBERGLASS MANHOLE	4	EA	\$ 20,000.00	\$ 80,000.00						
				Subtotal:	\$ 260,570.00						
MISC I	TEMS										
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL						
1	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER PIPES OF ALL SIZES)	926	LF	\$ 9.00	\$ 8,334.00						
				Subtotal:	\$ 8,334.00						

TOTAL	\$ 322,684.80
BOND (2%	5,378.08
CONTINGENCY (7%	18,823.28
ENGINEERING, SURVEYING, & TESTING (11%	\$ 29,579.44
SUBTOTAL	\$ 268,904.00

- b. The plan must be in compliance with the City's master plans.
- c. The plans and specifications must comply with the City's Wastewater Standards Detail Sheets and Standard Specifications.
- d. Before the Developer/Owner starts construction, the plans and specifications must be approved by the City's Development Services Engineer

3. REIMBURSEMENT.

- a. The cost for the Wastewater Improvements is \$322,684.80. Subject to the conditions for reimbursement from the Wastewater Trunk Line System Trust Fund and the appropriation of funds, the City will reimburse the developer, the reasonable actual cost of the Wastewater Improvements up to an amount not to exceed \$322,684.80 as shown in the attached Exhibit 4, the contents of such exhibit being incorporated by reference into this Agreement.
- b. Subject to the conditions for reimbursement from the Wastewater Trunk Line System Trust Fund per the UDC and this agreement, the City agrees to reimburse the Developer/Owner on a monthly basis upon invoicing for work performed. The submitted invoice shall be deemed administratively complete by the City prior to payment. The reimbursement will be made no later than 30 days from the date of the City's administrative approval of the invoice. Developer/Owner shall submit all required performance bonds and proof of required insurance under the provisions of this Agreement.
- c. Cost-supporting documentation to be submitted shall include:
 - 1. Summary of Costs and Work Performed on 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 and must have been inspected and accepted by the City. The City agrees to conduct periodic inspections and approve the progress of the work at key points during construction.

- e. 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.
- f. 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.

4. PAYMENTS, CREDITS, AND DEFERRED REIMBURSEMENT.

- a. All payments, credits, priority of reimbursement, and deferred reimbursement shall be made in accordance with UDC §8.5. Developer/Owner understands and agrees that if funds are not available in the Wastewater Trunk System Trust Fund, that reimbursement will not be made until such funds are available, appropriated, and Developer/Owner has priority per UDC §8.5.2. Pursuant UDC §8.5.2. E., priority is determined according to the date the reimbursement agreement is approved by the City Council.
- b. Payments will not be paid when funds are not available in the Wastewater Trunk System Trust Fund. Payments may be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund and the Developer/Owner has priority in accordance with UDC §8.5.2. E.
- c. If the developer is owed funds from the Wastewater Trunk System Trust Fund, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk in accordance with UDC §8.5.2. E. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land will be served by the wastewater trunk line for which the credit was given, and an extension of the trunk line was not required to serve the land.
- 5. <u>DEVELOPER/OWNER TO COMPLETE IMPROVEMENTS</u>. Developer/Owner shall award a contract and complete the Wastewater Improvements under the approved plans and specifications within 24 months from the date of City Council approval of this agreement.

6. 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:

MPM Development, LP P.O. Box 331308 Corpus Christi, Texas 78401

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.
- 7. <u>REQUIRED CONSTRUCTION</u>. Developer/Owner shall construct the Wastewater Improvements in compliance with the City's UDC, the City's Infrastructure Design Manual, and all local, state and federal laws, codes and regulations, 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.
- 8. <u>SITE IMPROVEMENTS</u>. Prior to the start of construction of the Wastewater Improvements, Developer/Owner shall acquire and dedicate to the City the required additional public utility easements ("Easements"), if any, necessary for the completion of the Wastewater Improvements. If any of the property needed for the Easements is owned by a third party and the Developer/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.
- 9. <u>PLATTING FEES</u>. Developer/Owner shall pay to the City the required acreage fees and prorata fees as required by the UDC.
- 10. <u>TIME IS OF THE ESSENCE</u>. Time is of the essence in the performance of this contract.
- 11. <u>PROMPT AND GOOD FAITH ACTIONS</u>. 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.

12. 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 by the 40th calendar day after the date of approval by City Council.
- c. Developer/Owner fails to award a contract for the construction of the project, according to the approved plans and specifications, by the 70th calendar day after the date of approval by City Council.
- d. Developer/Owner's contractor does not reasonably pursue construction of the Wastewater Improvements under the approved plans and specifications.
- e. Developer/Owner's contractor fails to complete construction of the Wastewater Improvements, under the approved plans and specifications as provided in section 4 of this agreement.
- f. Either the City or the Developer/Owner otherwise fails to comply with its duties or obligations under this Agreement.

13. 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 Developer/Owner fail to perform any obligation or duty of this Agreement, the City shall give notice to Developer/Owner, at the address stated in section 6, of the need to perform the obligation or duty, and should 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 Developer/Owner by reducing the reimbursement amount due 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.

14. 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.
- 15. THIRD-PARTY BENEFICIARY. Developer/Owner's contracts with the professional engineer for the preparation of the plans and specifications for the construction of the Wastewater Improvements, contracts for testing services, and contracts with the contractor for the construction of the Wastewater Improvements must provide that the City is a third-party beneficiary of each contract.
- 16. <u>PERFORMANCE AND PAYMENT BONDS</u>. Developer/Owner shall, before beginning the work that is the subject of this Agreement, furnish a performance bond payable to the City of Corpus Christi if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations. The performance or payment bond must name the City as an obligee. If the Developer/Owner is not an obligor, then Developer/Owner shall be named as a joint obligee. The bond must clearly and prominently display on the bond or on an attachment to the bond:
 - (1) the name, mailing address, physical address, and telephone number, including the area code, of the surety company to which any notice of claim should be sent; or

- (2) the toll-free telephone number maintained by the Texas Department of Insurance under Subchapter B, Chapter 521, Insurance Code, and a statement that the address of the surety company to which any notice of claim should be sent may be obtained from the Texas Department of Insurance by calling the toll-free telephone number.
- 17. <u>DEDICATION OF WASTEWATER IMPROVEMENTS</u>. Upon completion of the construction, dedication of Wastewater Improvements will be subject to City inspection and approval.
- 18. <u>WARRANTY</u>. Developer/Owner shall fully warranty the workmanship of and function of the Wastewater Improvements and the construction thereof for a period of one year from and after the date of acceptance of the facilities by the City's Director of Engineering Services.
- 19. INDEMNIFICATION. Developer/Owner covenants to fully indemnify. save and hold harmless the City of Corpus Christi, its officers, employees, and agents, ("indemnitees") against any and all liability, damage, loss, claims, demands suits and causes of action of any nature whatsoever asserted against or recovered from city on account of injury or damage to person including, without limitation on the foregoing, workers compensation and death claims, or property loss or damage of any other kind whatsoever, to the extent any injury, damage, or loss may be incident to, arise out of, be caused by, or be in any way connected with, either proximately or remotely, wholly or in part, the Developer/Owner's failure to comply with its obligations under this agreement or to provide city wastewater service to the development, including injury, loss, or damage which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with the construction, installation, existence, operation, use, maintenance, repair, restoration, or removal of the public improvements associated with the development described above, including the injury, loss or damage caused by the sole or contributory negligence of the indemnitees or any of them, regardless of whether the injury, damage, loss, violation, exercise of rights, act, or omission is caused or is claimed to be caused by the contributing or concurrent negligence of indemnitees, or any of them, but not if caused by the sole negligence of indemnitees, or any of them, unmixed with the fault of any other person or entity, and including all expenses of litigation, court costs, and 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 responsible developer/owner under this shall be 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.

- 20. <u>ASSIGNMENT OF AGREEMENT</u>. 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.
- 21. <u>DISCLOSURE OF INTEREST</u>. Developer/Owner agrees, in compliance with the Corpus Christi Code of Ordinance Sec. 2-349, to complete, as part of this Agreement, the Disclosure of Interest form attached to this Agreement as **Exhibit 5**.
- 22. <u>CERTIFICATE OF INTERESTED PARTIES</u>. 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.

- 23. <u>CONFLICT OF INTEREST.</u> 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
- 24. <u>AUTHORITY</u>. 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.
- 25. <u>EFFECTIVE DATE</u>. 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.

