NOTICE OF SHORELINE TASK FORCE REGULAR MEETING
CITY OF SOUTH PADRE ISLAND

TUESDAY, OCTOBER 27, 2026

3:00 PM AT THE MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS, 2ND FLOOR 4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order

2. Pledge of Allegiance

3. Public Comments and Announcements
   This is an opportunity for citizens to speak to the board relating to agenda or non-agenda items. Speakers are required to address the board at the podium and give their name before addressing their concerns. [Note: State law will not permit the board to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]

4. Consent Agenda
   4.1. Approve the minutes from the regular meeting on October 13, 2026. (Kornblum)

   4.2. Approve an absence from Task Force Member Sularz from the regular meeting on October 13, 2026. (Sularz)

5. Regular Agenda
   5.1. Discussion and action to provide a recommendation to City Council regarding the bids received for Bluewater Circle Beach Access Improvements. (Boburka, Kornblum)

   5.2. Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 5104 Gulf Boulevard. (Kornblum)

6. Adjourn

NOTE:
One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED OCTOBER 21, 2026

Karin Spinks, Assistant City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING AND ON THE CITY'S WEBSITE AT WWW.MYSPI.ORG ON **OCTOBER 21, 2026**, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

CITY OF SOUTH PADRE ISLAND

Karin Spinks, Assistant City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT CHIEF BUILDING OFFICIAL, FILIBERTO ALBA JR. (956) 761-8103

Item No. 4.1

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 27, 2026

NAME & TITLE: Emily Kornblum

DEPARTMENT: Shoreline Department

ITEM
Approve the minutes from the regular meeting on October 13, 2026. (Kornblum)

ITEM BACKGROUND
Approve the minutes from the regular meeting on October 13, 2026. Meeting minutes are attached.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
Chapter 9: Shoreline

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

MINUTES OF SHORELINE TASK FORCE REGULAR MEETING
CITY OF SOUTH PADRE ISLAND

TUESDAY, OCTOBER 13, 2026

3:00 PM AT THE MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS, 2ND FLOOR 4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, October 13th, 2026, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas.

Chairman Stormy Wall called the meeting to order at 3:01 p.m. A quorum was present with Vice Chairperson Abbie Mahan and Task Force Members Stephen Murphy, Chuck Fox, Denise Franke and Sarah McKinlay. Task Force Member Michael Sularz was absent.

City staff present were Coastal Coordinator Emily Kornblum, City Secretary Nikki Soto, and City Manager Randy Smith.

2. Pledge of Allegiance

Chairman Wall led the Pledge of Allegiance.

3. Public Comments and Announcements

Public comments were given at this time.

4. Consent Agenda

4.1. Approve the minutes from the regular meeting on September 22, 2026. (Kornblum)

4.2. Approve an absence from Task Force Member Fox from the regular meeting on September 22, 2026. (Fox)

Task Force Member McKinlay motioned to approve the consent agenda, seconded by Vice Chairperson Mahan. The motion passed unanimously.

5. Regular Agenda

5.1. Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 5820 Gulf Boulevard. (Kornblum)

Coastal Coordinator Emily Kornblum summarized the beach and dune permit for 5820 Gulf Boulevard to the board. As mentioned in the previous meeting, since this permit is within 100 feet of a public access, it conflicts with the proposed special provisions of the City's Dune Protection, Beach Renourishment, and Beach Access plan. Some deliberation between the Taskforce and City staff occurred.

Task Force Member Fox motioned to deny the permit, seconded by Chairman Wall. The motion passed 5 to 1 with Vice Chairperson Mahan casting the nay vote.

6. Adjourn

There being no further business, Chairman Wall adjourned the meeting at 3:31 p.m.

Emily Kornblum, Coastal Coordinator

Stormy Wall, Chairman

Item No. 4.2

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 27, 2026

NAME & TITLE: Emily Kornblum

DEPARTMENT: Shoreline Department

ITEM
Approve an absence from Task Force Member Sularz from the regular meeting on October 13, 2026. (Sularz)

ITEM BACKGROUND
Task Force Member Sularz is requesting an excused absence from the regular meeting on October 13, 2026.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Item No. 5.1

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 27, 2026

NAME & TITLE: Kristina Boburka

DEPARTMENT: Shoreline Department

ITEM
Discussion and action to provide a recommendation to City Council regarding the bids received for Bluewater Circle Beach Access Improvements. (Boburka, Kornblum)

ITEM BACKGROUND
The City received full funding from the Texas General Land Office (GLO)'s Coastal Management Program (CMP)'s Cycle 31 for the construction of access improvements at Bluewater Circle, Beach Access #9. The engineering and design was partially funded under the GLO's CMP Cycle 29. The designs were finalized and had previously been approved by the Task Force and City Council at the end of 2025.

The City solicited an invitation to bid for construction in September and opened five bids on October 15, 2026. The bids received were as follows:
A&I Custom Manufacturing: $1,550,000.00
Innovation Works: $1,597,000.00
Bryant Industrial Services: $1,667,992.01
SpawGlass: $1,693,608.45
Clore Equipment: $2,148,027.00

A scoring committee consisted of Kristina Boburka, Emily Kornblum, Rolando Rubiano, and Lisa Graves. The bids were scored based on weighted scores for bid proposal price, schedule/time, experience/qualifications, and references. The average scores for each bid are as follows:
A&I Custom Manufacturing: 4.7125
Innovation Works: 2.875
Bryant Industrial Services: 3.5
SpawGlass: 2.8125
Clore Equipment: 1.7125

BUDGET/FINANCIAL SUMMARY
None at this time.

COMPREHENSIVE PLAN GOAL
Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Name	Kristina Boburka		
Company	A&I Custom Manufacturing		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	5	2.75
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	4.25	0.85
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**4.7**

Name	Kristina Boburka		
Company	Innovation Works		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	2	0.3
Experience & Qualifications (Relevant project history; key personnel)	20%	3.5	0.7
References (References included and/or contacted by the City)	10%	4	0.4
TOTAL			**3.05**

Name	Kristina Boburka		
Company	Bryant Industrial Services		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	3	0.45
Experience & Qualifications (Relevant project history; key personnel)	20%	4.5	0.9
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**3.5**

Name	Emily Kornblum		
Company	A&I Custom Manufacturing		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	5	2.75
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	4	0.8
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**4.65**

Name	Emily Kornblum		
Company	Innovation Works		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	1	0.15
Experience & Qualifications (Relevant project history; key personnel)	20%	3	0.6
References (References included and/or contacted by the City)	10%	4	0.4
TOTAL			**2.8**

Name	Emily Kornblum		
Company	Bryant Industrial Services		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	2	0.3
Experience & Qualifications (Relevant project history; key personnel)	20%	5	1
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**3.45**

Name	Rolando Rubiano		
Company	A&I Custom Manufacturing		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	5	2.75
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	4	0.8
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**4.65**

Name	Rolando Rubiano		
Company	Innovation Works		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	2	0.3
Experience & Qualifications (Relevant project history; key personnel)	20%	3	0.6
References (References included and/or contacted by the City)	10%	4	0.4
TOTAL			**2.95**

Name	Rolando Rubiano		
Company	Bryant Industrial Services		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	3	0.45
Experience & Qualifications (Relevant project history; key personnel)	20%	5	1
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**3.6**

Name	Lisa Graves		
Company	A&I Custom Manufacturing		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	5	2.75
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	5	1
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**4.85**

Name	Lisa Graves		
Company	Innovation Works		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	3	0.45
Experience & Qualifications (Relevant project history; key personnel)	20%	2	0.4
References (References included and/or contacted by the City)	10%	2	0.2
TOTAL			**2.7**

Name	Lisa Graves		
Company	Bryant Industrial Services		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	3	1.65
Schedule & Time (Proposed project completion timeline)	15%	2	0.3
Experience & Qualifications (Relevant project history; key personnel)	20%	5	1
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**3.45**

A&I Custom Manufacturing Average	**4.7125**
Innovation Works Average	**2.875**
Bryant Industrial Services Average	**3.5**

Name	Kristina Boburka		
Company	SpawGlass		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	2	1.1
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	3.75	0.75
References (References included and/or contacted by the City)	10%	4	0.4
TOTAL			**2.85**

Name	Kristina Boburka		
Company	Clore Equipment		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	1	0.55
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	1	0.2
References (References included and/or contacted by the City)	10%	1	0.1
TOTAL			**1.45**

Name	Emily Kornblum		
Company	SpawGlass		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	2	1.1
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	3	0.6
References (References included and/or contacted by the City)	10%	4	0.4
TOTAL			**2.7**

Name	Emily Kornblum		
Company	Clore Equipment		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	1	0.55
Schedule & Time (Proposed project completion timeline)	15%	5	0.75
Experience & Qualifications (Relevant project history; key personnel)	20%	2	0.4
References (References included and/or contacted by the City)	10%	2	0.2
TOTAL			**1.9**

Name	Rolando Rubiano		
Company	SpawGlass		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	2	1.1
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	3	0.6
References (References included and/or contacted by the City)	10%	4	0.4
TOTAL			**2.7**

Name	Rolando Rubiano		
Company	Clore Equipment		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	1	0.55
Schedule & Time (Proposed project completion timeline)	15%	5	0.75
Experience & Qualifications (Relevant project history; key personnel)	20%	2	0.4
References (References included and/or contacted by the City)	10%	2	0.2
TOTAL			**1.9**

Name	Lisa Graves		
Company	SpawGlass		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	2	1.1
Schedule & Time (Proposed project completion timeline)	15%	4	0.6
Experience & Qualifications (Relevant project history; key personnel)	20%	4	0.8
References (References included and/or contacted by the City)	10%	5	0.5
TOTAL			**3**

Name	Lisa Graves		
Company	Clore Equipment		
Criteria	**Weight (%)**	**Score 1 – 5 (5 as the highest)**	**Total (% x Score)**
Bid Proposal Amount (Total project cost)	55%	1	0.55
Schedule & Time (Proposed project completion timeline)	15%	5	0.75
Experience & Qualifications (Relevant project history; key personnel)	20%	1	0.2
References (References included and/or contacted by the City)	10%	1	0.1
TOTAL			**1.6**

SpawGlass Average	**2.8125**

Clore Equipment Average	**1.7125**

ORIGINAL
BID PROPOSAL FOR:

BEACH ACCESS #9 ACCESSIBILITY IMPROVEMENTS
BLUEWATER PUBLIC ACCESS
ITB 2026-SL05

BID DATE: OCTOBER 15, 2026
2:00 PM

Prepared by :
A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
PH. (956) 592-6525 | Email: ismael.ai@hotmail.com

A & I Custom Manufacturing, LLC

4337 Martinal Rd.
Brownsville, TX 78526

Ph. (956) 592-6525
ismael.ai@hotmail.com

Bid Proposal for:
Beach Access #9 Accessibility Improvements Bluewater Public Access
ITB 2026-SL05
Oct. 15, 2026 2pm

1 General Contractor Information
2 Contractor's Proposal
3 BID BOND and Certificate of Insurance
4 Contractor's Experience / Qualifications
5 Right to do Business in Texas
6 Financial Statement / Report
7 Subcontractors / Equipment / Safety
8 1295 / Addenda Acknowledgement
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AVERY

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

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A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

TAB 1

General Contractor Information

Beach Access #9 Accessibility Improvements
Bluewater Public Access ITB 2026-SL05

A & I Custom Manufacturing, LLC

4337 Martinal Rd.
Brownsville, TX 78526
Ph. 956-592-6525 | E-mail: ismael.ai@hotmail.com

General Contractor Information

A&I Custom Manufacturing, LLC confirms that we will comply with all of the provisions in this "**Beach Access #9 Accessibility Improvements – Bluewater Public Access ITB 2026-SL05**"

Firm Name:	A & I Custom Manufacturing, LLC
Address:	4337 Martinal Rd., Brownsville, TX 78526
Contact:	Ismael Herrera Vice-President
EIN #:	27-2012151
Phone/Email:	(956) 592-6525 ismael.ai@hotmail.com

Ismael Herrera
Signature

10-15-2026
Date

A & I Custom Manufacturing, LLC

4337 Martinal Rd.
Brownsville, TX 78526
Ph. 956-592-6525 | E-mail: ismael.ai@hotmail.com

PRINCIPALS

Principals for A & I Custom Manufacturing, LLC

President: Martha Adriana Herrera
SS # 628-78-5871
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (965) 592-6525

Vice-President: Ismael Herrera
SS #460-81-1891
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (965) 592-6525

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

TAB 2

Contractor's Proposal

Beach Access #9 Accessibility Improvements
Bluewater Public Access ITB 2026-SL05

CONTRACTOR'S PROPOSAL

Provide all necessary labor, materials, and supplies for the construction of the Beach Access #9 Accessibility Improvements project.

1. **Lump sum cost for parking development scope including Sidewalks and landscape (not including restroom utilities or drinking fountain).** $ 320,000.00

2. **Lump sum cost for restrooms including drinking fountain (include sanitary sewer and electrical utilities).** $ 350,000.00

3. **Lump sum cost for dune mitigation and irrigation (include potable water utility cost).** $ 65,000.00

4. **Lump sum cost for wood framed walk over including rinse stations.** $ 715,000.00

5. **Lump sum Owner's contingency** $ 100,000

LUMP SUM $ **1,550,000.00**

TOTAL number of calendar days to substantial completion **210**

BY: _____ 10-15-2026

Signature ***Date***

Ismael Herrera Vice-President

Printed Name ***Title***

COMPANY: A & I Custom Manufacturing, LLC

Address: 4337 Martinal Rd. Brownsville, TX 78526 **Phone:** 956-592-6525

Acknowledge:

Addendum No.1 09/24/2026 Addendum No.3 10/09/2026

Addendum No.2 09/28/2026

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

TAB 3

BID BOND and Certificate of Insurance

Beach Access #9 Accessibility Improvements
Bluewater Public Access ITB 2026-SL05

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
A&I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526

SURETY:
(Name, legal status and principal place of business)
American Alternative Insurance Corporation
555 College Road East - P.O. Box 5241
Princeton, NJ 08543

OWNER:
(Name, legal status and address)
City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Greatest Amount Bid ($ 5% G.A.B.)

PROJECT:
(Name, location or address, and Project number, if any)
Beach Access #9 Accessibility Improvements Bluewater Public Access
Project #2026-SL05

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 1st day of October, 2026.

	A&I Custom Manufacturing, LLC
(Witness)	*(Principal)* *(Seal)*
	Vice-President
	(Title)
	American Alternative Insurance Corporation
Agathe Baluti	*(Surety)* *(Seal)*
(Witness) Agathe Baluti	*(Title)* Neira Hernandez , Attorney-in-Fact

Init.

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CERTIFIED COPY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

Russ Frenzel; William D. Baldwin; Brent Baldwin; Michael B. Hill; John A. Aboumrad; Brock Anglin; Cindy Alford; Yamillec Hite and Neira Hernandez

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Fifty Million Dollars ($150,000,000.00)**. Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 9th day of January, 2026.

AMERICAN ALTERNATIVE INSURANCE CORPORATION CORPORATE SEAL 1923 STATE OF DELAWARE

By: _____

Cathy Smith
President

Attest: _____

Ignacio Rivera
General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me by means of online notarization this 9th day of January, 2026, by Cathy Smith and Ignacio Rivera, who are personally known to me.

Notary Stamp here

BETH COHAN-CHIN
Commission #2209356
Notary Public, State of New Jersey
My Commission Expires February 2, 2028

Beth Cohan-Chin

Beth Cohan-Chin, Notary Public
State of New Jersey
My Commission Expires February 2, 2028

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

   RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

   RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

   FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

   FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.
4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 1st day of October, 2026

AMERICAN ALTERNATIVE INSURANCE CORPORATION CORPORATE SEAL 1923 STATE OF DELAWARE

AMERICAN ALTERNATIVE INSURANCE CORPORATION

Ignacio Rivera
General Counsel & Secretary

Munich RE

Bond Verification

Should you wish to verify the authenticity of this bond, please send your request, including a copy of the bond, via email to:

essuretyuwsupport@munichre.com

Bond Claims or Notices

Should you wish to file any notices to the Surety for this American Alternative Insurance Corporation bond(s) they should be sent via email, including all pertinent correspondence or information to:

p0060014688@munichre.com

or

Mail to: Munich Re Specialty Insurance
330 Madison Avenue, 12th Floor
New York, NY 10017
Attn: Surety Bond Claims

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Karen Cisneros
SIG/BRIDIE & ASSOCIATES 305 EAST CALIFORNIA ST. SUITE A GAINESVILLE, TX 76240 940-668-0436	PHONE (A/C, No, Ext): 940-668-0436 FAX (A/C, No): 940-668-0469 E-MAIL ADDRESS: karen.cisneros@sig4you.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Concert Specialty Ins. Co.	
INSURER B : Geico County Mutual Ins. Co.	
INSURER C :	
INSURER D : Texas Mutual Ins. Co.	22945
INSURER E : American Zurich Ins. Co.	
INSURER F :	

INSURED
A&I Custom Manufacturing, LLC
4337 Martinal Rd
Brownsville, TX 78526

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY			CSTMGL0002910-01	10/11/2026	10/11/2027	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
B	AUTOMOBILE LIABILITY			9300351121	07/26/2026	07/26/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		0001271008	06/11/2026	06/11/2027	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E	Rented and Leased Equip.			EC74051035	09/09/2026	09/09/2027		250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

TAB 4

Contractor's Experience & Qualifications

- Contractor's Experience & Qualifications
- Certificate and Acknowledgement
- Contractor's Project History
- Project Manager Resumé
- Reference Letters
- Organizational Chart

CONTRACTOR'S EXPERIENCE and QUALIFICATIONS

Name of Company: A & I Custom Manufacturing, LLC

Company Years in Business: 16 Years

List Municipal Projects
(Similar Projects in Size and Scope Completed in Last Five Years)

Project	Municipality	$ Amount	Type	Date
Beach Access #3 Phase I	Cameron County	$ 793,900.59		June 2025
Pedro Pete Benavides Park Pump Track and Solar Light Installation	Cameron County	$ 424,000.00		May 2025
Remodel of Existing Court Rooms Layout of Justice of the Peace 2-2 AND 2-3	Cameron County	$ 44,398.17		May 2025
Toll Plaza Expansion	Cameron County	$ 124,500.88		March 2025
Railroad Concrete Approaches	Brownsville Navigation District	$714,532.00		Jan. 2025
Amphitheater Stage Renovations	Cameron County	$695,500.00		Dec. 2024

Superintendent & Project Manager Information

Include Superintendent proposed for the project, years of experience as superintendent, project manager proposed for the project, and years' experience as project manager

Superintendent	Years Experience	Projects
Jorge Ibarra	8 Years	All of the above and current projects:
		- Beach Access #3 Phase II Improvements
		- Andy Bowie Park Improvements

Project Manager	Years Experience	Projects All of the above and current projects:
Ismael Herrera	25 Years	- Beach Access #3 Phase II Improvements
		- Andy Bowie Park Improvements

References

Name 5 projects of similar work, giving owner's name, representative's name, project engineers name, and telephone numbers for each

1. Cameron County

Beach Access #3 Phase I

Parks Director - Joe E. Vega — Ph: 956-761-3700

2. Cameron County

Pedro "Pete" Benavides Park Pump Track and Solar Light Installation

Construction Manager - Jaime R. Lopez — Ph. 956-761-3701

3. Cameron County

Amphitheater Stage Renovations

Parks Director - Joe E. Vega — Ph. 956-761-3700

4. Cameron County

Adolph Thomae Park Improvements

Construction Manager - Jaime R. Lopez — Ph. 956-761-3701

5. CCRMA

Benavides Bike Trail — Ph. 956-621-5571

Construction Manager - Alejandro Garcia

CERTIFICATION and ACKNOWLEDGMENT

The undersigned affirms that they are duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the contents of this bid have not been communicated to any other bidder prior to the official opening of this bid. To the extent this Contract is considered a Contract for goods or services subject to § 2270.002 Texas Government Code, Bidder certifies that it: i) does not boycott Israel; and ii) will not boycott Israel during the term of the Agreement. Additionally, the undersigned affirms that the firm is willing to sign the enclosed Standard Form of Agreement (if applicable).

Signed By: _____ Title: Vice-President

Typed Name: Ismael Herrera Company Name: A & I Custom Manufacturing, LLC

Phone No: 956-592-6525 Fax No: _____

Email: ismael.ai@hotmail.com

Bid Address: Beach Access #9 Accessibility Improvements
Bluewater Public Access E. Kingfish St (N) & E. Dolphin St (S), South Padre Island, TX 78597

P.O. Box or Street City State Zip

Remit Address: 4601 Padre Blvd. South Padre Island TX 78597

P.O. Box or Street City State Zip

Federal Tax ID No: 27-2012151

DUNS No: 964240845

Date: October 15, 2026

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
(956) 592-6525 | ismael.ai@hotmail.com

PROJECT HISTORY

Project Duration: Duration varies per project depending on scope of work
Project Type: Local, State and Federal

Company Specializes in: Site Work, Utilities, Concrete Work, Welding, Fabrication, Maritime Work, Wood Piling

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In Progress: **Project Amount:**

Cameron County
Andy Bowie Park Improvements $5,727,191.20
Start Date: Jan. 2025 – Tentative Completion Date September 2026
Contact: RPR Consulting Engineers – Jonathan Prukop
Phone: 956-342-8576

Cameron County
Beach Access #3 Improvements Phase II
$4,003,800.00
Start Date: July 2025 – Tentative Completion Date October 2026
Contact: GMS Architects- Roan Gomez
Phone: 956-546-0110

Completed Projects: **Project Amount:**

Cameron County
Beach Access #3 Improvements $793,900.59
Start Date: Oct. 2024 - Completion Date June 2025
Contact: GMS Architects- Roan Gomez
Phone: 956-546-0110

Cameron County
Pedro "Pete" Benavides Park Pump Track and Solar Light Installation $424,000.00
Start Date: Dec. 2024 - Completion Date May 2025
Contact: Cameron County Deputy Parks Director - Jaime R. Lopez
Phone 956-761-3701

Cameron County
Remodel of Existing Court Room Layout of Justice of the Peace 2-2 and 2-3 $44,398.17
Start Date: March 2025 Completion Date: May 2025
Contact: Cameron County Maintenance & Operations Director Pedro Hinojosa
Phone: 956- 544-0823

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Completed Projects:	**Project Amount:**
Cameron County Toll Plaza Lane Expansion Start Date: Jan. 2025 Completion Date: March 2025 Contact: Cameron County Construction Manager Danny Villarreal Phone: 956-454-1378	$124,500.88
Cameron County Interior and Selective Demolition for 130 Williams Rd. Start Date: Nov. 2024 Completion Date: Jan. 2025 Contact: Cameron County Construction Manager Danny Villarreal Phone: 956-454-1378	$225,000.69
Brownsville Navigation District Railroad Concrete Approaches Start Date: Aug. 2024 Completion Date: Jan. 2025 Contact: Manuel Martinez Phone: 956-838-7029	$714,532.00
Cameron County Amphitheater Stage Renovations Start Date: Mar. 2024 Completion Date: Dec. 2024 Contact: Cameron County Construction Manager Danny Villarreal Phone: 956-454-1378	$695,500.00
Cameron County Amphitheater Canopy Removal Start Date: Mar. 2024 Completion Date: July 2024 Contact: Cameron County Construction Manager Danny Villarreal Phone: 956-454-1378	$137,500.00
Cameron County Benavides Park: Expansion of Basketball Court covered Pavilion area to include Pickleball Courts Start Date: June 2024 Completion Date: Nov. 2024 Contact: Cameron County Deputy Parks Director - Jaime R. Lopez Phone 956-761-3701	$120,250.69

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Completed Projects:	**Project Amount:**
Cameron County Isla Blanca Park Guard Rail Improvements and Fire Hydrant Replacement Start Date: May 2024 Completion Date: Nov. 2024 Contact: Cameron County Deputy Parks Director - Jaime R. Lopez Phone 956-761-3701	$107,000.00
Cameron County Waterline Relocation to County Start Date: Sept. 2024 Completion Date: Sept. 2024 Contact: Cameron County Construction Manager Danny Villarreal Phone: 956-454-1378	$26,244.24
Cameron County Isla Blanca Park – Radio Tower Start Date: April 2024 Completion Date: July 2024 Contact: Cameron County Deputy Parks Director - Jaime R. Lopez Phone 956-761-3701	$119,528.47
A1 Facility Services Sam's Pool – Repairs Start Date: June 2024 Completion Date: June 2024 Contact: A1 Facility Services – Sergio Saldivar Phone: 956-322-1886	$62,500.00
City of Brownsville Veteran's Library – Helipad Start Date: Sept. 2024 Completion Date: Oct. 2024 Contact: City of Brownsville Parks and Recreation – Roy Reyes Phone: 956-547-6853	$27,950.00
Cameron County Adolph Thomae Park Improvements Start Date: Mar. 2024 Completion Date: Oct. 2024 Contact: Cameron County Deputy Parks Director - Jaime R. Lopez Phone 956-761-3701	$310,000.00

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OTHE PROJECTS:

Brownsville Navigation District
Port of Brownsville
Bulk Cargo Platforms Welding Fabrication Engineer
EDG, Inc.

