

Resolution authorizing developer participation agreement with MPM Development, LP to reimburse developer up to \$1,539,418.28 for the City's share of the cost to construct Iron Throne Drive and Drogon Street.

WHEREAS, the Developer is oversizing by constructing Iron Throne Drive and Drogon Street as C-3 collector street in lieu of 28' residential streets; and

WHEREAS, the City has determined the agreement will carry out the purpose of the Unified Development Code;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The City Manager or designee is authorized to execute a developer participation agreement ("Agreement") with MPM Development, LP., ("Developer"), for the City's portion of the cost to construct Iron Throne Drive and Drogon Street including all related appurtenances for development of Kings Landing Subdivision, Corpus Christi, Nueces County, Texas.

PASSED AND APPROVED on the _____ day of _____, 2020:

Joe McComb _____

Roland Barrera _____

Rudy Garza _____

Paulette M. Guajardo _____

Gil Hernandez _____

Michael Hunter _____

Ben Molina _____

Everett Roy _____

Greg Smith _____

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

Joe McComb
Mayor

PARTICIPATION AGREEMENT
For Oversizing Streets and Drainage Crossing
Per UDC §8.4

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This PARTICIPATION AGREEMENT ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipal corporation, acting by and through its City Manager, or designee, and MPM Development LP, ("Developer"), a Texas Limited Partnership.

WHEREAS, the Owner owns certain real property located in Corpus Christi, Nueces County, Texas, being a 446.408 acre portion out of Abstract 577, Abstract 579, and Abstract 581, Cuadrilla Irrigation Company (the "Property"), and the Owner desires to develop and plat the Property designated on **Exhibit 1** of this Agreement, which exhibit is attached to and incorporated in this Agreement by reference, to be known as Kings Landing ("Plat");

WHEREAS, as a condition of the Plat, the Developer/Owner is required to expand, extend, and construct Iron Throne Drive and Drogon Drive and associated appendas depicted on and in accordance with the improvement requirements (the "Roadway Extension") set forth in **Exhibit 2**, which exhibit is attached to and incorporated in this Agreement by reference;

WHEREAS, it is in the best interests of the City to have the public street infrastructure installed by the Developer in conjunction with the Owner's final Plat;

WHEREAS, Section 212.071 of the Texas Local Government Code authorizes a municipality to make a contract with a developer of a subdivision or land in the municipality to construct public improvements related to the subdivision or land; and

WHEREAS, this Agreement is made pursuant to Section 212.071 & 212.072 of the Texas Local Government Code and Article 8, Section 8.4.1, of the Unified Development Code of the City of Corpus Christi

NOW, THEREFORE, in order to provide a coordinated public street construction and improvement project, the City and the Developer agree as follows:

Section 1. RECITALS. The parties agree that the language contained in the preamble of this Agreement is substantive in nature, is incorporated into this Agreement by reference, and has been relied on by both parties in entering into and executing this Agreement.

Section 2. DEVELOPER PARTICIPATION. Subject to the terms of this Agreement, the Developer will construct Iron Throne Drive and Drogon Street as C-3 collector streets with 8" thick Portland Cement Concrete Pavement per Exhibit 1 and Exhibit 2 for and on behalf of the City in accordance with the plans and specifications approved in advance of construction

by the City Engineer on behalf of the City. The parties acknowledge and confirm the total cost estimate for construction of the Roadway Extension, which estimate is attached to and incorporated in this Agreement as **Exhibit 3** (the "Cost Estimate"). Subject to the limitations set forth below, the Developer shall pay a portion of the costs of construction of the Roadway Extension. Further, subject to the limitations set forth below, the City shall pay the remaining portion of the costs of construction of the Roadway Extension, designated as the total amount reimbursable by the City on the Cost Estimate. The Developer will also construct all streets in Exhibit 1 and 2 with Portland Cement Concrete Pavement City in accordance with City Standards.

Section 3. CITY PARTICIPATION. Notwithstanding any other provision of this Agreement, the total amount that the City shall pay for the City's agreed share of the actual costs of the Roadway Extension shall not exceed **\$1,539,418.28**

Section 4. REIMBURSEMENT. The City shall reimburse the Developer a pro rata portion of the City's agreed costs of the Roadway Extension monthly, based on the percentage of construction completed less the Developer's pro rata portion and contingent upon submission to the City of an invoice for the work performed. The invoices must be paid by the City no later than thirty (30) days following receipt of each monthly invoice. Such reimbursement will be made payable to the Developer at the address shown in section N of this Agreement.

Section 5. PERFORMANCE BOND. In accordance with the Texas Local Government Code, the Developer shall execute a performance bond for the construction of the Roadway Extension to ensure completion of the project. The bond must be executed by a corporate surety in accordance with Chapter 2253 of the Texas Government Code. The Developer shall submit proof of the required performance bonds to the City.

Section 6. INSURANCE. Insurance requirements are as stated in **Exhibit 4**, the content of which is incorporated by reference into this Agreement as if fully set out here in its entirety. Before performance can begin under this Agreement, the Contractor must deliver a certificate of insurance ("COI"), as proof of the required insurance coverages, to the City's Risk Manager and Development Services Department. Additionally, the COI must state that the City will be given at least 30 days' advance written notice of cancellation, material change in coverage, or intent not to renew any of the policies. The City must be named as an additional insured. The City Attorney must be given copies of all insurance policies within 10 days of the City Manager's written request.

Section 7. CONSTRUCTION CONTRACT DOCUMENTS. Developer shall submit standard construction contract documents to the Executive Director of Public Works for review and approval in advance of beginning any construction of the Roadway Extension.

Section 8. INSPECTIONS. Throughout construction, the City shall conduct periodic inspections and either approve the progress of the Roadway Extension or promptly notify the Developer of any defect, deficiency, or other non-approved condition in the progress of the Roadway Extension.

Section 9. WARRANTY. The Developer shall fully warranty the workmanship and construction of the Roadway Extension for a period of two years from and after the date of acceptance of the improve-ments by the Executive Director of Public Works.

Section 10. INDEMNIFICATION.

DEVELOPER COVENANTS TO FULLY INDEMNIFY, SAVE AND HOLD HARMLESS THE CITY OF CORPUS CHRISTI, ITS OFFICERS, EMPLOYEES, AND AGENTS, ("INDEMNITEES") AGAINST ANY AND ALL LIABILITY, DAMAGE, LOSS, CLAIMS, DEMANDS, SUITS, AND CAUSES OF ACTION OF ANY NATURE WHATSOEVER ASSERTED AGAINST OR RECOVERED FROM INDEMNITEES 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 CONSTRUCTION, INSTALLATION, EXISTENCE, OPERATION, USE, MAINTENANCE, REPAIR, RESTORATION, OR REMOVAL OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE PLATTING AND CONSTRUCTION OF THE ROADWAY EXTENSION OF ROYAL CREEK ESTATES UNIT 8 SUBDIVISION DURING THE PERIOD OF CONSTRUCTION, INCLUDING THE INJURY, LOSS, OR DAMAGE CAUSED BY THE 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 SURVIVES TERMINATION OF THIS AGREEMENT.

Section 11. DEFAULT. The following events shall constitute default:

1. Developer fails to submit plans and specifications for the Roadway Extension to the Executive Director of Public Works in advance of construction.
2. Developer does not reasonably pursue construction of the Roadway Extension under the approved plans and specifications.

3. Developer fails to complete construction of the Roadway Extension, under the approved plans and specifications, on or before the expiration of 24 calendar months measured from the date this document is executed by the City.

4. Either the City or the Developer otherwise fails to comply with its duties or obligations under this Agreement.

Section 12 NOTICE AND CURE.

1. 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.

2. After delivery of the default notice, the defaulting party has 15 days from the delivery of the default notice ("Cure Period") to cure the default.

3. 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.

4. Should the Developer fail to perform any obligation or duty of this Agreement, the City shall give notice to the Developer, at the address stated in section N, of the need to perform the obligation or duty and, should the Developer fail to perform the required obligation or duty within 15 days of receipt of the notice, the City may perform the obligation or duty, charging the cost of such performance to the Developer.

5. In the event of an uncured default by the Developer, after the appropriate notice and Cure Period, the City has all its common law remedies and the City may:

a. Terminate this Agreement after the required notice and opportunity to cure the default;

b. Refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or

c. Perform any obligation or duty of the Developer under this Agreement and charge the cost of such performance to the Developer. The Developer shall pay to the City the reasonable and necessary cost of the performance within 30 days from the date the Developer receives notice of the cost of performance. In the event the Developer pays the City under the preceding sentence and is not otherwise in default under this Agreement, then the Agreement shall be considered in effect and no longer in default.

6. In the event of an uncured default by the City after the appropriate notice and Cure Period, the Developer has all its remedies at law or in equity for such default.

Section 13. FORCE MAJEURE.

1. The term "force majeure" as employed in this Agreement means and refers to acts of God; strikes, lockouts, or other industrial disturbances; acts of a public enemy; 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.
2. 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 10 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.

Section 14. NOTICES.

1. 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:

If to the City:

City of Corpus Christi
Attn: Director, Development Services
2406 Leopard Street / 78401
P.O. Box 9277/78469-9277
Corpus Christi, Texas

If to the Developer:

MPM Development, L.P.
Attn: Moses Mostaghassi
PO Box 331308
Corpus Christi, Tx 78401

with a copy to:

City of Corpus Christi
Attn: Asst. City Manager, Business Support Services
1201 Leopard Street / 78401
P. O. Box 9277 / 78469-9277
Corpus Christi, Texas

2. 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.
3. Either party may change the address for notices by giving notice of the change, in accordance with the provisions of this section, within five business days of the change.

Section 15. PROJECT CONTRACTS. Developer's contracts with the professional engineer for the preparation of the plans and specifications for the construction of the Roadway Extension, contracts for testing services, and contracts with the contractor for the

construction of the Roadway Extension must provide that the City is a third party beneficiary of each contract.

Section 16. DISCLOSURE OF INTEREST. In compliance with City of Corpus Christi Ordinance No. 17112, the Developer agrees to complete the Disclosure of Interests form attached to this Agreement and incorporated by reference as **Exhibit 5**.

Section 17. CERTIFICATE OF INTERESTED PARTIES. Developer agrees to comply with Texas Government Code section 2252.908 and complete Form 1295 Certificate of Interested Parties as part of this agreement.

Form 1295 requires disclosure of "interested parties" with respect to entities that enter 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>.

Section 18. CONFLICT OF INTEREST. Developer agrees to comply with Chapter 176 of the Texas Local Government Code and file Form CIQ with the City Secretary's Office, if required. For more information and to determine if you need to file a Form CIQ, please review the information on the City Secretary's website at <http://www.cctexas.com/government/city-secretary/conflict-disclosure/index>

Section 19. SEVERABILITY. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement shall not be affected and this Agreement shall be construed as if the invalid portion had never been contained herein.

Section 20. COOPERATION. The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

Section 21. ENTIRE AGREEMENT. Except as otherwise expressly provided herein, this Agreement contains the entire agreement of the Parties regarding the sharing of costs for the Project and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter hereof.

Section 22. AMENDMENTS. Any amendment of this Agreement must be in writing and shall be effective if signed by the authorized representatives of both Parties.

Section 23. APPLICABLE LAW; VENUE. This Agreement shall be construed in accordance with Texas law. Venue for any action arising hereunder shall be in Nueces County, Texas.

Section 24. AUTHORITY. Each Party represents and warrants that it has the full right, power and authority to execute this Agreement.

Section 25. INDEPENDENT CONTRACTOR. Developer covenants and agrees that it is an independent contractor, and not an officer, agent, servant or employee of City; that Developer shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants; that the doctrine of respondeat superior shall not apply as between City and Developer, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Developer.

Section 26. NON-APPROPRIATION. The continuation of this Agreement after the close of any fiscal year of the City, which fiscal year ends on September 30th annually, is subject to appropriations and budget approval specifically covering this Agreement as an expenditure in said budget, and it is within the sole discretion of the City's City Council to determine whether or not to fund this Agreement. The City does not represent that this budget item will be adopted, as said determination is within the City Council's sole discretion when adopting each budget.

Section 27. TERM. This Agreement becomes effective, is binding upon, and inures to the benefit of the City and the Developer from and after the date of the last signatory to this Agreement. This Agreement expires 24 calendar months from the date this document is executed by the City, unless terminated earlier in accordance with the provisions of this Agreement. Such expiration date of this Agreement is presently anticipated, but not currently known, to be May 19, 2022.

EXECUTED in one original this _____ day of _____, 2020.

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

Al Raymond III
Director of Development Services

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was signed by Rebecca Huerta, City Secretary, for the City of Corpus Christi, Texas, and acknowledged before me on the _____ day of _____, 2020.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §


This instrument was signed by Al Raymond III, Director of Development Services, for the City of Corpus Christi, Texas, and acknowledged before me on the _____ day of _____, 2020.

Notary Public, State of Texas

APPROVED AS TO FORM: This _____ day of _____, 2020.

Assistant City Attorney
Buck Brice

DEVELOPER: MPM Development, LP



Moses Mostaghassi
General Partner

04.27.2020

Date

STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me on April 27th, 2020, by Moses Mostaghassi, MPM Development, LP, General Partner, on behalf of said corporation.



Cynthia Bueno

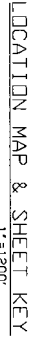
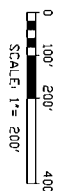
Notary Public's Signature

STATE OF TEXAS 9
COUNTY OF NINETEEN
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTACHASHI, GENERAL PARTNER OF MPM DEVELOPMENT, LP,

THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR
STATE OF TEXAS

MOSSA MOSTAGHASI, GENERAL PARTNER



CANYE DATA		1 - 1000	
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L=1.07 02°	L=1.07 02°	L=1.07 02°	L=1.07 02°
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(A)	(B)	(C)	(D)
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CH=42° 32' 12"	CH=42° 32' 12"	CH=106.45°	CH=106.45°

TITLE: _____

STATE OF TEXAS 9

COUNTY OF NUECES 8

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME)

THIS THE _____ DAY OF _____, 20____, _____ (TITLE), OF _____

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

PLAT OF
KING'S LANDING UNIT 1
OF LAND, MORE OR LESS, A PORTION OF A 293.041 AC.

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REC. NO. F-52, 3034 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 1/05/74
CDMP. NO. PLAT-SHLD
JOB NO.: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 200'
SHEET 1 OF 6

CONTINUED SHEET 5

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

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MÉNDEZ, FAICP
SECRETARY

COUNTY OF TEXAS 3
STATE OF TEXAS 3

COUNTY OF NUECES 3

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 _____, 20____ AT _____ O'CLOCK ____ M., AND ONLY RECORDED THE ____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____ PAGE ____ INSTRUMENT NUMBER ____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE CORPUS CHRISTI, NUECES COUNTY, TEXAS, THIS DAY AND YEAR LAST WRITTEN.

DEPUTY KARA SANDS, CLERK

PORTION OF A 293.041 ACRE TRACT,
DOC. NO. 2019035726, U. R., A PORTION OF SURETY
133 ABSTRACT 581, CERTIFICATE 29, SURETY 139
ABSTRACT 579, CERTIFICATE 31 AND SURETY 139
ABSTRACT 577, CERTIFICATE 33, SAID SURETYS
NAMED CUADROSLA IRRIGATION COMPANY, NUCCES
CO., TX, NOW DEVELOPMENT, LP

REMAINDER OF A 293.041 ACRE TRACT, DOC
NO. XXX, O. R., MPM DEVELOPMENT, L. P.,

CONTINUED SHEET 4

589° 04' 28" W 1020.33'

LOT 1, 1,800,800 SF = 41.341 AC

CONTINUED FROM SHEET

CONTINUED FROM SHEET 1

LOT 1, 654,855 SF = 15.033 AC

S89°08'51" W 1321.22

25.00 AC. TRACT, DDC. ND.
2008018783. Q. R. L. 1SD

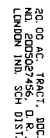
PLAT OF

KING'S LANDING UNIT 1

BASS & WELSH ENGINEERING
1X SURVEY REG. NO. 100027-00, 1X ENGINEERING
REC. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 01/02/2
COMP. NO.: PLAT-SH3DV
JOB NO.: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'

CONTINUED SHEET 6



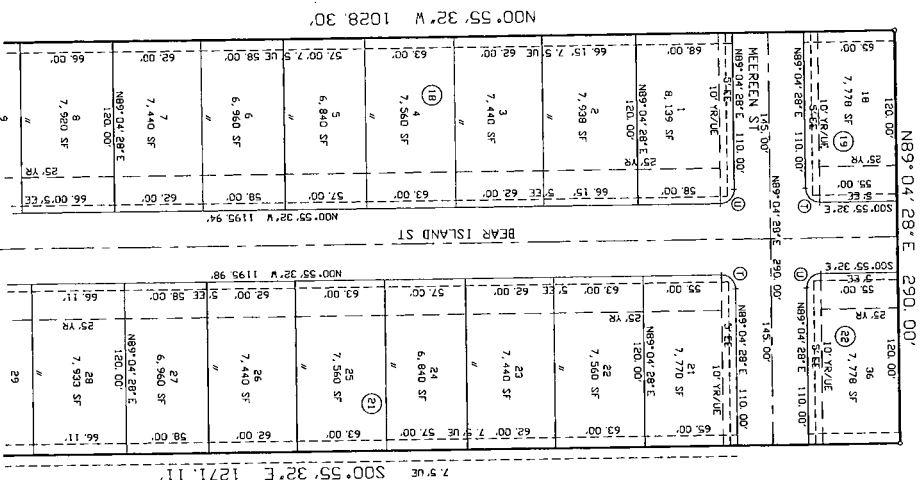
BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 01/02/20
CIMP. NO. PLAT-SH4.DWG
JOB NO. 18068
SCALE AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 4 OF 6

PORTION OF A 293.041 ACRE TRACT, DCC NO. 201903726, D.R.,
 A PORTION OF SURVEY 135 ABSTRACT 391, CERTIFICATE 39,
 SURVEY 137, CERTIFICATE 39, SAID SURVEY'S NINE CUARILLA
 ABSTRACT 377, CERTIFICATE 39, SAID SURVEY'S NINE CUARILLA
 IRRIGATION COMPANY, NUECES CO., TX, NPM DEVELOPMENT, LP

CURVE DATA

- ① S=90.00' 00"
 K=10.00'
 L=15.71'
 CH=44.04' 28" V
 CH=44.14'
- ② D=90.00' 00"
 K=10.00'
 L=15.71'
 CH=44.04' 28" V
 CH=44.14'



PORTION OF A 293.041 ACRE TRACT, DCC NO. 201903726, D.R.,
 A PORTION OF SURVEY 135 ABSTRACT 391, CERTIFICATE 39,
 SURVEY 137, CERTIFICATE 39, SAID SURVEY'S NINE CUARILLA
 ABSTRACT 377, CERTIFICATE 39, SAID SURVEY'S NINE CUARILLA
 IRRIGATION COMPANY, NUECES CO., TX, NPM DEVELOPMENT, LP

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N89°04'28"E 290.00'

BEAR ISLAND ST

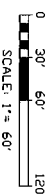
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N89°04'28"E 110.00'

N00°55'32"E 1271.11'