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

EXECUTED IN ONE ORIGI	NAL this	_ day of	, 20
ATTEST:		CITY OF CO	ORPUS CHRISTI
Rebecca Huerta City Secretary		Michael Dice Director of D	e Development Services
APPROVED AS TO LEGA	AL FORM:		
Buck Brice Assistant City Attorney For City Attorney	(Date)		

DEVELOPER/OWNER:		
MPM Development, LP P.O. Box 331308 Corpus Christi, Texas 784	401	
By: Moses Mostaghas General Partner	<u> </u>	
STATE OF TEXAS COUNTY OF	§ § §	
This instrument was acknown Moses Mostaghasi, General Part of said corporation.	wledged before me on tner of MPM Development, LP, a Ge	, 20, by eneral Partner, on behalf
	Notary Public's	Signature

STATE OF TEXAS §	
COUNTY OF NUECES §	
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THIS THE DAY OF	, 20
	MOSSA MOSTAGHASI, GENERAL PARTNER
STATE OF TEXAS §	
COUNTY OF NUECES §	
THIS INSTRUMENT WAS ACKNOWLEDGED BE PARTNER OF MPM DEVELOPMENT, LP.	EFORE ME BY MOSSA MOSTAGHASI, GENERAL
THIS THE DAY OF	, 20
	NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS §	
COUNTY OF NUECES §	
COUNTL OF MOECES &	
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NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

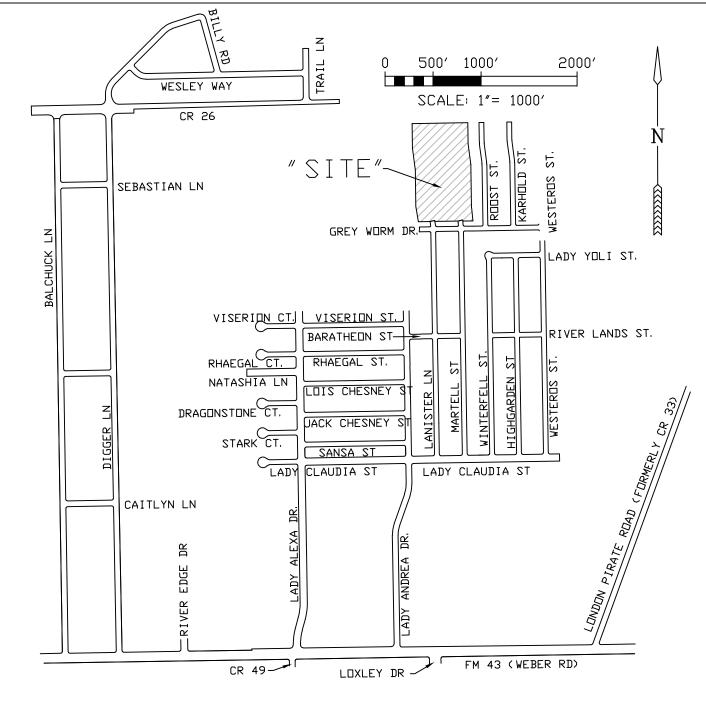
FINAL PLAT OF

KING'S LANDING UNIT 8

A 13.598 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D. R. AND ALSO BEING A PORTION OF SURVEY 137 ABSTRACT 579 AND SURVEY 139, ABSTRACT 577, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

CORPUS CHRISTI, NUECES COUNTY, 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 BRIA A. WHITMIRE, P.E., CFM, CPM 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 ____ KAMRAN ZARGHOUNI AL RAYMOND, III, AIA CHAIRMAN **SECRETARY** STATE OF TEXAS COUNTY OF NUECES I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF____ ___, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF ______ 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 . 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 SANDS, CLERK COUNTY COURT NUECES COUNTY, TEXAS



_OCATION MAP 1"=1000'

BASS & WELSH ENGINEERING

TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404, 361 882-5521

DATE PLUTTED: 07/14/23 COMP. NO.: PLAT-SH1 JDB ND.: 23022 SCALE: 1" = 50' PLOT SCALE: SAME SHEET 1 OF 2

ΤX

LEGEND:

DE	DRAINAGE EASEMENT
D.R.	DEED RECORDS, NUECES CO., TX
M.R.	MAP RECORDS, NUECES CO., TX
0.R.	OFFICIAL RECORDS, NUECES CO.,
UE	UTILITY EASEMENT

NOTES

- 1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
- 2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT
- 3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE,
- 4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0505G (10/13/2022).
- 5. LEGAL DESCRIPTION: A 13.598 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D.R. SAID 13.598 ACRE TRACT ALSO BEING A PORTION OF SURVEY 137 ABSTRACT 579 AND SURVEY 139, ABSTRACT 577, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP
- 6. THE TOTAL PLATTED AREA CONTAINS 13.598 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- 7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 8. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



UDC Agreement Application

Date of Application: 4/22/25

Type of Agreement Requested: Deferment [] Reimbursement [X] Participation []

Approved Plat Name: Kings Landing Unit 8 (PL7960)

Public Improvement Type: WasteWater Reimbursement

Approved Public Improvement Plans: Y[/] N[]

Cost Estimate for Public Improvements: \$322,684.80

Ownership and authorized signatories to enter into the agreement: MPM Development, LP

Mossa (Moses) Mostaghasi

Contact Information

Mossa (Moses) Mostaghasi Name:

E-mail address: mothepro99@aol.com

Phone Number: 361-774-3832

Preferred Method of Contact:

Email [X

Phone []

Other []

If other, provide detail:

Company Name entering into the agreement: MPM Development, LP

Company Address: PO Box 331308 Corpus Christi, TX 78463

General Partner

Applicant's Signature & Title

Submit Application Electronically to: contractsandagreements@cctexas.com

Mail to:

Development Services

Attn: Business Manager

2406 Leopard St. Suite 100

Corpus Christi, Texas 78408

PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 8,

CORPUS CHRISTI, NUECES COUNTY, TEXAS

TAMBLES SECTIONS OF THE WAS A PROPERTY OF THE WEST OF THE WEST.

STANDARD SPECIFICATIONS STALL NOTES IN MELSIN ENGINEERINGS	SITE CLEARING AND STRIPPING SITE ORADING	EXCAVATION AND BACKFILL FOR UTILITIES	CONTROL OF GROUND WATER	STREET EXCAVATION	CHANNEL EXCAVATION	EMBANICMENT	SELECT MATERIAL	SELECT MATERIAL		CRUSHED LIMESTONE PLEXIBLE BASE	ASPHULIS, OLIS AND EMULSIONS	PRINE COAT	HOL MIX ASPHALLIC CONCRETE PAVENER!				CONCRETE CONS RAMPS	TEMPORARY TRAFFIC CONTROLS DURING CONSTRUCTION	MATER LINE RISER ASSEMBLES	HYDROSTATIC TESTING OF PRESSURE SYSTEMS	DAPPING SLEEVS AND LAPPING VALVES	DUCTLE IRON PIPE AND FITTINGS	PAC PIPE - AWAY C900/C905 PRESSURE PIPE FOR MUNICIPAL WATER WITH WATER THE PARTY PAR	WAINS AND INCSERNIEN	INTER LINES	MATER SERVICE LINES	GATE VALVES FOR MATER LINES	FIRE HYDRANTS	MANHOLES	VACUUM TESTING OF WASTE WATER MANHOLES AND STRUCTURES	FIBERGLASS MANHOLES	REDNICACED CONCRETE PIPE CULMERTS	CONCRETE BOX CULVERTS	CRAVITY WASTE WATER LINES	MASTE WATER SERVICE UNES	SEEDING	PORTLAND CEMENT CONCRETE	Children Control
in own or	021202	022020	0220021	0220	022060	022080	00220	022420	022210	025223	9550	025412	2	800000	023610	22812	1900	025002	02820	026202	020	026206	026210		026402	026404	026411	026418	027202	027203	027205	027402	027404	027602	027606	028020	030050	,

- THE OUTER 2' OF ALL STREET PANNS AND WALKS ARE SHOWN POCHED (SHADED). EXISTING CAC PANNS SHOWN WITH DASHED LINES (TPPICAL). PAVING, GRADING AND DRAINAGE NOTES

ROW, PERNITS ARE REQUIRED PRIOR TO STARTHOWNORK IN ANY PUBLIC STREET RIGHT-OF-WWY. THE CONTRICTOR SHALL CONTROL TO REFERANCE ALL APPLICABLE REQUIREMENTS TO DETERMINE ALL APPLICABLE REQUIREMENTS TRAFFIC CONTROL PLAN. FEES. STC.).

STREET LIGHT FEES SHALL BE PAUD BY THE DENELOPER TO THE CITY (NOT BY CONTRACTOR

DOSTING WATER LINES ARE SHOWN DASHED/LIGHT. PROPOSED WATER LINES ARE SHOWN CONTINUOUS/HEAVY IN PLAN AND DOTTED/HEAVY IN PROFILE.

2. Theorems water lines such be southle 40 ppc solvent welded joints, no separate pay for 2" ittings nor 2" x 6" connector strupes,

PROVIDE CAST IRON BOXES AND PVC PIPE EXTENSIONS WITH CONCRETE AT GATE VALVES PURSU. TO CITY STANDARD WATER DETAILS. CONSTRUCT WATER SERVICE LINES AND CONNECTIONS PURSUANT TO THE NOTES AND DETAILS SHOWN IN CITY STANDARD WATER DETAILS.

construct water risers at BND caps on Pipes and 2" blow-off valves for filling and testing purposes pursuant to details as shown in city standard water details.