City of Brownsville
Shoreline Stabilization 7.5 Miles
Engineer: Mejia and Rose

Port of Harlingen, TX
Sanders Fertilizer
Docks for Barges
Engineer: Green Rubiano and Associates

Port of Harlingen, TX
Helena Plant
Docks for Barges
Engineer: Green Rubiano and Associates

Cameron County
Arroyo City - Adolph Thomae Jr County Park
Boat Ramp Construction and Dock Work
Engineer: Mott Macdonald

FEDERAL PROJECTS:

Sub-contractor for the U.S.A. Border Wall
Excavation, concrete work and welding fabrication on fours contracts by Kiewit.
15-miles or border wall repairs:

- Project #1 - Welding caps and shims to bollards for project 0-14
- Project #2 - Welding the caps on Project 0-21
- Project #3 – Project Fabrication, Border Fence and Drainage Panels
- Project #4 - Prototype shims for the bollards

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U.S. Army Corp of Engineers
Developed and implemented project specific work plans to align with the general contractor's requirements and obligations which included:

1. Processes to achieve end result
2. Procedures to maintain a safe environment for the natural habitat and for the employees.
3. Quality Control
4. Welding
5. Design and Manufacturing
6. Developed the tooling to manufacture prototype metal shims
7. Designed and implemented the manufacturing layout on the drainage panels
8. Designed and fabricated all jigs
9. Performed Concrete and Site Work

A & I Custom Manufacturing, LLC
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Business Resume

Ismael Herrera
4337 Martinal Rd.
Brownsville, TX 78526
956-592-6525

Current

Vice- President of A&I Custom Manufacturing, LLC

As Vice- President of A&I Custom Manufacturing, LLC, I provide strategic leadership to the company and to our customers. We provide quality workmanship, products and service to meet customer project goals, with emphasis on meeting or exceeding project timelines.

My staff and I review fiscal functions and performance; potential projects, create cost analysis, quotes, timing and implementation of awarded projects.

Summary: Work Experience

- Over 20 years of Management experience
- Extensive Welding background
- Oversee the supervision of personnel, planning and scheduling to meet company and customer goals
- Over 25 years experience in:
    - Welding (Heliarc, Stick, Mig)
    - Fabrication of Metal Products.
    - Steel Erection
    - Concrete Work
    - Site Work
    - Coffer Dams
    - Installation of Wood Pilings (in water)
    - Carpentry and Construction
    - Maritime Work

Summary: Skills and Knowledge:

1. Created ISO-9000 Level-1 Quality Manuals and Level-2 Procedures
2. Internal auditor for the ISO-9000 compliance
3. Extensive knowledge of metals and materials along with their best usage
4. Design and manufacture items to increased safety and productivity
5. Design and manufacture special dies to fabricate product
6. Design and manufacture Jig fixtures and gauges
7. Implement assembly lines and assembly cells for mass production
8. Implementation of quality control procedures
9. Establish goals and objects to meet financial targets

A & I Custom Manufacturing, LLC
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Business Resume

Ismael Herrera
4337 Martinal Rd.
Brownsville, TX 78526
956-592-6525

Summary: Highlights of Federal Projects

Was a sub-contractor on the U.S.A. border wall. This consisted of excavation, concrete work and welding fabrication on fours contracts for Kiewit. Projects were for a total of 15-miles.

- Project #1 - Welding caps and shims to bollards for project 0-14
- Project #2 - Welding the caps on Project 0-21
- Project #3 - Fabrication of Drainage Panels
- Project #4 – Prototype and Fabrication of shims for the bollards

For these projects I developed and implemented project specific work plans to align with the general contractor's requirements and obligations to the U.S. Army Corp of Engineers. This included:

1) Processes to achieve end-results
2) Procedures to maintain a safe environment for the natural habitat and for the employees
3) Quality Control
4) Welding
5) Design and Manufacturing
6) Developed the tooling to manufacture prototype metal shims
7) On the drainage panels, designed and implemented the manufacturing layout, along with designing and fabricating all jigs
8) Performed concrete and site work

Work Experience

A&I Custom Manufacturing, LLC. 2010 – Present Brownsville, TX

Position: Vice-President

I have over 25 years experience in:

Welding
Shop and Field Welding: Heliarc, Mig and Stick Welding

Fabrication of metal products
Bending, cutting, punching and shaping metals

Steel Erection
Steel Erection of buildings, Certified Seamless Roof Installer

Concrete Work
Concrete work consists of roads, parking lots, foundations, sidewalks, curb and gutters

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Business Resume

Ismael Herrera

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Brownsville, TX 78526
956-592-6525

Site Work
Excavation, land development and utilities

Coffer Dams

Maritime Work
In water barge work and from land

Carpentry and Construction
Rough Carpentry
Demolition work, Construction of buildings interior and exterior

A&I Enterprise (DBA), 2001- 2009 Brownsville, TX

Position: Owner

My company fabricated wrought iron, aluminum and other metal products. Performed in shop and field welding.

HERR Industrial Metals, 1994-2001 Brownsville, TX
(HERR Industrial was a wholesaler of industrial metals)

Position: Branch Manager for the Matamoros and Reynosa (Mexico) branch offices

Training in ISO-9000 standards, worked with office staff to create policy and procedures that adhered to ISO-9000. I was certified as an internal auditor for the company.

In this position I created branch offices in Matamoros and Reynosa, hiring and training office staff, warehouse staff and sales staff. I created and implemented procedures to meet sales goals,
to minimize scrap, to ensure employee safety and to work within the company's yearly budget. The Matamoros and Reynosa branch offices regularly exceeded monthly sales goals.

Held weekly staff meeting to focus and track company budget, sales, customer satisfaction and employee satisfaction.

Work Experience Before 1990 - 1994

During high school and during my college years part-time work.

Education

Attended college courses at UTB/TSC.

RMA
CAMERON COUNTY REGIONAL
MOBILITY AUTHORITY

IMPROVING MORE THAN JUST ROADS

February 15, 2024

To Whom It May Concern:

Cameron County Regional Mobility Authority (CCRMA) has had the pleasure of working with A&I Custom Manufacturing, LLC. With A&I's flexibility to do work under job order contracts, CCRMA chose A&I to construct the new toll booths at Isla Blanca Park on South Padre Island as well as other projects at CCRMA's offices.

Leading the way for A&I, its owner and principal, Mr. Ismael Herrera, has always been cooperative and professional in addressing any and all construction issues, design conflicts, quality of work, and resolution of related construction issues. His responsive and solution-oriented approach to the projects is the reason behind A&I's success.

If you are considering using A&I for your next project, the company will provide quality workmanship and service as well as a sense of urgency to complete the project thoroughly and timely. A&I has followed up on its projects with attention to customer's concerns, warranty items, and a willingness to participate on the next available project.

Sincerely,

Pete Sepulveda, Jr.
Executive Director

Danny Villarreal

»Construction Manager

February 15, 2024

To Whom It May Concern:

I have worked with A& I Custom Manufacturing, LLC on a range of projects ranging from concrete work, structural steel fabrication and welding and new building and remodeling work. Our company has been working since 2021 and continues today.

A & I Custom Manufacturing, LLC understands the importance of coordination and communication with the construction mangers and engineers. We have always gotten clarification on the scope of the work for all projects that they have executed. From the time of preplanning, job performance and completion, we can count on A& I Custom Manufacturing LLC to ensure a good outcome.

The owner of the company, Mr. Ismael Herrera, has demonstrated leadership and commitment from him and his team on all the jobs that are carried out. He provides a level of customer service that goes above normal expectations.

Sincerely,

CAMERON COUNTY ★
Construction Manager
M: (956) 454-1378
E: Danny.Villarreal@co.cameron.tx.us

Cameron County Parks & Recreation

33248 State Park Rd 100 • South Padre Island, Texas 78597
Phone: (956) 761-3701 • Fax: (956) 761-5317 • http://www.co.cameron.tx.us/parks/index.htm

February 16, 2024

Re: Letter of Reference

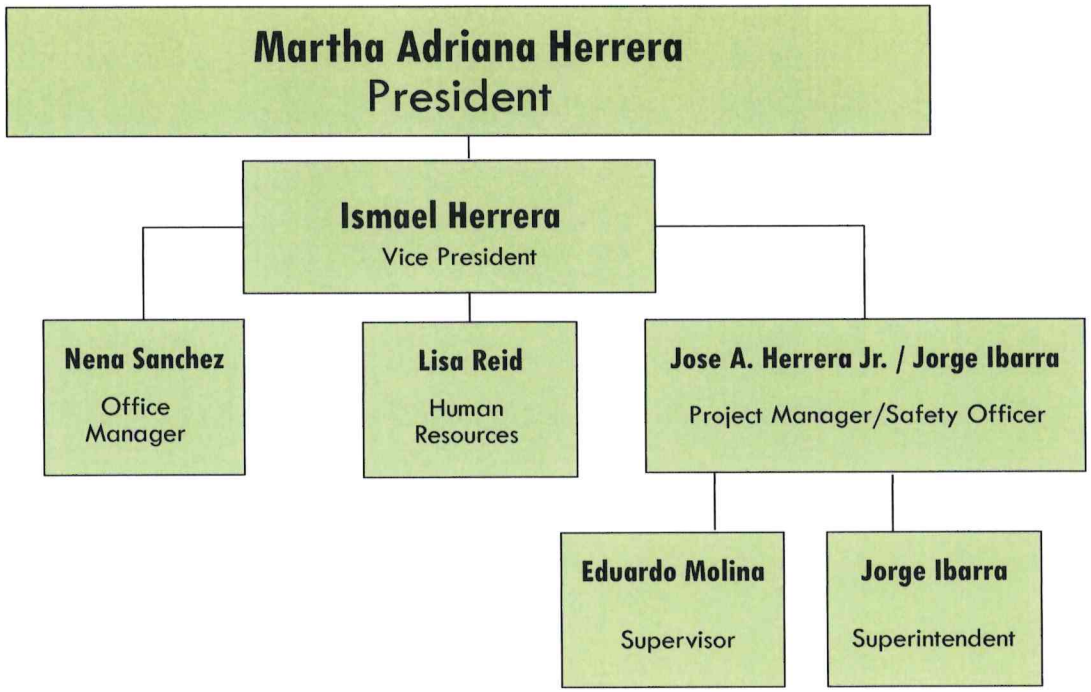
To Whom It May Concern:

I am pleased to write a reference letter for A&I Custom Manufacturing, LLC.(A&I). On July of 2020, Cameron County contracted the services of A&I through a Job Order Contracting Agreement for the Jetties Renovation Repairs located at Isla Blanca Park. The project was substantially completed in January of 2021. Cameron County was satisfied with the excellent worked performed by A&I.

Please contact me if you have any questions or need additional information.

Sincerely,

Joe E. Vega,
Parks Director



A & I Custom Manufacturing
4337 Martinal Rd.
Brownsville, TX 78526
Ph. 956-592-6525
E-mail: ismael.ai@hotmail.com

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TAB 5

RIGHT TO DO BUSINESS IN TEXAS

Beach Access #9 Accessibility Improvements
Bluewater Public Access ITB 2026-SL05

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Hope Andrade
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

A&I Custom Manufacturing, LLC
File Number: 801236826

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 03/01/2010

Effective: 03/01/2010

Hope Andrade
Secretary of State

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

TAB 6

Financial Statement /Report

- Financial Statement 2026
- Financial Report
- Bank Reference Letter

A & I Custom Manufacturing, LLC
Profit & Loss
January through August 2026

	Jan - Aug 26
Ordinary Income/Expense	
Income	
Income	4,034,918.44
Total Income	4,034,918.44
Cost of Goods Sold	2,543,780.87
Gross Profit	1,491,137.57
Expense	
Officer Salaries and Wages	71,780.00
Bank Service Charges	25.00
Charitable / Donations/Contrib	8,525.00
Insurance Expense	16,086.61
Interest	6,914.80
Inter-net Service	7,673.04
Late Fee	69.00
Meals and Entertainment	24,407.02
Medical Expense	4,365.72
OfficeSupplies&Office Equipment	11,108.05
Payroll Tax Expenses	95,434.00
Rent Expense	15,000.00
Security Service	1,858.84
Telephone Expense	2,986.17
Utilities	3,017.13
Total Expense	269,250.38
Net Ordinary Income	1,221,887.19
Other Income/Expense	
Other Income	29,052.44
Net Other Income	29,052.44
Net Income	1,250,939.63

A & I Custom Manufacturing, LLC
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	60,760.40
Accounts Receivable	515,145.98
Other Current Assets	
Frost Bank Investment	1,494,447.43
Contract Asset	957,674.00
Retainage Receivable	332,932.52
Total Other Current Assets	2,785,053.95
Total Current Assets	3,360,960.33
Fixed Assets	389,988.80
TOTAL ASSETS	3,750,949.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	79,694.50
Total Accounts Payable	79,694.50
Credit Cards	12,862.51
Other Current Liabilities	119,783.34
Total Current Liabilities	212,340.35
Long Term Liabilities	121,495.14
Total Liabilities	333,835.49
Equity	
Member Draw Martha A. Herrera	-9,122.14
Member Draw Ismael Herrera	-1,060,975.49
Retained Earnings	3,236,271.64
Net Income	1,250,939.63
Total Equity	3,417,113.64
TOTAL LIABILITIES & EQUITY	3,750,949.13

A&I CUSTOM MANUFACTURING LLC

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

A&I CUSTOM MANUFACTURING LLC

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MARTINEZ CPA FIRM, LLC

ASSURANCE | TAX | CONSULTING

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Members
A&I Custom Manufacturing, LLC
Brownsville, TX

We have reviewed the accompanying financial statements of A&I Custom Manufacturing, LLC (a limited liability company) which comprise the balance sheet as of December 31, 2025, and the related statements of operations and members equity and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America: this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The accompanying supplementary information included in Schedules 1 through 5 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

Martinez CPA Firm LLC

McAllen, Texas
April 27, 2026

6401 S 36th St #17, McAllen, TX 78503
(956) 250-5797
martinezcpafirm.com

A&I CUSTOM MANUFACTURING LLC
BALANCE SHEET
DECEMBER 31, 2025

- ASSETS -

Current assets		
Cash and cash equivalents	$	1,115,232
Accounts receivable (Note 3)		508,619
Contract assets, current portion (Note 4)		1,195,580
Total current assets		2,819,431
Property, plant and equipment, net of accumulated depreciation of $117,627		370,974
Total assets	$	3,190,405

- LIABILITIES AND EQUITY -

Current liabilities		
Accounts payable	$	15,152
Other current liabilities		98,816
Current portion of long-term debt		24,432
Total current liabilities		138,400
Long term liabilities, less current portion (Note 6)		125,354
Total liabilities		263,754
Equity:		
Members equity		2,926,651
Total liabilities and equity	$	3,190,405

A&I CUSTOM MANUFACTURING LLC
STATEMENT OF OPERATIONS AND MEMBERS EQUITY
YEAR ENDED DECEMBER 31, 2025

Earned revenues (Schedule 1)	$	7,703,177
Cost of earned revenues (Schedule 4)		4,858,084
Gross profit		2,845,093
General & administrative expenses (Schedule 5)		597,862
Income from operations		2,247,231
Other income (expense)		
Other income		3,979
Gain on sale of assets		(21,203)
Interest income		43,427
Interest expense		(25,410)
		793
Income before income tax expense		2,248,024
Texas franchise tax		(14,353)
Net income		2,233,671
Members equity - beginning of year		1,002,600
Members draws		(309,620)
Members equity - end of year	$	2,926,651

A&I CUSTOM MANUFACTURING LLC
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2025

Cash flows - operating activities:		
Net income	$	2,233,671
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation		47,576
Changes in operating assets and liabilities:		
Increase in accounts receivable		(292,121)
Increase in contract asset		(1,121,424)
Decrease in accounts payable		(70,596)
Decrease in contract liability		(33,461)
Increase in other current liabilities		60,897
Net cash provided by operating activities		845,745
Cash flows - investing activities:		
Purchase of property, plant and equipment		(210,655)
Proceeds from sale of property, plant and equipment		63,817
Net cash used in investing activities		(146,838)
Cash flows - financing activities:		
Long-term borrowings		178,460
Payments on long-term borrowings		(116,250)
Members draws		(309,620)
Net cash used in financing activities		(247,410)
Net increase in cash		451,497
Cash and cash equivalents at beginning of year		663,735
Cash and cash equivalents at end of period	$	1,115,232
Supplemental discolsures:		
Interest paid	$	25,410

A&I CUSTOM MANUFACTURING LLC
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Business

A&I Custom Manufacturing LLC, a Texas limited liability company, was formed in 2010 and maintains its principal office in Brownsville, TX. A&I Custom Manufacturing LLC (collectively referred to as the Company", "we", "us", "our") started business as a DBA in 2001 and was manufacturing wrought iron, metal and aluminum residential products. In 2010 the Company received border fence contract and started transitioning into commercial and industrial projects. Currently, the Company performs various services such as metal fabrication and welding, steel erection of buildings, installation of wood pilings in water, demolition, site/concrete, and other general contracting work mainly in South Texas - Rio Grande Valley.

Use of Estimates

The preparation of our financial statements in conformity with U.S. GAAP requires us to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.
In accordance with normal practice in the construction industry, we include in current assets and current liabilities amounts related to construction contracts realizable and payable over a period in excess of one year. If the underlying estimates and assumptions upon which the financial statements are based change in the future, actual amounts may differ from those included in the accompanying financial statements.

Concentration of Risk

The Company may be subject to credit risk in its cash and cash equivalent investments, which are placed with high credit quality financial institutions. The FDIC insures up to $250,000, for substantially all depository accounts. From time to time the Company may have amounts on deposit in excess of FDIC limits. As of December 31, 2025 Company had two certificates of deposits with Frost Bank with $500,000 value each. There was no excess deposit on depository accounts on December 31, 2025.

Financial instruments that potentially subject the Company to concentration of credit risk consist primarily of unsecured trade receivables. At December 31, 2025 Company's accounts receivable are due from one customer.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits with banks and all highly liquid investments with original maturities of three months or less.

Disclosure of Fair Value on Financial Statements

The carrying amount reported in the balance sheet for cash and cash equivalents, contracts receivables, accounts payable and accrued expenses approximates fair value because of immediate short-term maturity of these accounts.

The carrying value of debt approximates fair value based upon current rates offered to the Company for debt.

Revenue and Cost Recognition

The type of construction projects the Company is performing is a single performance obligation that is satisfied over time. Payment is also due over time in installments, based on project phases as specified in the contract, with a final payment (retainage) due at the time the building is completed and ready for occupancy and the customer accepts the property. The Company recognizes revenues from fixed-price and modified fixed-price construction contracts using the cost-to-cost input method, which measures progress toward completion based on the percentage of cost incurred to date to estimated total cost for each contract. That method is used because management considers total cost to be the best available measure of progress on the contracts. Because of inherent uncertainties in estimating costs, it is at least reasonably possible that estimates used will change within the near term.
Contract costs include all direct material and labor costs and those indirect costs related to contract performance, such as indirect labor, supplies, tools, repairs, and depreciation. Costs of inefficiencies or wasted resources (material or labor) are excluded when measuring progress and are expensed as incurred. Selling, general, and administrative costs are charged to expense as incurred. Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are determined. Changes in job performance, job conditions, and estimated profitability may result in revisions to costs and income, which are generally recognized in the period in which the revisions are determined. Changes in estimated job profitability resulting from variable consideration (such as incentives for completing a contract early or on time, penalties for not completing a contract on time, claims for which the Company has enforceable rights, or contract modifications/change orders in which the scope of modification has been approved, but the price has not been determined or approved) are accounted for as changes in estimates in the current period, but limited to an amount that will not result in a significant reversal of revenue in future periods.

Contracts Assets and Liabilities

Billing practices are governed by the contract terms of each project based upon costs incurred, achievement of milestones or predetermined schedules. Billings do not necessarily correlate with revenue recognized over time using the percentage-of-completion method. Contract assets include unbilled amounts typically resulting from revenue under long-term contracts when the percentage-of-completion method of revenue recognition is utilized and revenue recognized exceeds the amount billed to the customer. Contract liabilities consist of advance payments and billings in excess of revenue recognized as well as deferred revenue. Retainage, included in contract assets, represent the amounts withheld from billings by our clients pursuant to provisions in the contracts and may not be paid to us until the completion of specific tasks or the completion of the project and, in some instances, for even longer periods. Retainage may also be subject to restrictive conditions such as performance guarantees. Our contract assets and liabilities are reported in a net position on a contract-by-contract basis at the end of each reporting period. We

classify contract assets and liabilities as current or noncurrent to the extent the revenue is expected to be recognized in excess of one year from the balance sheet date.