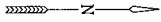
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PORTION OF A 293.041 ACRE TRACT, DCC NO. 201903726, D.R.,
 A PORTION OF SURVEY 135 ABSTRACT 391, CERTIFICATE 39,
 SURVEY 137, CERTIFICATE 39, SAID SURVEY'S NINE CUARILLA
 ABSTRACT 377, CERTIFICATE 39, SAID SURVEY'S NINE CUARILLA
 IRRIGATION COMPANY, NUECES CO., TX, NPM DEVELOPMENT, LP



PLAT OF
 KING'S LANDING UNIT 1
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
 1700 N. 17TH STREET, SUITE 100
 CORPUS CHRISTI, TEXAS 78401
 DATE: 01/20/2020
 JOB NO.: 19066
 SHEET 5 OF 6

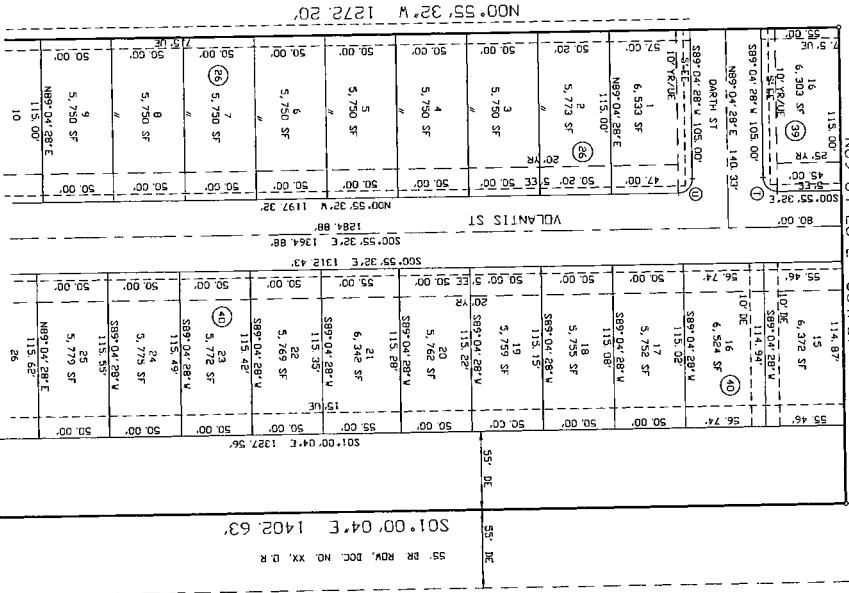


PARTITION OF A 293.041 ACRE TRACT,
DCC NO. 2019025726, D.R. A PORTION OF SURVEY
133 ABSTRACT 581, CERTIFICATE 29, SURVEY 137,
ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139,
NAMED QUADRILLA IRRIGATION COMPANY, NEECES
CO., TX, MAP DEVELOPMENT, LP

CURVE DATA

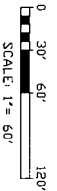
- ①
S-90°00'00"
R-10.00'
L=15.71'
CB=544.04' 28° V
CH=14.14'
- ②
D-90°00'00"
R-10.00'
L=15.71'
CB=544.04' 28° V
CH=14.14'

N89°04'28"E 334.87'



118.126 ACRE TRACT 11, DCC NO.
20150111169, D.R. BILL BROWN ET AL

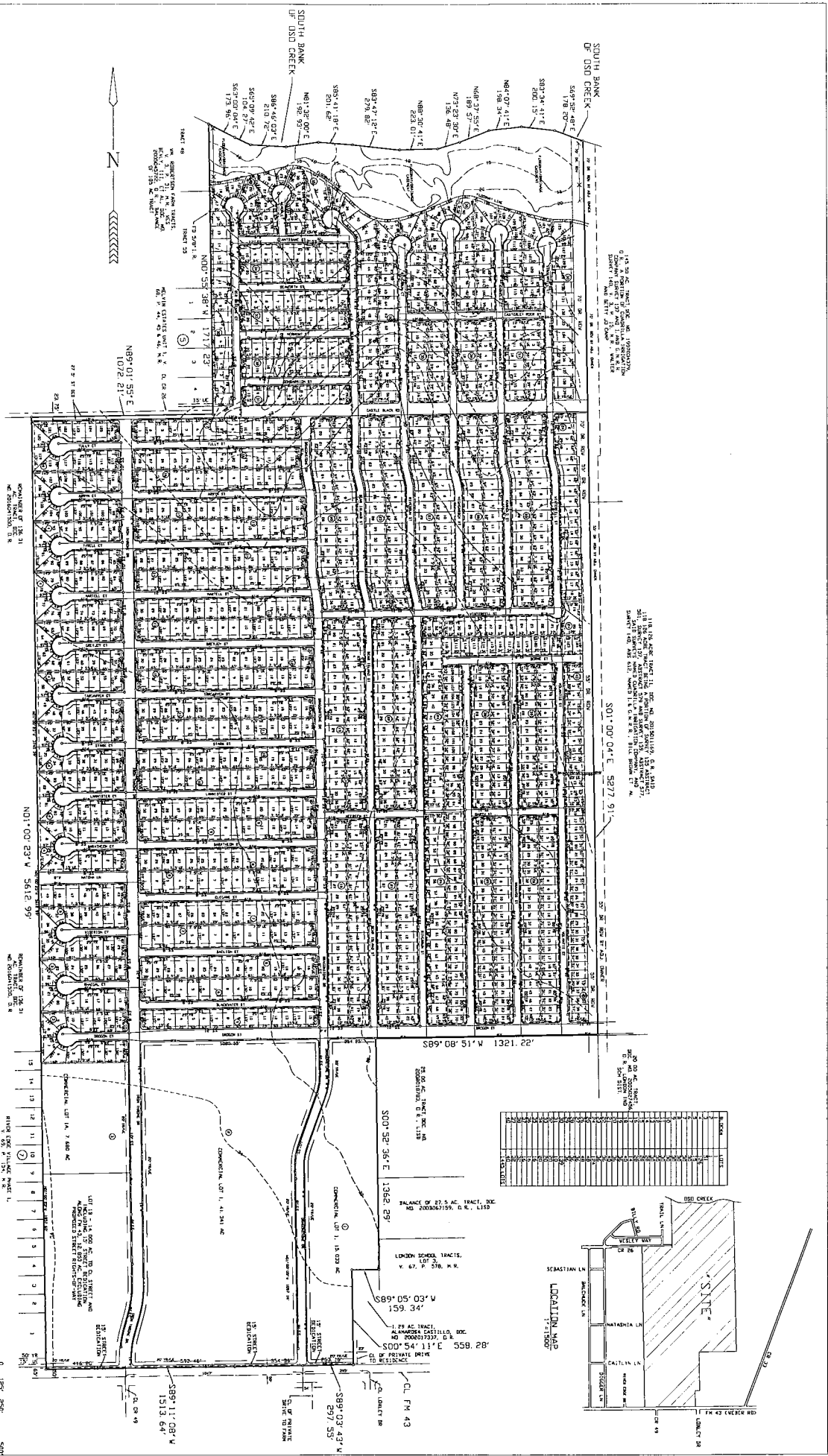
CONTINUED FROM SHEET 4



PLAT OF
KING'S LANDING UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
1700 N. F-32, BOX 35, ALVARADO STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLATTED 8/10/20
JOB NO. 10068
CDEP NO. PLAT-SHE-EG
PLAT SCALE 1" = 60'
SHEET 6 OF 6



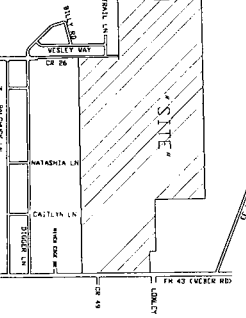
118.13 AC. TRACT, D.C. NO. 2003067159, D.R. 1180
SOUTH BANK OF DSD CREEK, D.C. NO. 2003067159, D.R. 1180
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118.13 AC. TRACT, D.C. NO. 2003067159, D.R. 1180
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SOUTH BANK OF DSD CREEK, D.C. NO. 2003067159, D.R. 1180

TRACT	AREA
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TRACT 96	1.15 AC.
TRACT 97	1.15 AC.
TRACT 98	1.15 AC.
TRACT 99	1.15 AC.
TRACT 100	1.15 AC.

LOCATION MAP
1" = 1000'



BASE & MECHANICAL ENGINEERING
1700 S. 10TH ST., SUITE 100, DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.BASMECH.COM

UTILITY PLAN
KIND'S LANDMARK

DATE: 10/1/2009
BY: J. K. KIN
CHECKED BY: J. K. KIN
SCALE: 1" = 250'

CITY-STANDARD SPECIALTIES

021202	SITE CLEANUP AND STRIPPING
021040	SITE GRADING
022020	EXCAVATION AND UNDOING FOR UTILITIES

PAVING, GRADING AND DRAINAGE NOTES

ALL PROPOSED CONCRETE WALKS AND THE 3" POURED (STRADED) ALL SILEXETS SHALL BE PLACED WITHIN 3" OF CONCRETE CURB AND

10. J. H. VAN DIJK, *THE UNIVERSITY OF MAASTRICHT*, 6200 MD, MAASTRICHT, THE NETHERLANDS

1. ALL SANITARY SEWER STAFF
FROM OFF-SITE SANITARY SEWER

10. J. H. VAN DIJK, *THE UNIVERSITY OF MAASTRICHT*, 6200 MD, MAASTRICHT, THE NETHERLANDS

AD. ASPIRANT PARTNERSHIP

To back of card

RC²

at

THE FOLLOWING SHEETS ARE INCLUDED HEREIN BY CONTRACTOR SHALL OBTAIN THESE SHEETS AT <http://www.fdot.com/STANDARD-DETAILS>

- WATER NOTES

1. NO SEPARATE PAY FOR TRUST BLOCKS A
UNLESS 1st and 1st part with

- [illegible]

1. PAY FOR ALL STORM WATER POLLUTION PREVENTION MEASURING, SEEDING, ETC., AS PART OF STORM WATER POLLUTION PREVENTION PROGRAM.

-

CALL BEFORE YOU

IF A PARTICIPATION AGREEMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION

- 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

ou=Development

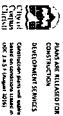
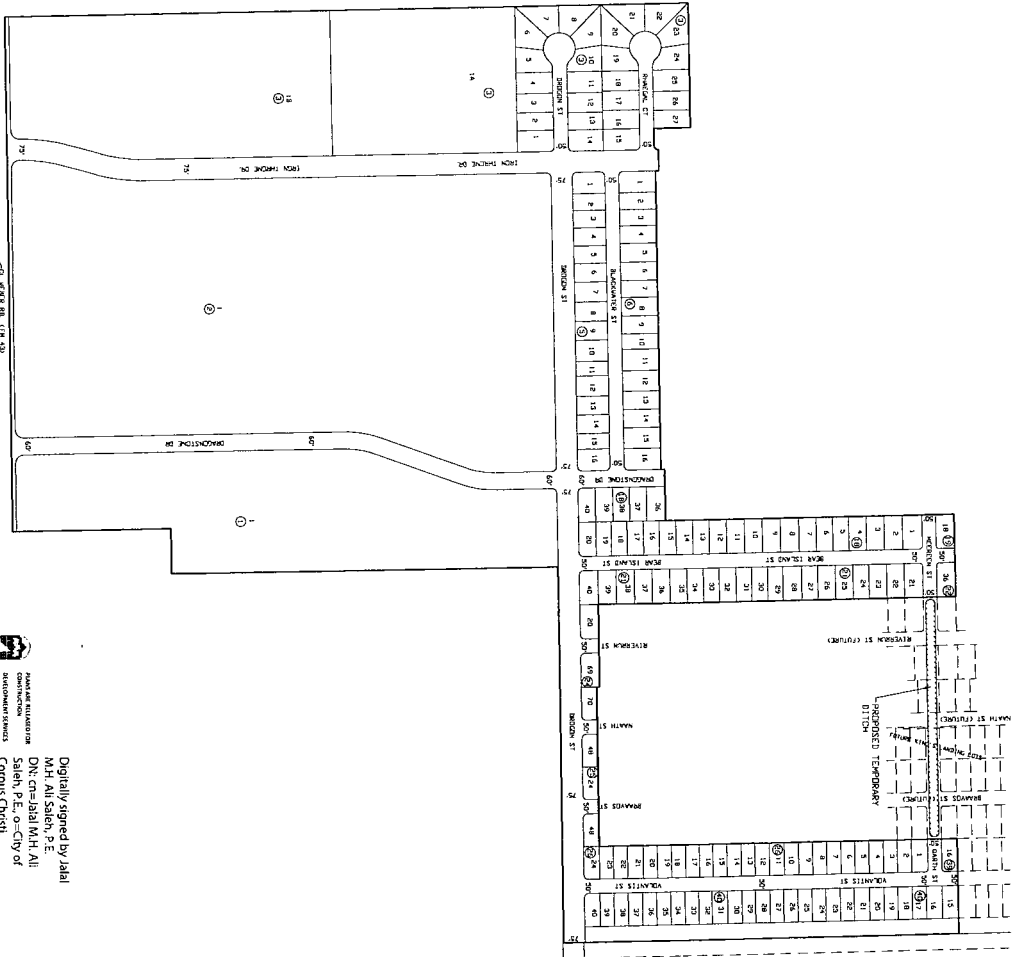
SHEET 1

- 3

CORPUS CHRIS

BENCHMARK

EL. 3A 60, SEE NOTE
SHEET 2 IN MIDJAC



Digitally signed by John A. Bass
 DN: cn=John A. Bass, o=John A. Bass, ou=John A. Bass, email=jabass@ctraa.co, c=US
 Date: 2020.04.14 13:32:12 -0500

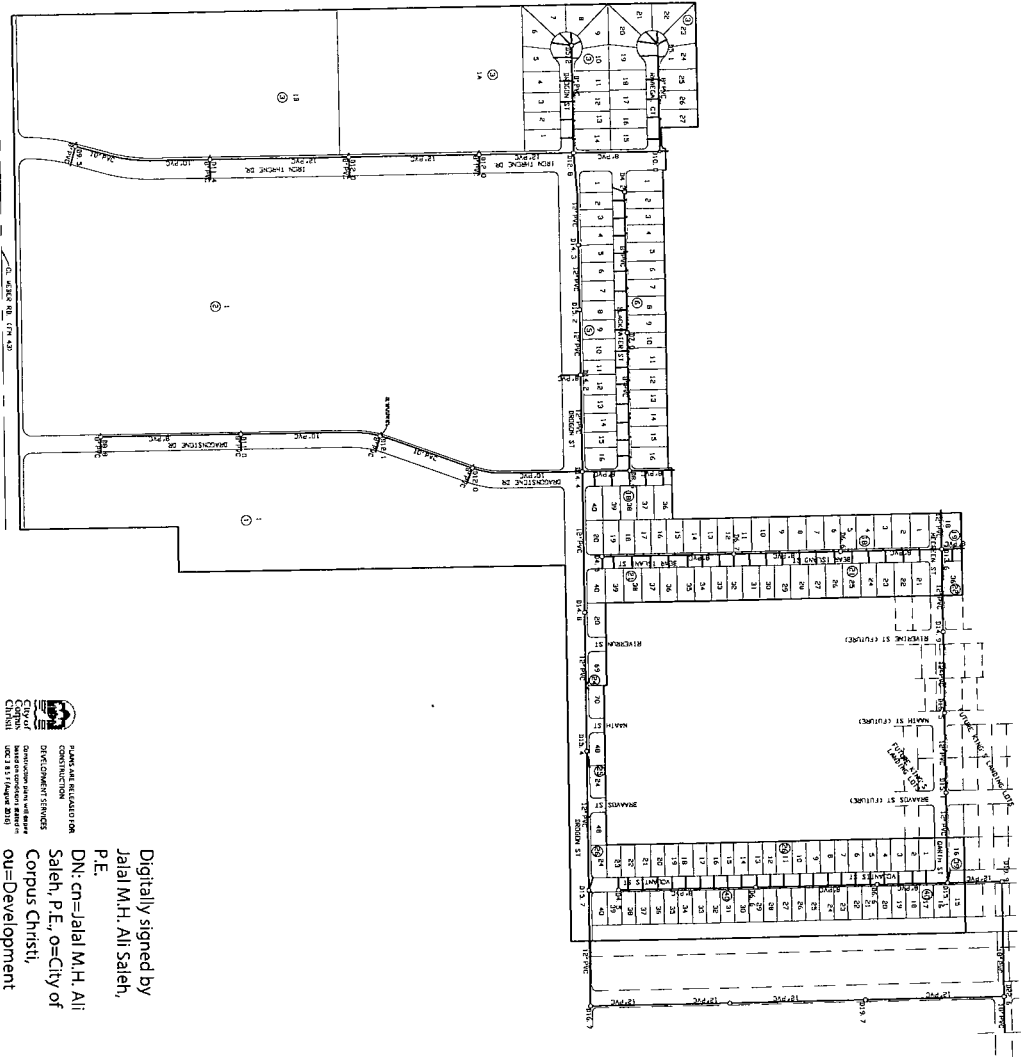
0" = 100'
 SCALE: 1" = 200'

STREET BASE MAP

BASS & WELSH ENGINEERING
 1700 S. JAMES STREET, CORPUS CHRISTI, TEXAS 78401
 PUBLIC IMPROVEMENTS TO KING'S
 CORPUS CHRISTI, NUECES CO., TX



DATE: 04/14/20
 DRAWN BY: JAB
 CHECKED BY: JAB
 SCALE: 1" = 200'