- 1. MORE NO ENTINEMENT, THESE ACCURACE OF SHEME AND ARE RELEASED STREETING THE WAS ALLESS THE CASE THE
 - ALL CONCRETE SHALL HWE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS FOR POCEP, ROCE NO WALLS. ALL STEEL REINFORCING SHALL BE GRADE 60 (60,000 PSI YELD STRENGTH) IN ACCORDANZE WITH STRENGTH 813,
- REDIFFORCED CONCRETE STORM SEWER PRE SHALL BE CLASS II, STANDARD STRENGTH OR CONTRACTOR MAY SUBSTRICTURE HOPE PRE THROUGHOUT REDUCK WITH DIRECTOR OF PUBLIC WORKS APPROVAL. STORM SERER MANACLES SHALL BE PRE-JACT CONCRETE.
 - ALL STREET, SANITARY SENER AND STORM SENER STATIONING IS NEASURED ALONG THE CENTERLINES OF STREETS.
 - LINGARLY INTERPOLATE BETWEEN GRADES AS SHOWN TO DETERMINE A PROPOSED GRADE AT ANY PARTICULA POINT.
- CHR ALCHIEN SHALL PROALEL ADJACENT RIGHT-OF-WW LINES DICEPT WHERE INDICATED OTHERWISE. ALL CURRO RETURNS AS STREET, WIEDSCICTIONS SHALL RE 20' RBC DICEPT FOR THE RETURNS AT THE WEST SIZE OF LUCK ALCAD BORRE WHICH SHALL RE 22' RBC.
 - CONSTRUCT PROPOSED CARB PAURS AT ALL STREET INTERSECTIONS. NO. AS SHOWN AND ACCORDING TO CITY CARBON STREAM STRANGES OF FREEZINGST NAME OF A STANDARD AND A
- CONTRACTOR SHALL MEET ALL CONCRAMENTAL ONE-CULL AND OTHER REGULATIONS WITH REGARD TO ENSINE UNDERSHOUND FACILIES AND PPELINES.
- AN DRE NAMES THE CITY TO LENGER ALDRE THE PARKE OPTION AT CURB NAMES. THE CONTINUED WAS THE THE LENGER THE LENGER THE LENGER NAMES.

 THE DRIFT SABLEST SITE OF IT THAN JUST AN EX, OTHER MESS, WE NO. ASSOCIATED STORE THE CONTINUE AND SECRETARY. (NO SCONDART PAY FOR TIED SECREMAL).

- SET DIUS OF SEPACE LINES MD LOT PROMIAGE LINESS SHORN OTHERWISE, SANTARY SEWER STATIONING IS AMSAURD ALONG THE CENTRE LINE OF PROPROSED STREETS. EXSTING 'SS LINES ARE SHOWN LONGY/ARED// SANITARY SEWER NOTES
- ALL CAUNT SERVE PROSE 8" THEN SERVICES OF SERVICES OF
- 4. NO SEPARATE PAY FOR ANY DE-WATERNG OR SPECIAL EMBEDADAT REQUIRED FOR 8", 10" & 12" SANTARY SEWER PRESS AND MANHOLES.
 - The words santary sener shall mean waste water and noe versa. We use 92 lots x 3.5 pers/lot x 80 gropd x pf 4 = 0.1 mgd.

LEGEND - EXISTING FACILITIES

6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	CONTRACTOR
Υ.R.	YARD REQUIREMENT

LEGEND - PROPOSED FACILITIES AND APPURTENANCES

BACK OF CURB TO BACK OF CURB	RBPW	RAISED BLUE PAVEMENT MARKER, SEE
CENTERLINE	9	ROLLER COMPACTED CONCRETE
R/C CONCRETE WALK	7* ROCP	ROLLER COMPACTED CONCRETE PANNG 7" THICK
DEEP CUT SERVICE CONNECTION (SAN. SEMER)	dO	RDNFORCED CONCRETE PIPE
DRAINIGE DIRECTION OR DIMENSION ARROW	ŧ	RICHT
FINISHED GROUND ELEVATION	S = 0.3%	LONGTUDINAL SLOPE
FIRE HYDRANT STABOL	ĸ	SANTARY SEMER
FLOW LINE OR INVERT ELEMATION	25	SEDIMENTATION SCREENING FENCE ALSO KNOWN AS SET EINST OF TEMPORARY SEPLECT COMPANIES
FINISHED WALK ELEVATION		2017
COLDE REFER (CHANGE OF DRAMAGE DIRECTION	SSMH	SANTARY SENER MANHOLE
OR SLOPE)	222	SANTARY SEWER SERVICE (PIPE & FITTINGS, 4" AND 6"
HIGH DENSITY POLYETHELENE PIPE	SIPS	STOP SIGN
LEFT.	2	TOP OF CURB
NULTIPLE BOX CULVERT (R/C)	TSW	TIED SIDEWALK
MANHOLE		
POINT OF CURNATURE (BEGINNING OF CURVE)	-	WATER VALVE SYMBOL
POINT OF TANGENCY (END OF CURVE)	WSD	DOUBLE WATER SERVICE (1" PIPE, FITTINGS, CORPORAT
REINFORCED PORTLAND CEMENT CONCRETE		STOP AND ANGLE METER VALVES)
PORTLAND CEMENT CONCRETE PANNO, CAST IN PLACE, STEEL REDIVENCED, 7" THICK	WSS	SINGLE WATER SERVICE (1" PIPE, FITTINGS, CORPORAT STOP AND ANGLE WETER VALVE)

TXDOT AND CITY SIGN AND PAVEMENT MARKING REQUIREMENTS AND DETAILS STORM WATER POLLUTION PREVENTION PLAN, SHEET 2 OF

CITY STDRM WATER STANDARD DETAILS CITY WASTE WATER STANDARD DETAILS

SHEET 10 SHEET 11 SHEET 12

CITY WATER STANDARD DETAILS DFFSITE SS PLAN AND PROFILE

> SHEET 14 SHEET 13

STORM WATER POLLUTION PREVENTION PLAN, SHEET 1 OF 2 PCCP AND RCCP PAVEMENT DETAILS AND SIDEWALK DETAILS

PCCP AND RCCP JOINTING PLAN

PAVING, GRADING AND DRAINAGE PLAN & PROFILE, SWOMP

SHEET INDEX

SHEET 1 SHEET 3 SHEET 2 SHEET 4 SHEET 5 SHEET 6 SHEET 7 SHEET 8 SHEET 9

LOCATION MAP

STREET SIGN AND LIGHT POLE PLAN, ESTIMATE SUMMARY AND BARRICADE DETAILS

SANITARY SEWER AND WATER PLAN AND PROFILE COVER SHEET AND MISCELLANEOUS INFORMATION

- EDPELDPER/ZENELDPER/ZENELDPER/ZENAL ENSURE THAIT TRAFFIC CONTROL MEASURES ARE IMPLEMENTED AS NEEDED. ANY WIDRK IN CITY ROGHT-OF-MAY REQUIRES A PERMIT FROM THE CITY'S TRAFFIC ENGINEERING DIVISION.

ALL PUBLIC WATER LINE CONSTRUCTION AND NATERALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH OF THE CITY OF CONSULS CHARGE IN REPORTNATIONS EXSIGN MANUAL, THE THYBOWN SHALL BE LOCKED ONTO VALVE BY USE OF PRETAMER CLANKS ON DIP. WATER USE 3 GPW/CDT X 92 LOTS X 60 MIN/HR X 24 HR/DNY = 0.4 MCD. LNE LOCKIOR TAPE AND TRACER WHE AME TO BE INSTALLED WITH PROPOSED WATER LINES PER IDM 4,06K-48.

ALL WATER WANS 6" AND LARGER SHALL BE COOD DRIB POT WITH DUCTHE ROM MECHANICA CONTINUES AND SHALL BE BEIDDED IN (DICKEED IN) SAND TO 6" ALL MOUND PIPE. ALL WATER SERVICE SAND FOR SERVICES.

CONTRACTOR SHALL NEBRY ACCUANT, JOHN RESTRAINT FOR ALL PIPE, FITTINGS AND VALVES PROPRIED ANY WATER CONSTRUCTION.

MANAGE BLUE PANEMDAT WARDEN IN ACCORDANCE WITH THE LATEST VERSION OF THE "TEXAS WARMAL, ON UNITONE TRAFFIC COUNTING DEVICES (TULTOD) SHALL BE INSTALLED IN THE CENTER OF STREETS AT THE AS SHOME (NO SEPARATE PAY).