Contract Receivables

Contract receivables are recorded when invoices are issued and are presented in the balance sheet net of the allowance for doubtful accounts. Contract receivables are written off when they are determined to be uncollectible. The allowance for doubtful accounts is estimated based on the Company's historical losses, the existing economic conditions in the construction industry, and the financial stability of its customers. The Company believes no allowance for doubtful accounts is necessary at December 31, 2025.

Property and Equipment

Property and construction equipment are stated at cost. Depreciation is calculated on the straight-line method over the estimated useful life of the depreciable assets. Depreciation expense for the year ended December 31, 2025 was $47,576.

Income Tax

We have elected under the Internal Revenue Code to be treated as S-Corporation for Federal income tax purposes. Accordingly, all earnings or losses are taxed to the shareholder at the personal level.

In May 2006, the State of Texas adopted the Texas Margin Tax effective with franchise tax reports filed on or after January 1, 2008. The Texas Margin Tax is computed by applying the applicable tax rate (0.75% for the Company) to the profit margin which generally will be determined for the Company as total revenue as per federal tax return less cost of goods sold less 4% of allowed administrative expenses.

Members Equity

As a limited liability company, member's liability is limited to amounts reflected in their respective member accounts.

Under the terms of the limited liability company operating agreement, the Company will continue in perpetuity, if other events of dissolution will not occur.

NOTE 2 – DISAGGREGATION OF REVENUE

Revenue disaggregated by timing of revenue recognition:

Revenue recognized at a point of time	$	1,348,940
Revenue recognized over time		6,354,237
	$	7,703,177

NOTE 3 – ACCOUNTS RECEIVABLE

Accounts receivable are recognized in the period when our right to consideration is unconditional. A considerable amount of judgment is required in assessing the likelihood of realization of receivables.

Accounts receivable at December 31, 2025 consisted of the following:

	2024	2025
Completed contracts	$ 39,231	$ -
Contracts in progress	177,267	508,619
	$ 216,498	$ 508,619

NOTE 4 – CONTRACT ASSETS AND CONTRACT LIABILITIES

The timing of revenue recognition may differ from the timing of invoicing to customers. Contract assets include unbilled amounts from our long-term construction projects when revenues recognized under the cost-to-cost measure of progress exceed the amounts invoiced to our customers, as the amounts cannot be billed under the terms of our contracts. Such amounts are recoverable from our customers based upon various measures of performance, primarily completion of a contract. Also included in contract assets are amounts we seek or will seek to collect from customers or others for errors or changes in contract specifications or design, contract change orders or modifications in dispute or unapproved as to both scope and/or price, or other customer-related causes of unanticipated additional contract costs (claims and unapproved change orders). Our contract assets do not include capitalized costs to obtain and fulfill a contract. Contract assets are generally classified as current within the balance sheet.
As of December 31, 2025, contract assets include $957,674 unbilled revenues and there were no claim amounts included within contract assets or accounts receivable. Contract assets include retention related to contracts in the amount of $237,906.

Contract liabilities from our long-term construction contracts arise when amounts invoiced to our customers exceed revenues recognized under the cost-to-cost measure of progress. Contract liabilities additionally include advanced payments from our customers on certain contracts. Contract liabilities decrease as we recognize revenue from the satisfaction of the related performance obligation and are recorded as either current or long-term, depending upon when we expect to recognize such revenue.

Net contract assets consisted of the following:

	2024	2025
Contract assets, current	$ 74,156	$ 1,195,580
Contract liabilities, current	(33,461)	-
Net contract assets	$ 40,695	$ 1,195,580

NOTE 5 – PROPERTY AND EQUIPMENT

Property and equipment are summarized as follows:

Construction machinery and equipment	$ 98,999
Vehicles	276,342
Warehouse	113,260
	488,601
Less: Accumulated depreciation	117,627
	$ 370,974

NOTE 6 – FINANCING ACTIVITIES

6.1 Long-Term Debt

Long-term borrowings can be summarized as follows:

Vehicle financed by TD Auto Finance with monthly installments of $1,022.46 including interest at 5.59%. Secured by vehicle.	$ 58,854
Vehicle financed by Rally Credit Union with monthly installments of $774.20 including interest at 6.99%. Secured by vehicle.	37,992
Vehicle financed by Security First with monthly installments of $1,000 including interest at 7.270%. Secured by vehicle.	52,940
	149,786
Less: Current maturities	24,432
	$ 125,354

The aggregate long-term debt maturing during the next five years is approximately as follows:

2026 (included in current maturities)	$ 24,432
2027	26,084
2028	27,849
2029	29,736
2030 and after	41,685
	$ 149,786

Cash paid for interest at December 31, 2025 was $25,410.

6.2 Line of Credit

The Company has a line of credit with Frost bank for $100,000. Entire line of credit was available as of December 31, 2025.

NOTE 7 – CONCENTRATIONS

The Company operates primarily in the Rio Grande Valley area of the State of Texas and therefore subject to economic conditions that might affect the region. The geographic region has a history of hurricanes, tropical storms and flooding. Any major storm event could be disruptive to operations.

There were no particular concentrations for material suppliers, vendors and subcontractors. 95% of 2025 revenues came from Cameron County.

NOTE 8 – SUBSEQUENT EVENTS

The Company has evaluated subsequent events through April 27, 2026, which is the date the financial statements were available to be issued.

There were no other material subsequent events that required recognition or additional disclosure in these financial statements, except as noted above.

SUPPLEMENTARY INFORMATION

A&I CUSTOM MANUFACTURING LLC
SCHEDULE 1 - EARNINGS FROM CONTRACTS
YEAR ENDED DECEMBER 31, 2025

	Revenue	Costs	Gross Profit
Contracts in progress	$ 5,715,792	$ 3,812,180	$ 1,903,612
Completed contracts	2,712,442	1,662,298	1,050,144
	8,428,234	5,474,478	2,953,756
Less: Amount recognized in prior year	725,057	616,394	108,663
	$ 7,703,177	$ 4,858,084	$ 2,845,093

A&I CUSTOM MANUFACTURING LLC
SCHEDULE 2 - CONSTRUCTION IN PROGRESS
YEAR ENDED DECEMBER 31, 2025

JOB	Contract Transaction Value	Estimated Cost at Completion	Estimated Gross Profit	Percent Complete	Contract Revenue Earned	Costs Incurred to Date	Gross Profit Earned	Billed to Date	Revenue Earned in Excess of Billings	Billings in Excess of Revenue Earned	Backlog
Andy Bowie Park	$ 5,654,191	$ 3,731,766	$ 1,922,425	89.37%	$ 5,053,171	$ 3,335,093	$ 1,718,078	$ 4,311,391	$ 741,779	$ -	$ 601,021
Beach Access#3 Phase II	4,003,800	2,882,736	1,121,064	16.55%	662,621	477,087	185,534	446,726	215,895	-	3,341,179
	$ 9,657,992	$ 6,614,502	$ 3,043,489		$ 5,715,792	$ 3,812,180	$ 1,903,612	$ 4,758,117	$ 957,674	$ -	$ 3,942,200

A&I CUSTOM MANUFACTURING LLC
SCHEDULE 3 - COMPLETED CONTRACTS
YEAR ENDED DECEMBER 31, 2025

	Contract Totals			Before January 1, 2025			Year ended December 31, 2025		
Job	Revenue	Costs	Profit (Loss)	Revenue	Costs	Profit (Loss)	Revenue	Costs	Profit (Loss)
Port, Railroad Concrete Approaches	$ 714,532	$ 606,331	$ 108,201	$ 593,517	$ 540,101	$ 53,416	$ 121,015	$ 66,230	$ 54,785
Beach Access#3 Accessibility	793,901	404,860	389,041	-	-	-	793,901	404,860	389,041
Free Trade Bridge Lane Expansion	122,501	47,964	74,537	-	-	-	122,501	47,964	74,537
Pedro Benavides Pk Pump &Lighting Ins	424,000	340,761	83,239	-	-	-	424,000	340,761	83,239
San Benito Dem130 William Rd	225,001	83,621	141,380	131,540	76,293	55,247	93,461	7,328	86,133
Amphitheatre Stage Improvements	43,468	14,441	29,027	-	-	-	43,468	14,441	29,027
Bob Clark Social Service	119,750	54,892	64,858	-	-	-	119,750	54,892	64,858
Court Room Remodel	44,398	28,160	16,238	-	-	-	44,398	28,160	16,238
Port of Harlingen Solar Light	150,000	30,515	119,485	-	-	-	150,000	30,515	119,485
J Molina Trucking	25,828	20,250	5,578	-	-	-	25,828	20,250	5,578
McNair Loading Dock	41,500	26,241	15,259	-	-	-	41,500	26,241	15,259
Misc. small jobs	7,565	4,262	3,302	-	-	-	7,565	4,262	3,302
	$ 2,712,442	$ 1,662,298	$ 1,050,144	$ 725,057	$ 616,394	$ 108,663	$ 1,987,385	$ 1,045,904	$ 941,481

A&I CUSTOM MANUFACTURING LLC
SCHEDULE 4 - COST OF EARNED REVENUES
YEAR ENDED DECEMBER 31, 2025

Materials	$	2,499,999
Labor		367,997
Sub-contractors		1,336,097
Jobs overhead		653,991
	$	4,858,084

A&I CUSTOM MANUFACTURING LLC
SCHEDULE 5 - GENERAL & ADMINISTRATIVE EXPENSES
YEAR ENDED DECEMBER 31, 2025

Bank charges	$	212
Contributions		11,140
Computer and internet		11,679
Depreciation expense		47,576
Dues and subscriptions		1,100
Insurance		24,623
Meals and entertainment		24,772
Medical expense		2,197
Office supplies and expenses		26,259
Property and payroll taxes		101,032
Salaries and wages		224,480
Security		5,529
Telephone		5,004
Utilities		7,786
Fraud losses		74,473
Total operating expenses	$	597,862

Frost

Post Office Box 2678
McAllen, Texas 78502

June 1, 2026

To Whom It May Concern:

Please be advised that A & I Custom Manufacturing LLC., owned by Mr. Ismael Herrera, has been a valued client to Frost since 2016. Mr. Herrera maintains business relationship with our bank. He has managed his accounts and credits in a satisfactory manner. We appreciate all courtesies extended to Mr. Herrera.

If you have further questions, please call me at 956-554-6324 or email me at monica.guerra@frostbank.com

Sincerely,

Administrative Officer
Frost Bank

Frost Bank is a subsidiary of Cullen/Frost Bankers, Inc. NYSE Symbol: CFR, a Texas financial services company offering banking, investments and insurance.

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

TAB 7

Lists of Subcontractors, Equipment and Safety

- List of Subcontractors
- List of Equipment
- Safety Statement/Safety Manager Resumé

A & I Custom Manufacturing, LLC

4337 Martinal Rd.
Brownsville, TX 78526
Ph. 956-592-6525 | E-mail: ismael.ai@hotmail.com

LIST OF SUBCONTRACTORS

1. Site Work:	A & I Custom Manufacturing, LLC
2. Landscape:	Southern Landscapes
3. Concrete/Masonry:	A & I Custom Manufacturing LLC
4. Finish Carpentry/Painting:	A& I Custom Manufacturing LLC
5. Plumbing:	Underdog Plumbing, LLC
6. Electrical:	International Electric LLC

Respectfully submitted by:

Firm Name: A & I Custom Manufacturing LLC

Address: 4337 Martinal Rd., Brownsville, TX 78526

Name: Ismael Herrera
Title: Vice-President

Ismael Herrera
Signature

10-15-2026
Date

A & I Custom Manufacturing, LLC

4337 Martinal Rd.
Brownsville, TX 78526
Ph. 956-592-6525 | E-mail: ismael.ai@hotmail.com

LIST OF EQUIPMENT

- Backhoe
- Skid-Steer
- Telehandler Forklift

Respectfully submitted by:

Firm Name: A & I Custom Manufacturing LLC

Address: 4337 Martinal Rd., Brownsville, TX 78526

Name: Ismael Herrera
Title: Vice-President

Ismael Herrera
Signature

10-15-2026
Date

A & I Custom Manufacturing, LLC

4337 Martinal Rd.
Brownsville, TX 78526
Ph. 956-592-6525 | E-mail: ismael.ai@hotmail.com

SAFETY POLICY STATEMENT

It is the established policy of **A&I Custom Manufacturing, LLC** to provide and maintain a safe, healthy, and hazard-free work environment for all employees, subcontractors, and personnel involved in our projects.

Our company is committed to implementing and enforcing effective safety procedures and protocols designed to identify, prevent, and eliminate workplace hazards. We emphasize hazard awareness, proper equipment use, compliance with applicable safety regulations, and safe work practices throughout every phase of our operations.

A&I Custom Manufacturing, LLC takes pride in maintaining a strong safety record on the projects we have completed. Our commitment to safety is reflected in our proactive approach to workplace hazard prevention and our emphasis on protecting the health and well-being of everyone on the job site. Our crews have maintained an injury-free record on the projects we have executed.

We recognize that safety is a shared responsibility and remain committed to continuous improvement, employee awareness, and strict adherence to established safety procedures to ensure that every project is performed safely and efficiently.

Safety is a top priority at A&I Custom Manufacturing, LLC, and we are committed to maintaining this standard on every project we undertake.

Ismael Herrera — 10-15-2026

Signature **Date**

Leland Anderson

SAFETY MANAGER

Contact Info:

Bullanderson9111@gmail.com
Cell: 817-881-4417

Education:

Texas A&M, Criminal Justice, Bachelor of Science, & Minor Occupational Safety & Health

Texas A&M Firefighter Academy Instructor, Los Angeles, California & Texas

Texas A&M Fire Engineer School Instructor, Texas Fire School

Los Angeles County Paramedic School, University of Southern California & Texas

Key Attributes:

NCCCO Crane Certification

NCCCO Crane Instructor

NCCCCO Rigging Instructor

Radiation Safety Officer

Texas Paramedic

Flight Medic & Hyperbaric Chamber Medic

USACE-SSHO

COSS- CUSP

OQ'S Veriforce

Able to train competent persons for all MSHA and OSHA requirements

OSHA 500 and 501 instructors for 1926 / 30-Hr and 10-Hr

Pertinent Experience

September 2023 - Present A& I Custom Manufacture Safety Manager

Job site safety training and accident investigations
Excavation and safe dig permit competent person trainer.
Rigging Trainer
Work Zone training/Uniform Traffic Control Devices
Environmental Regulations Trainer
Control, Wetlands, and SWPP
Crane Lift Plans
BNSF Orientation Trainer
BNSF Rail Safety Trainer
DART Roadway Trainer

December 2021 – 2023 Dragados USA. Area 2 Safety Manager

All Marine Operations • US Coast Guard along with Maritime training for Marine Navigational Water Operations • Water Work Zone training/Uniform Traffic Control Device(s) • Land and Water Equipment operator training • Concrete specialty equipment operations training • Environmental Regulations Trainer-, Erosion Control, Wetlands, and SWPP • Oversee all Derek/Barge safety inspections, adequate checklist have been completed. • Oversee list charts, layout plans for barges/cranes per OSHA requirements. Responsibilities: Assisted in developing and implementing the project safety plan, conducted onsite supervisor's safety training, conducted weekly job wide safety meetings with employees and sub contractors, and conducted extensive field audits ensuring adherence with all applicable USACE 385-1-1 and OSHA requirements while providing on the spot training accordingly.

June 2018 – 2021 TEAM Environmental: Sr Safety Coordinator

Responsibilities: Functioned as a 3rd party safety consultant on multiple midstream and upstream projects providing hazard assessment and mitigation services, personnel management and training, construction schedule monitoring, and General OSHA, OQ'S along with control and compliance auditing. Duties additionally included construction site injury management. • Job site safety training as well as accident investigations pertaining to on and off all marine operations. • Overseeing all Excavation(s) and dredging operations •Benefits to company: Active safety experience with many diverse construction disciplines, environments, and owners. Implemented multiple safety programs at various high risk and high-profile assignments. Oversee all Plans as well as review safety inspection.

Benefits to company:

Active safety experience with many diverse construction disciplines, environments, and owners. Along with Subs

Implemented multiple safety programs at various high risk and high-profile assignments. Also including handling Explosive undering standing ATF requirements

Training:

Fire Marshall Academy, Fort Worth, Texas

RSO Certification- California & Texas and SHE

First Aid and CPR Training Instructor, TCJC & MICU Paramedic Instructor

Hazardous Waste/Toxic Waste/Containment, Fort Worth Fire Academy

High Tower Rescue, Fort Worth Fire Department

10-Hr CALOSHA – Arco Refinery, Wilmington, California

30-Hr CALOSHA – Arco Refinery, Wilmington, California

USACE Dive Safety Health Officer Dive Plans smutted to USACE / Per EM,385 1.1

March 2012 –May 2018 Brown Safety Services Consultants:
Safety Consultant

Responsibilities: Functioned as a 3rd party safety consultant on multiple midstream and upstream projects providing hazard assessment and mitigation services, personnel management and training, construction schedule monitoring, and General OSHA, OQ'S along with control and compliance auditing. Overseeing all Excavation(s) and dredging operations • Rigging Trainer/Training for all Work Zone training/Uniform Traffic Control Device(s) • Land and Water Equipment operator training • Concrete specialty equipment operations training • Environmental Regulations Trainer-, Erosion Control,

September 2004- March 2012 Kiewit Construction:
Area Safety Manager, Paramedic, Firefighter Instructor & SHE

GIWW flood Gate project for USACE. LA as the SHE

$ 1.9 Billion Major components of the project include a 225 ft sector gate, a 110 ft sector gate, a pump station, a 404 © T-wall, T-wall tie ins, a flow separator wall, and a flow control structure. The massive structure being constructed will necessitate extensive water operations, large diameter pipe pile driving operations, heavy lift crane work, and mass excavation efforts. When completed the project will also include an on-site batch plant. Crews will transport concrete mixtures and mixer trucks by both land and barge. Finally, the projects scope of work will include a modified open cell cofferdam system to facilitate work for the 225 ft and 110 ft sector gate structures.
Responsibilities: Assisted in developing and implementing the project safety plan, conducted onsite supervisor's safety training, conducted weekly job wide safety meetings with employees and sub contractors, and conducted extensive field audits ensuring adherence with all applicable USACE 385-1-1 and OSHA requirements while providing on the spot training accordingly

Area & Site Safety Manager, KMTC JV, Huey P. Long Approaches & Main Span Widening [New Orleans, LA]

$833 Million Louisiana Department of Transportation and Development project replacing the east and west approach structures and constructing a three-lane deck, widening both sides of the existing Huey P Long Bridge over the Mississippi River while maintaining active traffic flow. Approach structures composed of both precast concrete and structural steel girders, with a deck widening supported by a four-span widened structural steel truss 150 feet above the river, 463,344 lf of concrete and steel h pile, 38,000 cy of structural excavation, along with 91,748 cy of structural concrete with 94,021 lf of concrete girders, structural steel assembly, eleven 200ft deep 9 ft temporary cased drilled shafts, deck paving/widening, existing bridge demolition, clearing

and grubbing, utility location and relocation, drainage, paving, and sanitary sewer.

Responsibility and authority as the HSE Safety Director i was to establish and ensure compliance with project safety policies and procedures within the Joint Venture's and Subcontractor's diverse construction discipline's field personnel and upper management ensuring employee and public safety and health is preserved. Coordination of all medical and emergency first aid services, training programs, and substance abuse policy administration. Development and implementation of training for new hires, existing employees, crane and heavy equipment operators, investigation of all employee injuries and near misses. Extensive time in the field conducting safety audits with specific areas of emphasis in fulfilment of OSHA and internal company safety requirements during the 1.6 million man hours of construction operations.

Brownsville Border Fence 21A for USACE. Brownsville TX

$ 119 Million The fence encompasses a little over 34 miles. The contract dollar amount of this job is 160 million dollars and functions as a joint venture between several districts within Kiewit. The scope of work on these sections of boarder fence for the include area site prep, fine grading, trenching, setting mesh, placing bollard, then back filling the trench with concrete and finishing the backfill ,setting formwork, overseeing yard work, pour concrete, place bollards, cast in place barrier fill, grout bollards, backfill pipe, grade out finished area, to drill columns, form and place cage for columns, crane lift cages and bollards, place bollards, backfill collar, and finish area for completion Site observations consist of grubbing, excavations, mesh setting, column drilling crane operations, equipment operations, concrete forming and pouring, grout fill, strip and set bracing, pour and finish concrete, housekeeping and day to day hands on small tool operations. Onsite training daily. Weekly mass safety meeting with employees and sub contractors. Adhere to all USACE 385-1-1 and on OSHA 1926, Boarder Patrol mandated requirements and train on them accordingly.

SCPP power plant Cole Burner Zachry & Kiewit in Waco TX $ 2.1 billion project to engineer-procure and construct a 600-MW coal-fired power plant. The $27 million Greenfield site development consisted of excavating 2 million yards of heavy clay. As lead safety manager for the civil work, supervised mass grading, pipe and structural concrete.

Responsibilities: Developed, maintained all written corporate safety policies pertaining to Kiewit, OSHA and USACE.EM 385-1-1 safety manual and standards, conducted and trained all Kiewit employees on safety policies and procedures pursuant to USACE.Em385-1-1
USACE recognition: Commanders Coin for outstanding safety performance, Performance rating of outstanding pertinent to safety plan development, implementation, and correction of noted deficiencies.