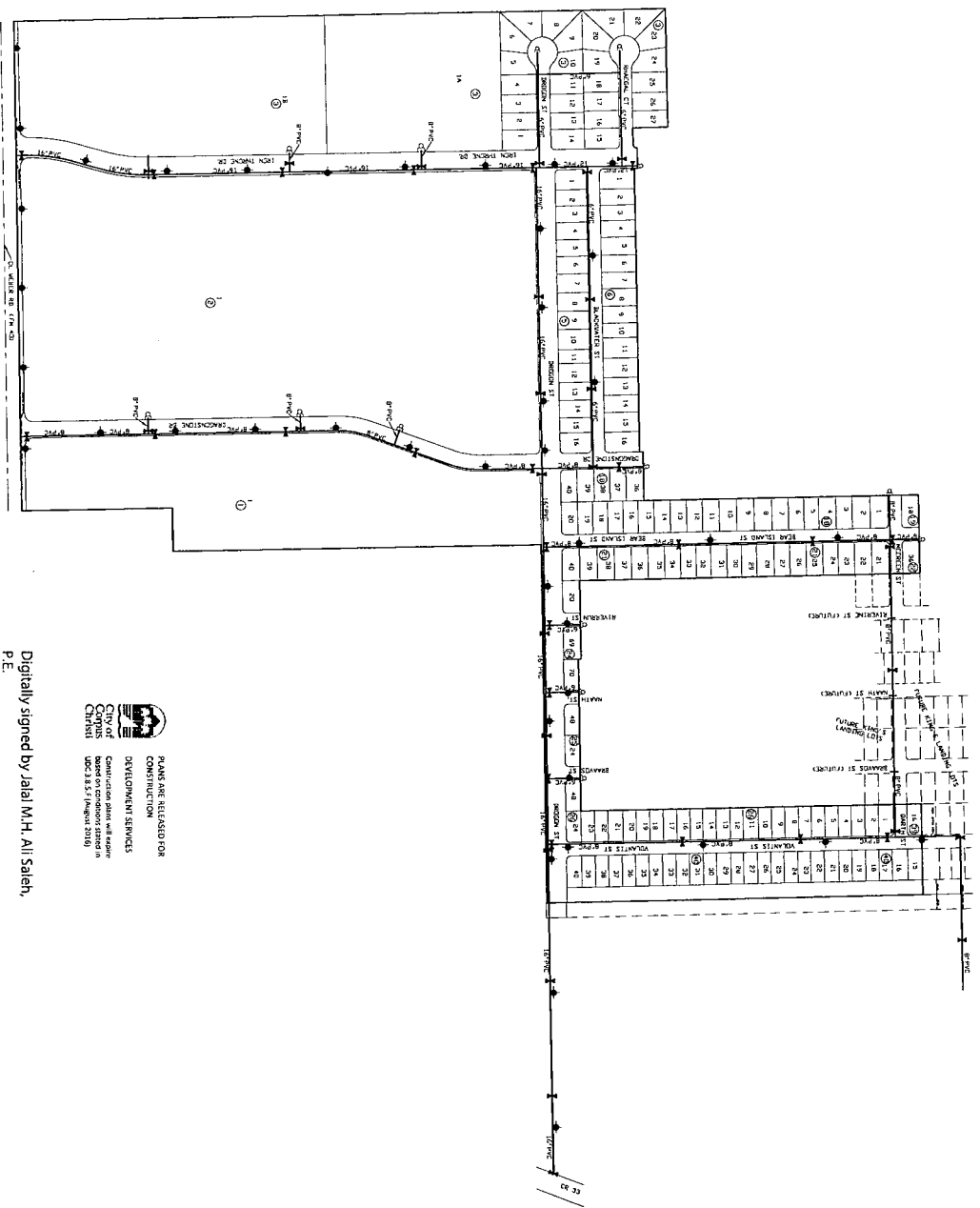
PLANS AND RELATIONS
CONSTRUCTION
DEVELOPMENT SERVICES
CITY OF
CORPUS CHRISTI
JULY 2013 (Page 20)

Digitally signed by
Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalal@ctcexa
s.com, c=US
Date: 2020.04.14
13:32:34 -0500



0 100' 200' 400'
SCALE: 1" = 200'

BASS & WELSH ENGINEERING	
17500 S. W. 10TH AVE., SUITE 100, DALLAS, TEXAS 75243	
PUBLIC IMPROVEMENTS TO KING'S	
CORPUS CHRISTI, NUECES CO., TX	
SANITARY SEWER BASE MAP	
DATE: 04/14/20	SCALE: 1" = 200'
BY: JALAL M.H. ALI SALEH	CHECKED: JALAL M.H. ALI SALEH
DATE: 04/14/20	DATE: 04/14/20



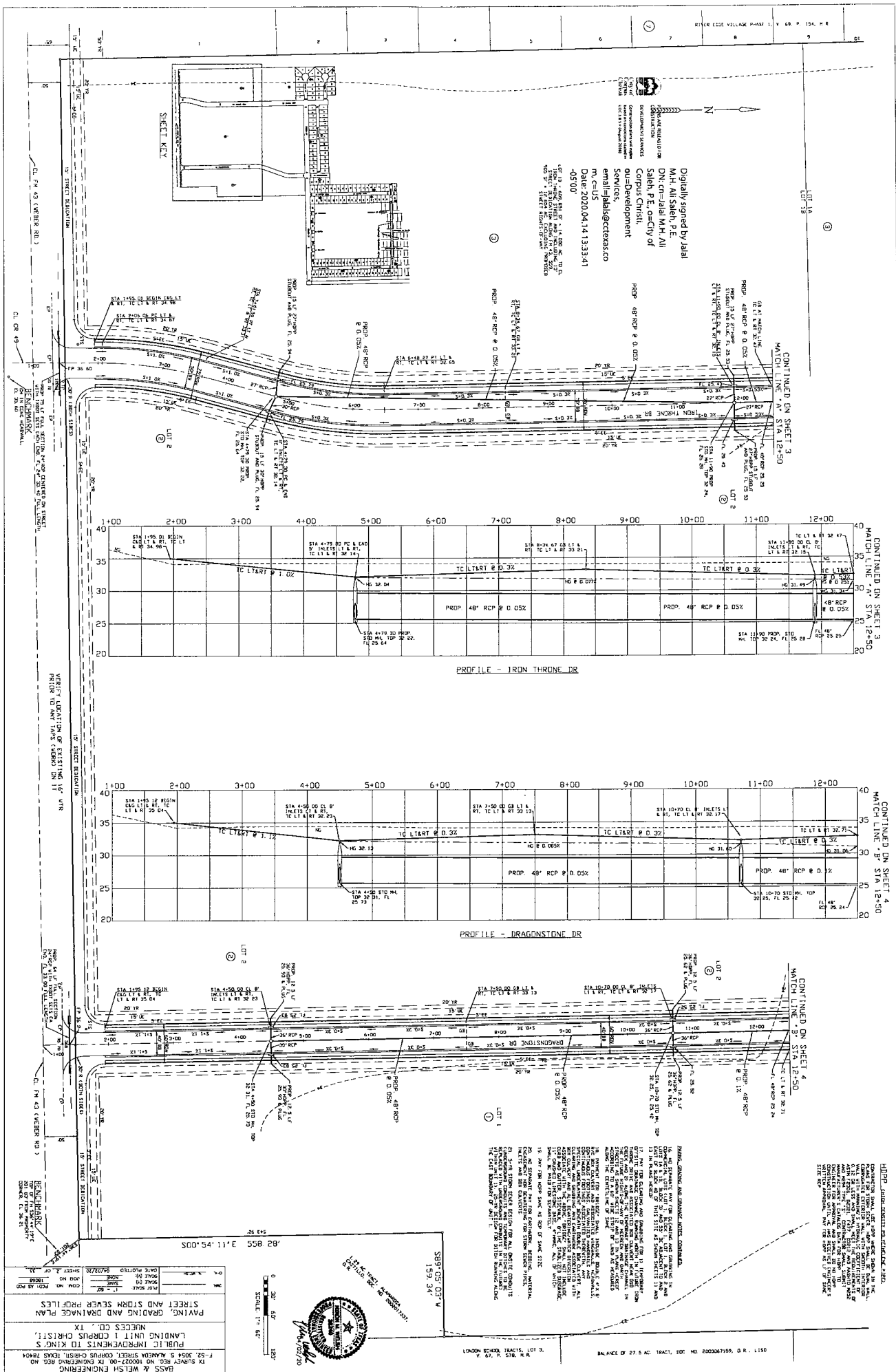
Digitally signed by Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali Saleh, P.E.,
o=City of Corpus Christi,
ou=Development Services,
email=jalalse@ccetexas.com, c=US
Date: 2020.04.14 13:33:02 -0500'

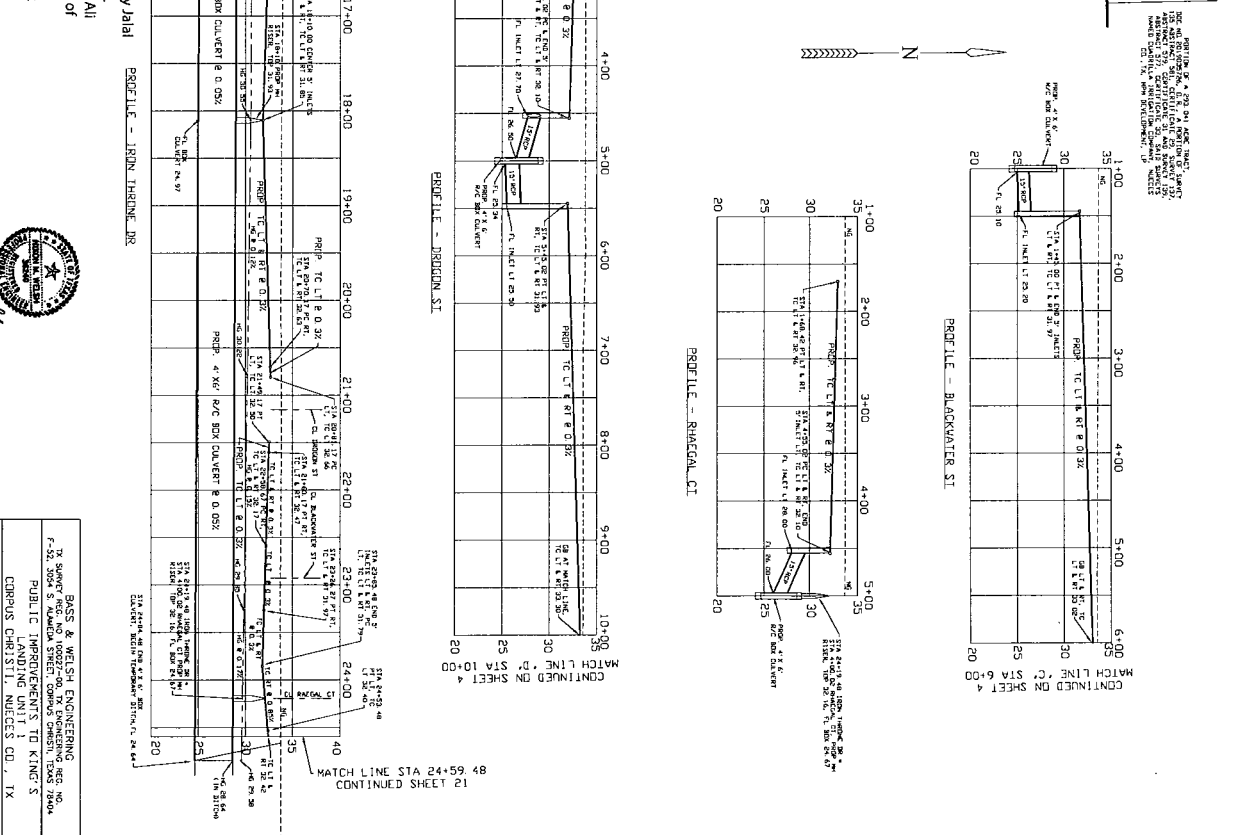


0 100' 200' 400'
SCALE 1" = 200'

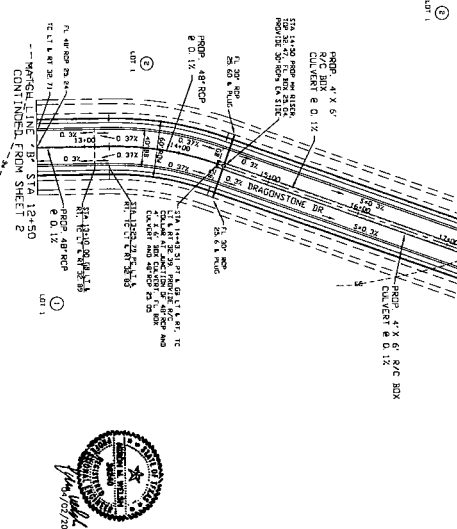
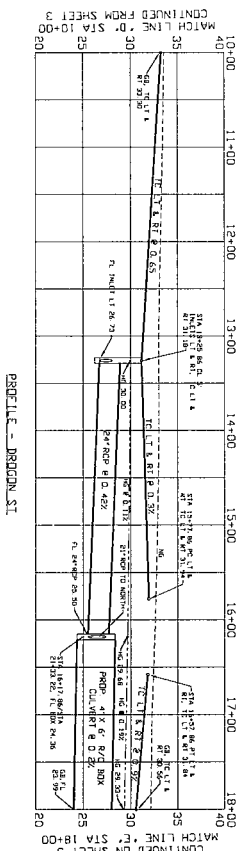
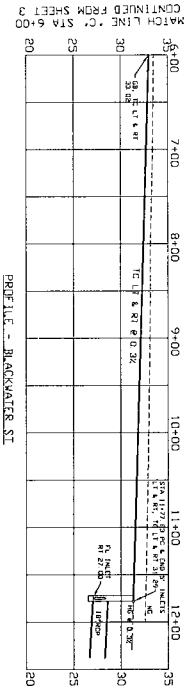
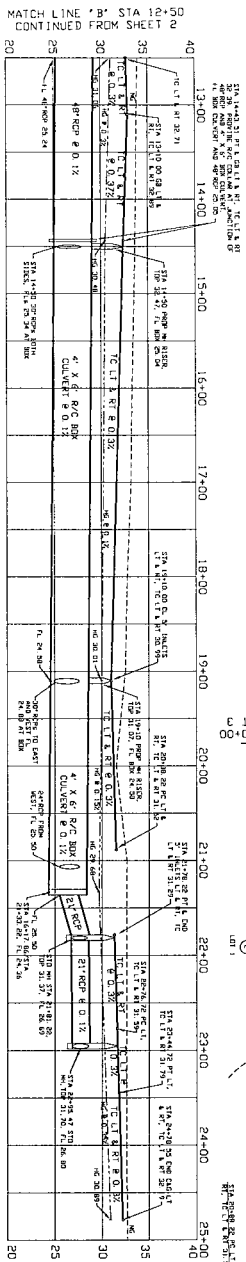
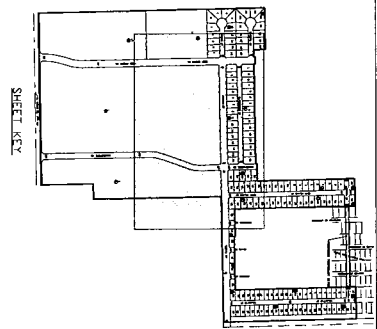


BASS & WELSH ENGINEERING 1750 S. WILSON STREET, CORPUS CHRISTI, TEXAS 78404	
PUBLIC IMPROVEMENTS TO KING'S CORPUS CHRISTI, NUECES CO., TX	
WATER BASE MAP	
DATE: 4/14/2020	DATE: 4/14/2020
BY: JALAL M.H. ALI SALEH, P.E.	BY: JALAL M.H. ALI SALEH, P.E.
CHK: JALAL M.H. ALI SALEH, P.E.	CHK: JALAL M.H. ALI SALEH, P.E.

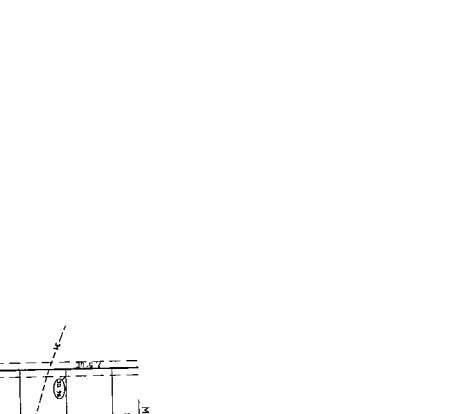
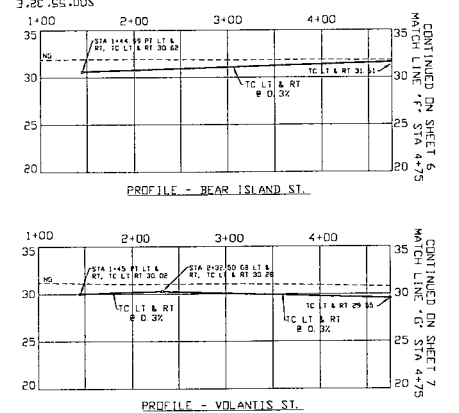
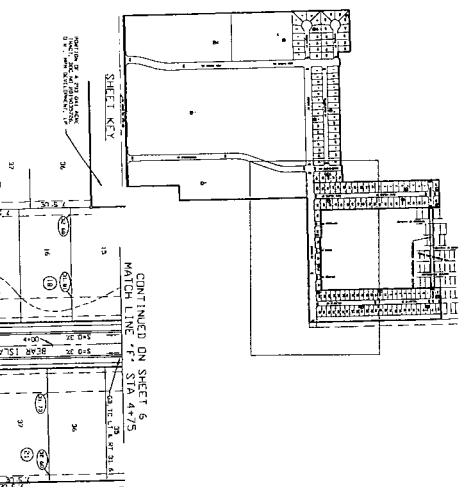




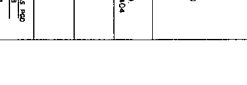
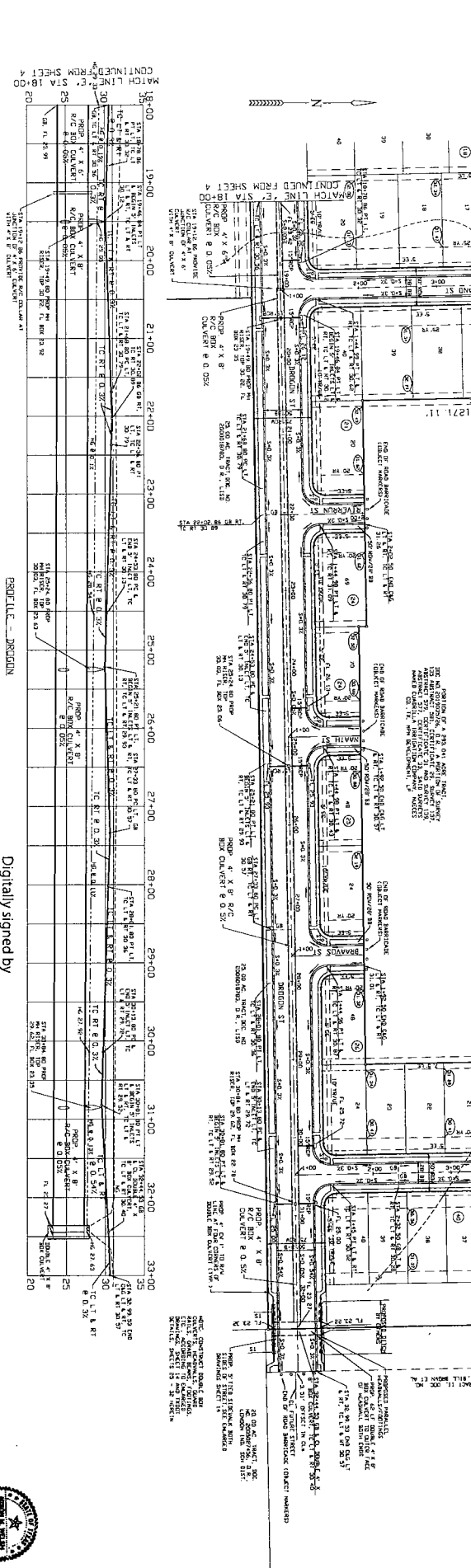
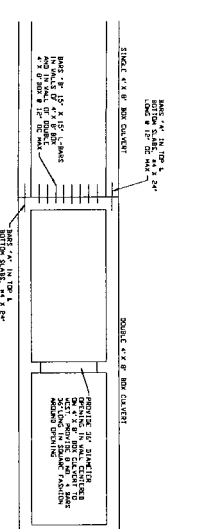
Digitally signed by
Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H.
Ali Saleh, P.E.,
o=City of Corpus
Christi,
ou=Development
Services,
email=jalals@cctx
as.com, c=US
Date: 2020.04.14
13:34:35 -0500'



BASS & WELSH ENGINEERING					
TX SURVEY REC. NO. 100027-00, TX CHAINING REC. NO.					
F-351, 3008 S. AUSTIN STREET, CORPUS CHRISTI, TEXAS 78404					
PUBLIC IMPROVEMENTS TO KING'S					
LANDING UNIT I, CORPUS CHRISTI,					
INDICES CO., TX					
PAVING, GRADING AND DRAINAGE PLAN					
STREET AND STORM SEWER PROFILES					
DATE JUL 29, 1978	BY JUL 29, 1978	CORR. NO. NONE	REVISION NO. NONE	DATE JUL 29, 1978	BY JUL 29, 1978



DETAIL - JUNCTION OF SINGLE 4' X 6' BOX
CULVERT WITH 4' X 6' BOX CULVERT
AND 12' X 12' BOX CULVERT



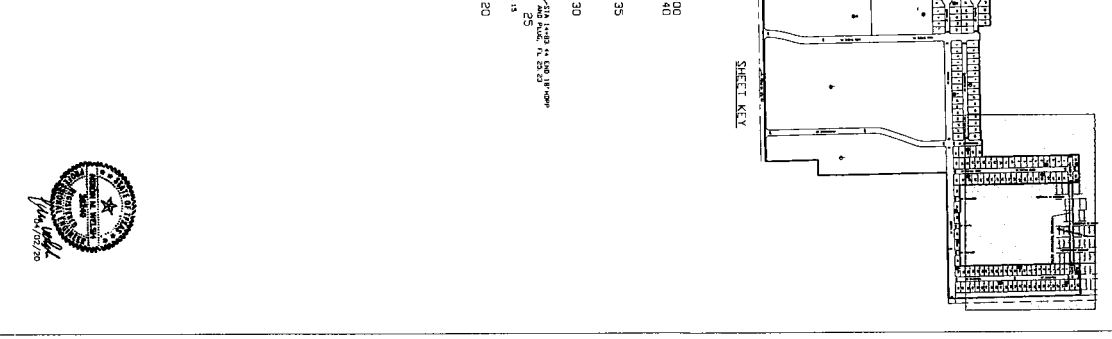
Digitally signed by
Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E.=City of
Corpus Christi,
ou=Development
Services,
email=jals@ccetexa
s.com, c=US
Date: 2020.04.14
13:35:05 -0500

NAME AND RELEASED FOR
CONSTRUCTION
CORPUS CHRISTI
CITY
JALAL M.H. ALI SALEH
P.E.
JALAL M.H. ALI SALEH
P.E.