- al public improvabing saal be wareantd by the odeloper per unpid dealopadit code (udc) section 8:1.6 from the dati Acceptance of those improvabing by the deector of digenerals.
- APPROVAL FOR THEIL IMPROVEMENTS PERTINENT TO PLATTING REQUIREMENTS OF A FINAL PLAT SHALL EXPINE IT THE FINAL PLAT EXPINES. THEN, PLAT SHEES SK (6) MOTHER FROM THE DIT OF FIX SPANDINGS THE WAS SKY (6) MOTHER FROM THE STANDINGS FROM THE STANDINGS.

HEROF COMPATION OF MPROPAGRIS HEROF, ALL DISTURBED AREAS SWALL BE CROSS SEEDED IN ACCORDANCE WITH CITY SYMDING SPECIFICATION 0.28620 "SEEDING". STORM WATER POLLUTION PREVENTION

1. PAY FOR ALL STORM WATER POLUTION PREVENTION MESTINGS, SCALD WASTE DISPOSAL, SOIL TRACKING, SEEDING, ETC., AS PART OF STORM WATER POLLUTION PREVENDION".

TO NOTIFIED TO THE PARTY OF THE

LDIS CHESNEY S

J. W. RAGDINSTONE CTC

72 TS 12005

✓SITE″~

BACK OF CURB TO BACK OF CURB	RBPW	RAISED BLUE PAVEMENT MARKER, SEE WATER NOTES BELOW.
CENTERLINE	ROC	ROLLER COMPACTED CONCRETE
R/C CONCRETE WALK	7* ROCP	ROLLER COMPACTED CONCRETE PAMMG 7" THICK
DEEP CUT SERVICE CONNECTION (SAN, SEMER)	dO	REINFORCED CONCRETE PIPE
DRAINAGE DIRECTION OR DIMENSION ARROW	Ę	RICHT
FINISHED GROUND ELEVATION	S = 0.3%	LONGITUDINAL SLOPE
FIRE HYDRANT SYMBOL	ĸ	SANTARY SEWER
FLOW LINE OR INVERT ELEVATION	28	SEDIMENTATION SCREENING FENCE ALSO KNOWN AS SET JENNE OF TENENING SERVINENT COMPANIES
FINISHED WALK ELEVATION		SEL PENCE ON IENTONNI SELMENI CONTROL PENCE
NOLLOSED SOMEONE OF DEMANDS DIRECTION	SSMH	SANTARY SEWER MANHOLE
OR SLOPE)	255	SANTARY SEMER SERVICE (PIPE & FITTINGS, 4" AND 8")
HIGH DENSITY POLYETHELDNE PIPE	SIPS	STOP SIGN
LETT	2	TOP OF CURB
MULTIPLE BOX CULVERT (R/C)	TST	пер ѕюемых
MANHOLE POINT OF CURNATURE (BEGINNING OF CURVE)	н	WATER WLVE SYMBOL
POINT OF TANGENCY (END OF CURVE)	MSD	DOUBLE WATER SERVICE (1" P.P.E. FITTINGS, CORPORATIO
REINFORCED PORTLAND CEMENT CONCRETE		STOP AND ANGLE METER VALVES)
PORTLAND CEMENT CONCRETE PANNO.	WSS	SINGLE WATER SERVICE (1" PIPE, FITTINGS, CORPORATION STOP, AND ANGLE METER WALVE)

A COVARGE AND THE STORE TO BE A COVER TO BE CALL BEFORE YOU DIG! THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

- THIS WORK WILL BE INSPECTED BY THE CITY'S CONSTRUCTION INSPECTION INSPECTION INSPECTION SHOULD BE CONTACTED AT LEAST 72 HOURS PRICK TO STAFF OF CONSTRUCTION. THE NUMBER TO CONTACT CONSTRUCTION INSPECTION IS (361) 826-2240.
- DPRIDPEDPPERDEPPS AGENT SHALL ENSURE THAT BEST MANAGARAT PRACTICES TO MINIMZE EROSON AND SEDMENTATION ARE BEING USEE AND THAT ARY AND ALL TOED PERMITS WHERE MEEDED HAVE BEEN OBTANED.

- APPROVAL FOR PUBLIC IMPROYEMENTS ASSOCIATED WITH A BULDING PERMIT SHALL EXPIRE IF THE BULDING PERMIT EXPIRES. A BULDING EXPIRES 180 DAYS FROM THE DATE OF ISSUANCE UNLESS AN EXTENSION HAS BEEN GRANTED BY BULDING INSPECTIONS.
- WAY PORTING THE READ OF WAY THE WAY TH
- ANY EXCHANDAS ALLOWED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON CONCRETE STREETS MUST BE PROFORMED IN SUCH A WAY DITHE CONCRETE PAREL IS REPLACED.
- телем семе метя эми, в се семейть мет, комет мете, комет мете, семейтельных мете, мете, мете, мете, мете, мете мете ятиме изместительных мете, мете, мете, мете, ата от семея на редывать семейтельных эми, в мете телеми бейлам у бъемея еделей в детемен от 4 с от семе так телем семейте, сомежна в чем, сомет от то язывать в мете
- 13. ALL CONSTRUCTION PROCEDURES, TESTING PROCEDURES AND CONSTRUCTION AUTEMAS AND APPLAITDANCES SWALL ADHERE AND BE IN COMPLANCE OF THE LINES RENSORED OF THE OTH OF COMPON PARES INTERVENCING ESSAN ANAULL, UNRED DESCRIBEDMENT CODE, ONCE OF COMMUNISTRATION OF THE PROCEST FOR THE DUMBING OF THE PROJECT.
 - THESE PLANS INNER BEDI IDRIGNED AND DIRABERED TO METI ALL LOCAL, STATE AND FEDERAL CODES NICLIGIAGE BY NOT LIMITED TO THE STATES ADDITION OF THE THAN CODE OF DIRACHANISTS COCC. IT (OLD TO THE CONTINUES COUNTY OF CONTINUES COCC. IT (OLD TO THE CONTINUES COUNTY OF CONTINUES O

Alex by Alex Hamon Date: Date: Aarmon 2035:03.24 O9:4337-05:00



MOSES MOSTAGHASI P.D. BOX 331308, CORPUS CHRISTI, TEXAS 78463. 774-3832

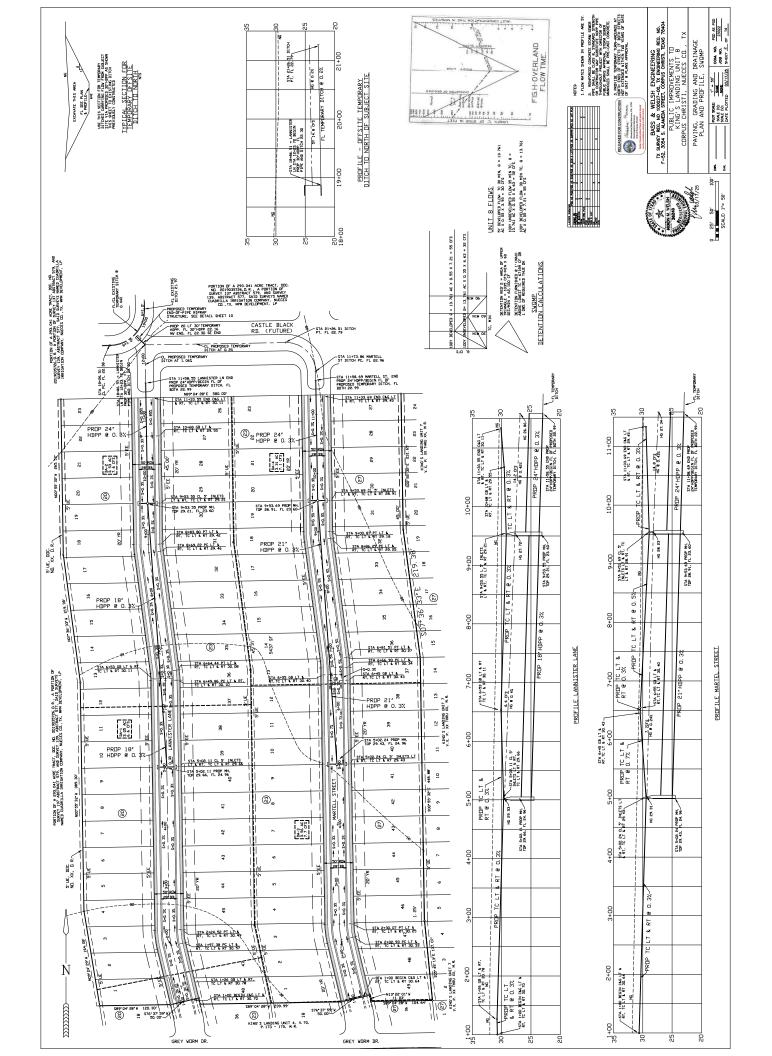
BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404