March 1997- September 2004 Palmetto Bridge Constructors (Tidewater / Skanska Construction Company) Cooper River Bridge Project, Charleston, South Carolina $1,657 Billion: Area Safety Director & HSE

- Job site safety training and accident investigations
- Excavation and safe dig permit competent person trainer.
- Rigging Trainer
- Work Zone training/Uniform Traffic Control Devices
- Equipment operator training
- Concrete specialty equipment operations training
- Environmental Regulations Trainer-, Erosion Control, Wetlands, and SWPP
- Crane Lift Director
  Responsibility and authority as the HSE Safety Director I was to establish and ensure compliance with project safety policies and procedures within the Joint Venture's and Subcontractor's diverse construction discipline's field personnel and upper management ensuring employee and Public safety and health is preserved. Coordination of all medical and emergency first aid services, training programs, and substance abuse policy administration. Development and implementation of training for new hires, existing employees, crane and heavy equipment operators, I investigation of all employee injuries and near misses. Extensive time in the field conducting safety audits with specific areas of emphasis in fulfilment of OSHA and internal safety requirements..
-

October 1996 – March 1997, Duke/Fluor Daniel, LG&E S.C.R Project, Louisville, Kentucky: Safety Director

November 1994 – October 1996, BE&K, Inland Container Paper Mill, Newport, Indiana,: Assistant Safety Director/ Site Safety Manager

October 1994 – October 2012 Parker County Fire Department, Weatherford, Texas: Fire Fighter/HAZMAT/Paramedic,

- Residential and Business Safety Inspections
- Instructor- Texas A&M Fire Academy
- Instructor- Mineral Wells Fire Academy

Anthony Crane, Dallas, Texas: Crane Operator,

- Crane Operator- Manitowoc 888 Ringer with 280 ft of Main/ 170 ft jib and Mobile Cranes 100-ton to 35-ton

July 1979- September 1994 LA City Fire Department, Arco Refinery, Long Beach, California: Fire Fighter/Paramedic/HAZMAT,

- Monitored new project set-up for safety and security
- Conducted new hire orientations
- Audited safety/security programs
- Conducted safety meetings for supervisors and workforce

A & I Custom Manufacturing, LLC
4337 Martinal Rd.
Brownsville, TX 78526
Ph. (956) 592-6525 | Email: ismael.ai@hotmail.com

TAB 8

1295 and Addenda Acknowledgement

Beach Access #9 Accessibility Improvements
Bluewater Public Access ITB 2026-SL05

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1526868

Date Filed:
10/09/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
A & I Custom Manufacturing, LLC
Brownsville, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of South Padre Island

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2026-SL05
Beach Access #9 Accessibility Improvements

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Herrera, Martha	Brownsville , TX United States	X	
Herrera, Ismael	Brownsville , TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Ismael Herrera, and my date of birth is 03/22/1972.

My address is 4337 Martinal Rd., Brownsville (city), TX (state), 78526 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Cameron County County, State of Texas, on the 9 day of October (month), 20 26 (year).

Ismael Herrera

Signature of authorized agent of contracting business entity
(Declarant)

A & I Custom Manufacturing, LLC

4337 Martinal Rd.
Brownsville, TX 78526
Ph. 956-592-6525 | E-mail: ismael.ai@hotmail.com

ADDENDA ACKNOWLEDGEMENT

1. Addendum #1 09/24/2026
2. Addendum #2 09/28/2026
3. Addendum #3 10/09/2026

Respectfully submitted by:

Firm Name: A & I Custom Manufacturing LLC

Address: 4337 Martinal Rd. Brownsville, TX 78526

Name: Ismael Herrera
Title: Vice-President

Ismael Herrera
Signature

10-15-2026
Date

ADDENDUM NO. 1

City of South Padre Island
Beach Access #9 Accessibility Improvements Bluewater Public Access
South Padre Island, TX

Prepared by:
Green, Rubiano & Associates
1220 W. Harrison, Harlingen, TX 78550
Contact: Rolando Rubiano, P.E.
T: 956-428-4461 Email: gra@graengineering.com

Date: September 24, 2026

This Addendum is supplemental to, and a part of the plans, specifications, and proposal documents for the above project, and all previous and future addenda, and all terms and conditions of those documents apply to this addendum and vice versa.

This addendum includes:

Pre-Bid Meeting Sign in Sheet:
1. List of Pre-Bid Meeting Attendees

Bid Questions & RFI's:
1. Bidder's Request for Clarification

Civil Drawings:
1. List of Drawings:
   C-1 Existing Survey
   C-2 Utility Layout
   C-3 Paving and Grading Plan
   C-4 Details
   C-5 Water Line Details
   C-6 Sanitary Sewer Details
   C-7 Storm Water Pollution Prevention Plans Requirements

Landscape Drawings & Specifications:
1. List of Drawings:
   L1.01 Irrigation Plan
   L1.02 Irrigation Details
   L2.01 Landscape/Layout Plan
   L3.01 Landscape Schedules & Details
   L3.02 Hardscape Schedules & Details

2. List of Specifications:
   Section 321413 – Unit Pavers
   Section 328000 – Irrigation
   Section 329000 – Planting

Electrical, & Plumbing Drawings & Specifications:
1. List of Drawings:
   EPS1.01 - Electrical and Plumbing Site Plan
   E2.01 - Restroom Lighting and Electrical Plan
   E2.02 - Electrical Riser Diagram & Schedules
   P2.01 - Restroom Plumbing, Waste, and Vent Plan

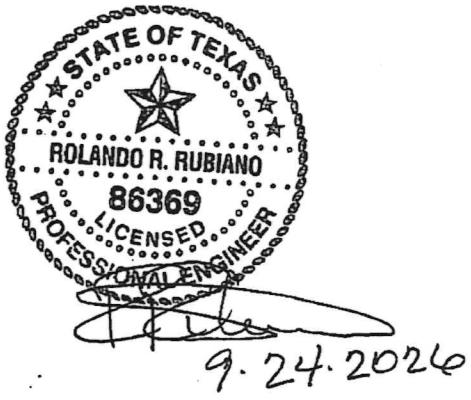
P3.01 - Plumbing Schedules and Details
P3.02 - Plumbing Fixtures Images

2. List of Specifications:
Section-220010 - Summary of Plumbing Work
Section-220517 - Sleeves and Sleeve Seals for Plumbing Piping
Section-220518 - Escutcheons for Plumbing Piping
Section-220523 - General Duty Valves for Plumbing Piping
Section-220529 - Hangers and Supports for Plumbing Piping and Equipment
Section-220553 - Identification for Plumbing Piping and Equipment
Section-220719 - Plumbing Piping Insulation
Section-221116 - Domestic Water Piping
Section-221119 - Domestic Water Piping Specialties
Section-221316 - Sanitary Waste and Vent Piping
Section-221319 - Sanitary Waste Piping Specialties
Section-224000 - Plumbing Fixtures
Section-224713 - Drinking Fountains
Section-260010 - Summary of Electrical Work
Section-260519 - Low-Voltage Electrical Power Conductors and Cables
Section-260526 - Grounding and Bonding for Electrical Systems
Section-260529 - Hangers and Supports for Electrical Systems
Section-260533 - Raceways and Boxes for Electrical Systems
Section-260544 - Sleeves and Sleeves Seals for Electrical Raceways and Cabling
Section-260553 - Identification for Electrical Systems
Section-262416 - Panelboards
Section-262726 - Wiring Devices
Section-262813 - Fuses
Section-262816 - Enclosed Switches and Circuit Breakers
Section-264210 - Electricity Utility Entrance
Section-265621 - Exterior Led Lighting
Section-268050 – Hand Dryer

Revised scope and structural drawings:

1. List of Drawings:
G0.0 – Cover Sheet
GL0-A1 – Volume and Location of Dune Cut (Impacted)
GL0-A2 – Volume of Location of Dune Fille Mitigation
GL0-B1 – Area of Vegetation (Impacted)
GL0-B2 – Area of Re-Vegetation/New Vegetation (Mitigation)
S1.5 – Site Plan Layout
S1.6 – Site Plan with Grade Elevations
S2.2 – Pedestrian Walkover Framing Plan

END OF ADDENDUM NO. 1



ADDENDUM NO. 2

City of South Padre Island
Beach Access #9 Accessibility Improvements Bluewater Public Access
South Padre Island, TX

Prepared by:
Green, Rubiano & Associates
1220 W. Harrison, Harlingen, TX 78550
Contact: Rolando Rubiano, P.E.
T: 956-428-4461 Email: gra@graengineering.com

Date: September 28, 2026

This Addendum is supplemental to, and a part of the plans, specifications, and proposal documents for the above project, and all previous and future addenda, and all terms and conditions of those documents apply to this addendum and vice versa.

This addendum includes:

Change to Bid Schedule

1. Schedule of Important Dates

• Release construction documents to bidders	September 4th , 2026
• Advertisement Dates	September 5th, 202 September 12th, 2026
• Deadline for Questions and Inquires	September 22nd , 2026 @ 5:00 p.m.
• **Latest Addendum Posting**	**September 29th, 2026 at 3:00 p.m.**
• **Bid Due Date**	**October 15th, 2026 at 2:00 p.m.**
• **Earliest Award by the City**	**November 4th, 2026**

Location of bid drop-off and all other bid requirements remain unchanged.

2. **Contractor's Proposal Form, Revision 1.0, dated September 29, 2026**

END OF ADDENDUM NO. 2

STATE OF TEXAS
ROLANDO R. RUBIANO
86369
LICENSED
PROFESSIONAL ENGINEER
9-28-2026

ADDENDUM NO. 3

City of South Padre Island
Beach Access #9 Accessibility Improvements Bluewater Public Access
South Padre Island, TX

Prepared by:
Green, Rubiano & Associates
1220 W. Harrison, Harlingen, TX 78550
Contact: Rolando Rubiano, P.E.
T: 956-428-4461 Email: gra@graengineering.com

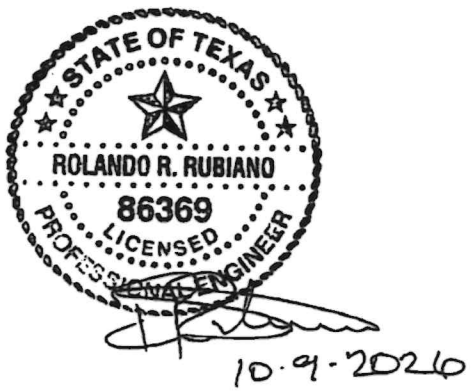
Date: October 09, 2026

This Addendum is supplemental to, and a part of the plans, specifications, and proposal documents for the above project, and all previous and future addenda, and all terms and conditions of those documents apply to this addendum and vice versa.

This addendum includes:

Revised Utility Plan, C-2. 2 | **10-09-26** | **ADDENDUM# 2**

1. Provides updated sanitary sewer connection to LMWD system.



END OF ADDENDUM NO. 3

InnovativeWorks

GENERAL CONTRACTOR



2026-SL05

Beach Access #9 Accessibility Improvements

Bluewater Public Access

Bids must be received before:
October 15, 2026
2:00 p.m. Central time
City of South Padre Island
ATTN: City Secretary
4601 Padre Blvd

City of South Padre Island – City Secretary
4601 Padre Blvd South Padre Island, TX 78597 (956) 761-8109 Fax (956) 761-3888
www.MySPI.org

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
INNOVATIVE WORKS, LLC
221 E. Van Buren
Harlingen, TX 78550

SURETY:
(Name, legal status and principal place of business)
NATIONWIDE MUTUAL INSURANCE COMPANY
One West Nationwide Boulevard 1-04-701
Columbus, OH 43215-2220

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
CITY OF SOUTH PADRE ISLAND

4601 Padre Blvd., South Padre Island, TX 78597

BOND AMOUNT: Five Percent of Amount bid
(5% of Amount Bid)

PROJECT:
(Name, location or address, and Project number, if any)
Beach Access #9 Accessibility Improvements Bluewater Public Access, SPI Access 9; ITB 2026-SL05

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of September, 2026

(Witness)	INNOVATIVE WORKS, LLC *(Principal)* *(Seal)* *(Title)* ,
(Witness) Tina McEwan	NATIONWIDE MUTUAL INSURANCE COMPANY *(Surety)* *(Seal)* *(Title)* Tonie Petranek, Attorney in Fact

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Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
AMANDA GEORGE; DONNA L WILLIAMS; JENNIFER MOORE; KELLY A WESTBROOK; KEVIN ARDON; LISA A WARD; LUPE TYLER; MIKAELA PEPPERS; MISTY WRIGHT; ROBBI MORALES; SOPHINIE HUNTER; TERRI L MORRISON; TINA MCEWAN; TONIE PETRANEK; VANESSA DOMINGUEZ;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i)bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss
On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Karen L. Karn
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028

Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 28th day of September, 2026.

Assistant Secretary

POJ 1(10-25)00

Nationwide Mutual Insurance Company

IMPORTANT NOTICE—TEXAS

To obtain information or make a complaint:

You may contact your agent or you may call Nationwide Mutual Insurance Company's toll-free number for information or to make a complaint at:

1-888-800-0147

You may also write to Nationwide Mutual Insurance Company at:

Nationwide Mutual Insurance Company
Surety Administrative Office:
1100 Locust Street – Dept. 2006
Des Moines, IA 50391-2006

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

Texas Department of Insurance
P.O. Box 149104
Austin, Texas 78714-9104
1-512-490-1007 (Fax)
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE—TEXAS

Para obtener información o para someter una queja:

Usted puede comunicarse con su agente o usted puede llamar al número de teléfono gratuito de Nationwide Mutual Insurance Company para información o para someter una queja al:

1-888-800-0147

Usted también puede escribir a Nationwide Mutual Insurance Company:

Nationwide Mutual Insurance Company
Surety Administrative Office:
1100 Locust Street – Dept. 2006
Des Moines, IA 50391-2006

Usted puede comunicarse con el Departamento de Suguros de Texas para obtener información acerca de compañías, coberturas, derechos or quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas:

Texas Department of Insurance
P.O. Box 149104
Austin, Texas 78714-9104
1-512-490-1007 (Fax)
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa relacionada con su prima de seguro o con una reclamacion, usted debe comunicarse con el agente primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para propósito de información y no se convierte en parte o condición del documento adjunto.

Nationwide®

CONTRACTOR'S PROPOSAL

Provide all necessary labor, materials, and supplies for the construction of the Beach Access #9 Accessibility Improvements project.

1. **Lump sum cost for parking development scope including Sidewalks and landscape (not including restroom utilities or drinking fountain).** **$ 320,000**
   Three Hundred Twenty Thousand Dollars
2. **Lump sum cost for restrooms including drinking fountain (include sanitary sewer and electrical utilities).** **$ 330,000**
   Three Hundred Thirty Thousand Dollars
3. **Lump sum cost for dune mitigation and irrigation (include potable water utility cost).** **$ 148,000**
   One Hundred Fouty Eight Thousand Dollars
4. **Lump sum cost for wood framed walk over including rinse stations.** **$ 699,000**
   Six Hundred Ninety-Nine Thousand Dollars
5. **Lump sum Owner's contingency** $ 100,000
   One Hundred Thousand Dollars

LUMP SUM $ 1,597,000
One Million Five Hundred Ninety-Seven Thousand Dollars

TOTAL number of calendar days to substantial completion 280

BY: _____ 10/15/26
Signature ***Date***

Eric Solis *President*
Printed Name ***Title***

COMPANY: Innovative Works LLC

Address: 221 E Van Buren Harlingen, Tx 78550 **Phone:956-246-3392**

Acknowledge:
Addendum No.1 ES 9-24-26
Addendum No.2 ES 9-28-26

CONTRACTOR'S EXPERIENCE and QUALIFICATIONS

Name of Company: Innovative Works LLC

Company Years in Business: 28

List of Municipal Projects
(Similar Projects in Size and Scope Completed in Last Five Years)

Project	Municipality	$ Amount	Type	Date
USDA	USDA	4,500,000		2026
Emerald Point	Madhouse	12,000,000		2024
Space X Sushi Restaurant	Space X	4,000,000		2024
SPI Shores	Shores	1,300,000		2023
CRC San Carlos	Hildago County	2,200,000		2023
Harlingen Fire Station	City of Harlingen	2,000,000		2022

Superintendent & Project Manager Information

Include Superintendent proposed for the project, years of experience as superintendent, project manager proposed for the project, and years' experience as project manager

Superintendent	Years Experience	Projects
Eloy Solis	28	

Project Manager	Years Experience	Projects
Eric Solis	28	
Eddie Salazar	33	

References

Name 5 projects of similar work, giving owner's name, representative's name, project engineers name, and telephone numbers for each

1. USAD / Alverado Architects & Associates

eli@alvaradoarchitects.com / 956-521-1233

2. Emerald Point/Madhouse Development

henry@madhousedevelopment.net /512-633-4037

3. Sushi Restaurant / Space X

Space x Exploration Technologies Corp

4. Shore House / Shores Frankie Reality

peggy@landryarch.com/ 504-528-9611 Margaret Landry (Peggy)

5. CRC Facility / Mata Garcia Architects

fmata@matagarcia-architects.com/ 956-212-9722

CERTIFICATION and ACKNOWLEDGMENT

The undersigned affirms that they are duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the contents of this bid have not been communicated to any other bidder prior to the official opening of this bid. To the extent this Contract is considered a Contract for goods or services subject to § 2270.002 Texas Government Code, Bidder certifies that it: i) does not boycott Israel; and ii) will not boycott Israel during the term of the Agreement. Additionally, the undersigned affirms that the firm is willing to sign the enclosed Standard Form of Agreement (if applicable).

Signed By:_____ Title:President_____

Typed Name: Eric Solis_____ Company Name: Innovative Works LLC_____

Phone No: 956-246-3392_____ Fax No:_____

Email: eric@iwgc.llc_____

Bid Address: 221 E Van Buren #16 Harlingen Texas 78550____
P.O. Box or Street City State Zip

Remit Address: same_____
P.O. Box or Street City State Zip

Federal Tax ID No: 85-2861610_____

DUNS No: U8Z4C79SXKW8_____

Date: 10/15/2026_____

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1528766

Date Filed:
10/14/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Innovative Works LLC
harlingen, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of South Padre Island

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
IBT 2026-SL05
Beach Accessibility Improvements Bluewater Public Access #9

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Eric Solis, and my date of birth is 5-29-75.

My address is 221 E Van Buren, Harlingen, TX, 78550, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Cameron County, State of Texas, on the 15 day of Oct, 20 26.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 _____ 10-15-26

Signature of vendor doing business with the governmental entity — Date

CONTRACTOR'S PROPOSAL

Provide all necessary labor, materials, and supplies for the construction of the Beach Access #9 Accessibility Improvements project.

1. **Lump sum cost for parking development scope including Sidewalks and landscape (not including restroom utilities or drinking fountain).** $ 745,351.15

2. **Lump sum cost for restrooms including drinking fountain (include sanitary sewer and electrical utilities).** $ 349,663.50

3. **Lump sum cost for dune mitigation and irrigation (include potable water utility cost).** $ 110,079.00

4. **Lump sum cost for wood framed walk over including rinse stations.** $ 362,898.36

5. **Lump sum Owner's contingency** $ 100,000

LUMP SUM $ 1,667,992.01

TOTAL number of calendar days to substantial completion 240

BY: _____ 10/15/2026

Signature ***Date***

Daniel Bryant President

Printed Name ***Title***

COMPANY: Bryant Industrial Services LLC

Address: PO Box 2460, SPI, TX 78597 **Phone:** 838-5120

Acknowledge:

Addendum No.1 9-29-26

Addendum No.2 9-29-26

ADDENDUM NO. 3

City of South Padre Island
Beach Access #9 Accessibility Improvements Bluewater Public Access
South Padre Island, TX

Prepared by:
Green, Rubiano & Associates
1220 W. Harrison, Harlingen, TX 78550
Contact: Rolando Rubiano, P.E.
T: 956-428-4461 Email: gra@graengineering.com

Date: October 09, 2026

This Addendum is supplemental to, and a part of the plans, specifications, and proposal documents for the above project, and all previous and future addenda, and all terms and conditions of those documents apply to this addendum and vice versa.

This addendum includes:

Revised Utility Plan, C-2. 2 | **10-09-26** | **ADDENDUM# 2**

1. Provides updated sanitary sewer connection to LMWD system.



10-9-2026

END OF ADDENDUM NO. 3

CONTRACTOR'S EXPERIENCE and QUALIFICATIONS

Name of Company: Bryant Industrial Services, LLC

Company Years in Business: 21 years

List Municipal Projects
(Similar Projects in Size and Scope Completed in Last Five Years)

Project	Municipality	$ Amount	Type	Date
Marisol Boat Ramp	City of SPI	$1,760,917.83		2025-2026
Fantasy Circle	City of SPI	$ 831,414.00		2024
Sea Island Circle	City of SPI	$ 662,649.75		2023-2024
Whitecap Circle	City of SPI	$1,305,962.72		2022-2023
EK Atwood Park	Cameron County	$3,494,000.00		2018

Superintendent & Project Manager Information

Include Superintendent proposed for the project, years of experience as superintendent, project manager proposed for the project, and years' experience as project manager

Superintendent	Years Experience	Projects
Raymundo Moya Jr.	20+	Marisol Boat Ramp
		Fantasy Circle
		Sea Island Circle
		Whitecap Circle
		EK Atwood Park

Project Manager	Years Experience	Projects
Daniel Bryant	20+	All projects listed above.

References

Name 5 projects of similar work, giving owner's name, representative's name, project engineers name, and telephone numbers for each

1. Marisol Boat Ramp	LJA Public Works
Manuel Guerra	(361)360-2144
Kristina Boburka	(956)761-3837
2. Fantasy Circle	Green, Rubiano & Associates
Rolando Rubiano	(956)428-4461
Kristina Boburka	(956)761-3837
3. Sea Island Circle	LJA Public Works
Manuel Guerra	(361)360-2144
Kristina Boburka	(956)761-3837
4. Whitecap Circle	Green, Rubiano & Associates
Rolando Rubiano	(956)428-4461
Kristina Boburka	(956)761-3837
5. EK Atwood Park	Cameron County Parks
Joe Vega	(956)761-3700

CERTIFICATION and ACKNOWLEDGMENT

The undersigned affirms that they are duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the contents of this bid have not been communicated to any other bidder prior to the official opening of this bid. To the extent this Contract is considered a Contract for goods or services subject to § 2270.002 Texas Government Code, Bidder certifies that it: i) does not boycott Israel; and ii) will not boycott Israel during the term of the Agreement. Additionally, the undersigned affirms that the firm is willing to sign the enclosed Standard Form of Agreement (if applicable).