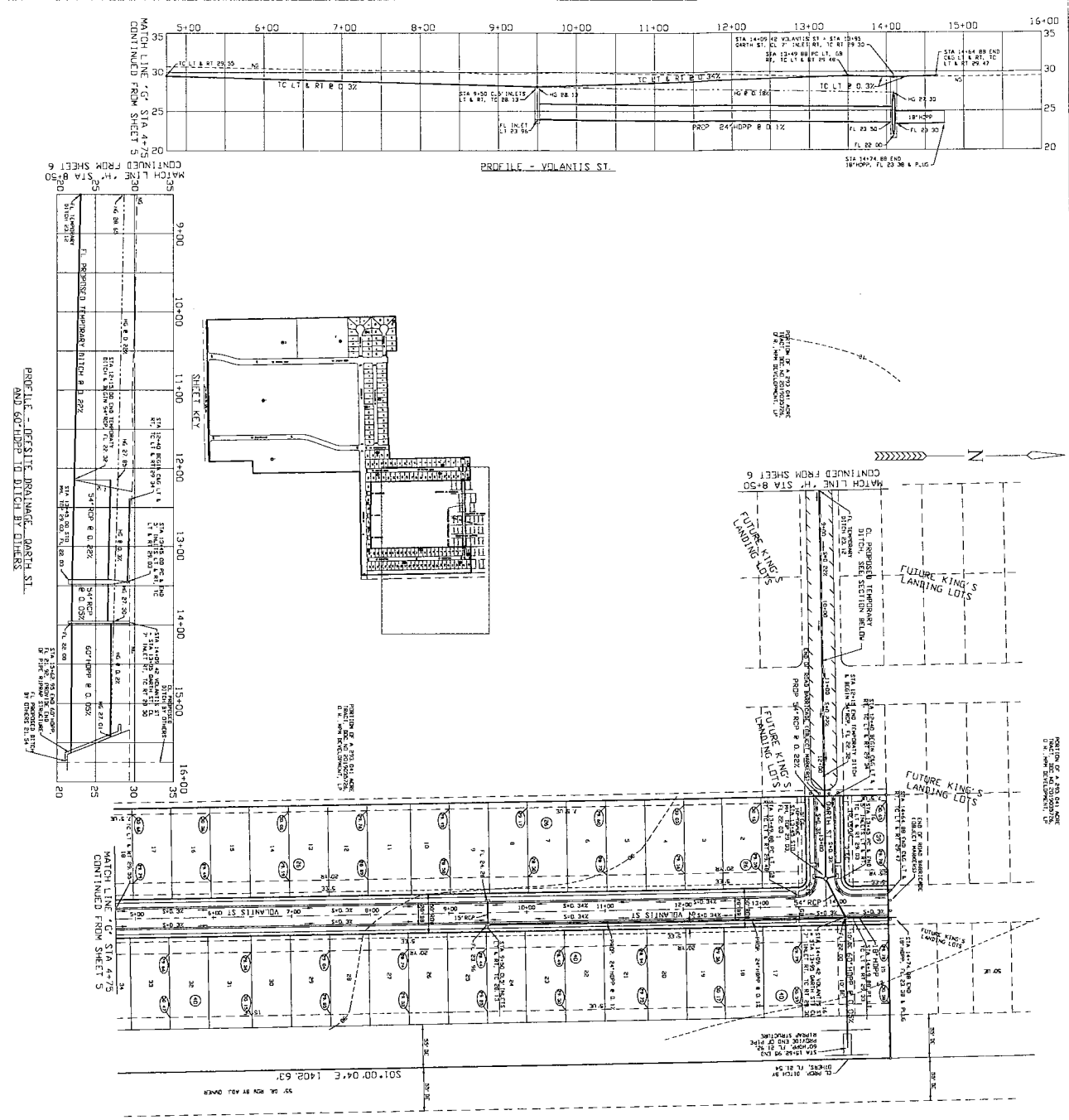
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JOB NO: 1335-05-0500
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JOB STATUS: 1335-05-0500

DATE & TIME: 04/14/2020 13:35:05
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JOB NAME: 1335-05-0500
JOB LOCATION: 1335-05-0500
JOB STATUS: 1335-05-0500

DATE & TIME: 04/14/2020 13:35:05
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JOB NO: 1335-05-0500
JOB NAME: 1335-05-0500
JOB LOCATION: 1335-05-0500
JOB STATUS: 1335-05-0500



DATE	12-28-88	BY	WJH
BASIS & WELSH ENGINEERING TX SURVEY REG NO 100027-00, TX ENGINEERING REG NO 4 F-231, 3805 N. AVALON BLVD, CORPUS CHRISTI, TEXAS 78404			
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 1 CORPUS CHRISTI, TEXAS CO., TX			
PAVING, GRADING AND DRAINAGE PLAN STREET AND STORM SEWER PROFILES			
DATE MADE	12-28-88	BY	WJH
DATE PLOTTED	12-28-88	BY	WJH
DATE CHECKED	12-28-88	BY	WJH
DATE APPROVED	12-28-88	BY	WJH



DETAIL - REPAIR INSTALLATION AT DRAINAGE ENTRY TO DITCH

1. REPAIR EXISTING CONCRETE CURB AND GUTTER TO MATCH ADJACENT SECTIONS.

2. REPAIR EXISTING ASPHALT PAVEMENT TO MATCH ADJACENT SECTIONS.

3. REPAIR EXISTING DRAINAGE STRUCTURE TO MATCH ADJACENT SECTIONS.

4. REPAIR EXISTING DITCH TO MATCH ADJACENT SECTIONS.

TYPICAL SECTION FOR REPAIR

1. REPAIR EXISTING CONCRETE CURB AND GUTTER TO MATCH ADJACENT SECTIONS.

2. REPAIR EXISTING ASPHALT PAVEMENT TO MATCH ADJACENT SECTIONS.

3. REPAIR EXISTING DRAINAGE STRUCTURE TO MATCH ADJACENT SECTIONS.

4. REPAIR EXISTING DITCH TO MATCH ADJACENT SECTIONS.

BASE & WEAR ENGINEERING

1. SURFACE COURSE: 1.5" ASPHALT

2. BASE COURSE: 4" ASPHALT

3. WEAR COURSE: 1" ASPHALT

4. SUBGRADE: 4" ASPHALT

5. DRAINAGE: 4" ASPHALT

PLANNING, GRADING AND DRAINAGE PLAN

1. PLANNING: 1.5" ASPHALT

2. GRADING: 4" ASPHALT

3. DRAINAGE: 4" ASPHALT

4. SUBGRADE: 4" ASPHALT

BASE & WEAR ENGINEERING

1. SURFACE COURSE: 1.5" ASPHALT

2. BASE COURSE: 4" ASPHALT

3. WEAR COURSE: 1" ASPHALT

4. SUBGRADE: 4" ASPHALT

5. DRAINAGE: 4" ASPHALT

PLANNING, GRADING AND DRAINAGE PLAN

1. PLANNING: 1.5" ASPHALT

2. GRADING: 4" ASPHALT

3. DRAINAGE: 4" ASPHALT

4. SUBGRADE: 4" ASPHALT

BASE & WEAR ENGINEERING

1. SURFACE COURSE: 1.5" ASPHALT

2. BASE COURSE: 4" ASPHALT

3. WEAR COURSE: 1" ASPHALT

4. SUBGRADE: 4" ASPHALT

5. DRAINAGE: 4" ASPHALT

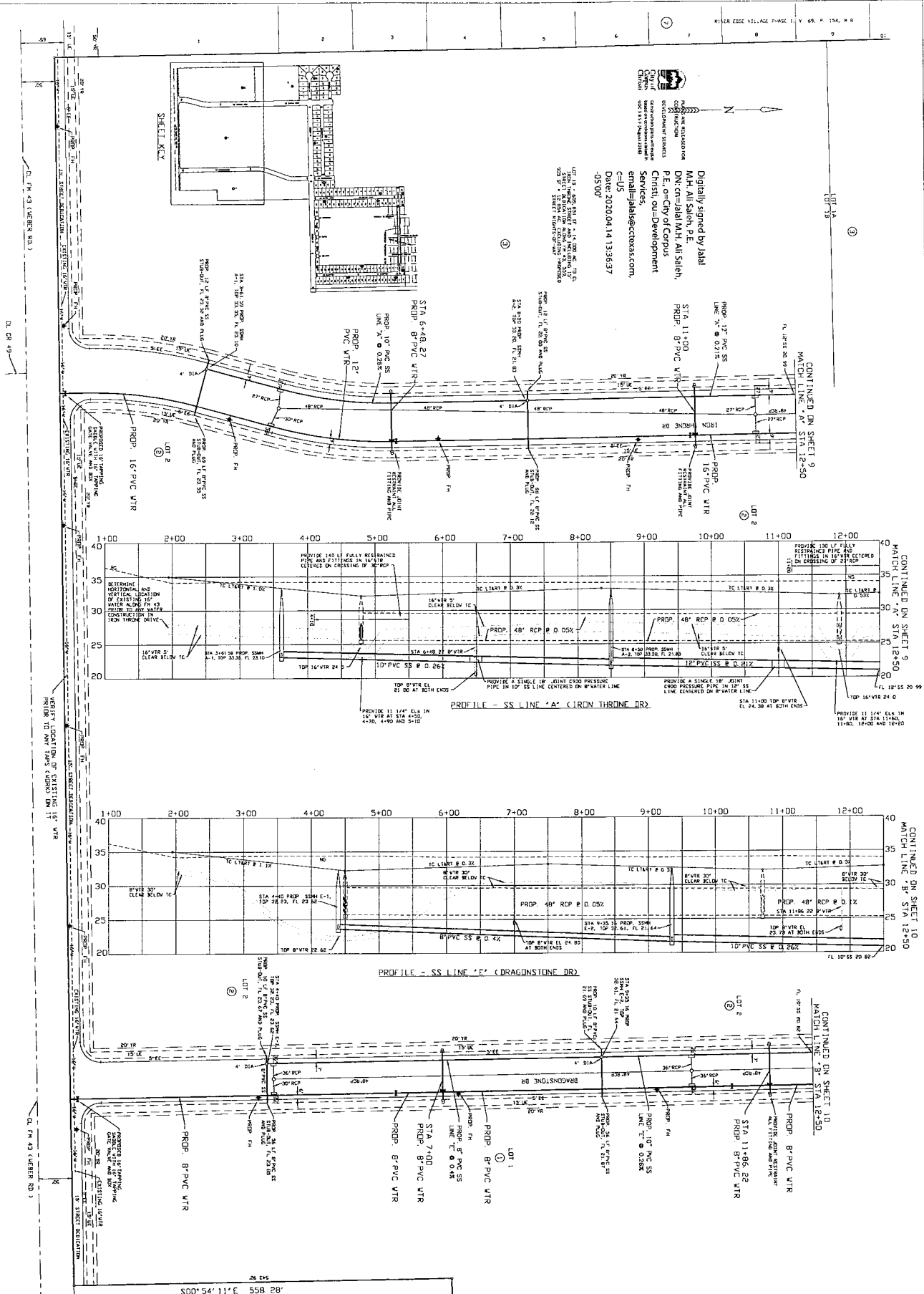
PLANNING, GRADING AND DRAINAGE PLAN

1. PLANNING: 1.5" ASPHALT

2. GRADING: 4" ASPHALT

3. DRAINAGE: 4" ASPHALT

4. SUBGRADE: 4" ASPHALT



PLAN

DATE: 05/07/20

SCALE: 1" = 40'

CONTRACT NO. 100002-00

PROJECT: SANITARY SEWER AND WATER PLAN AND PROFILE

DESIGNED BY: BASS & WELSH ENGINEERING

CHECKED BY: [Signature]

APPROVED BY: [Signature]

PROFILE

DATE: 05/07/20

SCALE: 1" = 40'

CONTRACT NO. 100002-00

PROJECT: SANITARY SEWER AND WATER PLAN AND PROFILE

DESIGNED BY: BASS & WELSH ENGINEERING

CHECKED BY: [Signature]

APPROVED BY: [Signature]

PLAN

DATE: 05/07/20

SCALE: 1" = 40'

CONTRACT NO. 100002-00

PROJECT: SANITARY SEWER AND WATER PLAN AND PROFILE

DESIGNED BY: BASS & WELSH ENGINEERING

CHECKED BY: [Signature]

APPROVED BY: [Signature]

PROFILE

DATE: 05/07/20

SCALE: 1" = 40'

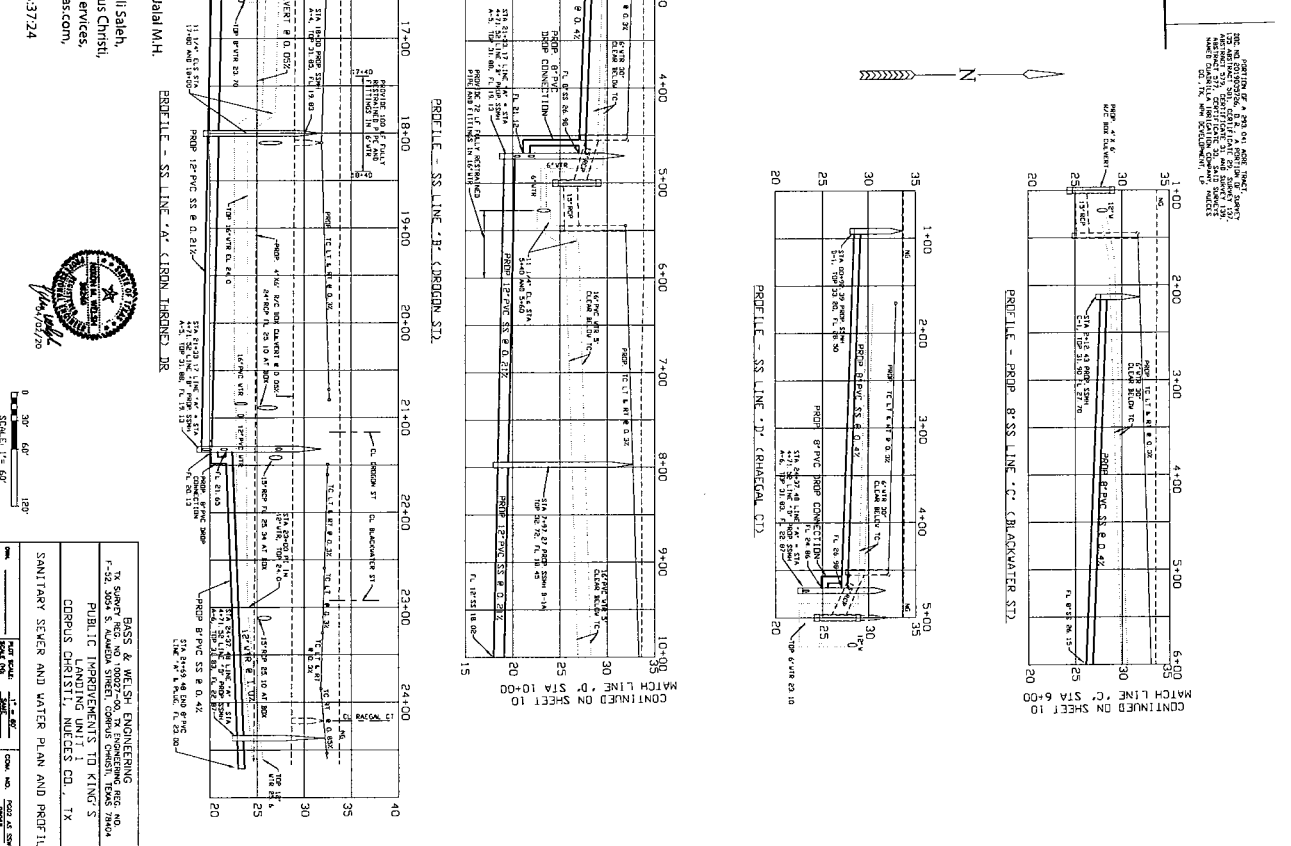
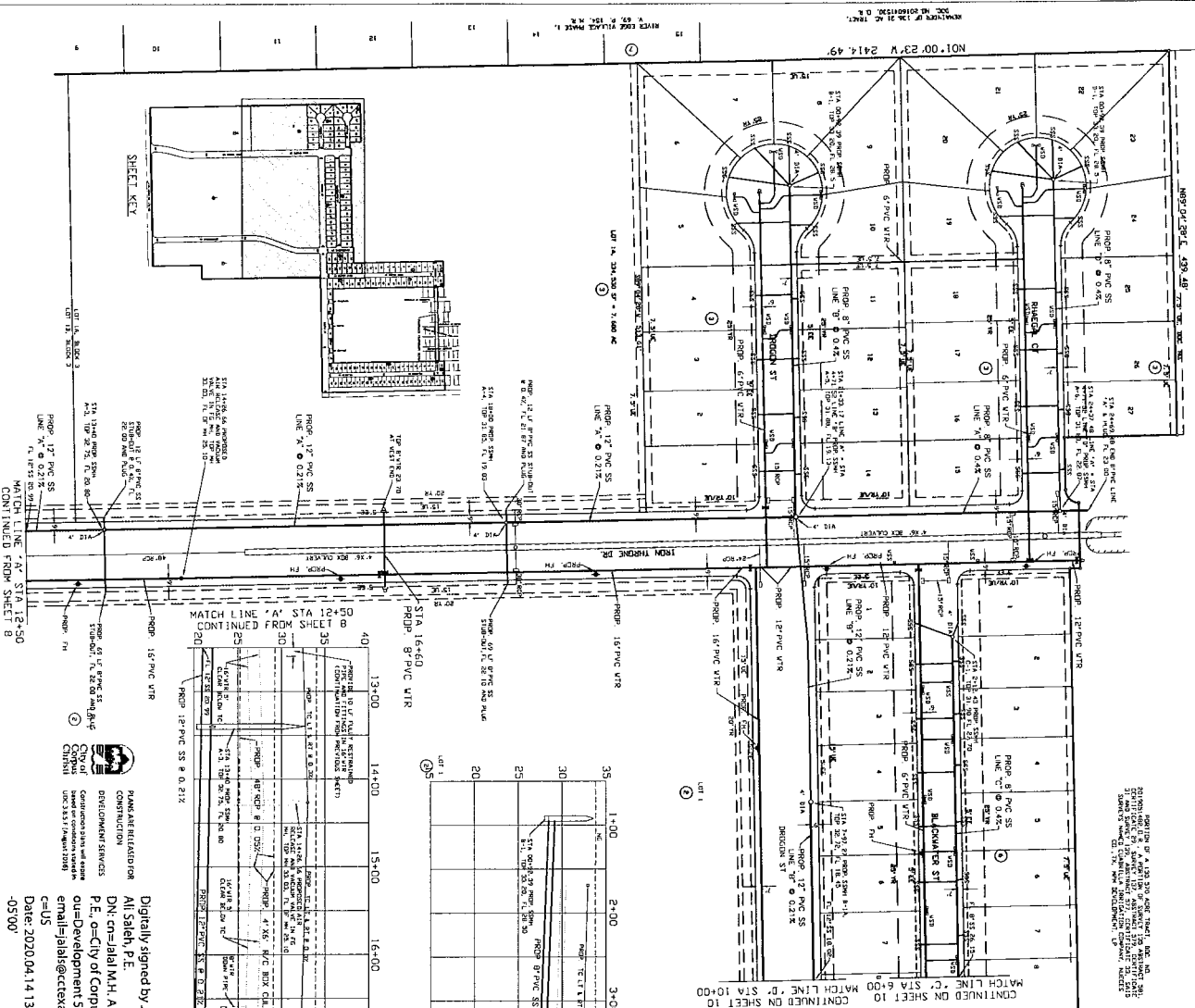
CONTRACT NO. 100002-00