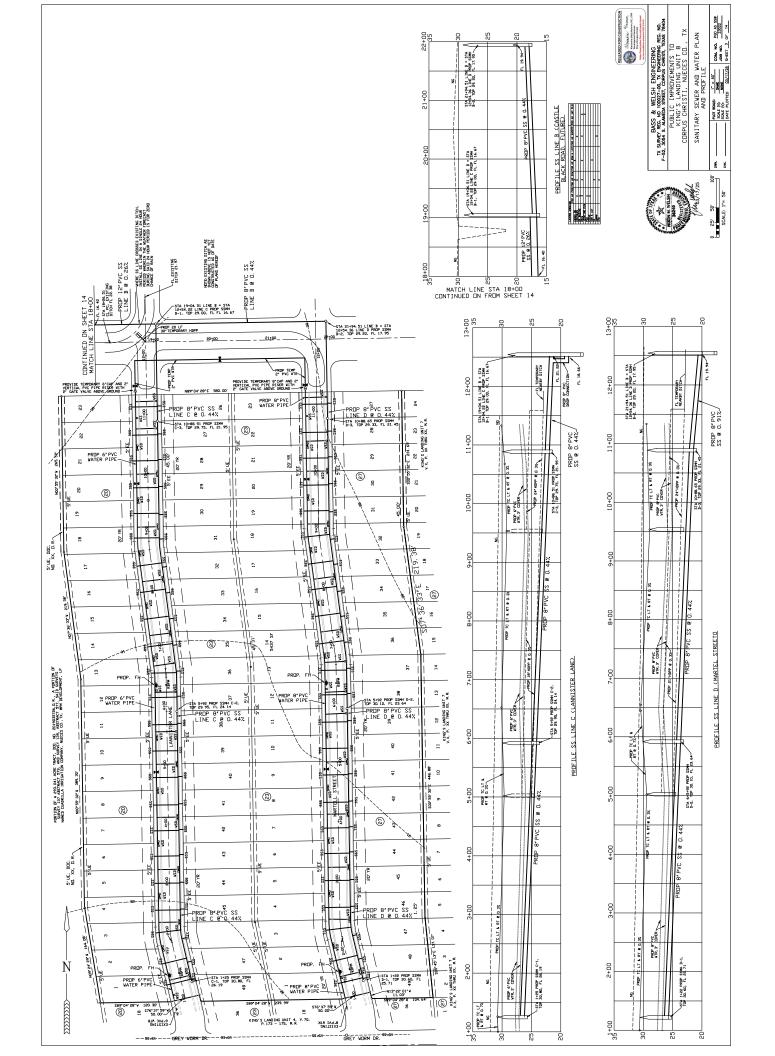
COVER SHEET AND MISCELLANEOUS INFORMATION PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 8 CORPUS CHRISTI, NUECES CO., TX

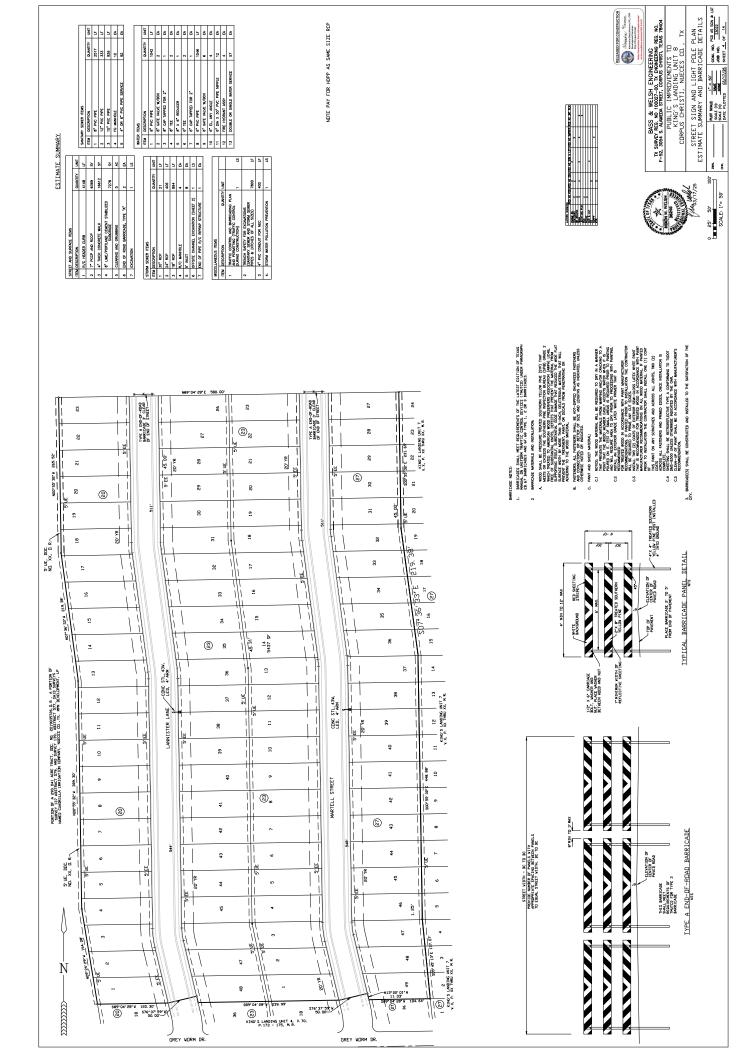


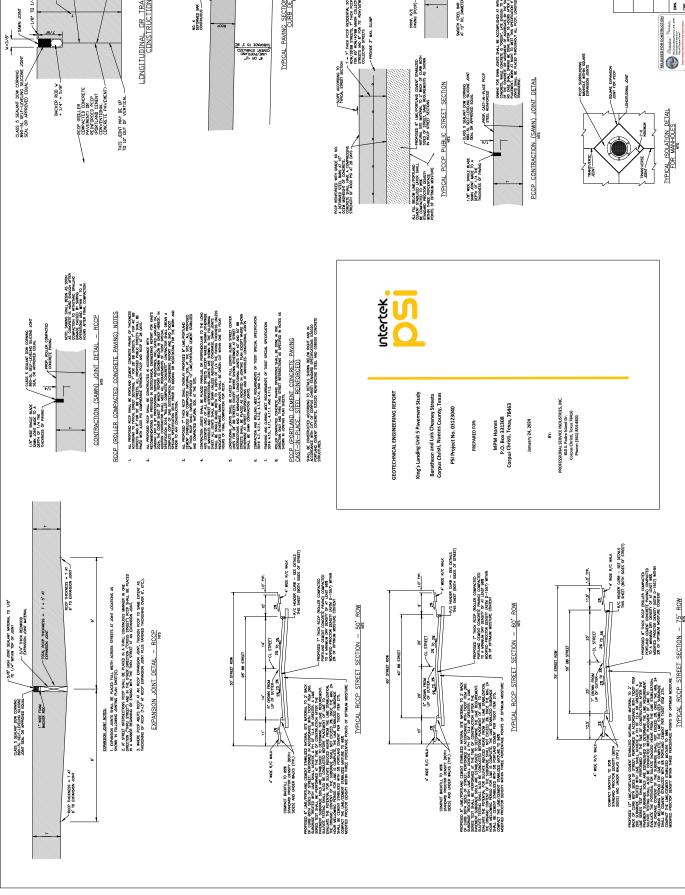
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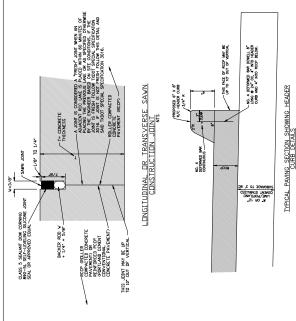