Signed By: _____ Title: President

Typed Name: Daniel Bryant Company Name: Bryant Industrial Services, LLC

Phone No: (956)838-5120 Fax No: _____

Email: bryantindustrial@yahoo.com

Bid Address: 4601 Padre Blvd. South Padre Island, TX 78597
P.O. Box or Street City State Zip

Remit Address: PO Box 2460 South Padre Island TX 78597
P.O. Box or Street City State Zip

Federal Tax ID No: 35-2264892

DUNS No: 957362366

Date: OCTOBER 15, 2026

THE CINCINNATI INSURANCE COMPANY

Bid Bond

CONTRACTOR (Name, legal status and address):

Bryant Industrial Services, LLC
PO Box 2460
South Padre Island, TX 78597

SURETY (Name, legal status and principal place of business):

THE CINCINNATI INSURANCE COMPANY
6200 S. GILMORE ROAD
FAIRFIELD, OHIO 45014-5141

OWNER (Name, legal status and address):
City of South Padre Island
4601 Padre Blvd
South Padre, TX 78597

This document has important legal consequences, Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT:
5% of Amount Bid

PROJECT (Name, location or address, and Project number, if any):
Beach Access (Accessibility Improvements Bluewater Public Access)

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond the sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirements shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 1st day of October, 2026

(Witness)

Bryant Industrial Services, LLC
(Principal) *(Seal)*

(Title)

Gabby Castaneda
(Witness) Gabby Castaneda Assistant Account Manager

THE CINCINNATI INSURANCE COMPANY
(Surety) *(Seal)*

Stephanie Lucien
(Title) Stephanie Lucien Attorney-in-fact

The Company executing this bond vouches that this document conforms to American Institute of Architects Document **A310**, 2010 Edition.
S-2000-AIA (11/10) PUBLIC

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Vladimir Chernadurov, Rob Eppers, Michelle McCall, Russell Gourgues, Lauren Wood, Randi Meche , Mike Chatelain, Lisa Marroquin, Stephanie Lucien, Maria Pallares

of HOUSTON, TX
their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Ten Million Dollars and 00/100 ($10,000,000.00)

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

STATE OF OHIO)SS:
COUNTY OF BUTLER)

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.

Keith Collett, Attorney at Law
Notary Public – State of Ohio
My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 1st day of October , 2026 .

BN-1457 (3/21)

TEXAS IMPORTANT NOTICE

To obtain information or make a complaint:

You may call our toll-free telephone number for information or to make a complaint at:

1-800-635-7521

You may also write to us at:

The Cincinnati Insurance Companies
6200 South Gilmore Road
Fairfield, Ohio 45014 - 5141

or

The Cincinnati Insurance Companies
P.O. Box 145496
Cincinnati, Ohio 45250-5496

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
FAX# (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

RECORD OF ACTION BY UNANIMOUS WRITTEN CONSENT
OF
SPAW GLASS CONTRACTORS, INC.

UWC #2026-03

October 1, 2026

IN AS MUCH as Section 9.10(B) of the Texas Business Corporation Act provides that the Directors of a business corporation may act, without the formality of a meeting, by subscribing their names to a record of the action assented to and taken by them unanimously,

NOW, THEREFORE, BE IT RESOLVED that, in lieu of a meeting, the undersigned, being all the Directors of Spaw Glass Contractors, Inc., hereby unanimously consent to the following action, effective as of October 1, 2026:

RESOLVED that all formalities pertaining to the nomination and election of the corporation's officers are waived, and the following persons are elected to the position(s) set forth after their respective names to hold such office(s) until the election and qualification of their respective successors or until their earlier death, resignation, removal, or disqualification, and in their capacity as a duly elected officer of the corporation, are hereby authorized to execute contracts, bonds, and bid documents on behalf of the corporation:

Name	Title(s)
Weston Voss	Chief Executive Officer
Robert Friedel	Sr. Vice President, Chief Financial Officer, Secretary/Treasurer
Michael Emmons	Chief Operating Officer
David Paden	President, Austin Region
Jason Smith	President, San Antonio Region
Travis Evans	President, South Texas Region
Lloyd Faver	President, North Texas Region
Aaron Bradford	President, Houston Region
Joey George	Vice President of Operations
David Ajlani	COO Designate

IN WITNESS WHEREOF, the undersigned have executed this document as of the day and year first above written.

Weston Voss

Robert Friedel

Michael Emmons

CONTRACTOR'S PROPOSAL

Provide all necessary labor, materials, and supplies for the construction of the Beach Access #9 Accessibility Improvements project.

1. **Lump sum cost for parking development scope including Sidewalks and landscape (not including restroom utilities or drinking fountain).** $ 683,710.69

2. **Lump sum cost for restrooms including drinking fountain (include sanitary sewer and electrical utilities).** $ 488,040.02

3. **Lump sum cost for dune mitigation and irrigation (include potable water utility cost).** $ 113,147.34

4. **Lump sum cost for wood framed walk over including rinse stations.** $ 308,710.40

5. **Lump sum Owner's contingency** $ 100,000

LUMP SUM $ 1,693,608.45

TOTAL number of calendar days to substantial completion 211 calendar days

BY: Travis Evans 09-15-2026

Signature ***Date***

Travis Evans President, South Texas Region

Printed Name ***Title***

COMPANY: SpawGlass Contractors, Inc.

Address: 3008 W. Spur 54, Harlingen, TX 78552 **Phone:** 956-412-9880

Acknowledge:

Addendum No. 1 09-24-26

Addendum No. 2 09-29-26

Addendum No. 3 10-09-26

CONTRACTOR'S EXPERIENCE and QUALIFICATIONS

Name of Company: SpawGlass Contractors, Inc.

Company Years in Business: 74 years

List Municipal Projects
(Similar Projects in Size and Scope Completed in Last Five Years)

Project	Municipality	$ Amount	Type	Date
Dancy Building HVAC Upgrades	Cameron County	$2,620,000	Renovation	10-2026
Oliveria Park Restroom Renovations	City of Brownsville	$164,977	Renovation	07-14-25
1st Floor Remodel Security Offices	City of Brownsville	$63,387	Remodel	02-06-26
Comal County Landa/Annex Buildings Renovation	Comal County	$29,900,000	Renovation	
Courthouse Restoration Phase I	Willacy County	$8,500,000	Renovation	07-1-2022
Adult Probation	Cameron County	$1,658,000	Renovation	01-2021

Superintendent & Project Manager Information

Include Superintendent proposed for the project, years of experience as superintendent, project manager proposed for the project, and years' experience as project manager

Superintendent	Years Experience	Projects
Rogelio Mendoza	35 years	Cameron County Dancy Building HVAC Renovations
		Quinta Mazatlan Center for Urban Ecology
		Dancy Building Exterior Facade Historic Restoration and Re-Roofing
		UTRGV - Student Advisory ITT Building
		Frost Bank Prosper Financial Center

Project Manager	Years Experience	Projects
Mark Garza	25 years	VBMC - Clean & Soiled Linen Renovations
		UT-Laredo Academic ADA Office Renovations
		UT-Laredo ADA Sidewalk Renovations
		TSTC - Door & Hardware Wellness & Childhood Buildings

References

Name 5 projects of similar work, giving owner's name, representative's name, project engineers name, and telephone numbers for each

1. AEP American Electric Power - 9th Floor Remodel	539 N. Carancahua St, Corpus Christi, TX 78401
Shawn Lyman, Facility Project Coordinator	361-881-5487
2. Del Mar College Building Renovations and Improvements	101 Baldwin Blvd., Corpus Christi, TX 78404
John Strybos, VP & Chief Physical Facilities Officer	361-698-1160
Gignac Architects LLP - Nick Gignac	361-884-2661
3. Southwest Airlines - Ground Ops Remodel	2730 Airport Drive, Harlingen, TX 78550
Tyler Terashima, Facilities Project Manager	808-295-5925
4. Cameron County - Dancy Building HVAC Upgrades	1150 E Madison St., Brownsville, TX 78520
Georgina Lopez, Construction Management	956-456-0707
Ethos Engineering - Cesar Gonzalez	956-564-2827
5. City of McAllen - Quinta Mazatlan Center for Urban Ecology	600 Sunset Dr., McAllen, TX 78503
Edward Mendoza, Director of Engineering	956-681-1151

CERTIFICATION and ACKNOWLEDGMENT

The undersigned affirms that they are duly authorized to submit this bid, that this bid has not been prepared in collusion with any other bidder, and that the contents of this bid have not been communicated to any other bidder prior to the official opening of this bid. To the extent this Contract is considered a Contract for goods or services subject to § 2270.002 Texas Government Code, Bidder certifies that it: i) does not boycott Israel; and ii) will not boycott Israel during the term of the Agreement. Additionally, the undersigned affirms that the firm is willing to sign the enclosed Standard Form of Agreement (if applicable).

Signed By: _____ Title: President, South Texas Region

Typed Name: Travis Evans Company Name: SpawGlass Contractors, Inc.

Phone No: 956-412-9880 Fax No: N/A

Email: Travis.Evans@SpawGlass.com

Bid Address:	3008 W. Spur 54	Harlingen	Texas	78552
	P.O. Box or Street	City	State	Zip

Remit Address:	9331 Corporate Dr.	Selma	Texas	78154
	P.O. Box or Street	City	State	Zip

Federal Tax ID No: 74-2667352

DUNS No: 84-7052479

Date: 09-15-2026

CHUBB

Surety
202B Halls Mill Road, PO Box 1650
Whitehouse Station, NJ 08889-1650

O + 908.903.3485
F + 908.903.3656

Federal Insurance Company

AIA Document A310™ - 2010 Bid Bond

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR
(Name, legal status and address):
SpawGlass Contractors, Inc.
3008 W. Spur 54
Harlingen, Texas 78552

SURETY
(Name, legal status and principal place of business):
Federal Insurance Company
202B Halls Mill Rd., PO Box 1650
Whitehouse Station, NJ 08889-1650

OWNER
(Name, legal status and address):
City of South Padre Island
4601 Padre Blvd
South Padre Island, TX 78597

BOND AMOUNT
Five Percent of Greatest-Amount-Bid (5% GAB)

PROJECT
(Name, location or address, and Project number, if any)

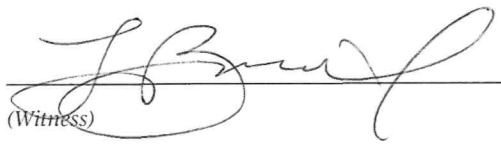
SPI Beach Access #9 Bluewater Circle Improvements
Project Number: 2026-SL05

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 7th day of October, 2026



(Witness)

SpawGlass Contractors, Inc.

(Principal)

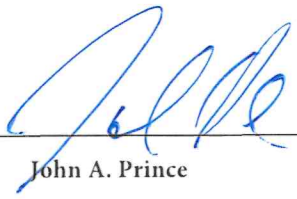


(Title) Travis Evans- President, South Texas Region

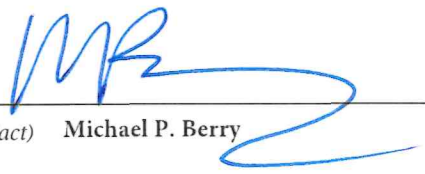
(Corporate Seal)

Federal Insurance Company

(Surety)



(Witness) John A. Prince



(Attorney-in-Fact) Michael P. Berry

(Corporate Seal)

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Delaware corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Andrew A. Adams, Norman E. Adams, Michael P. Berry, Cale G. Gottschalk, Michael Macomber, John A. Prince and Larry D. Snider of Houston, Texas ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this 17th day of **February, 2026.**

Rupert HD Swindells, Assistant Secretary

Stephen M. Haney, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this 17th day of **February, 2026** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Stephen M. Haney, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Stacy J Loftin
NOTARY PUBLIC OF NEW JERSEY
No. 50175208
COMMISSION EXPIRES OCT 15, 2026

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 7th day of October,2026

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

CONTRACTOR'S PROPOSAL

Provide all necessary labor, materials, and supplies for the construction of the Beach Access #9 Accessibility Improvements project.

1. Lump sum cost for parking development scope including Sidewalks and landscape (not including restroom utilities or drinking fountain). $ 870,870.00

2. Lump sum cost for restrooms including drinking fountain (include sanitary sewer and electrical utilities). $ 491,119.00

3. Lump sum cost for dune mitigation and irrigation (include potable water utility cost). $ 147,864.00

4. Lump sum cost for wood framed walk over including rinse stations. $ 538,174.00

5. Lump sum Owner's contingency $ 100,000

LUMP SUM $ 2,148,027.00

TOTAL number of calendar days to substantial completion 180 calendar days

BY: _____ 10-15-26

Signature *Date*

Geoffrey M. Clore — Managing Member

Printed Name *Title*

COMPANY: Clore Equipment LLC, a Texas limited liability company

Address: 21220 FM 1420, Harlingen, TX 78550 Phone: 956-748-4713 (O) 956-244-5395 (M)

Acknowledge:

Addendum No.1 X received - dated 09/24/2026

Addendum No.2 X received - dated 09/28/2026

Addendum No.3 X received - dated 10/09/2026

References

Name 5 projects of similar work, giving owner's name, representative's name, project engineers name, and telephone numbers for each

1. **Port of Harlingen Road & Truck Area Improvements**	Owner: Port of Harlingen Authority, 24633 Port Road,
Owner rep: Walker Smith, Port Director	Harlingen, TX 78550 Phone: 956-423-0283
Project engineer:	Engineer phone:
Final $6,693,602.31 - prime - 3/2021 to 12/2022	walker@portofharlingen.com
2. **MFE South Industrial Park Infrastructure**	Owner: City of McAllen
Owner rep: Steve Spoor, PE	Phone: 956-683-1000
Project engineer:	Engineer phone:
$5,828,421 - prime - 2023-2024	
3. **Main Floodwater Channel Weir**	Owner: Hidalgo County Drainage District No. 1
Owner rep: Omar Anzaldua, PE	Phone: 956-292-7080
Project engineer:	Engineer phone:
Final $996,582.28 - prime - 7/2022 to 10/2023	
4. **TxDOT Nueces County CSJ 0916-00-221**	Owner: TxDOT / Nueces County
Owner rep:	Phone:
Project engineer:	Engineer phone:
$2,575,369 - prime - 2019	
5. **Miradores Mitigation - earthwork & drainage**	Owner: EIP / Miradores Mitigation
Owner rep:	Phone:
Project engineer:	Engineer phone:
$7,370,329 - prime - 2020	

CLORE EQUIPMENT

21220 FM 1420 | Harlingen, TX 78550 | (O) 956.748.4713 | (F) 956.748.4714 | (M) 956.244.5395

PROPOSED PROJECT SCHEDULE

City of South Padre Island - ITB 2026-SL05 - Beach Access #9 Accessibility Improvements (Bluewater Public Access)

Clore Equipment LLC proposes to reach substantial completion in 180 calendar days from Notice to Proceed, as stated on the Contractor's Proposal. Work is sequenced so the parking area is built first, the walkover piles and framing follow while restroom construction proceeds in parallel, and dune mitigation and irrigation close out the project once heavy equipment is off the dune.

Phase	Work	Start (day)	Finish (day)
1. Mobilization & procurement	NTP, submittals, permits/GLO coordination, layout, SWPPP, order timber piles, lumber, pavers, restroom materials	1	30
2. Parking development	Demolition, earthwork, base, drainage, paver parking, sidewalks, landscape	20	90
3. Walkover - piles & framing	Timber pile driving, framing, composite decking, handrails, rinse stations	45	120
4. Restrooms	Foundations, building, drinking fountain, sanitary sewer (Add. 3 C-2.1) and electrical utilities	60	150
5. Dune mitigation & irrigation	Dune restoration, plantings, irrigation, potable water utility	120	165
6. Substantial completion	Punch list, final inspections, close-out documents	165	180

Sequence

- Parking -> Walkover / piles -> Restrooms (overlapping the walkover) -> Dune mitigation & irrigation -> Substantial completion
- Crews: Clore self-performs earthwork, base, utilities and site work; pile driving, carpentry, restroom trades, landscape and irrigation by subcontractors under a Clore superintendent on site full time.
- A detailed schedule will be submitted after Notice to Proceed and updated monthly.

GEOFFREY M. CLORE

Acting QC System Manager | Owner — Civil & Heavy Construction
Harlingen, Texas 78550 • (956) 244-5395 • geoff@cloreconstruction.com

PROFESSIONAL SUMMARY

Acting QC System Manager for Contract W912HY26CA019 and owner/operations leader with more than 20 years in civil and heavy construction, combining a finance background with hands-on command of estimating, project management, and field operations. Lead the self-perform and subcontracted delivery of earthwork, underground utilities, paving, drainage structures, and full site development on bonded public works projects for federal, state (TxDOT), county, and municipal owners across South Texas. Proven track record of profitable, on-spec delivery with zero terminations, zero failed contracts, and zero claims across 43 projects totaling more than $67.5 million in contract value.

CORE COMPETENCIES

- Heavy civil earthwork & grading
- Underground utilities (storm, sanitary, water)
- Cost & phase estimating (HCSS HeavyBid)
- GPS & machine-control / 3D modeling
- Precision laser grading & site design
- Bonded public works contracting
- Project management & operations leadership
- Job cost accounting & financial control
- Federal, state (TxDOT), county & municipal work
- Blueprint takeoff & survey/staking
- Subcontractor management & self-perform
- Paving, drainage structures & bridge work

PROFESSIONAL EXPERIENCE

Owner / Principal — Clore Equipment LLC, Harlingen, Texas *2014 – Present*

- Own and operate a civil construction firm self-performing the majority of civil scope, with subcontracted trades engaged based on project capacity and schedule.
- Direct all estimating, bidding, project management, and operations — from blueprint takeoff and cost modeling through construction, closeout, and warranty.
- Delivered 43 projects (35 as prime contractor, 8 as subcontractor) totaling over $67.5 million, maintaining a spotless record of zero terminations and zero claims.
- Manage job cost accounting, cash flow, bonding, and surety relationships across simultaneous federal, state, county, and municipal contracts.
- Pursue and execute federal contracting opportunities, including USACE and other federal site development work.
- Acting QC System Manager, Contract W912HY26CA019 (USACE Galveston District): implement the Contractor Quality Control system and three-phase control (preparatory, initial, follow-up) for all definable features of work, on and off site, including subcontractors and suppliers; report directly to the President with authority to direct corrective action and stop non-conforming work.

Lead Estimator / General Manager — Civil Construction Operations, Harlingen, Texas *2007 – 2014*

- Led multi-trade takeoff, estimating, and bid assembly for earthwork, utilities, paving, and site development projects.
- Managed field operations, equipment, crews, and subcontractors to deliver projects on schedule and within budget.

Accountant — American Light (Electrical Lighting Contractor) *2003 – 2005*

- Managed job cost accounting and financial reporting for a commercial electrical contractor, building the financial discipline that anchors current operations.

SELECTED PROJECT EXPERIENCE

- **Miradores Mitigation — $7.37M (Prime).** Large-scale roadway and wetland mitigation construction (52 bid items), spanning earthwork, drainage, and environmental scope.
- **Port of Harlingen Road & Truck Area Improvements — $6.69M (Prime).** Road reconstruction, heavy-duty truck staging, paving, drainage, and underground utilities across 115 unit-price bid items. Final contract value $6,693,602 inclusive of change orders.

CRIST TREVINO

Construction Superintendent — Clore Equipment LLC
Weslaco, Texas 78599 • (956) 246-1815 • c/o Clore Equipment LLC, 21220 FM 1420, Harlingen, TX 78550 • (956) 748-4713

PROFESSIONAL SUMMARY

Senior civil and commercial construction superintendent with more than 25 years leading site development, utility, roadway, earthwork, concrete, CMU, tilt-wall, and vertical construction projects across South Texas. Experienced in coordinating subcontractors, holding schedule, running quality control, and delivering projects safely and within budget — from site preparation through closeout. Proposed Superintendent for E.K. Atwood Park Improvements Phase II.

CORE COMPETENCIES

Site development & grading • Utilities & underground infrastructure • Concrete, CMU & tilt-wall • Subcontractor coordination • Scheduling & sequencing • Quality control & inspections • OSHA site safety • Plan & specification interpretation • Multi-crew management • Educational, multifamily & commercial buildings

PROFESSIONAL EXPERIENCE

Construction Superintendent — Clore Equipment LLC, Harlingen, Texas **2025 – Present**

- Field superintendent for civil, concrete, and site-work scopes on public and private projects in Cameron and Hidalgo counties; provides concrete and structures pricing input to estimating.

Owner / Senior Construction Superintendent — Self-Employed, South Texas **2019 – 2025**

- Managed commercial, civil, and residential construction projects independently throughout South Texas.
- Directed site development — grading, utilities, concrete placement, drainage, and infrastructure — and all daily field operations: subcontractor coordination, scheduling, inspections, and quality control.
- Handled procurement, manpower, material deliveries, and construction sequencing to plans and specifications.

Construction Superintendent — Broaddus Construction, McAllen, Texas **2015 – 2019**

- Led construction of a $22M, 16-acre multifamily development: 17 building pads, site preparation, utilities, roadway subgrade, and two- and three-story vertical construction.
- Oversaw installation of approximately 2,000 LF of 10-inch water line and associated underground infrastructure; met budget, schedule, and quality milestones.

Project Manager / Construction Superintendent — Rhino Contractors, Harlingen, Texas **2010 – 2015**

- Managed two concurrent commercial/civil projects valued at approximately $10M, including work associated with Lackland Air Force Base.
- Supervised grading, elevations, utility installation, and site work; directed crews and subcontractors to production schedules and safety standards; met time and budget goals.

Construction Superintendent — Ziwa Corporation, Brownsville, Texas **2003 – 2010**

- Supervised commercial and educational construction projects throughout South Texas — concrete, utility, structural, and finish trades — managing subcontractors, field crews, inspections, and daily activities.

Construction Superintendent — Williamson Construction, Pharr, Texas **1997 – 2002**

- Constructed IDEA Academy ($4M): four buildings, utilities, and site work — delivered on time and on budget.
- Erected tilt-wall panels for Airport, Memorial, and North Bridge Elementary schools ($2M); built classroom additions at Clecker-Held Elementary, supervising CMU and TPO roofing installation.
- Oversaw utilities, concrete, roofing systems, CMU, and site development on educational and civil projects.

RELEVANT EXPERIENCE FOR THIS PROJECT

- **Public and educational facility buildings: IDEA Academy; Airport, Memorial, North Bridge, and Clecker-Held Elementary (Williamson); educational projects throughout South Texas (Ziwa).**
- **CMU and concrete structures, roofing systems, and site utilities — the core of the Atwood restroom, changing-room, and rinse-station scope.**
- **Site utilities, drainage, and grading on South Texas commercial and civil sites, including Cameron County work based in Brownsville and Harlingen.**

JOHNNY MENDEZ

CONTACT

San Benito, TX 78586

956-556-5576

johnny.mendez0708@gmail.com

SKILLS

- Engineering design
- Research and development
- Project management
- Project coordination
- AutoCAD expertise
- Computer-aided design

LANGUAGES

English

Native or Bilingual

Spanish

Native or Bilingual

Engineering professional with strong background in delivering technical solutions and managing project timelines. Proven ability to collaborate effectively with teams and adapt to changing project requirements. Known for commitment to achieving high-quality results. Certified Engineer-in-Training on track for professional licensure within the next year.

WORK HISTORY

October 2023 - May 2026

Graduate Engineer II ***Scheibe Consulting LLC,*** Harlingen, TX

- Led design and implementation of engineering projects, ensuring compliance with industry standards.
- Managed multiple projects simultaneously while maintaining strict deadlines and high-quality work standards.
- Assisted in the creation of technical documentation, such as manuals, reports, and specifications, to support project deliverables.
- Studied corrections from senior engineers to learn and grow professionally.