PROJECT: SANITARY SEWER AND WATER PLAN AND PROFILE

DESIGNED BY: BASS & WELSH ENGINEERING

CHECKED BY: [Signature]

APPROVED BY: [Signature]

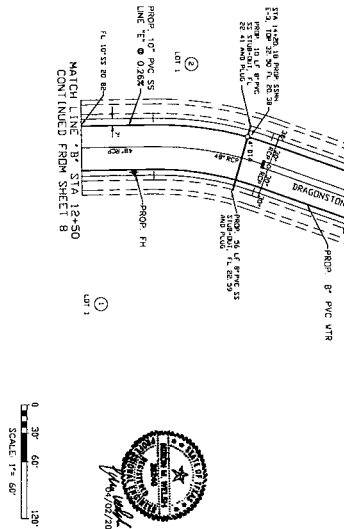
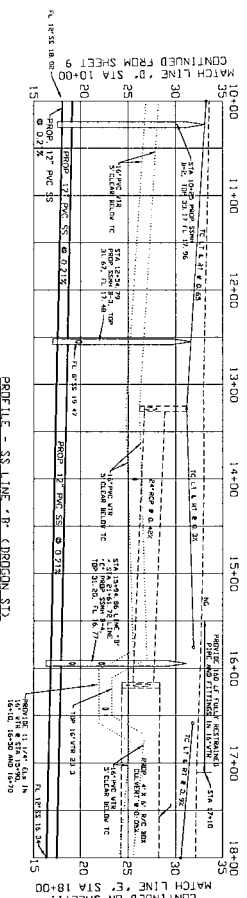
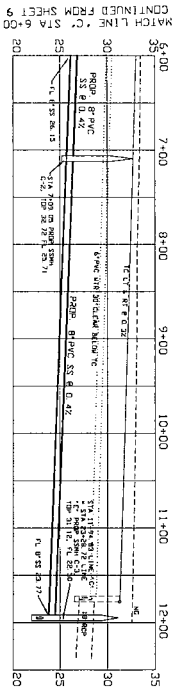
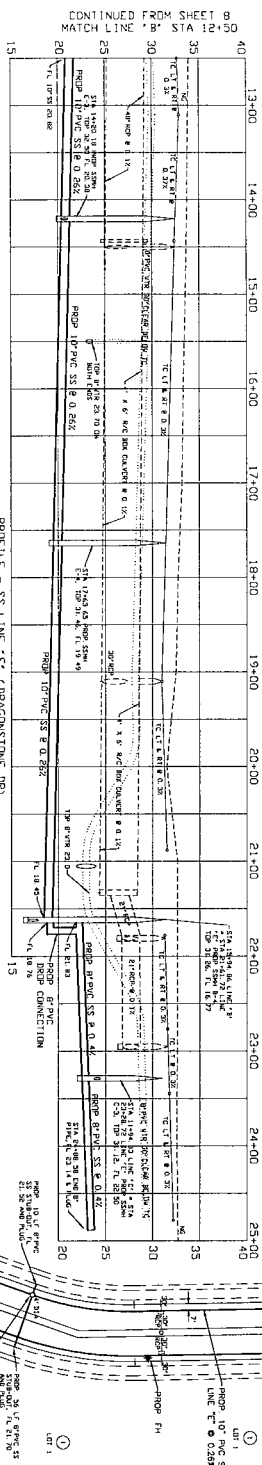
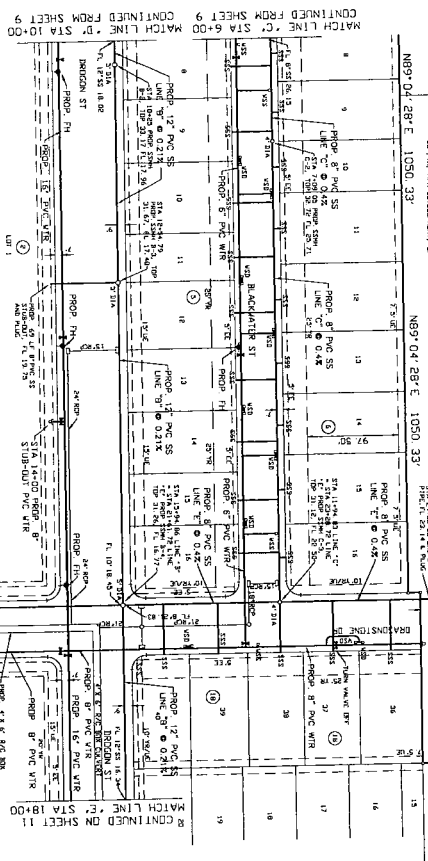


Digitally signed by Jalal M.H.
 DN: cn=Jalal M.H., o=City of Corpus Christi, email=jalal@cityofcc.com, c=US
 Date: 2020.04.14 13:37:24 -0500

BASS & WELSH ENGINEERING
 1500 S. BASS STREET, SUITE 100
 CORPUS CHRISTI, TEXAS 78401
 TEL: 361.833.8888
 FAX: 361.833.8889
 WWW.BASSANDWELSH.COM

Digitally signed by
Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalals@ctexta
s.com, c=US
Date: 2020.04.14
13:37:59 -0500'

DOC NO. PD19033726, D.R. A PORTION OF SURVEY
135 ABSTRACT 381, CERTIFICATE 29, SURVEY 137,
ABSTRACT 379, CERTIFICATE 31, AND SURVEY 139,
ABSTRACT 377, CERTIFICATE 33, SAID SURVEYS
NAMED CUADILLA INVESTIGATION COMPANY, INCORP-
ORATED, TEXAS, MEMBERSHIP DEVELOPMENT, L.P.



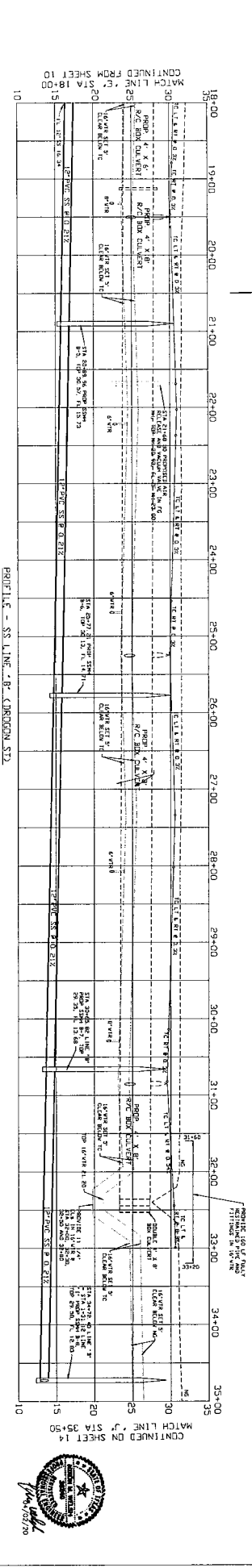
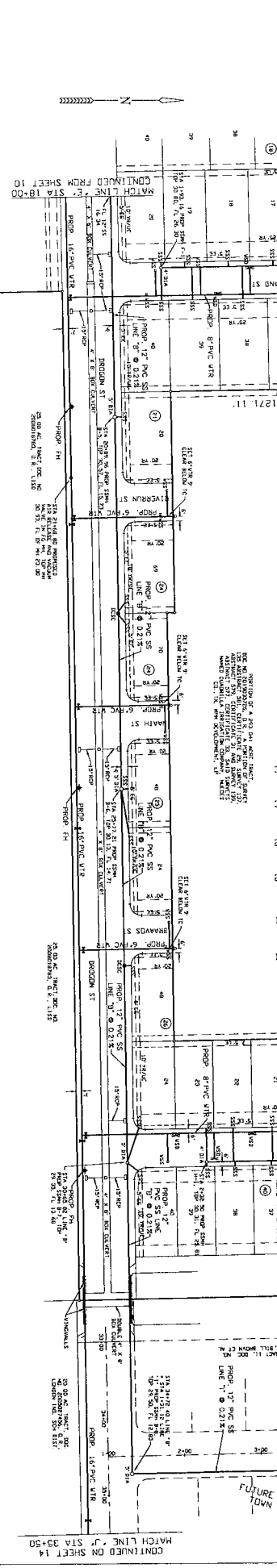
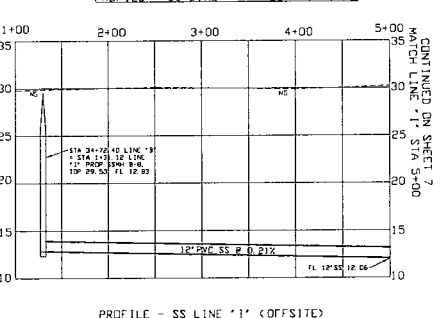
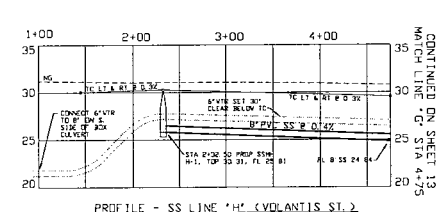
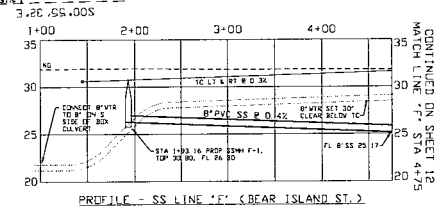
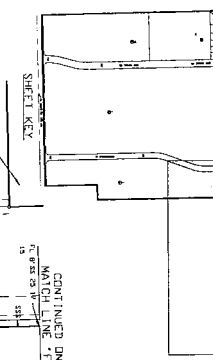
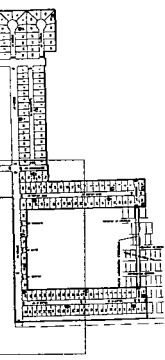
PASS & MEYER ENGINEERING
 TX SURVEY REG. NO. 10027-00, TX ENGINEERING
 F-52, 2004 S. ALAMITOS STREET, CORPUS CHRISTI, TEXAS 78404
 PUBLIC IMPROVEMENTS TO KING'S
 LANDING UNIT 1 CORPUS CHRISTI,
 NUECES CO., TX.

SHEET NO. 1 OF 1	DATE 05/20/04
PROJECT NO. 000004	CD 00

SANITARY SEWER AND WATER PLAN AND PROFILE

PG. 45 OF 59

DATE _____	PLOT SCALE: $1'' = 60'$ SCALE (ft): _____ SCALE (in): _____	COM. NO. _____ JOB NO. <u>08080</u>	PROJ. AS SHW _____ _____ _____
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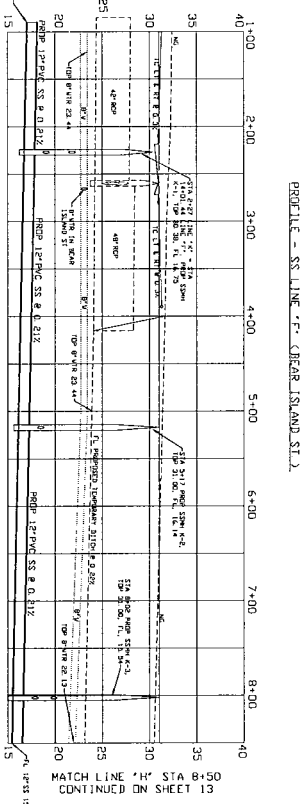
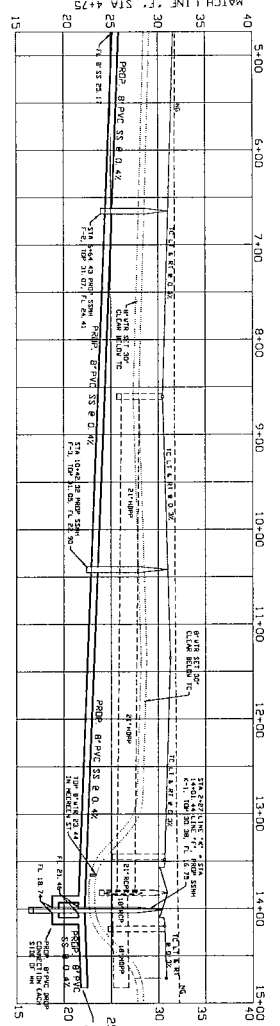
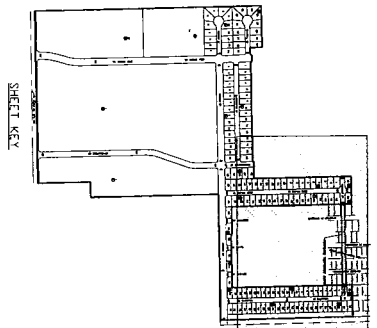
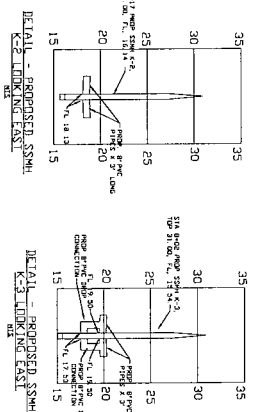
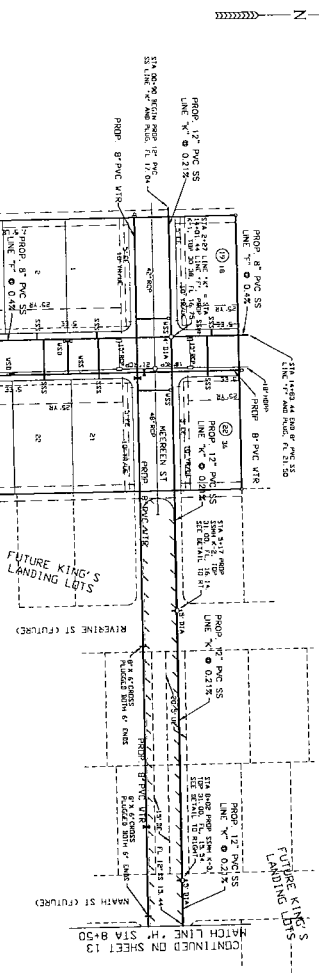


Digitally signed by
Jahid M.H. Ali Saleh, P.E.
DN: cn=Jahid M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jahid@ctccorcas.c
om, c=US
Date: 2020.04.14
13:58:28 -0500



PASS & WEISS ENGINEERING
15000 N. F.W. ROAD, SUITE 100, FORT WORTH, TEXAS 76176
P.O. BOX 1000, CORPUS CHRISTI, TEXAS 78402
CORPUS CHRISTI, TEXAS 78402
SANITARY SEWER AND WATER PLAN AND PROFILE
SHEET 11 OF 21