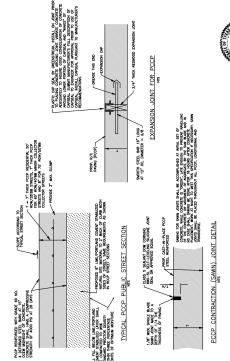








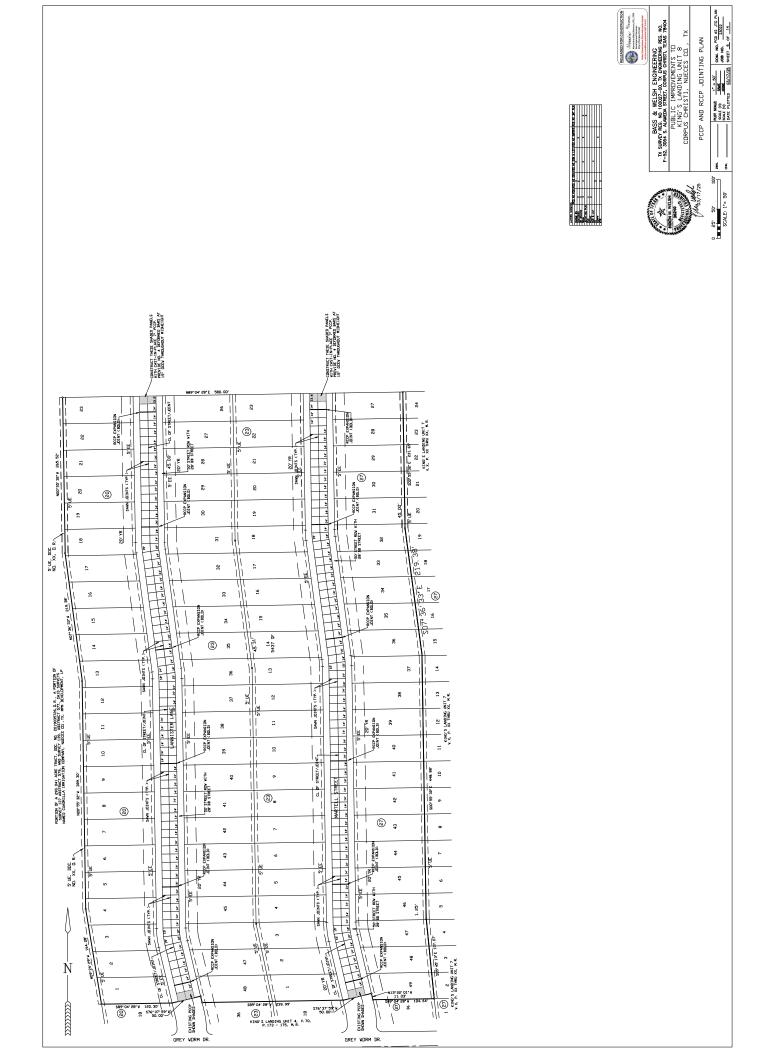


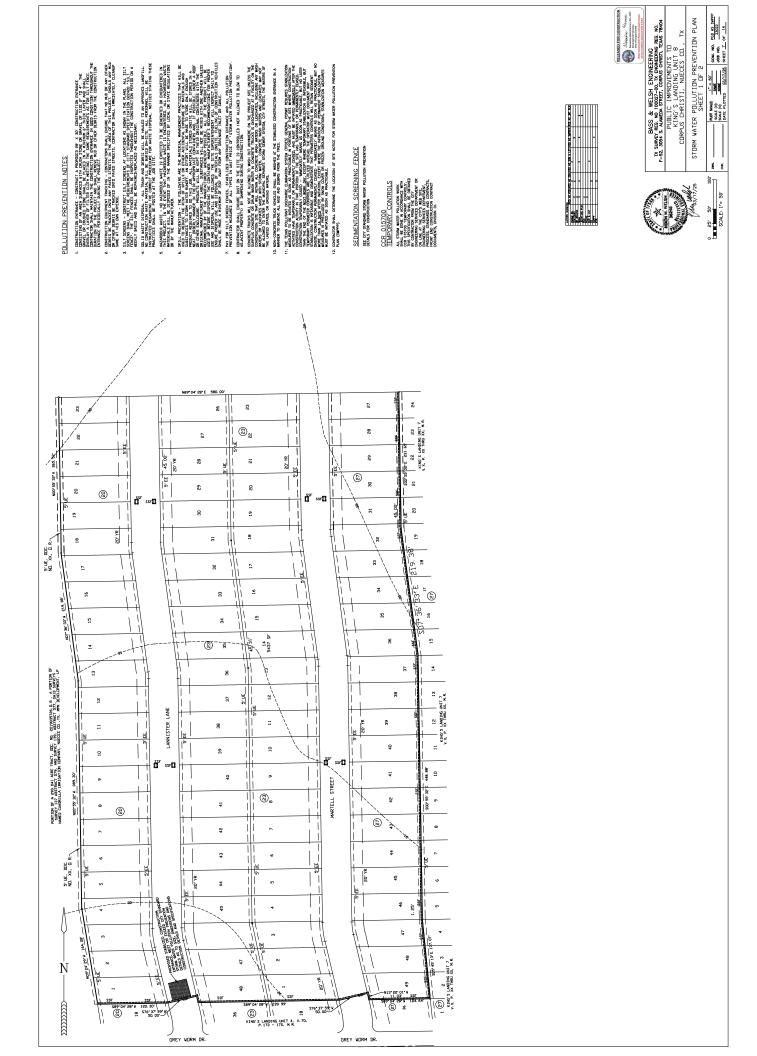




BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA S CORPUS CHRISTI, TEXAS 78404	PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 8 CORPUS CHRISTI, NUECES CD., TX	PCCP AND RCCP PAVEMENT DETAILS AND SIDEWALK DETAILS
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TREET





SITE DESCRIPTION

NOT TO SOME

PROJECT DESCRIPTION: CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PRIMARY ACTIVITIES
WILL BE PARLENIAL CONSTRUCTION. SPRINDWICH. SCHWIR SAND
WILLT CONSTRUCTION AND LOT GRADING AND CIENTRIA AND GRADBING. PROJECT LIMITS: KING'S LANDING UNIT 8

MAJOR SOIL DISTURBING ACTIVITIES: PAVEMENT AND EARTHWORK CONSTRUCTION, LOT GRADING & STORM SEWER AND UTILITY CONSTRUCTION

TOTAL AREA TO BE DISTURBED: 16 ACRES

TOTAL PROJECT AREA: 14 ACRES

WEIGHTED RUNOFF COEFFICIENT 55% (AFTER CONSTRUCTION): 55%

OHER, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HIS GENERO (TELLPORARILY OR PERMANENTS SHILL BE STRUCTED WITHIN 14 DAYS UNLESS ACTIVITIES ARE SCHEDULED TO PERSURE AND DO WITHIN 21 DAYS.

TEMPORARY SEEDING
 PERAMENT PLANTING, SODDING, OR SEEDING
 MULCHING
 SOIL RETEINED BLANKET
 BUFFER ZONES
 PRESERVATION OF NATURAL RESOURCES

DESTING COMPING Y SOLE, A VEGETANTE.
OWER NAM S OF DESTING VEGETANTE COVER NAM S OF DESTING VEGETANTE COVER NAM
SOLE CLASSINGANDE (1983A) – STANS AT HE SUBJECT SITE ARE VICTORIA CLAY, O TO 1% SLOPES, VAA.
SITE SI DURBE CULTURATION, NITERAITEN VEGTANTE, COVER

NAME OF RECEIVING WATERS: OSO CREEK

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. CONSTRUCT "SIL FENCE". GLERA WORK ARE, INSTALL UTILITIES (WASTE WATER, STORM WATER AND POTRBLE WATER). STREET EARTHWORK AND PAYING AND LOT GRACING. NARRATIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES: 2. GRADE PROPOSED PAVEMENT TO SUBGRADE ELEVATION, COMPACT SUBGRADE CONSTRUCT PAVEMENT.

STRUCTURAL PRACTICES:

- Sulf regis

- HAY BUE DAM
HAY

. UPON COMPLETION OF CONSTRUCTION, TEMPORARY CONTROL STRUCTURES WILL REMAIN IN PLACE UNTIL LANDSCAPING OR GRASSES ARE IN PLACE.

EROSION AND SEDIMENT CONTROLS

STORM WATER MANAGEMENT: STORM WATER DRAINAGE WILL BE PROVIDED
BY THE STREET SECTION, INLETS AND PIPES. CURB & CUTTER
WILL CARRY THE RUNDEF TO THE COLLECTION POINTS (INLETS).

SOIL STABILIZATION PRACTICES:

WHORTHONE TO ALL FEROMAD MAS STRUMENT COMBANIS WILL BE WARMER IN GOOD PROSSINGLE, BY A REPORT SO A RECEIVED WILL BE SOON FOR STRUMENT CONTROLL OF STRUMENT OF STRU

NSPECTION, ALL INSECTION WILL SE FECRORED BY AN INSECTIOR DESIGN WELL AS LEGGE WE AS LEGGE

WAST WITHOUT SECURIOR SALL PRODUCE A WAST OF MEET FROM SHEET FRUCKS. THE MEET SECURIARIES SOME STREET FRUCKS. THE PRODUCE SHALL BY ALL MENDERS SHALL BY THE OF PROTECT FRUCKS. THE SHALL BY SHAL

SANITARY WASTE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY

OFFSITE VEHICLE TRACKING:

HAUL ROADS DAMPENED FOR DUST CONTROL

LOAGED HAUL TRUCKS TO BE COVERED WITH TARPAULIN

EXCESS DIRT ON ROAD REMOVED DALLY
STABILIZED CONSTRUCTION ENTRANCE

STREES, DESPOSA, REAGES SHALL, DIE EL LOCATED IN ANY WELTAND, WRITER BOTO OF STREAMED. CONSTRUCTION STARWING AREAS SHALL BY CONSTRUCTION STARWING SHALL BE CONTRACTOR AND ANAWER TO THE WARRINGTON TO THE CONTRACTOR ANAWER TO THE WARRINGT OF PROLITAMIST, ANAMER TO THE CLEMENT OF STARWING THE OFFICE OF THE CONTRACTOR TO THE CONTRACTOR TO

CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS AS MAY BE REQUIRED BY TCEO AND EPA. CONTRACTOR SHALL PROVIDE NOI AND NOT.