January 2015 - October 2023

Engineering Intern ***McKim & Creed Engineering (formerly Texas Engineering And Mapping Co.)***, Stafford, TX

- Engaged with clients and municipal authorities to streamline project approval processes.
- Land development design: grading, underground utilities, paving joints, SWPPP
- Assisted in drafting tasks while coordinating with team members for project alignment.
- Conducted thorough reviews and redlined plans to enhance clarity and accuracy.
- Detention/Mitigation Calculations
- Supported project teams by preparing technical documentation and design drawings, ensuring compliance with standards.
- Contributed to site assessments, gathering field data, and performing quality control checks on deliverables.

EDUCATION

May 2014

B.A Science Civil Engineering

Texas A&M Kingsville

Degree in Civil Engineering, May 2014

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Clore Equipment, LLC
21220 FM 1420
Harlingen, TX 78550

SURETY:
(Name, legal status and principal place of business)
United States Fire Insurance Company
305 Madison Avenue
Morristown, NJ 07960

OWNER:
(Name, legal status and address)
City of South Padre Island
4601 Padre Blvd
South Padre Island, TX 78597

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Greatest Amount Bid ($ 5% G.A.B.)

PROJECT:
(Name, location or address, and Project number, if any)
Beach Access #9 Accessibility Improvements (Bluewater Public Access)
ITB 2026-SL05, GRA Project No. 1065-23 — Clore Job 260911

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 15th day of October, 2026

(Witness)	Clore Equipment, LLC *(Principal)* *(Seal)*
	(Title)
Agathe Baluti *(Witness)*	United States Fire Insurance Company *(Surety)* *(Seal)*
	(Title) Yamillec Hite, Attorney-in-Fact

Init.

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POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

02485

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brent Baldwin, Brock Baldwin, William D. Baldwin, Michael B. Hill, Russ Frenzel,
John A. Aboumrad, Yamillec Hite, Cynthia Alford, Neira Hernandez

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 21st day of January, 2026.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 21st day of January, 2026, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/25/2028
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 15th day of October 2026

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

CONTACT INFORMATION: Bond Verifications: surety@cfins.com / Claims: SuretyClaimsSupport@cfins.com

CRUM & FORSTER

HAVE A COMPLAINT OR NEED HELP?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

Crum & Forster[1]

To get information or file a complaint with your insurance company or HMO:

Call: Mr. Mark Scheetz, VP at our toll-free number

Toll-free:	**1-888-890-1500**
Online:	www.cfins.com
Email:	info@cfins.com
Mail:	305 Madison Avenue Morristown, NJ 07960

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question:	1-800-252-3439
File a complaint:	www.tdi.texas.gov
Email:	ConsumerProtection@tdi.texas.gov
Mail:	Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

[1]Crum & Forster is a registered trademark of United States Fire Insurance Company.

Crum & Forster policies may be written in the following insurance companies: United States Fire Insurance Company, The North River Insurance Company and Crum & Forster Indemnity Company. Please refer to your Policy Declarations for the name of the insurance company that issued your policy, bond or certificate.

¿TIENE UNA QUEJA O NECESITA AYUDA?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

Crum & Forster[1]

Para obtener información o para presentar una queja ante su compañía de seguros o HMO:

Llame: Sr. Mark Scheetz, VP a nuestro número gratuito

Teléfono gratuito:	**1-888-890-1500**
En línea:	www.cfins.com
Correo electrónico:	info@cfins.com
Dirección postal:	305 Madison Avenue Morristown, NJ 07960

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al:	1-800-252-3439
Presente una queja en:	www.tdi.texas.gov
Correo electrónico:	ConsumerProtection@tdi.texas.gov
Dirección postal:	Consumer Protection, MC: CO-CP, Texas Department of Insurance, PO Box 12030, Austin, TX 78711-2030

[1]Crum & Forster es una marca registrada de United States Fire Insurance Company.

Las pólizas de Crum & Forster pueden estar escritas en las siguientes compañías de seguros: United States Fire Insurance Company, The North River Insurance Company y Crum & Forster Indemnity Company. Consulte las Declaraciones de su póliza para conocer el nombre de la compañía de seguros que emitió su póliza, fianza o certificado.

Item No. 5.2

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 27, 2026

NAME & TITLE: Emily Kornblum

DEPARTMENT: Shoreline Department

ITEM
Discussion and action to provide a recommendation to City Council regarding a beach and dune permit at 5104 Gulf Boulevard. (Kornblum)

ITEM BACKGROUND
Applicant proposes construction of a 4-story condominium, dune walkover, roof area, parking structure, pool, and amenities located at 5104 Gulf Boulevard. This site formerly had a building prior to 2005, as seen with Google historic imagery, and later was used as a staging area for construction of the neighboring duplexes. This led to the lot west of the Historic Building Line (HBL) devoid of critical dunes, native vegetation, and beach-quality sand. However, the walkover is proposed east of the HBL, and will have an immediate impact of 75 square feet of vegetation at the foot of the walkover.

The applicant proposes using Thruflow decking to minimize impacts by having greater light penetration to the vegetation below. The applicant will monitor the area for the length of the permit to ensure the success of the vegetation with this type of decking. If any shade impacts do occur, they plan to mitigate, as seen within their mitigation plan. All mitigation will be onsite and at a 1:1 ratio. This plan is consistent with the City's Beach Use and Access Plan.

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
Chapter 9: Shoreline

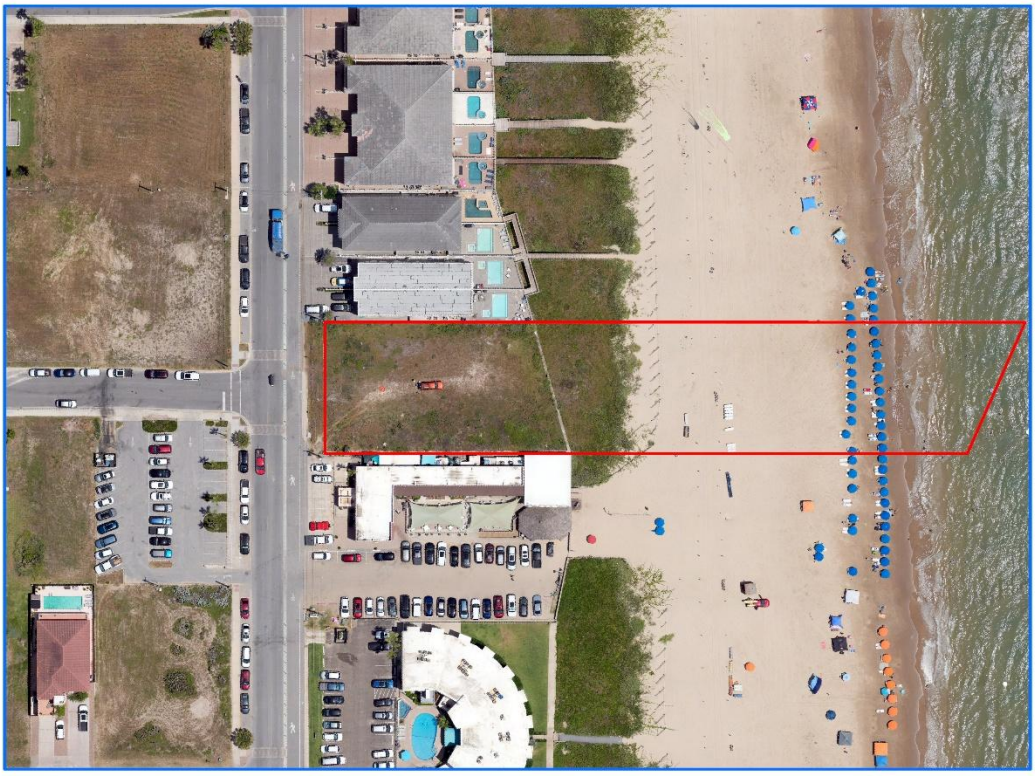
LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

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ENVIRONMENTAL AND GIS

Beach Construction and Dune Protection Permit Application
Verona Condominiums

5104 Guld Blvd.
South Padre Island
Cameron County, Texas



Application Submittal
Original Submittal: September 4, 2026

Prepared For:
11-11 Developments LLC
2000 S Main Suite 367
McAllen, Texas 78503

Prepared By:
ERGIS LLC
2216 Padre Blvd, Suite B-48
South Padre Island, TX 78597

PO Box 1072 Claremore OK 74018 • 361.549.6699 • philiph@ergis.us

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ERGIS ENVIRONMENTAL AND GIS

Beach Construction and Dune Protection Permit Application

For

Verona Condominiums
5104 Gulf Blvd, Suite 367
South Padre Island
Cameron County, Texas

Prepared For:
11-11 Developments LLC
2000 S Main Suite 367
McAllen, Texas 78503

Prepared By:
ERGIS LLC
2216 Blvd Suite B-48
South Padre Island, Texas 78597

Application Submitted:
Original Submittal: September 4, 2026

PO Box 1072 Claremore OK 74018 • 887.445.6699 • philh@ergis.us

Permit Application

Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-8111
Fax: (956) 761-3898

Site for Proposed Work

Legal Description:

Physical Address: 5104 Gulf Blvd, South Padre Island, TX 78597

Property Owner Information

Name: 11-11 Devlopments LLC

Mailing Address: 2000 S Main Suite 367

City: McAllen State: TX

Zip: 78503 Country: USA

Phone Number: 956-752-2050

Fax Number:

E-Mail Address: rikalife@yahoo.com

Applicant / Agent for Owner

Name: ERGIS LLC

Mailing Address: 2216 Padre Blvd, Suite B-48

City: South Padre Island State: TX

Zip: 78597 Country: USA

Phone Number: 361-549-6699

Fax Number:

E-Mail Address: philiph@ergis.us

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here RK)

Owner(s) Signature(s):

Date: September 4, 2026

Applicant Signature:

Date: September 4, 2026

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

See Project Description in Appendix V

See all drawings, maps survey and reports in Appendix I through VII

Total Square Footage of Footprint of Habitable Structure: 17,342

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 15,138

Percentage Impervious Surface [(impervious surface / habitable footprint)* 100]: 87%

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction: 15 Months

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: NA Date Submitted: _____

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

☐ No change in the drainage on site.

☑ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: See attached Drainage Statement Plan in Appendix III

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

☑ No damage to dune vegetation whatsoever.

☐ The proposed construction will impact _____% of the dune vegetation site. (An explanation of the "impact" will be required.)

☐ The proposed construction will require the removal and relocation of _____% of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

2. How will the proposed construction alter the dune size/shape at the project site?

☑ No change to dune size/shape whatsoever.

☐ The proposed construction will change_____% of the size/shape of dunes on site. (Details will be required.)

☐ The proposed construction will require the removal and relocation of _____% of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

3. How will the proposed construction change the hydrology of the dunes at the project site?

☑ No change to dune hydrology whatsoever.

☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information: _____

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

See Appendix V

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

See Appendix V

Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation.

Explanation / Other Information: See Mitigation Plan in Appendix VI

See drawings and maps for Mitigation Plan in Appendix I

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted: NA Date of Submission: _____

Checklist of Additional Required Application Information

Please provide accurate map(s), plat(s), or site plan(s) showing all of the following items:

- ☑ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☑ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☑ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☑ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☑ 5. Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☑ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☑ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☑ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☑ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information that is to be submitted with the permit application:

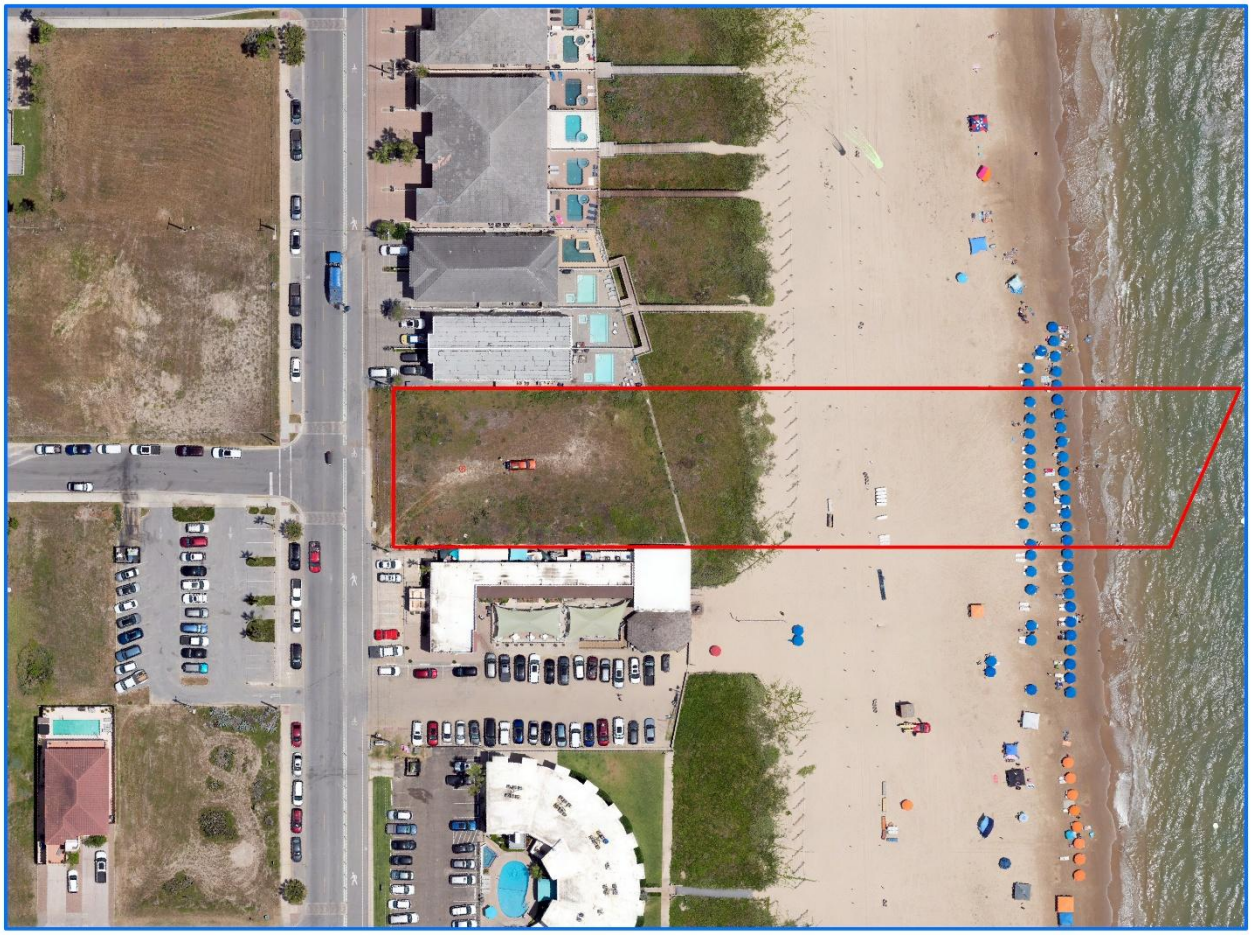
- ☑ 1. A grading and layout plan showing proposed contours for the final grade.
- ☑ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☑ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☑ 4. Copy of the Flood Rate Map showing the location of the subject property (https://msc.fema.gov/portal/home).
- ☑ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology (https://coastal.beg.utexas.edu/shorelinechange2024/).
- ☑ 6. Full mitigation plan at a minimum 1:1 ratio for all impacts to sand dunes and dune vegetation. This plan should be accompanied with a written statement regarding impacts for both in-place and/or compensation mitigation along with a proposed site plan showing where the impacts are located and where they will be mitigated. Mitigation is required for all dune and vegetation impacts seaward of the City's Dune Protection Line.
- ☑ 7. Mitigation notices to adjacent property owners. *Per TAC 15.3, where a mitigation plan is required, applicant must provide contact information for all landowners immediately adjacent to the tract and affirmation that the applicant will send notices to the adjacent owners notifying them at least 10 days prior to the hearing on the application. A draft of this letter needs to be included with the permit application.*
- ☑ *8.* Application fee of either $250 or $600, depending on project scope.

YOUR APPLICATION IS NOT COMPLETE UNLESS ALL INFORMATION REQUESTED ABOVE IS SUBMITTED.

PERMITTING TIMELINE (See City of South Padre Island Code of Ordinances Sec. 22-10):
Once the permit application is fully submitted, City staff have ten (10) business days to review. Staff will then send all documents and a letter of pre-determination to the Texas General Land Office (GLO).
The GLO has either ten (10) or thirty (30) business days to review depending on the project scope, and provide their comment letter.
If applicable, it will go before the Shoreline Task Force at their next available meeting. The Task Force may have up to six (6) weeks to review permit applications, and will forward a recommendation to the City Council.
The City Council shall either grant or deny a permit application within four (4) weeks of receiving a recommendation from the Task Force. The City Council has a right to make modifications to and/or overturn a recommendation of the Task Force.

Appendices

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Appendix

Verona Condominiums

Prepared For
11-11 Developments LLC
McAllen, Texas 78503

September 4, 2026

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Verona Condominiums

Dune Permit Appendix

I. ERGIS Maps Package

II. Architectural Drawings

III. Civil Engineering

IV. Survey Drawings

V. Project Description

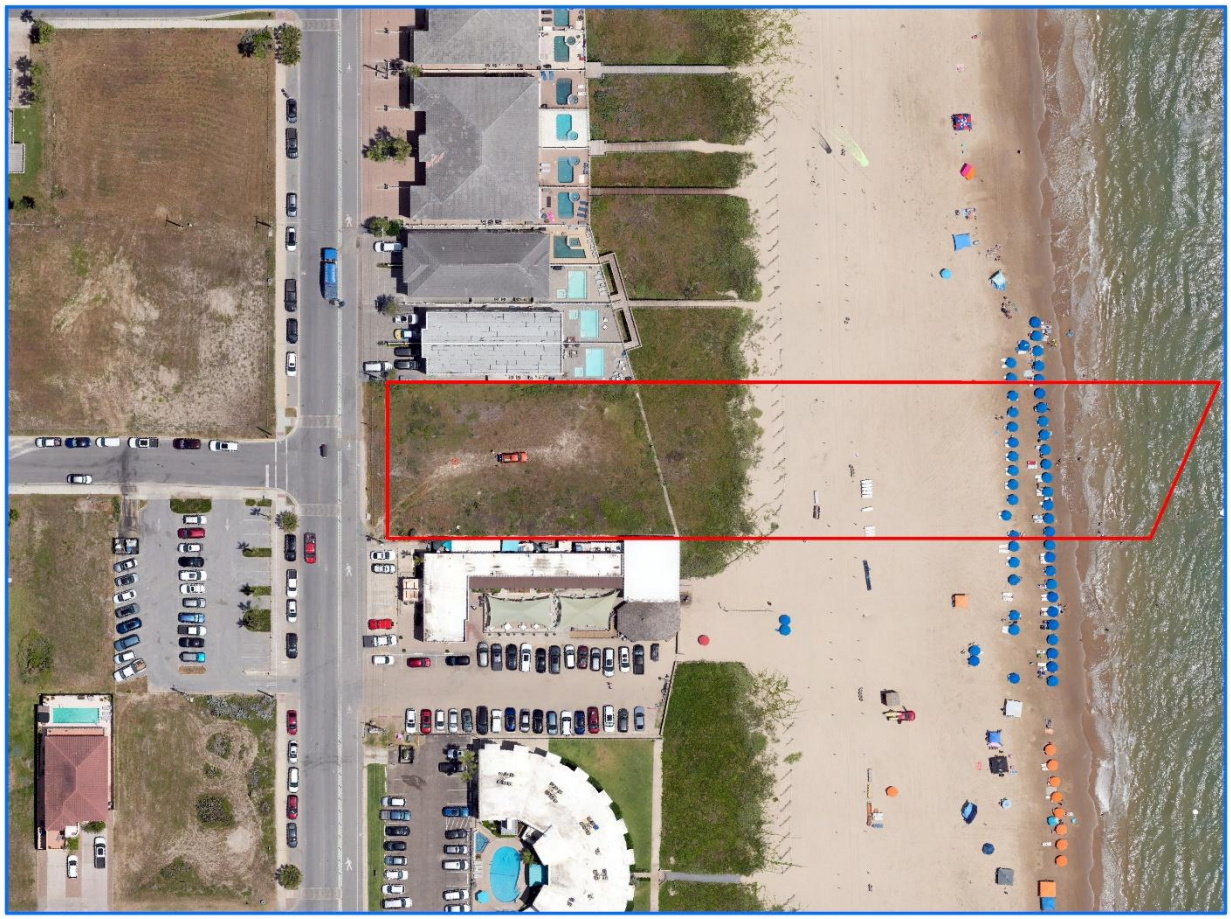
VI. Mitigation Plan

VII. Photographic Log

Appendix I

Map Package

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Maps and Drawings
For
Beach & Dune Construction Permit
Prepared For
11-11 Developments LLC
2000 S. Main St. Suite 367
McAllen, Texas 78503