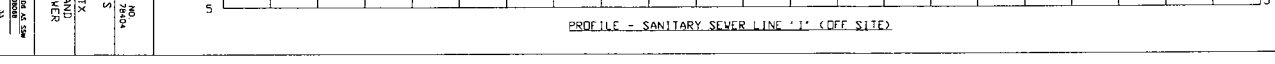
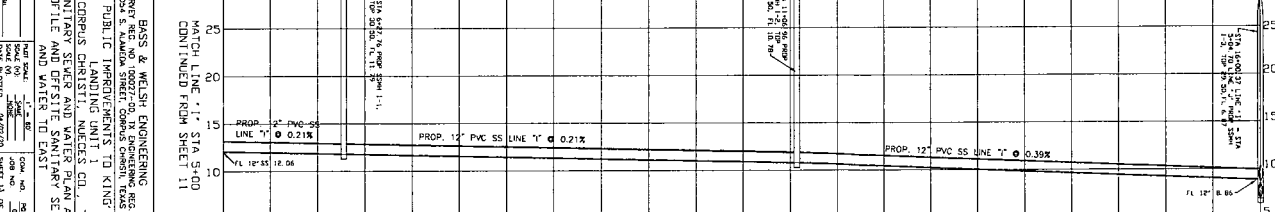
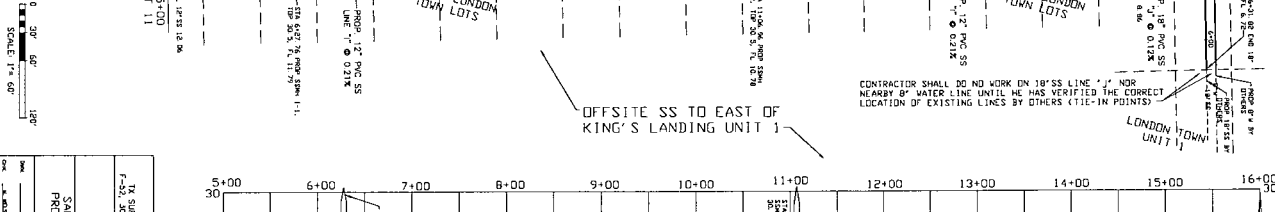
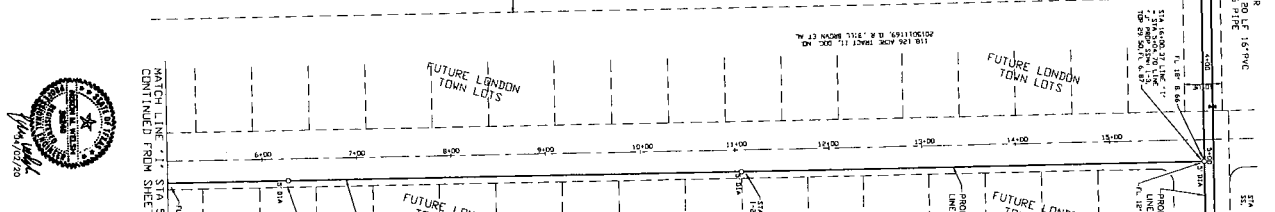
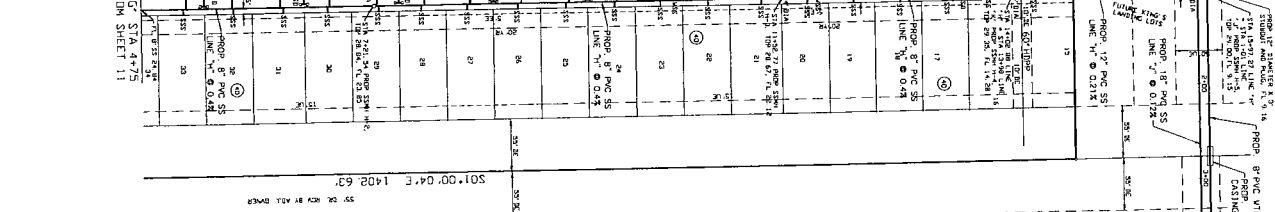
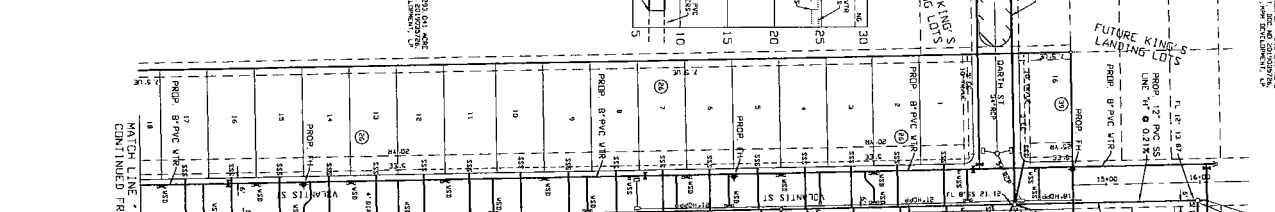
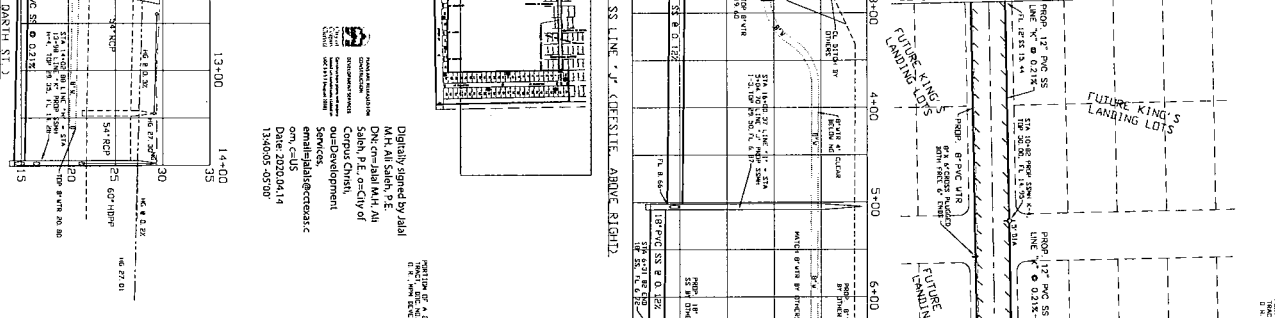
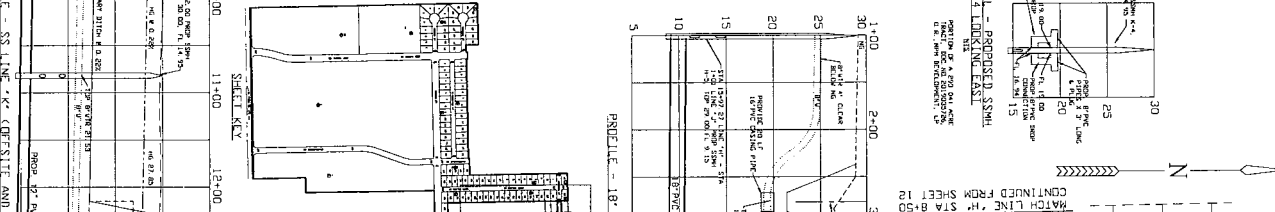
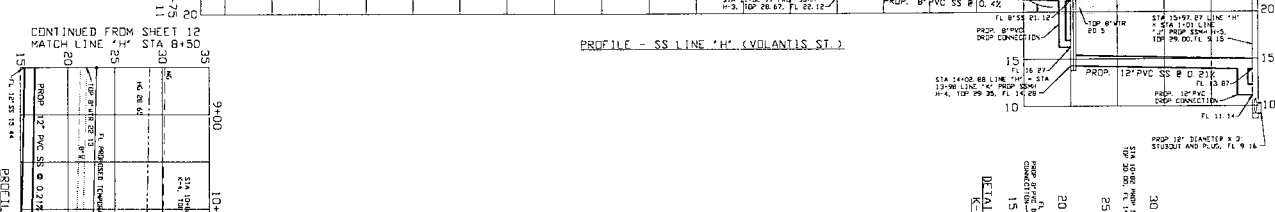
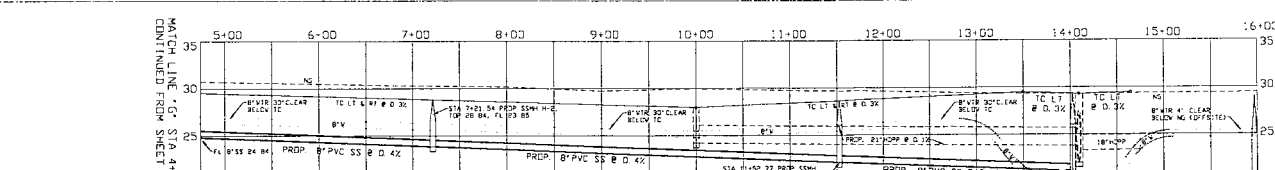
SECTION OF A 200' DIAMETER TANK
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 100. 10' RADIUS



Digitally signed by Jalal
 M.H. Ali Saleh, P.E.
 DN: cn=Jalal/M.H. Ali
 Saleh, P.E., o=City of
 Corpus Christi,
 ou=Development
 Services,
 email=jalal@cctexas.com,
 c=US
 Date: 2020.04.14 13:39:08
 -05'00'

BRASS & WELSH ENGINEERING
 1750 S. 10TH STREET, CORPUS CHRISTI, TEXAS 78404
 PUBLIC IMPROVEMENTS TO KING'S
 CORPUS CHRISTI, TEXAS 78404
 SANITARY SEWER AND WATER PLAN AND PROFILE
 SHEET NO. 100027-00.17
 SCALE: 1"=50'
 DATE: 04/14/2020
 SHEET 13 OF 33





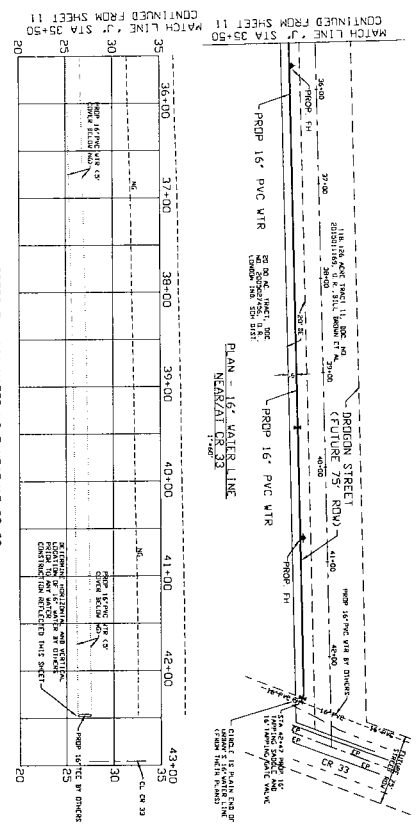
0 30' 60' 120'
SCALE 1" = 60'

BASS & WELSH ENGINEERING, INC.
175 SUNNY RIDGE, NO. 1000777-00, 175 DUNDAS STREET, W. TORONTO, ONT. M6H 1B4
PUBLIC IMPROVEMENTS TO KING'S CORPUS CHRISTI, TEXAS
SANITARY SEWER AND WATER PLAN AND PROFILE AND OFFSITE SANITARY SEWER AND WATER TO EAST

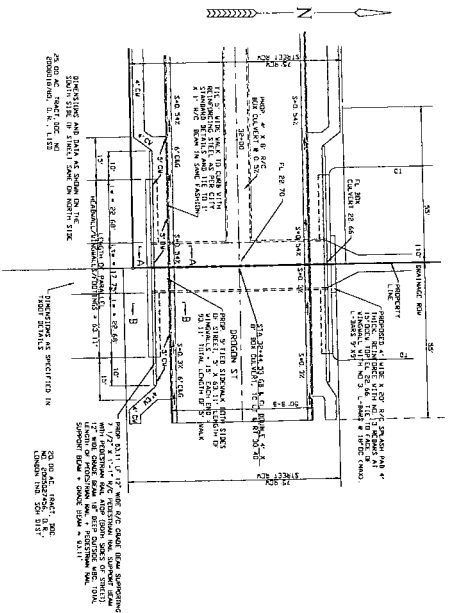
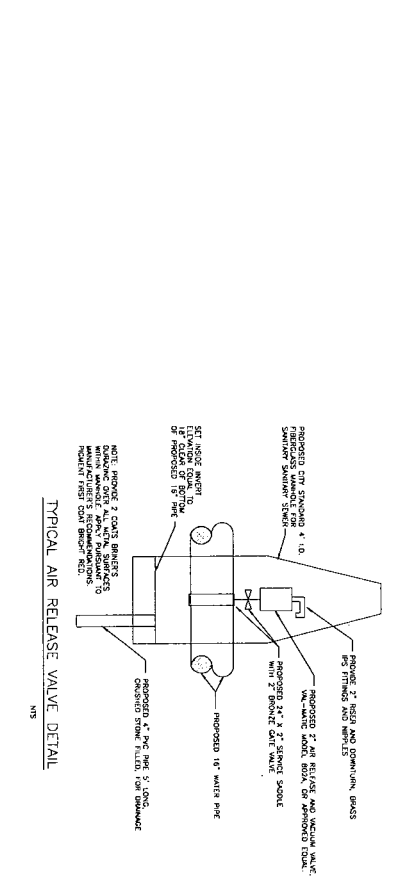
Digitally signed by BASS & WELSH ENGINEERING, INC.
DN: cn=BASS & WELSH ENGINEERING, INC., o=BASS & WELSH ENGINEERING, INC., ou=Engineering, email=bass@bassandwelsh.com, c=US
Date: 2020.04.14 13:40:05 -0500

CONTRACTOR SHALL DO NO WORK ON 18" SS LINE 'I' UNTIL HE HAS VERIFIED THE CORRECT LOCATION OF EXISTING LINES BY OTHERS (TIE-IN POINTS)

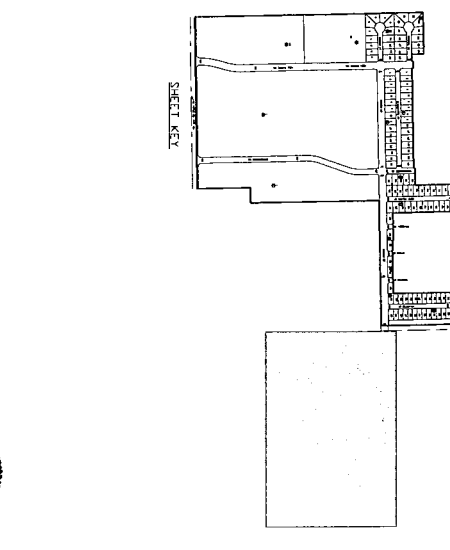
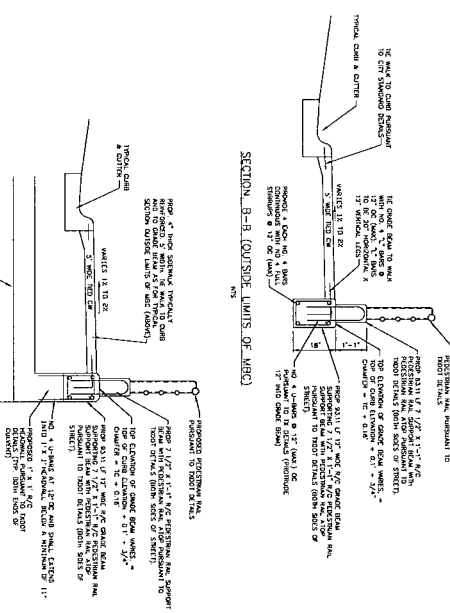
OFFSITE SS TO EAST OF KING'S LANDING UNIT 1



PROFILE - 16\"/>



PLAN - 2\"/>



- MULTIPLE BOX CONCRETE NOTES:**
- THE PROPOSED BOX CONCRETE SHALL BE 4\"/>

Digitally signed by
Jalal M.H. Al Saleh,
P.E.
DN: cn=Jalal M.H. Al
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalsaleh@ccetexas.com, c=US
Date: 2020.04.14
13:40:41 -0500

BASS & WELSH ENGINEERING
17500 N. SHAW BLVD., SUITE 100, DALLAS, TEXAS 75243
F-50, 3038 S. MARKET STREET, CORPUS CHRISTI, TEXAS 78404
PUBLIC IMPROVEMENTS TO KING'S
CORPUS CHRISTI, TEXAS CO., TX

WATER PLAN AND PROFILE
NEC ENLARGED DRAINAGES

DATE: 04/14/2020
DRAWN BY: JALAL M.H. AL SALEH
CHECKED BY: JALAL M.H. AL SALEH
SCALE: 1\"/>

DATE: 04/14/2020
DRAWN BY: JALAL M.H. AL SALEH
CHECKED BY: JALAL M.H. AL SALEH
SCALE: 1\"/>

POLLUTION PREVENTION NOTES.

① LOT 1

CCR 015700
TEMPORARY CONTROLS

ON LINE AT THE CITY'S WEB SITE.
ENGINEERING SERVICES DEPARTMENT.
PROCESS, STANDARDS AND CONTRACTS,
FRONT END CONSTRUCTION CONTRACT
DOCUMENTS, DIVISION 01.

STORM WATER POLLUTION PREVENTION
DETAILS AS TO SIZE, DIMENSION AND
CONSTRUCTION DETAILS AND SPECIFICATI

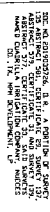
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829
830
831
832
833
834
835
836
837
838
839
840
84

[illegible]

S89-05'03
159.34'

LONDON SCHOOL TRACTS, LOT 3
N. 42. E. 528. W. 8.

BALANCE OF 27.5 AC. TRACT, DOC NO. 2003067159, G.R. 1151

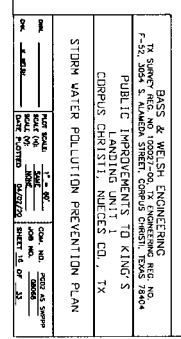


PLANS ARE RELEASED FOR CONSTRUCTION

DEVELOPMENT SERVICES

Construction plans will **expire** based on conditions stated UDC 3.8.5.F (August 2016)

City of Corpus Christi



SECTION OF A 30' TO 40' DEEP TRENCH, 100' TO 150' LONG, TO BE CONSTRUCTED TO REMAIN OPEN TO THE AIR AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS.

SECTION OF A 30' TO 40' DEEP TRENCH, 100' TO 150' LONG, TO BE CONSTRUCTED TO REMAIN OPEN TO THE AIR AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS.

NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'

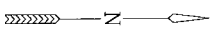
NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'

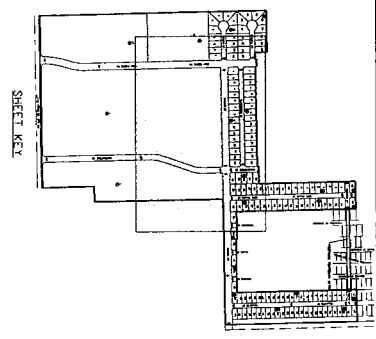
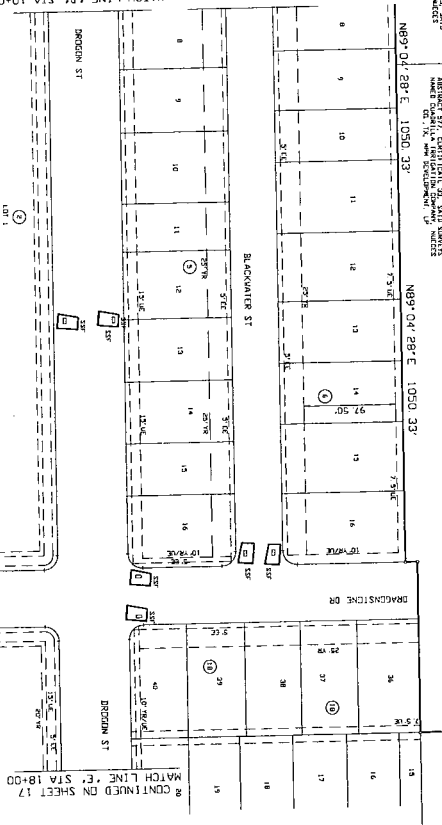
NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'

NB9' 04' 28' E 1050 33'



MATCH LINE 'C' STA 6+00 CONTINUED FROM SHEET 15
MATCH LINE 'D' STA 10+00 CONTINUED FROM SHEET 15



Digitally signed by
Jalal M.H. Ali
Saleh, P.E.
DN: cn=Jalal M.H.
Ali Saleh P.E.,
o=City of Corpus
Christi,
ou=Development
Services,
email=jalal@ctc
xas.com, c=US
Date: 2020.04.14
13:42:48 -0500



0 30 60 120
SCALE 1" = 60'

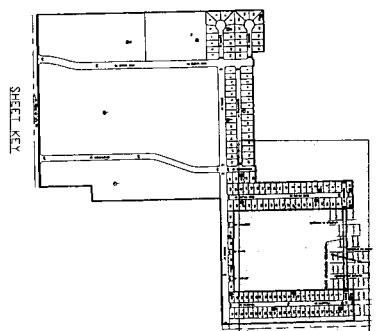


STORM WATER POLLUTION PREVENTION PLAN
DATE: 04/14/20
SCALE: 1" = 60'
SHEET NO. 10027-00
SHEET 12 OF 23

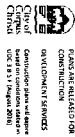
BASE & WELSH ENGINEERING
1500 S. 15TH STREET, SUITE 100, CORPUS CHRISTI, TEXAS 78401
F-52, 2024 S. MARINA STREET, CORPUS CHRISTI, TEXAS 78401
LANDING MARINA, CORPUS CHRISTI, TEXAS 78401

BY: 04/14/20
Jalal M.H. Ali Saleh, P.E.
Professional Engineer, State of Texas, No. 10027-00

20' TO 40' DEEP TRENCH, 100' TO 150' LONG, TO BE CONSTRUCTED TO REMAIN OPEN TO THE AIR AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS AND TO BE USED AS A DRAINAGE CANAL FOR THE RAINFALL WATER FROM THE ROOFS OF THE BUILDINGS.