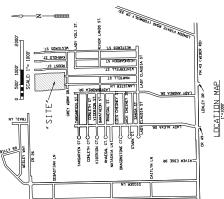
0 500' 1000' SCALE: 1"= 1000' TS CHORNE .12 1200 ANISTER LN
AMRTELL ST.
12 JIBROSELL ST. DIRACINSTIDAE CTÍC TOTA DESCRIPTION DE STARRE CTÍC TOTA DE STARRE ″SITE″~ CONLETH CT CONLETH ST VISERION ST. BARATHEON ST. RHAEGAL CT.

FILTER FABRIC WITH REINFORCEMENT-

家の家の事 BALED HAY OR STRAW

2"x 2"x 36" (5cm x 5cm x1 in) WOOD PEGS

RECOMMENDED TOE-IN METHOD





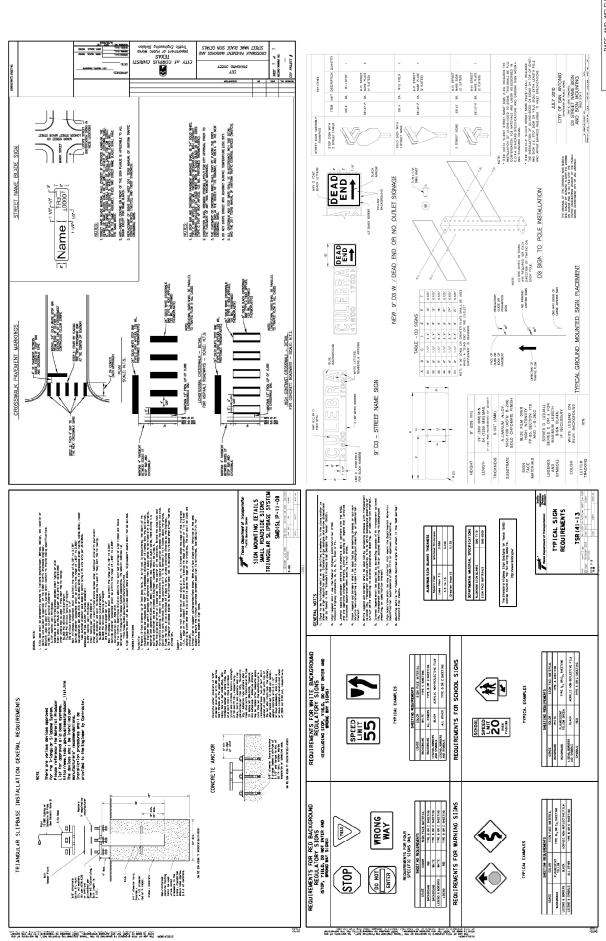
NOTE: POULTRY NETTING
SHALL NOT BE
ALLOWED AS A
REINFORCEMENT
MATERIAL. Le"(15cm) TO 8"(20cm) MIN. FABRIC IN TRENCH SEDIMENT CONTROL FENCE (15 cm) 1'-4"MIN (0.4m) MIN (s cm) .06 Transaction of the second FILTER FABRIC 37(0.9m) MIN. WIDTH

PLACEMENT FOR BALED HAY

ELEVATION

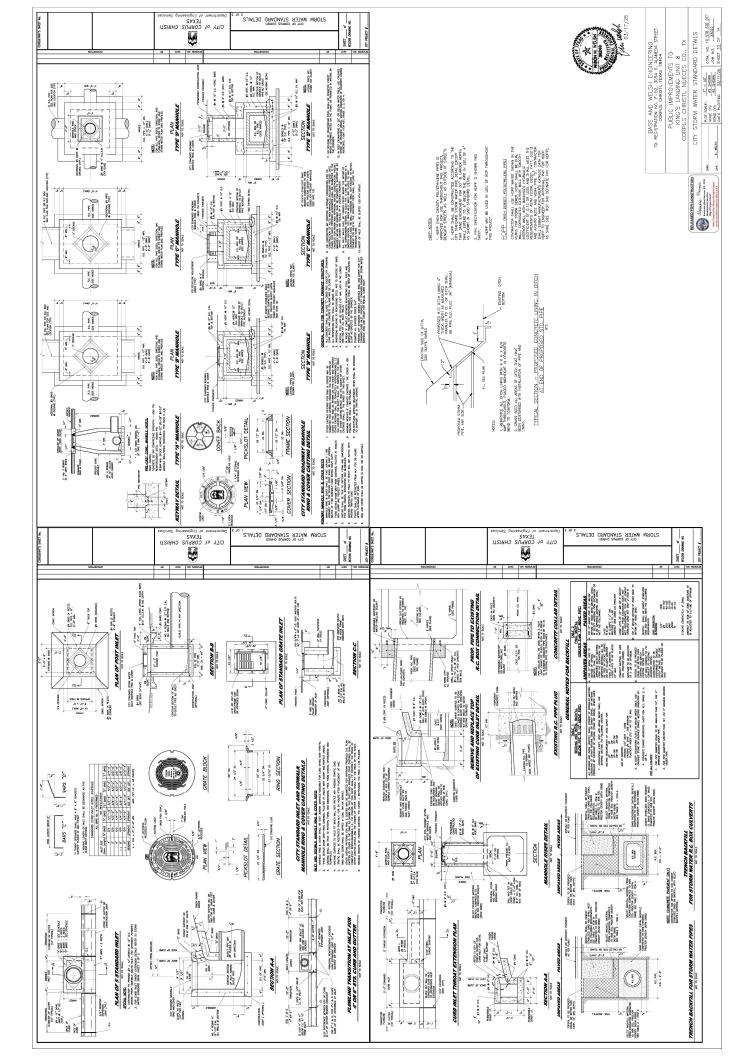
FILTER DAMS

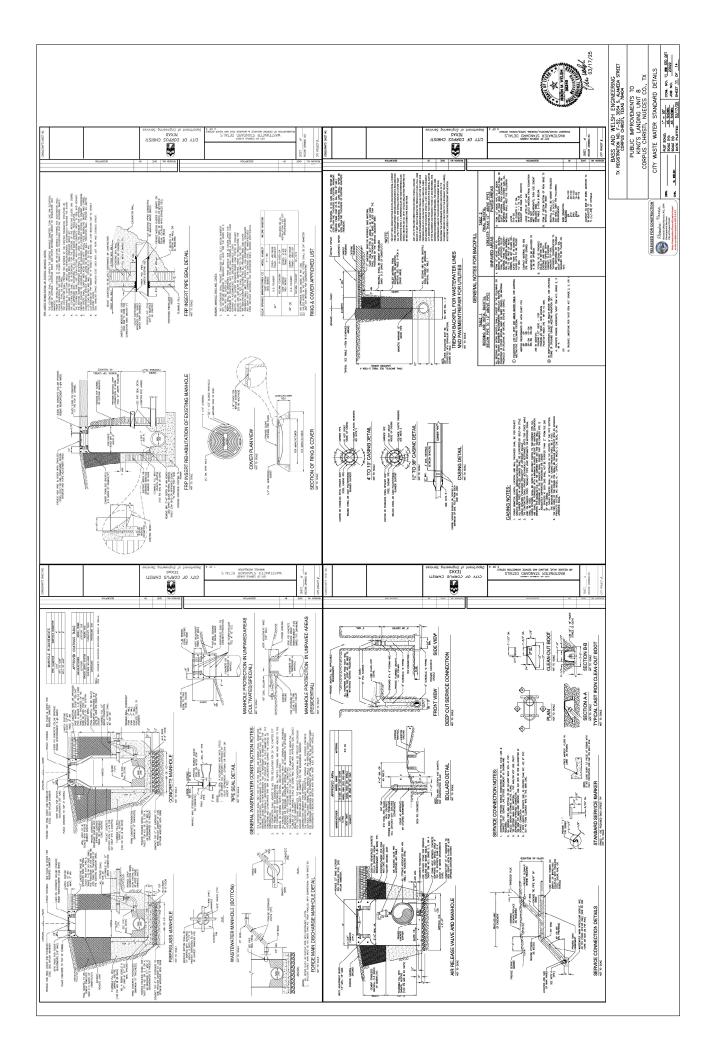
| PLOT SOULE | 1" = 50" | COM. NO. 8 SWPPP | SOULE (1); | AS SHORM | JOB NO. | 23022 | SOULE (1); | AS SHORM | JOB NO. | 23022 | SOULE (1); | AS SHORM | JOB NO. | 24022 | SOULE (1); | AS SHORM | JOB NO. | 24022 | SOULE (1); | AS SHORM | SOURCE (1); | A PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 8
CORPUS CHRISTI, NUECES CO., TX
STORM WATER POLLUTION PREVENTION PLAN
SHEET 2 OF 2 BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-22, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404 OW. N. WELSH