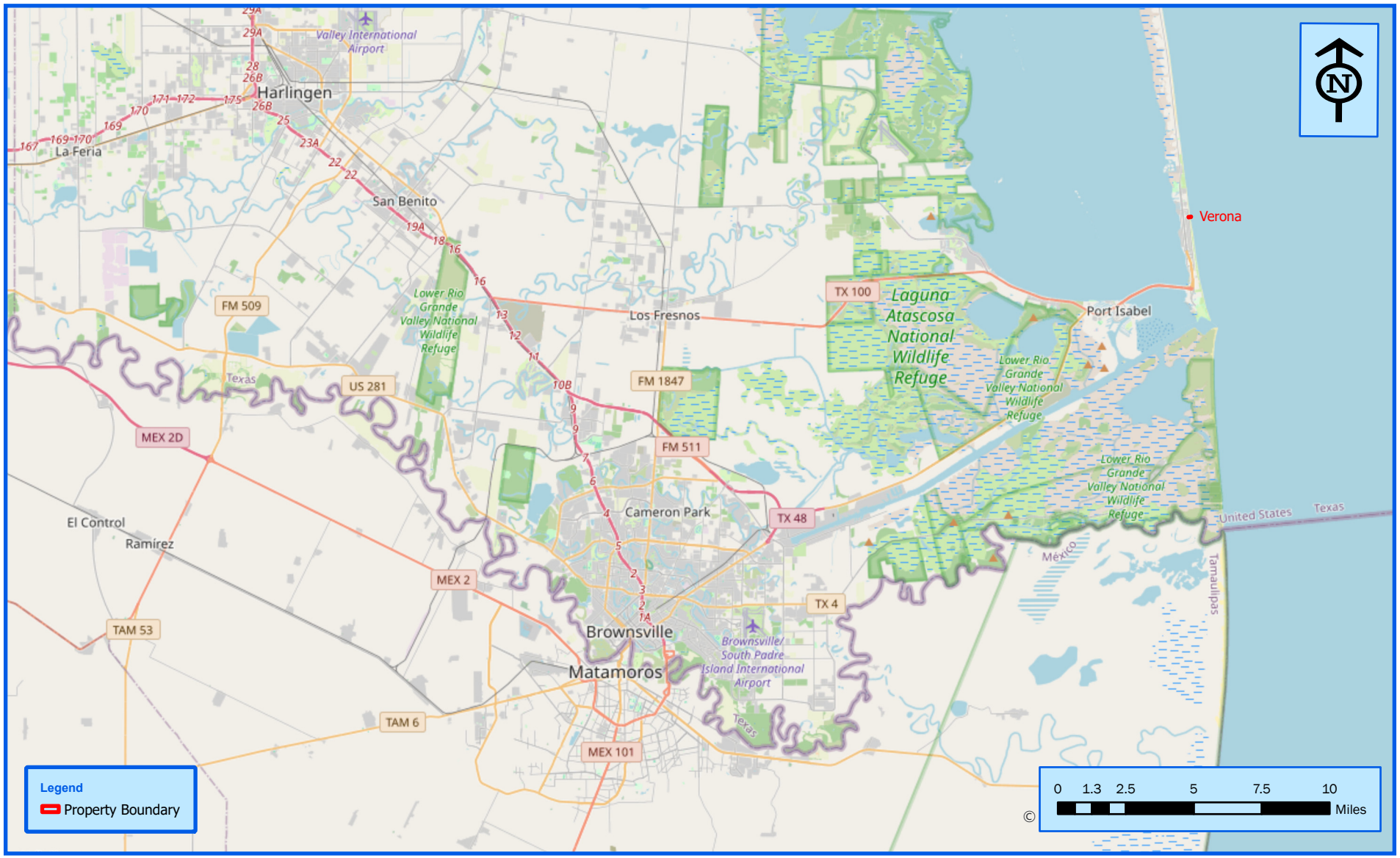
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Maps & Drawings

Maps



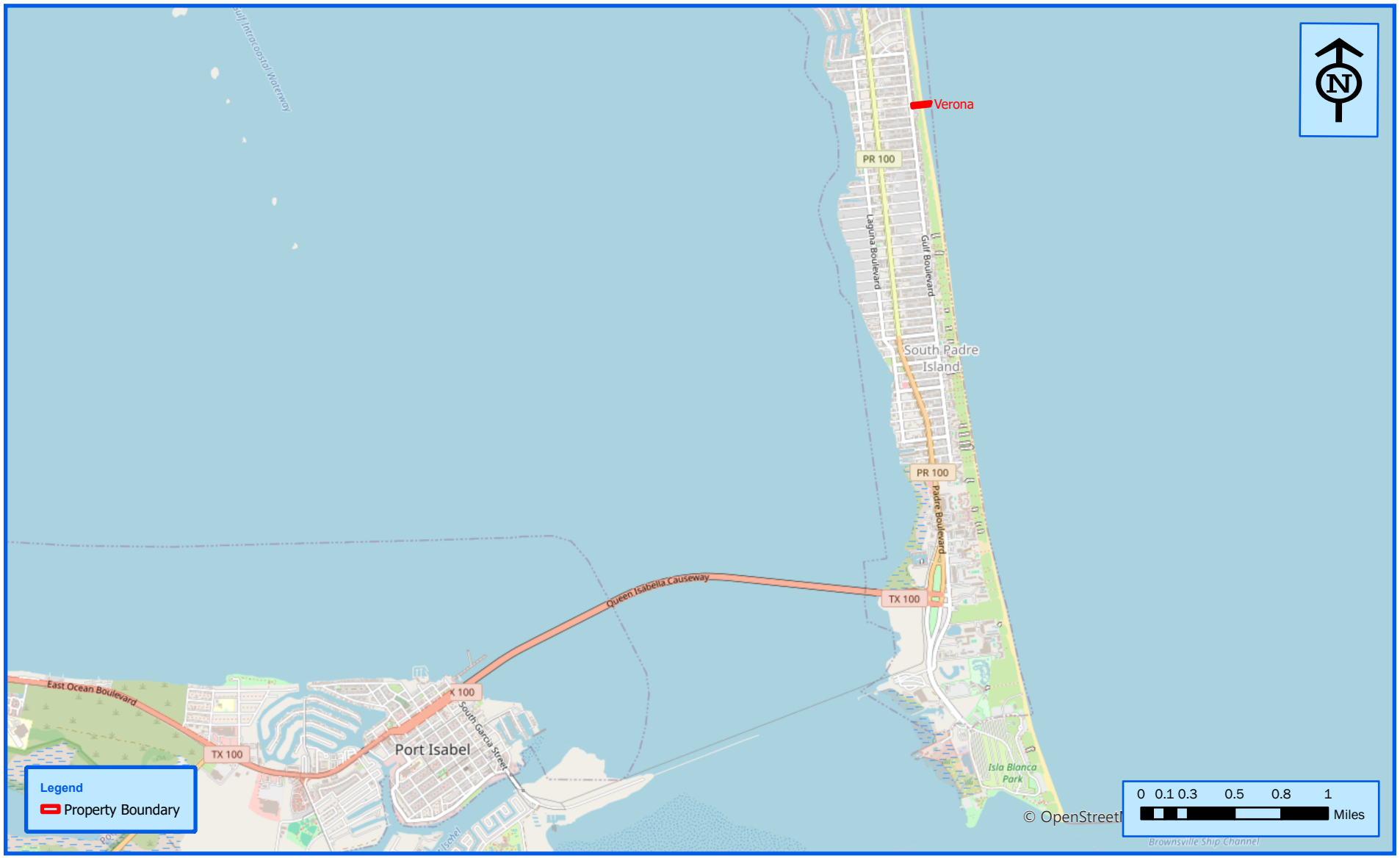
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Date: September 7/26/2026
Maps By: ERGIS
Date: 9/1/2026
Revised:
Revised:
Special Notes:

Verona Condominiums
5104 Gulf Blvd.
South Padre Island, Texas
Figure No. 1.0
Vicinity Map

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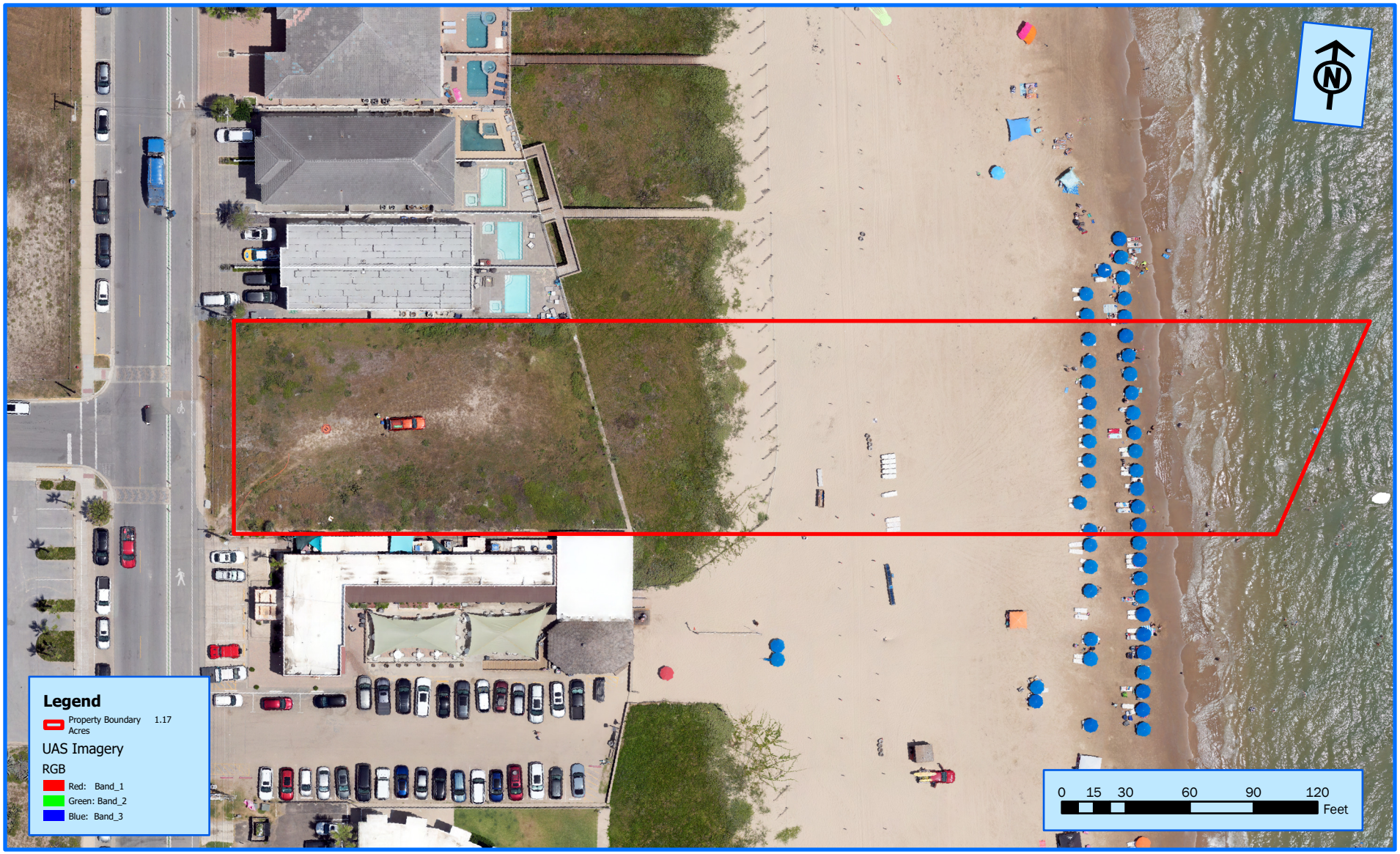
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Special Notes:

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Location Map

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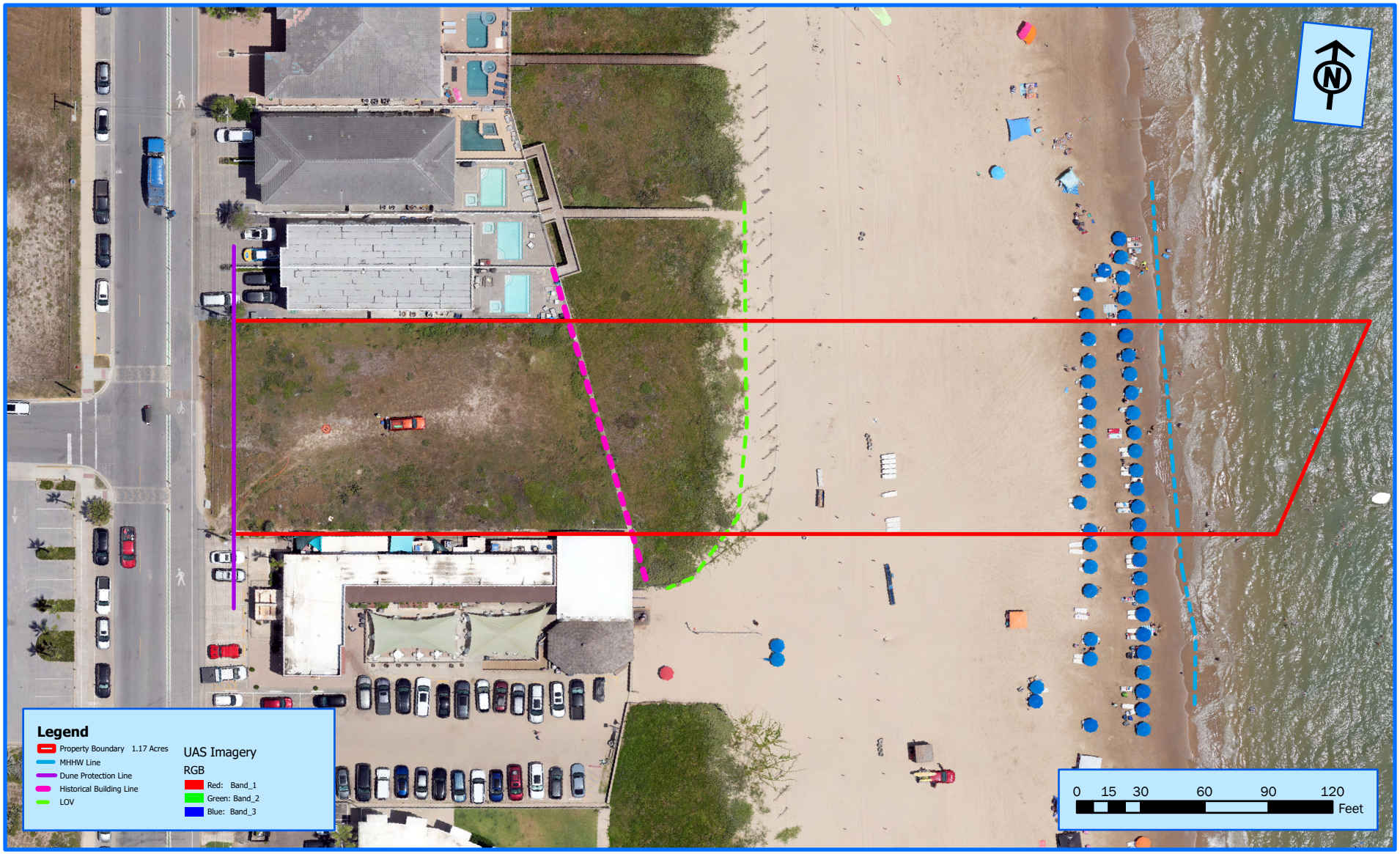


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Fieldwork By: ERGIS
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Maps By: ERGIS
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Revised:
Revised:
Special Notes:

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South Padre Island, Texas
Figure No. 3.0
Site Map

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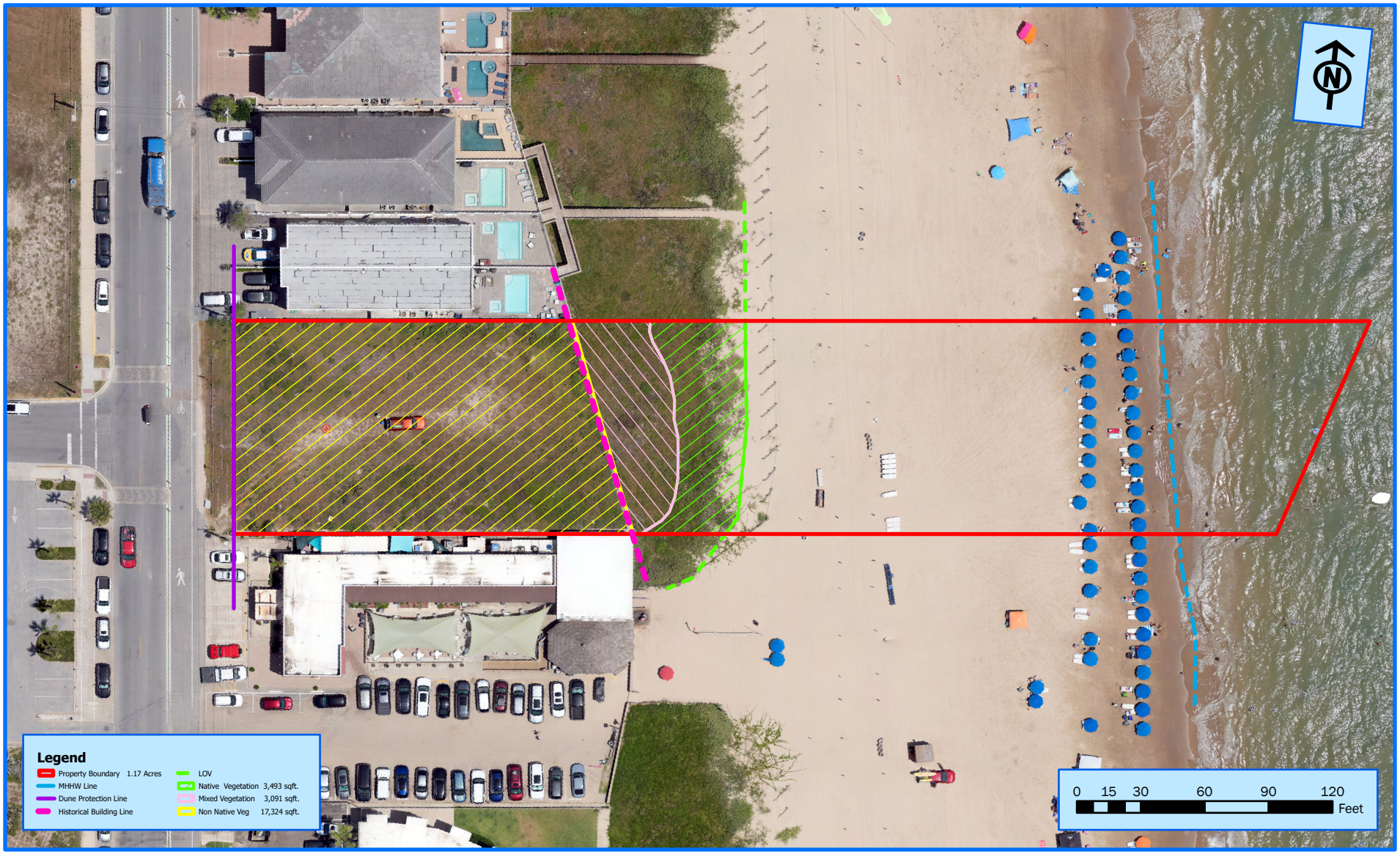
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Revised:
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South Padre Island, Texas
Figure No. 4.0
Dune Resource Map

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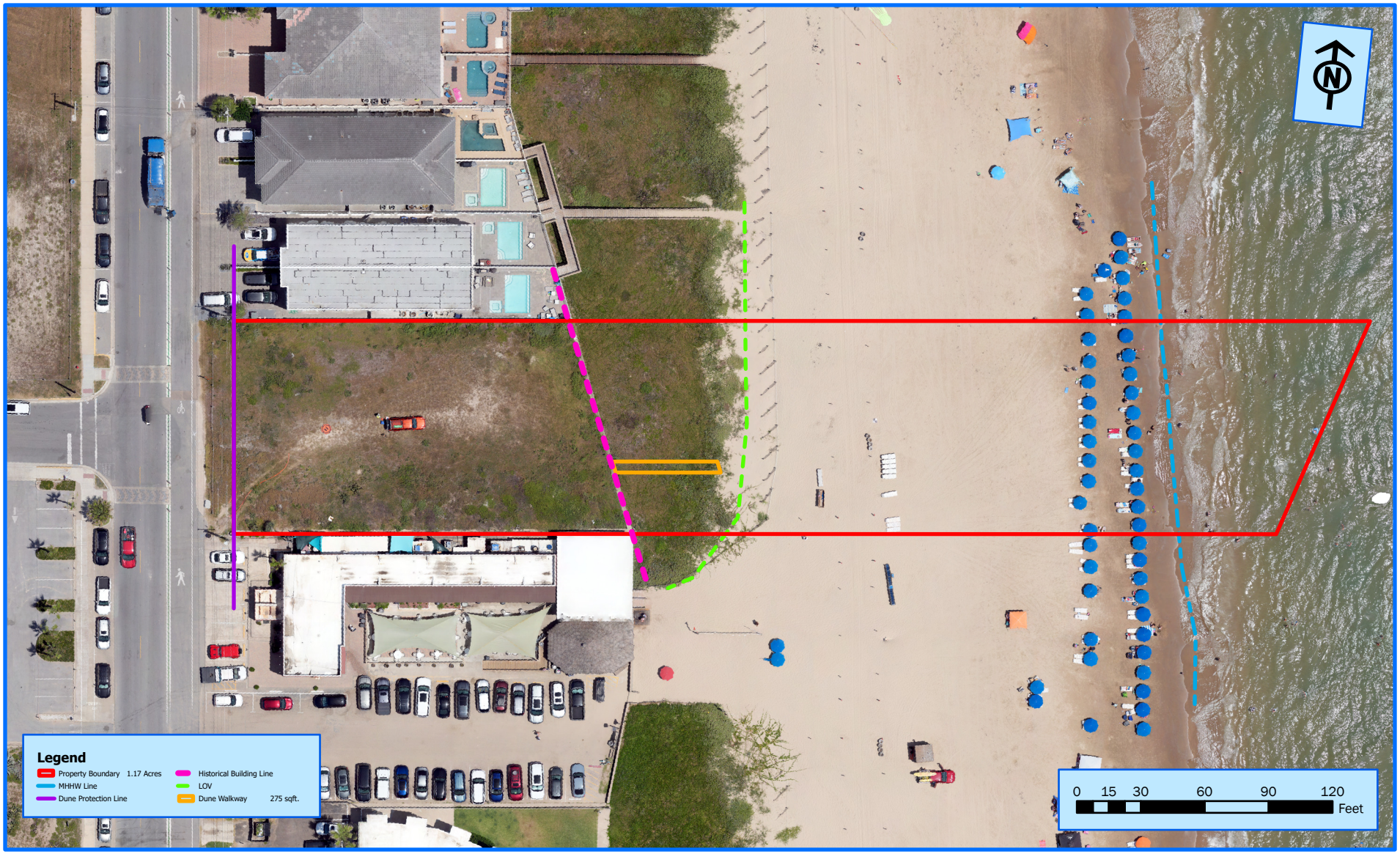
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Date: 9/1/2026
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Revised:
Special Notes:

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Figure No. 5.0
Vegetation Cover Map