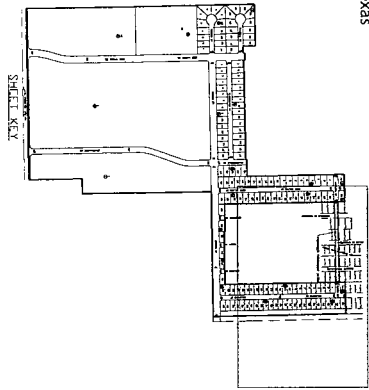


BASS & WEISS ENGINEERING					
7X SHUNKY HIC RD 10000-27 RD TX ENGINEERING INC NO					
F-52, 2004 S. MUELLEN STREET CORPUS CHRISTI, TEXAS 78404					
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 1					
CORPUS CHRISTI, NUECES CO., TX					
STORM WATER POLLUTION PREVENTION PLAN					
DATE:		PROJECT NAME:		CDD NO.	DESIGN & DRAWN BY:
DRAWN BY:		SHEET NO. OF _____		JOB NO.	DATE:
CHECKED BY:		SCALE:		DATE:	
APPROVED BY:		DATE:		DATE:	



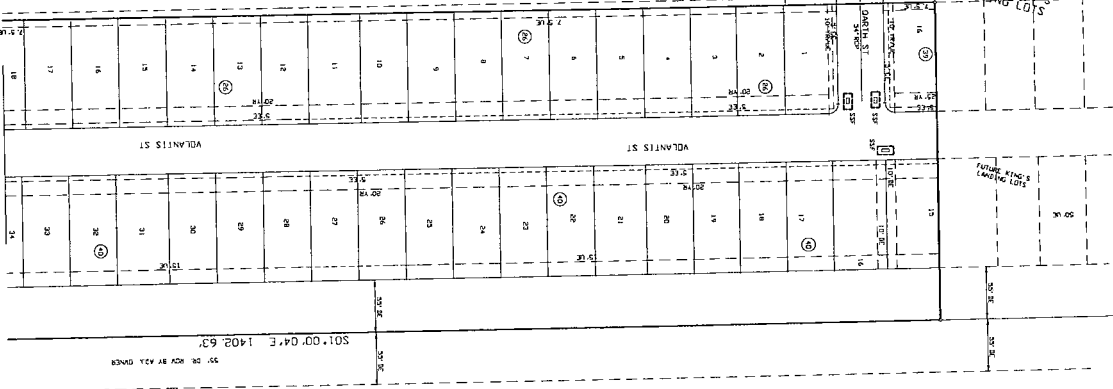
Digitally signed by
Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalals@ctexas
.com, c=US
Date: 2020.04.14
13:44:44 -05'00'

46 28 43 46 27 59 46 27 30 46 27 01



46 27 59 46 27 30 46 27 01

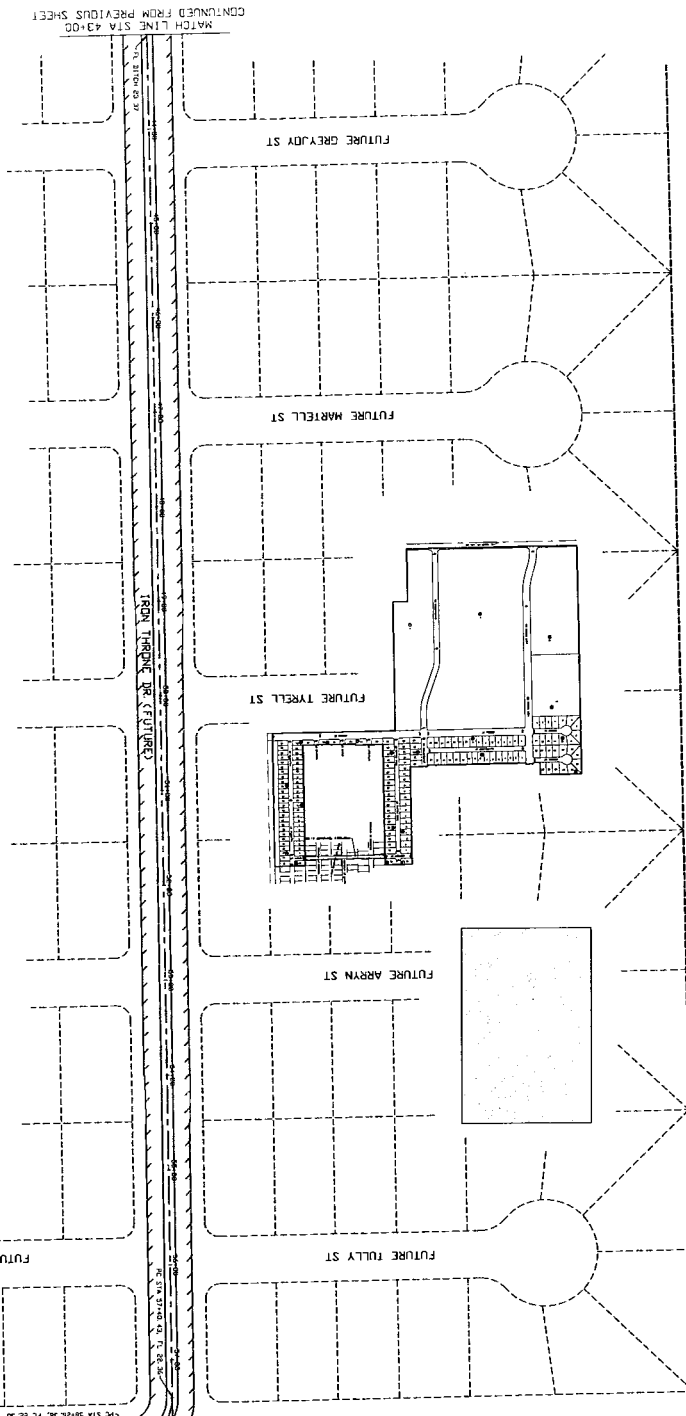
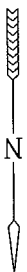
CONTINUED FROM SHEET 17



0 30' 60' 120'
SCALE: 1" = 60'

BASS & WELSH ENGINEERING	
175 S. JAMES ST., SUITE 100, CORPUS CHRISTI, TEXAS 78401	
PUBLIC IMPROVEMENTS TO KING'S	
CORPUS CHRISTI, NUECES CO., TX	
STORM WATER POLLUTION PREVENTION PLAN	
DATE: 04/14/20	SCALE: 1" = 60'
PROJECT NO.: 100077-00	SHEET NO. 17 OF 33

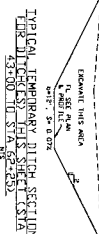
STATIONING: 43+00 TO 62+25



0 20' 40' 120'
SCALE: 1" = 40'



Digitally signed by
Jalel M.H. Ali, P.E.
DN: cn=Jalel M.H. Ali,
Salen, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jals@ctexas.com, c=US
Date: 2020.04.14
13:46:13 -0500'



TYPICAL TEMPORARY DITCH SECTION
FOR DITCHES IN THIS SHEET
43+00 TO STA. 62+25

MATCH LINE STA 62+25
CONTINUED ON FOLLOWING SHEET

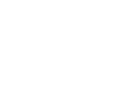
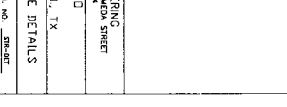
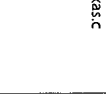
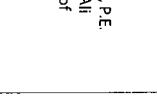
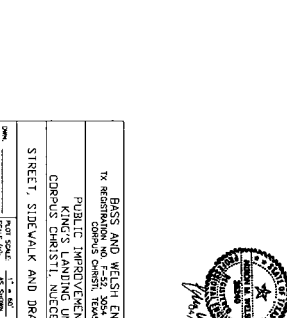
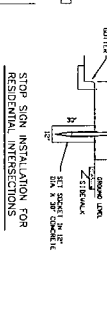
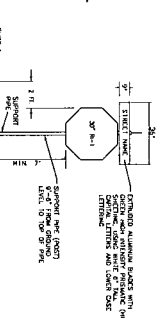
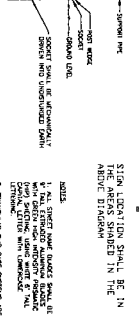
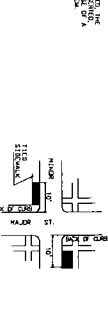
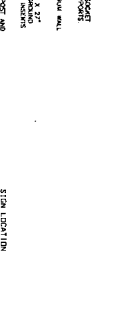
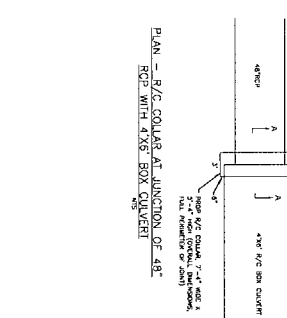
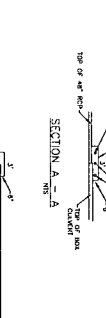
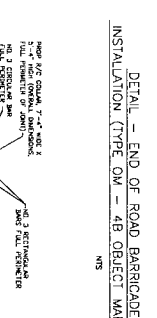
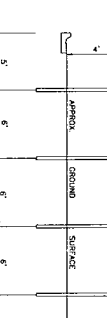
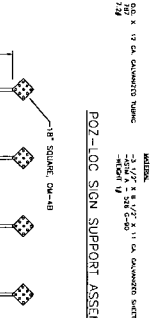
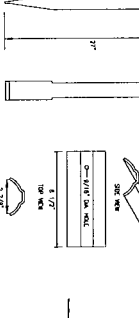
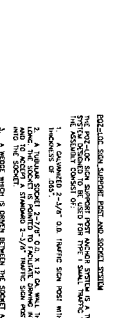
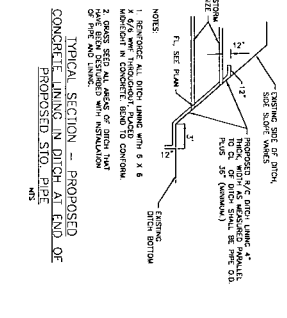
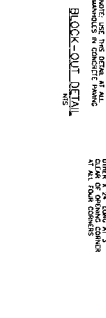
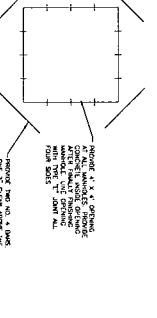
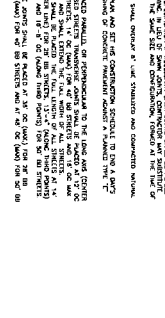
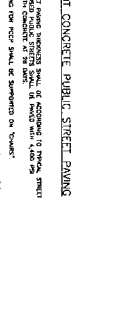
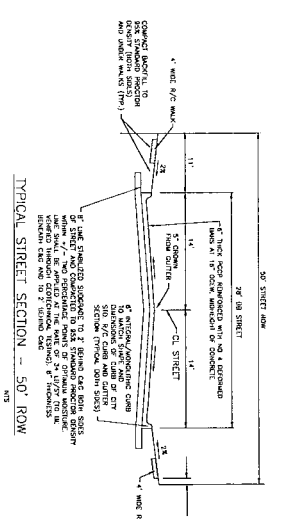
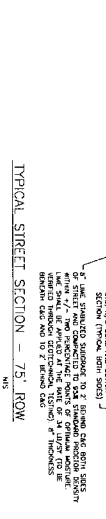
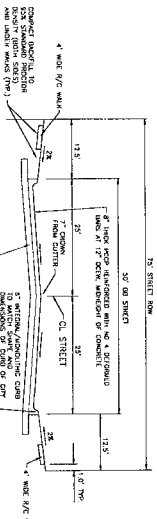
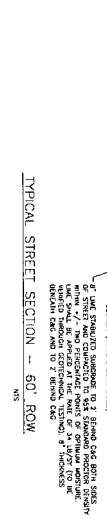
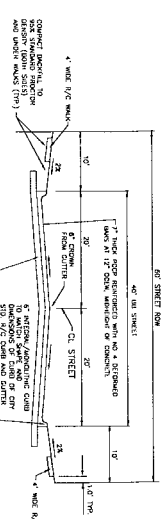
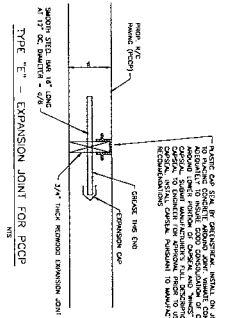
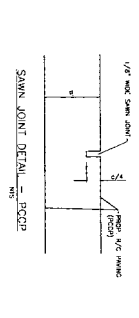
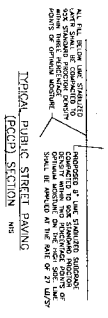
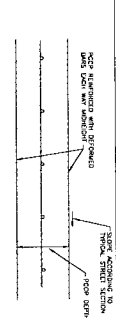
DATE: 4/14/20		DRAWN: J.A.		CHECKED: J.A.	
PROJECT: 134613		SHEET NO: 25		TOTAL SHEETS: 30	
PROJECT NAME: DEFENSE TEMPORARY DRAINAGE CHANNEL					
CLIENT: U.S. ARMY CORPUS CHRISTI					
DESIGNER: J.A. SALAS					
DATE: 4/14/20					

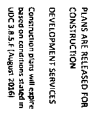
CONTINUED FROM PREVIOUS SHEET
MATCH LINE STA 43+00

43+00	44+00	45+00	46+00	47+00	48+00	49+00	50+00	51+00	52+00	53+00	54+00	55+00	56+00	57+00	58+00	59+00	60+00	61+00	62+00	62+25
FL PROPOSED TEMPORARY DITCH @ 0.17%																				
FL PROPOSED TEMPORARY DITCH @ 0.17%																				

CONTINUED ON FOLLOWING SHEET
MATCH LINE STA 62+25

PROF. LLC - DEFENSE TEMPORARY DRAINAGE CHANNEL





Digitally signed by Jalal
M.H. Ali Saleh, P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalals@ctctxas.co
m, c=US
Date: 2020.04.14
13:48:28 -05'00'



BASS AND WELSH, ENGINEERING	
TX REGISTRATION NO. F-52, J05+3, ALAMODO STREET	
CORPUS CHRISTI, TEXAS 78404	
PUBLIC IMPROVEMENTS TO	
KINGS LANDING UNIT 1	
CORPUS CHRISTI, NUECES CO., TX	
TXDOT SINGLE BOX CULVERTS CASH-IN PLACE	
S00+5.45	
DATE	POST
04-11-85	11-85
SCALE 1"=40'	SCALE 1"=40'
DATE CORTED	DATE 7/27/77
CON'D BY	CON'D BY
11/85	11/85
SHEET 24 OF 31	11/85
POST 500' PER	11/85
11/85	11/85
11/85	11/85



PLANS ARE RELEASED FOR
CONSTRUCTION
DEVELOPMENT SERVICES
City of
Corpus Christi
Construction plans will appear
based on conditions stated in
this report only

Digitally signed by Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali Saleh, P.E.,
o=City of Corpus Christi,
ou=Development Services,
email=jalals@ccetexas.com, c=US
Date: 2020.04.14 13:49:17 -0500



BASIS AND WELSH ENGINEERING TX REGISTRATION NO. 7-52, 2004 S. ALAMIDA STREET CORPUS CHRISTI, TEXAS 78402	
PUBLIC IMPROVEMENTS TO 1000' SINGLE BOX CULVERTS CAST-IN PLACE CORPUS CHRISTI, NUECES CO., TX	
SCC-5 & 6	
DATE OF DESIGN	DATE OF CONSTRUCTION
10/15/19	10/15/19
DATE OF REVISION	DATE OF REVISION
10/15/19	10/15/19



Digitally signed by
Jalal M.H. Ali Saleh, P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalali@ctexas.c
om, c=US
Date: 2020.04.14
13:51:32 -05'00'



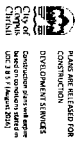
BASIS AND WELSH ENGINEERING	
TX REGISTRATION NO. 7-52, 2024 S. ALAMEDA STREET	
CORPUS CHRISTI, TEXAS 78401	
PUBLIC IMPROVEMENTS TO	
WATSON ROAD	
CORPUS CHRISTI, NUECES CO., TX	
TWOOT SINGLE BOX CULVERTS CAST-IN PLACE	
SCC-8	
PLAN SHEET	1 OF 3
DATE OF	10/20/20
DATE REVISION	10/20/20
DATE	10/20/20

PLANS ARE RELEASED FOR
CONSTRUCTION
DEVELOPMENT SERVICES
City of
Corpus Christi
Construction plans will expire
based on conditions stated in
UDC 3.8.3.F (August 2016)

Digitally signed by Jalal M.H. Ali
Saleh, P.E.
DN: cn=Jalal M.H. Ali Saleh, P.E.,
o=City of Corpus Christi,
ou=Development Services,
email=jalals@ctexas.com, c=US
Date: 2020.04.14 13:52:18 -05'00'

BASS AND WELSH ENGINEERING	
TX HIGHWAY NO. 4-251, 2514 S. AMARILLO STREET	
CORPUS CHRISTI, TEXAS 78405	
PUBLIC IMPROVEMENTS TO	
CORPUS CHRISTI, NUECES CO., TX	
TWOOT SINGLE BOX CULVERTS CAST-IN PLACE	
SDC-8	
DATE	10/21/20
BY	10/21/20
CHKD	10/21/20
DATE	10/21/20
BY	10/21/20
CHKD	10/21/20





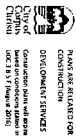
PLANS ARE RELEGATED FOR
CONSTRUCTION
DEVELOPMENT STANDARDS
CITY OF CORPUS CHRISTI, TEXAS
COMMISSIONER OF PUBLIC WORKS
JULY 28, 2020

Digitally signed by
Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalal@ctcxas.c
om, c=US
Date: 2020.04.14
13:53:03 -0500'



6/4/20

BASS AND WELSH ENGINEERING	
TX REGISTRATION NO. F-52, 2024 S. ALAMDA STREET	
CORPUS CHRISTI, TEXAS 78404	
PUBLIC IMPROVEMENTS TO	
KIND'S LUNING UNIT CO. TX	
CORPUS CHRISTI, TEXAS	
THROT MULTIPLE BOX CULVERTS,	
CAST-IN PLACE, MC-B-13	
P&T SCALE: 1" = 20'	
DATE: 04/01/20	
SHEET NO. 21	



Digitally signed by
Jalal M.H. Ali Saleh,
P.E.
DN: cn=Jalal M.H. Ali
Saleh, P.E., o=City of
Corpus Christi,
ou=Development
Services,
email=jalals@ctexta
s.com, c=US
Date: 2020.04.14
13:53:45 -05'00'