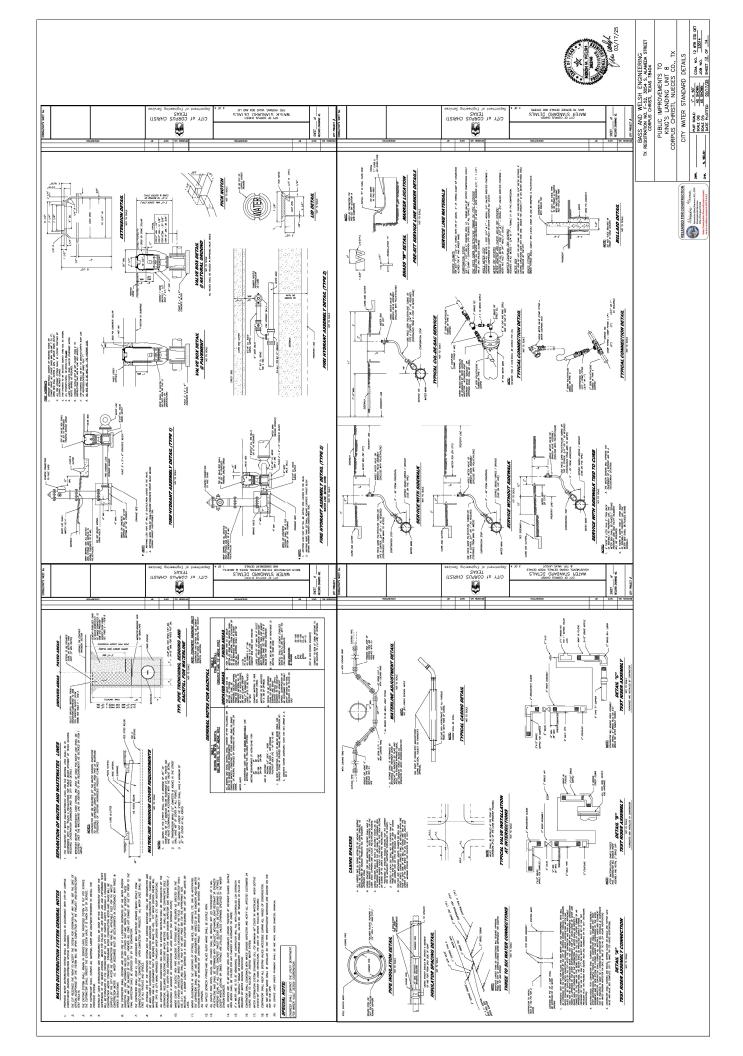


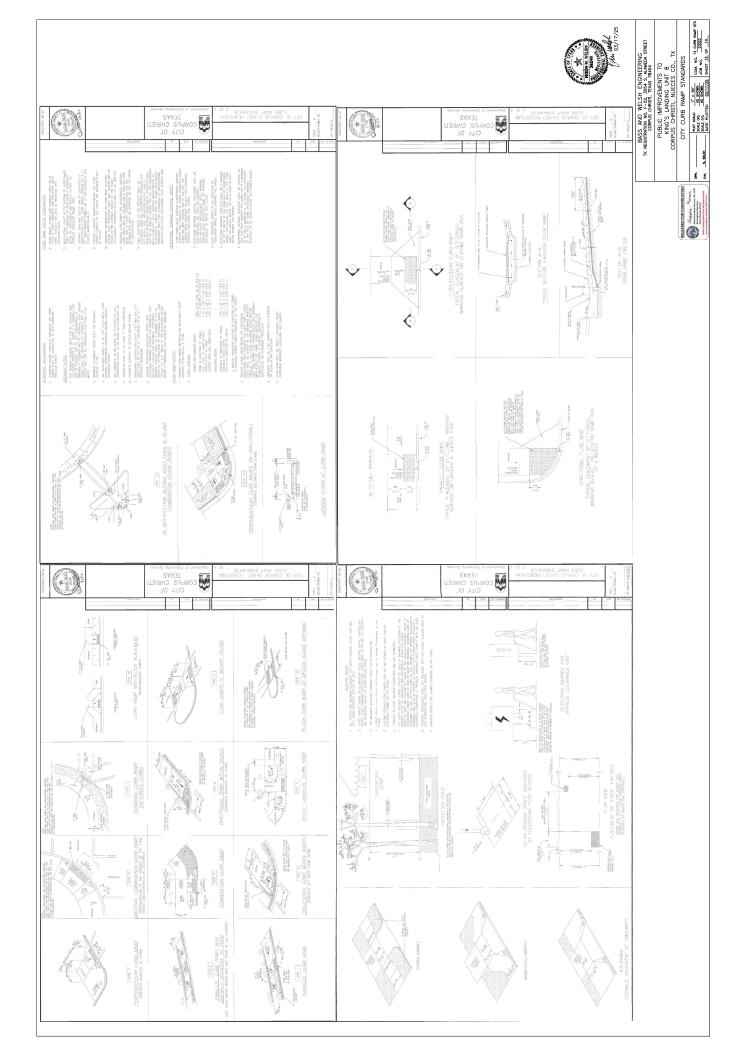


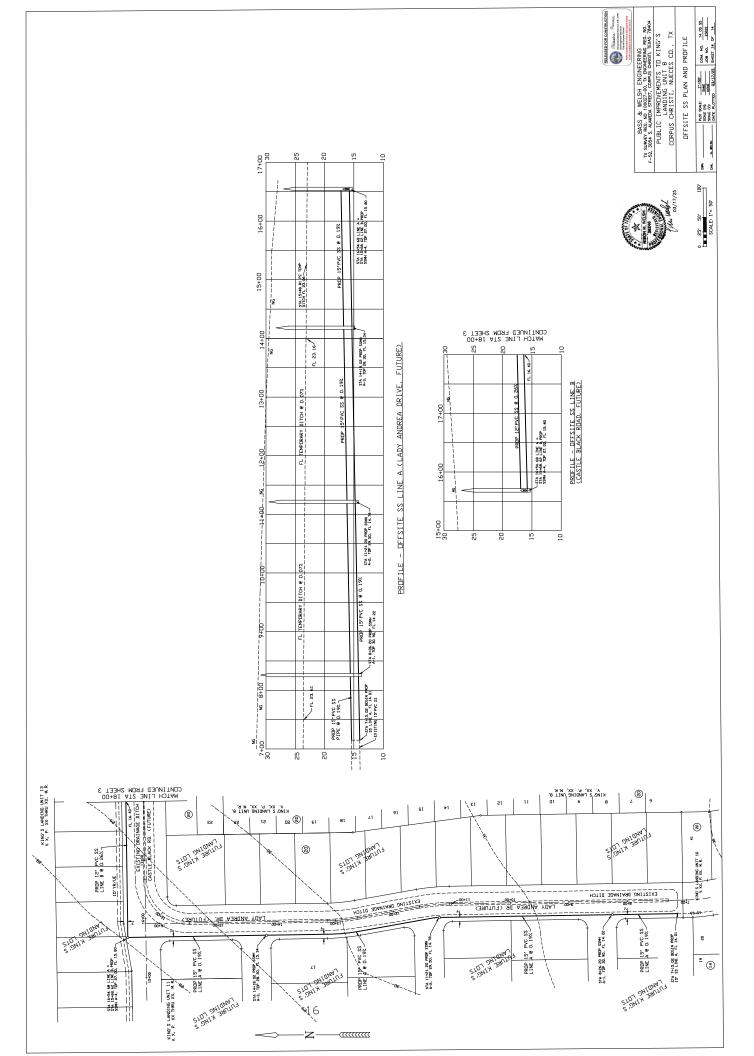
TO RECEIVED WITH CHEST CAN AMERIN STREET CORPORT TO SHARED TO THE SHARED THE S
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NIXON M. WELSH, P.E., R.P.L.S. Email: NixMW@aol.com

BASS WELSH ENGINEERING

TX Registration No. F-52 Survey Registration No. 100027-00 P.O. Box 6397

Corpus Christi, TX 78466-6397

4/21/2025

3054 S. Alameda St.

Kings Landing Unit 8 - Cost Sheet

SANITARY S	SEWER ITEMS					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST		TOTAL
1	15 INCH PVC PIPE	926	LF	\$ 195.00	\$	180,570.00
2	FIBERGLASS MANHOLE	4	EA	\$ 20,000.00	\$	80,000.00
					Ċ	260 570 00

260,570.00

MISC ITEM	S				
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER				
1	PIPES OF ALL SIZES)	926	LF	\$ 9.00	\$ 8,334.00
				-	\$ 8,334.00

SUBTOTAL \$ 268,904.00

ENGINEERING, SURVEYING, & TESTING (11%) \$ 29,579.44

> **CONTINGENCY (7%)** 18,823.28

> > BOND (2%) 5,378.08

> > > TOTAL \$ 322,684.80



DISCLOSURE OF INTERESTS

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

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CORPUS CAARGE TEX

DEFINITIONS

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

- 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.