BASS AND WELSH ENGINEERING 704 REGISTRATION NO. 1-52, 3034 S. MARINA STREET CORPUS CHRISTI, TEXAS 78406	
PUBLIC IMPROVEMENTS TO FLOOD PROTECTION CORPUS CHRISTI, TEXAS TXDOT MULTIPLE BOX CULVERTS, OAST-IN PLACE, WC-8-13	
DATE 10/1/20	PROJECT NO. 10888
DATE FORWARDED 10/1/20	PROJECT NO. OF 20



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

PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 1
CORPUS CHRISTI, NEEDECS CO., TX

TWO CONCRETE WINOWALLS W/PARALLEL
WINGS FOR BOX CULVERTS, PW-1 & PW-2

DWG.	SHEET NO.	COD. NO.	PROJECT NO.
ONE	1 OF 2	1000	1000
DATE	BY	CHKD BY	APP'D BY
JUN 1968	WJL	WJL	WJL
DATE PLOTTED	5/2/70	SHEET #1 OF	"2"

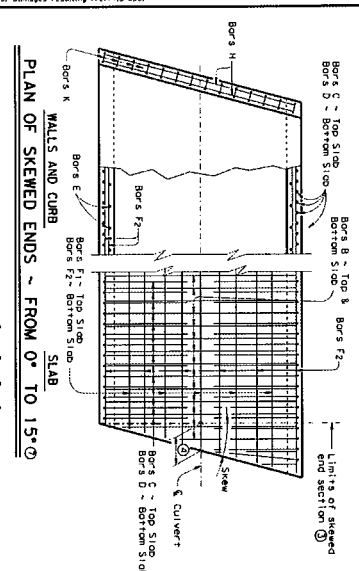


Digitally signed by Jalel M.H. Ali
Saleh, P.E.
DN: cn=Jalel M.H. Ali Saleh, P.E.,
o=City of Corpus Christi,
ou=Development Services,
email=jalel@ctexas.com, c=US
Date: 2020.04.14 13:55:36 -05'00'

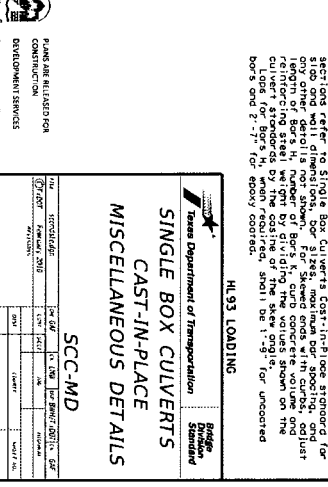
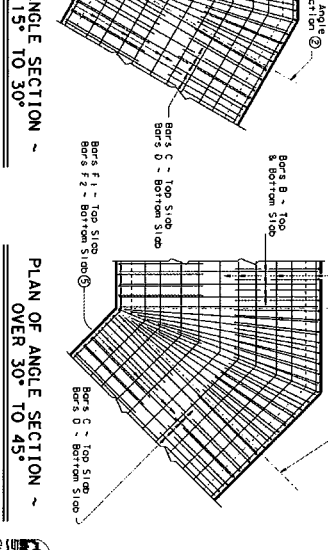
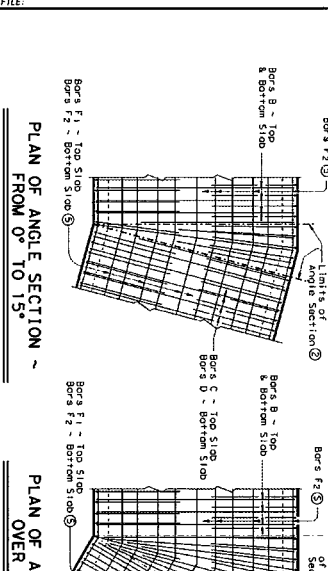
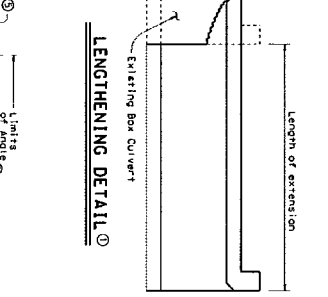
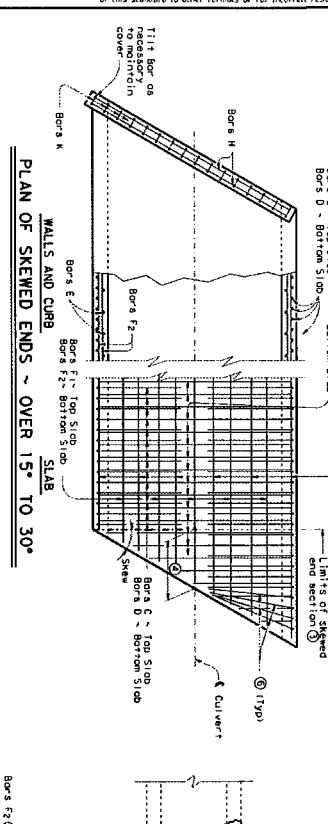
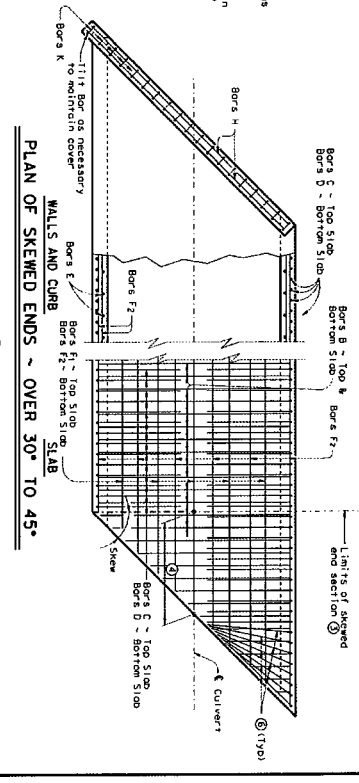


BASS AND WELSH ENGINEERING	
TX REGISTRATION NO. F-52, 3034 S. AARON STREET	
CORPUS CHRISTI, TEXAS 78405	
PUBLIC IMPROVEMENTS TO	
KING OF THE HILL	
CORPUS CHRISTI, TEXAS 78405	
TXDOT PROJECT RAIL, TYPE PR-2	
DATE: 4-14-20	CON. NO. 135536
SIGN: J. ALI	SCALE: AS SHOWN
DATE: 4-14-20	SCALE: AS SHOWN

DISCLAIMER.
The use of this standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



- ② When the spacing between Bort B becomes less than most of the normal spacing, Bort B should be changed to Bort C.
- ③ The length of Bort B and E will be the same as the length of Bort A.
- ④ One pair of overalls (1 item) is taken from the stock and the addition of the skew should be continued through the single section. They should be taken of a single garment.
- ⑤ When necessary to avoid folding, the length of Bort C should be increased to a minimum of 1.5.
- ⑥ Bort C and Bort D may be added for a minimum of 1.5 for stress of 15° or less, the contractor has the option of increasing the length of Bort C to the standard and adding to the skirt and while the skirt is being made, the contractor should make the skirt of Bort B shown on the standards accommodate the skew.



LENGTHENING DETAIL ①

GENERAL NOTES:
Designed according to

[illegible]

GENERAL NOTES: TO ASTM A90 Specification:
1. Reinforcing steel shall be Grade 60.
2. Concrete shall be Class C, unless otherwise specified.
3. Concrete shall be Class C, unless otherwise specified.
4. 1-1/2" coarse aggregate, free of fines, or with the top 1/2" of the coarse aggregate removed.
5. Class 3000 psi concrete shall have minimum compressive strength of 3000 psi.
6. Class 3500 psi concrete shall have minimum compressive strength of 3500 psi.
7. The use of leanport form is not allowed.
8. Refer to Single Box Culverts Cross-Profile Standard for details of sections referred to. Single Box Culverts Cross-Sections Standard and Single Box Culverts Cross-Profile Standard for spacing and details of reinforcement.
9. Number of Bars in C, and concrete volume and weight of Bars in C, shall be as shown on the drawings.
10. Load for Bars in C, when required, shall be 1-1/2" for uncoated bars and 2" for coated bars.

HL93 LOADING

**SINGLE BOX CULVERTS
CAST-IN-PLACE
MISCELLANEOUS DETAILS**

SCC-MD



Plans are released for construction
development services
based on conditions stated in
UDC 3.8.5.F (August 2016)

Digitally signed by Jalal M.H. Ali Saleh, P.E.
DN: cn=Jalal M.H. Ali Saleh, P.E.,
o=City of Corpus Christi,
ou=Development Services,
email=jalal@ctctexas.com, c=US
Date: 2020.04.14 13:56:31 -0500



PASS & WELSH ENGINEERING	
TX SUPPLY, INC. 10000 W. 10TH AVE. BOX NO.	
F-52, 2004 S. AUSTIN STREET, CORPUS CHRISTI, TEXAS 78404	
PUBLIC IMPROVEMENTS TO KING'S	
CORPUS CHRISTI, NEELES CO., TX	
LANDING UNIT 1	
TXDOT SINGLE BOX CULVERTS, CAST IN	
PLACE, MISCELLANEOUS DETAILS, SCC-MD	
DATE	11-26-96
BY	SCD
SCALE	1"=20'-0"
DATE	11-26-96
BY	SCD
SCALE	1"=20'-0"
DATE	11-26-96
BY	SCD
SCALE	1"=20'-0"

CHK W. M. M. SOL (Y) 500
DATE PLOTTED 04/02/70 SHEET 22 OF 31

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

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

3054 S. Alameda St.

18068-PCE-
OVERWIDTH
03/18/2020

KING'S LANDING UNIT 1
PRELIMINARY COST ESTIMATE
C-3 COLLECTOR STREETS IN LIEU OF 28' RESIDENTIAL STREETS

COST OF 50'BB STREET NEGLECTING WALKS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" PCCP	28345	SY	69.00	1,955,805.00
2	8" LIME STABILIZED SUBGRADE TO 2'BC	30612	SY	8.00	244,896.00
3	EXCAVATION TO 2' BC	30612	SY	2.50	76,530.00

SUBTOTAL \$2,277,231.00

DEVELOPER PORTION OF COST OF 28'BB STREET NEGLECTING WALKS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	2" HMA	13605	SY	18.00	244,890.00
2	6" CRUSHED LIMESTONE BASE TO 2'BC	18140	SY	15.00	272,100.00
3	8" LIME STABILIZED SUBGRADE TO 2'BC	18140	SY	8.00	145,120.00
4	6" CURB & GUTTER	10204	LF	13.50	137,754.00
4	EXCAVATION TO 2' BC	18140	SY	2.50	45,350.00

SUBTOTAL \$845,214.00

CITY PORTION EQUALS DIFFERENCE IN CONSTRUCTION COST 1,432,017.00

7.5% ENGINEERING, SURVEYING, & TESTING 107,401.28

TOTAL AMOUNT REIMBURSABLE \$1,539,418.28



A handwritten signature in blue ink, appearing to read "Nixon M. Welsh".

INSURANCE REQUIREMENTS

I. CONTRACTOR'S LIABILITY INSURANCE

- A. Contractor shall not commence work under this agreement until all insurance required herein has been obtained and approved by the City's Risk Manager or designee. Contractor must not allow any subcontractor to commence work until all similar insurance required of the subcontractor has been so obtained.
- B. Contractor shall furnish to the Risk Manager or designee two (2) copies of Certificates of Insurance, with applicable policy endorsements showing the following minimum coverage by an insurance company(s) acceptable to the Risk Manager or designee. The City must be listed as an additional insured for the General Liability policy and Business Auto Liability policy, and a waiver of subrogation is required on all applicable policies.

TYPE OF INSURANCE	MINIMUM INSURANCE COVERAGE
30-Day Notice of Cancellation required on all certificates or by policy endorsement(s)	Bodily injury and Property Damage Per Occurrence / aggregate
COMMERCIAL GENERAL LIABILITY 1. Broad Form 2. Premises – Operations 3. Products/Completed Operations Hazard 4. Contractual Liability 5. Broad Form Property Damage 6. Independent Contractors 7. Personal and Advertising Injury 8. Professional Liability (if applicable) 9. Underground Hazard (if applicable) 10. Environmental (if applicable)	\$1,000,000 Per Occurrence \$2,000,000 Aggregate
BUSINESS AUTOMOBILE LIABILITY 1. Owned 2. Hired & Non-owned 3. Rented & Leased	\$1,000,000 Combined Single Limit
WORKERS' COMPENSATION (for paid employees)	Which Complies With The Texas Workers' Compensation Act And Paragraph II Of This Exhibit.
EMPLOYER'S LIABILITY	\$500,000 / \$500,000 / \$500,000
PROPERTY INSURANCE	Contractor shall be responsible for insuring all owned, rented, or leased personal property for all perils.

- C. In the event of accidents of any kind related to this project, Contractor shall furnish the Risk Manager with copies of all reports of such accidents within ten (10) days of the accident.

II. ADDITIONAL REQUIREMENTS

- A. Contractor must obtain workers' compensation coverage through a licensed insurance company in accordance with Texas law. The contract for coverage must be written on a policy and endorsements approved by the Texas Department of Insurance. The coverage provided must be in amounts sufficient to assure that all workers' compensation obligations incurred will be promptly met. An "All States endorsement shall be included for Companies not domiciled in Texas.
- B. Contractor shall obtain and maintain in full force and effect for the duration of this Contract, and any extension hereof, at Contractor's sole expense, insurance coverage written on an occurrence basis, by companies authorized and admitted to do business in the State of Texas and with an A.M. Best's rating of no less than A- VII.
- C. Contractor shall be required to submit replacement certificate of insurance to City at the address provided below within 10 days of the requested change. Contractor shall pay any costs incurred resulting from said changes. All notices under this Article shall be given to City at the following address:

City of Corpus Christi
Attn: Risk Management
P.O. Box 9277
Corpus Christi, TX 78469-9277

- D. **Contractor agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following required provisions:**
 - List the City and its officers, officials, employees, volunteers, and elected representatives as additional insured by endorsement, or comparable policy language, as respects to operations, completed operations and activities of, or on behalf of, the named insured performed under contract with the City.
 - The "other insurance" clause shall not apply to the City of Corpus Christi where the City is an additional insured shown on the policy;
 - Workers' compensation and employers' liability policies will provide a waiver of subrogation in favor of the City; and
 - Provide thirty (30) calendar days advance written notice directly to City of any suspension, cancellation, non-renewal or material change in coverage, and not less than ten (10) calendar days advance written notice for nonpayment of premium.
- E. City shall have the option to suspend Contractor's performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this contract.
- F. In addition to any other remedies the City may have upon Contractor's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Contractor to stop work hereunder, and/or withhold any payment(s) which become due to Contractor hereunder until Contractor demonstrates compliance with the requirements hereof.

- G. Nothing herein contained shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from Contractor's or its subcontractor's performance of the work covered under this agreement.
- H. It is agreed that Contractor's insurance shall be deemed primary and non-contributory with respect to any insurance or self insurance carried by the City of Corpus Christi for liability arising out of operations and completed operations and activities under this agreement.
- I. It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this agreement.



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

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: **SEE ATTACHED SIGNATURE SHEET**

STREET: _____ CITY: _____ ZIP: _____

FIRM is: ☐ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☒ Other _____

DISCLOSURE QUESTIONS

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

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

Name

N/A

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

N/A

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

N/A

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

N/A

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: _____ Title: _____
(Print)

Signature of Certifying Person: _____ Date: _____

OWNERS:

The William Earl Hensch Trust
William Earl Hensch, Trustee
5027 Holly Road
Pasadena, Tx 77503
Phone: 713 417-7122

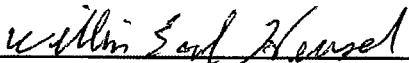
Anna Belle Hensch
1009 Peerman Place
Corpus Christi, Tx 78411
Phone: 361 444-5800

Retta Maurine Kasper
4805 Velma
Killeen, Tx 76542
Phone: 254 462-2976

Corpus Christi Community Church
4833 Saratoga Blvd #259
Corpus Christi, Tx 78413
Scott McDonald 361 420-0022
Also, James F. Dodson
4222 Fm 665, Robstown, Tx 78380
Phone: 361 877-3222

South Texas Children's Home Land Management
Po Box 548
Beeville, Tx 78104-0548

SIGNATURES

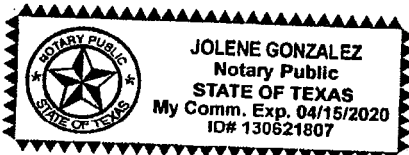


William Earl Hensch, Trustee
The William Earl Hensch Trust

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 21st, day of June, 2019, by
William Earl Hensch, Trustee, The William Earl Hensch Trust, an owner of the subject tract.





Notary Public, State of Texas

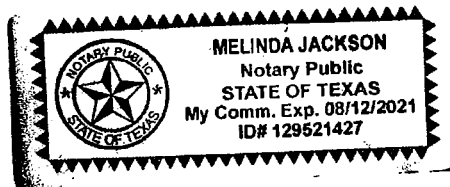



Anna Belle Hensch, Owner

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 17th, day of June, 2019, by
Anna Belle Hensch, an owner of the subject tract.





Notary Public, State of Texas

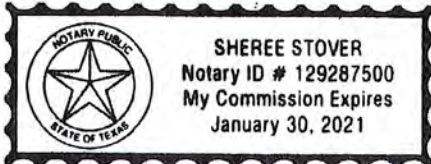
NMW:sab

Retta Maurine Kasper
Retta Maurine Kasper, Owner

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 26, day of June, 2019, by Retta Maurine Kasper, an owner of the subject tract.



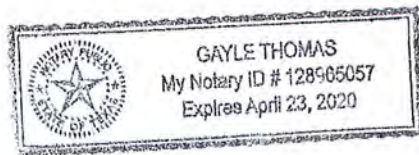
Sherree Stover
Notary Public, State of Texas

Scott McDonald
Scott McDonald, Agent
Corpus Christi Community Church

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 29th, day of June, 2019, by Scott McDonald, Agent for Corpus Christi Community Church, an owner of the subject tract.



Gayle Thomas
Notary Public, State of Texas

Eron Green, Registered Agent
South Texas Children's Home Land Management

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the _____, day of _____, 2019, by Eron Green as Registered Agent of South Texas Children's Home Land Management, owner of the subject tract.

Notary Public, State of Texas

NMW:sab



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

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: **SEE ATTACHED SIGNATURE SHEET**

STREET: _____ CITY: _____ ZIP: _____

FIRM is: ☐ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☒ Other _____

DISCLOSURE QUESTIONS

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

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

Name

Job Title and City Department (if known)

N/A

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

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

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

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Moss & Moss
(Print)

Title: General Partner

Signature of Certifying Person: _____

Date: _____

DEFINITIONS

- a. **"Board Member"**. A member of any board, commission or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. **"Employee"**. Any person employed by the City of Corpus Christi, Texas, either on a full or part time basis, but not as an independent contractor.
- c. **"Firm"**. Any entity operated for economic gain, whether professional, industrial or commercial and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust and entities which, for purposes of taxation, are treated as non-profit organizations.
- d. **"Official"**. The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads and Municipal Court Judges of the City of Corpus Christi, Texas.
- e. **"Ownership Interest"**. Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. "Constructively held" refers to holding or control established through voting trusts, proxies or special terms of venture or partnership agreements.
- f. **"Consultant"**. Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.