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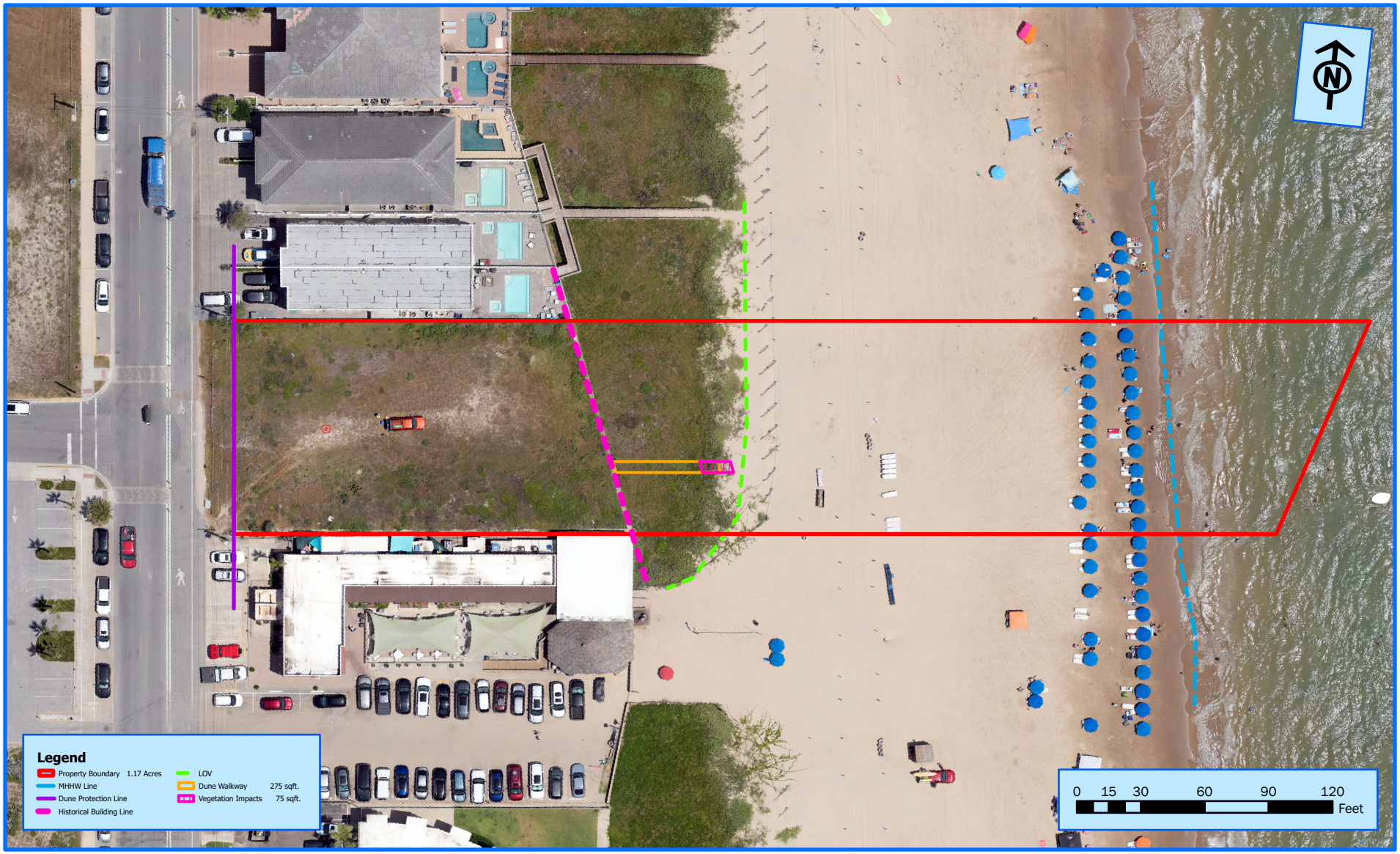


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Maps By: ERGIS
Date: 9/1/2026
Revised:
Revised:
Special Notes:

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South Padre Island, Texas
Figure No. 6.0
Dune Walkway Map

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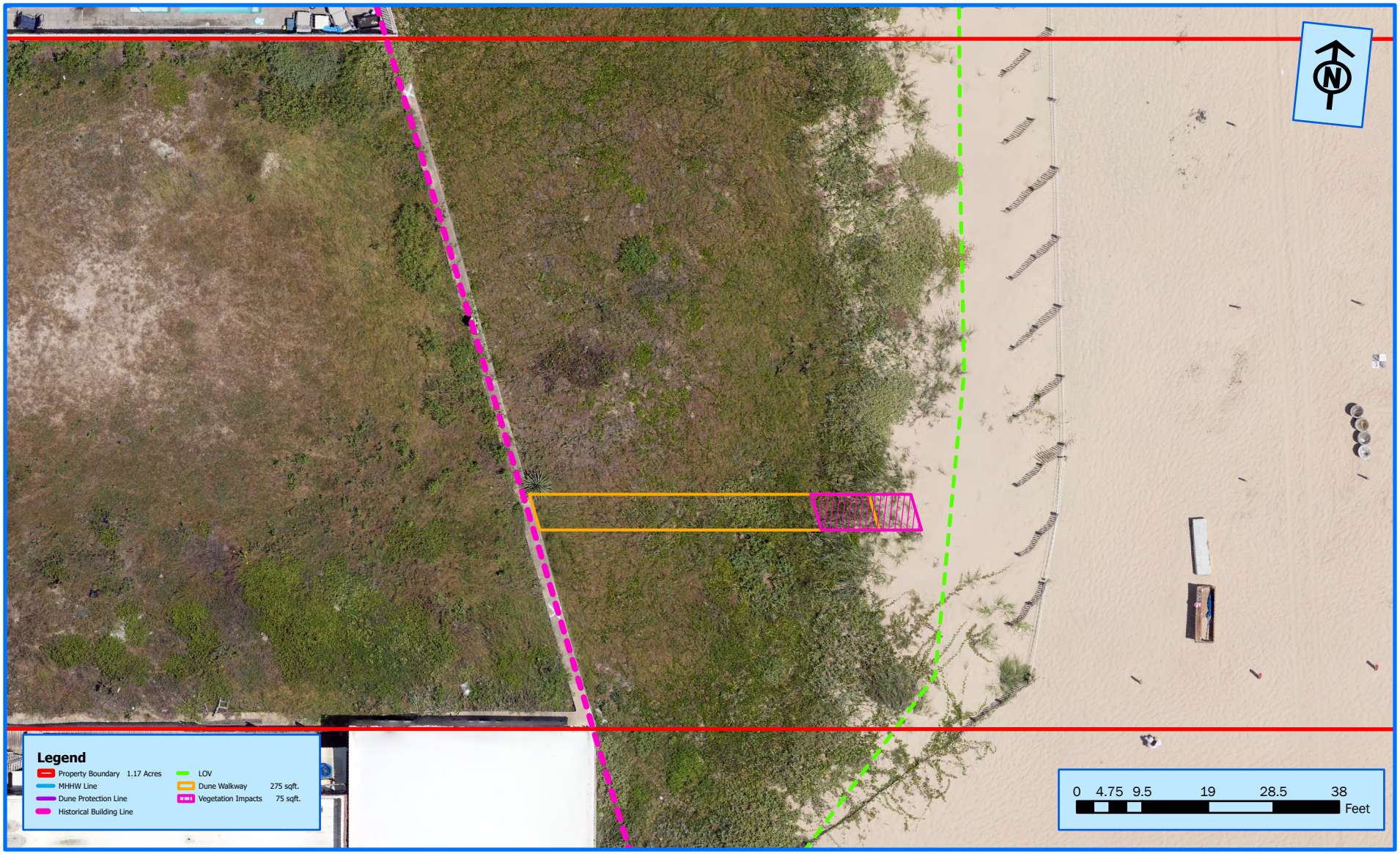


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Date: September 7/26/2026
Maps By: ERGIS
Date: 9/1/2026
Revised:
Revised:
Special Notes:

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South Padre Island, Texas
Figure No. 6.1.1
Walkway Vegetation Impacts Map

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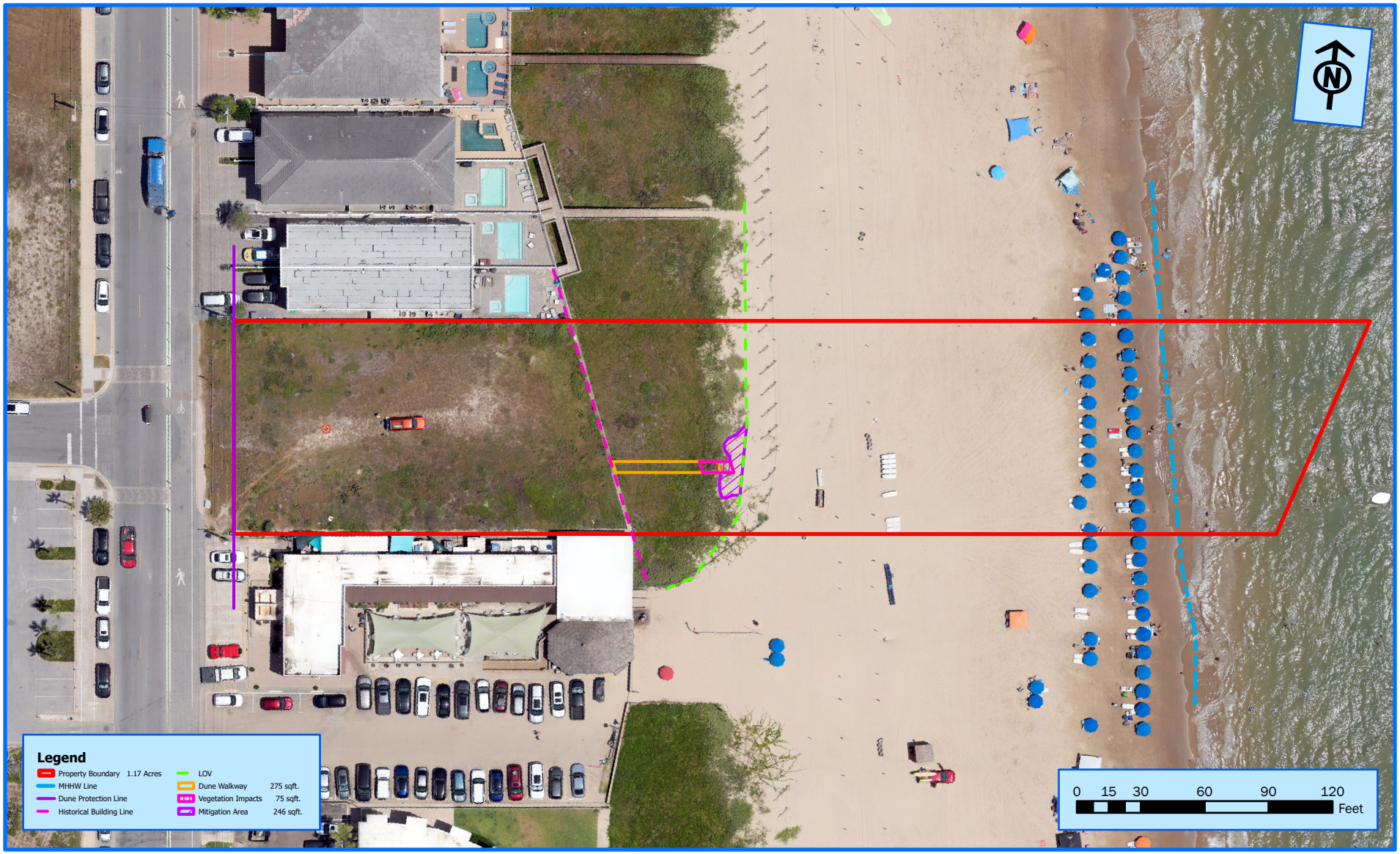


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Maps By: ERGIS
Date: 9/1/2026
Revised:
Revised:
Special Notes:

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Figure No. 6.1.2
Walkway Vegetation Impacts Map

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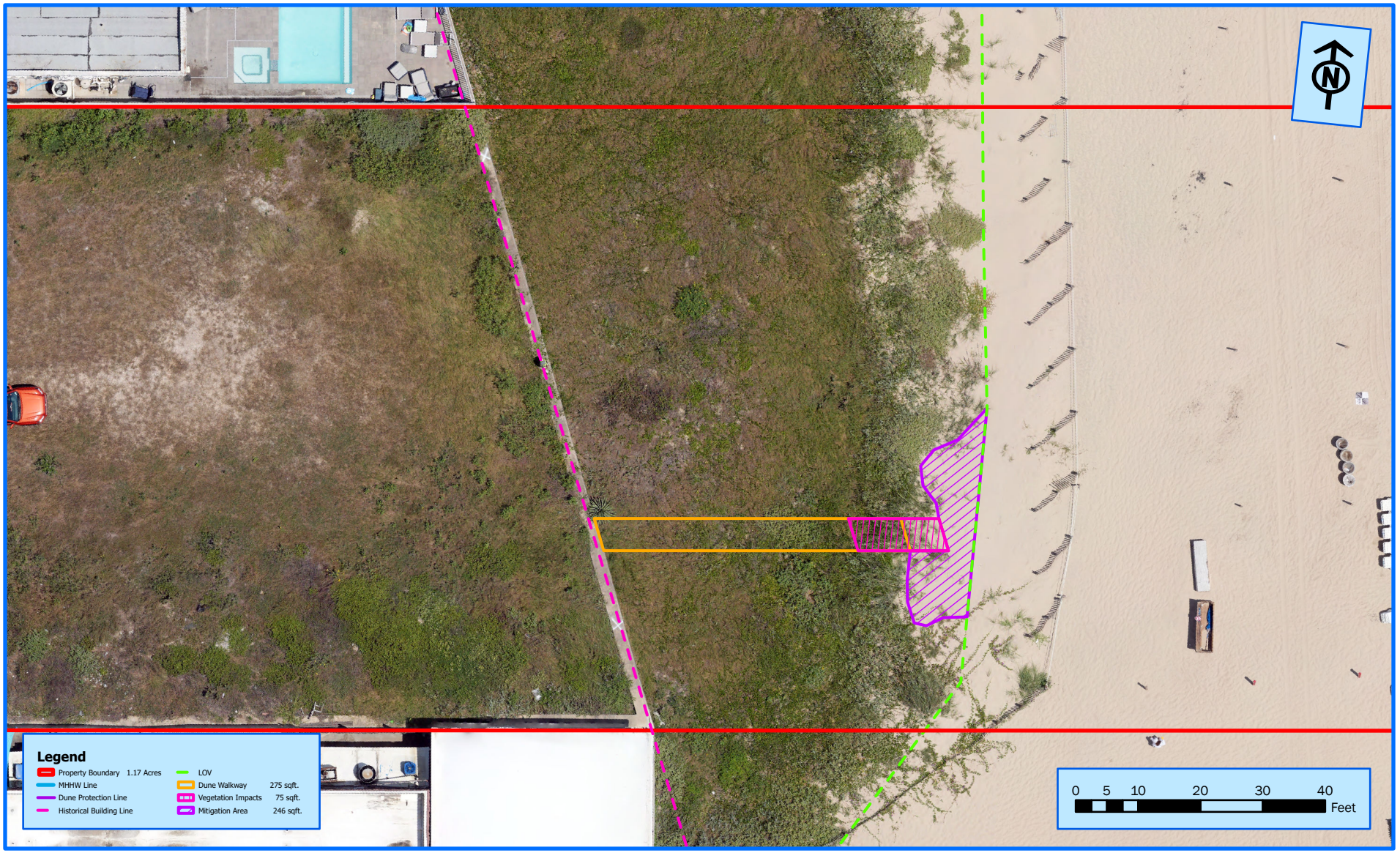


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Date: 9/1/2026
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Revised:
Special Notes:

Verona Condominiums
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South Padre Island, Texas
Figure No. 6.2.1
Walkway Vegetation Mitigation Map

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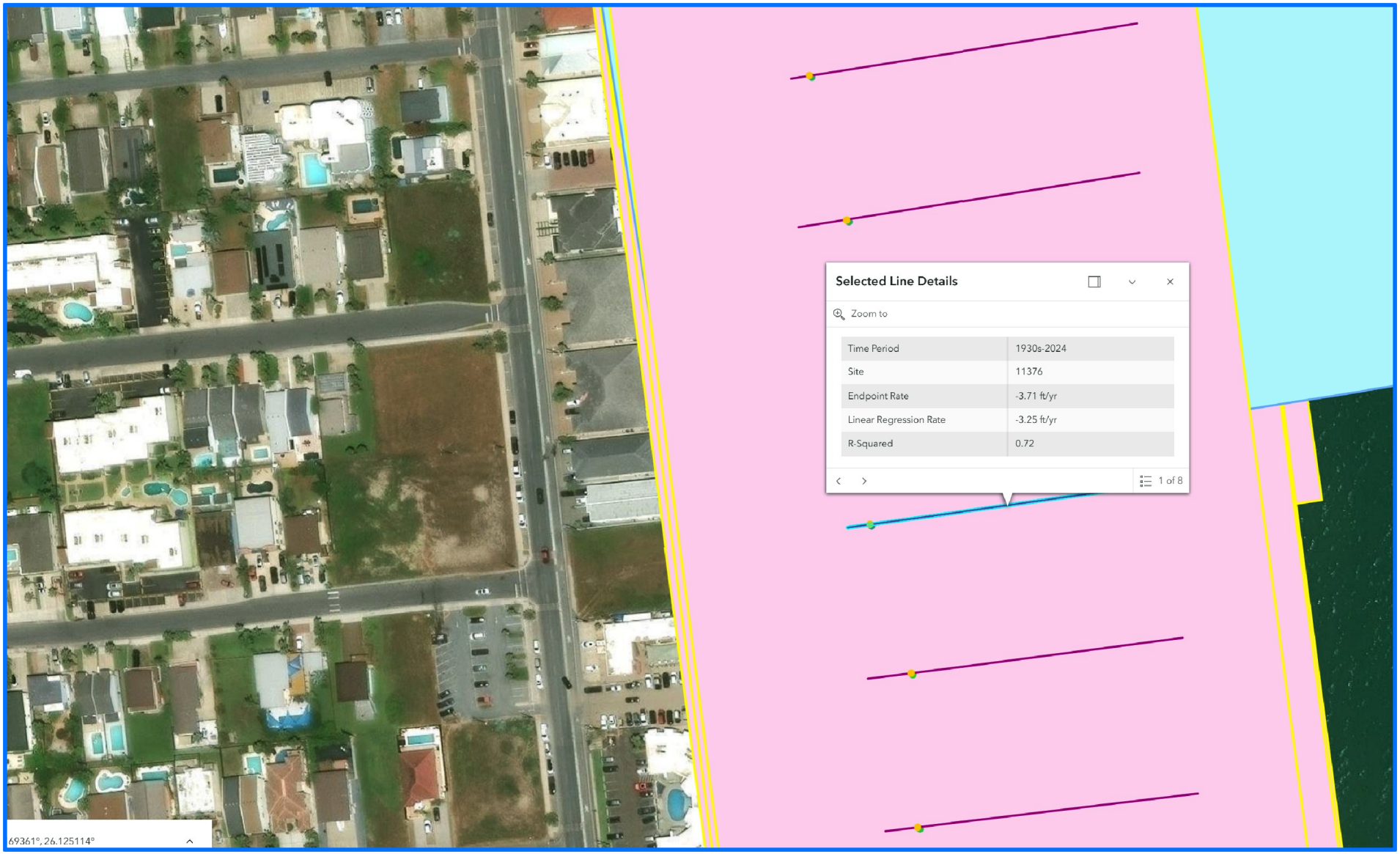


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Figure No. 6.2.2
Walkway Vegetation Mitigation Map

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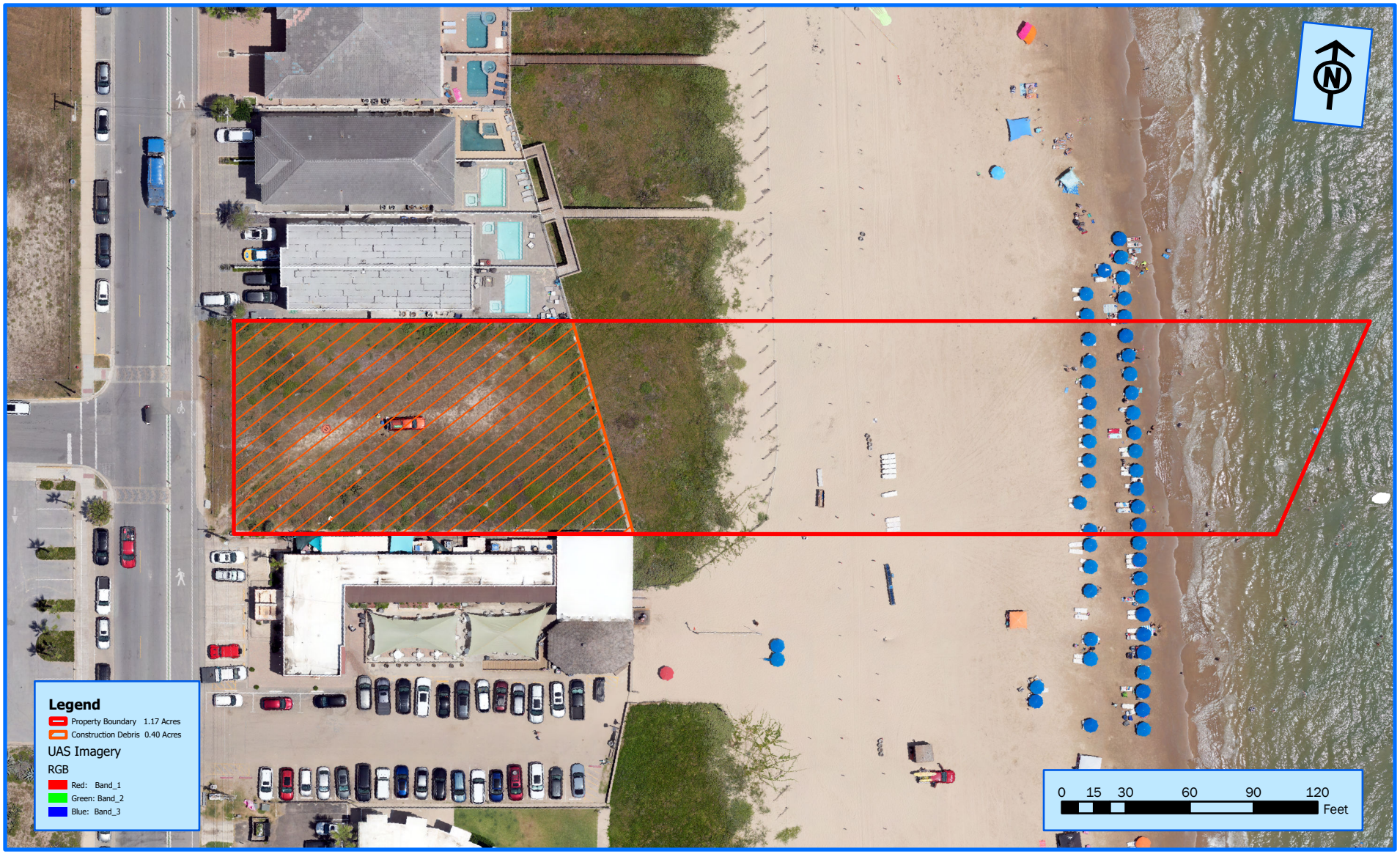
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Revised:
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5104 Gulf Blvd.
South Padre Island, Texas
Figure No. 7.0
Erosion Rate Map

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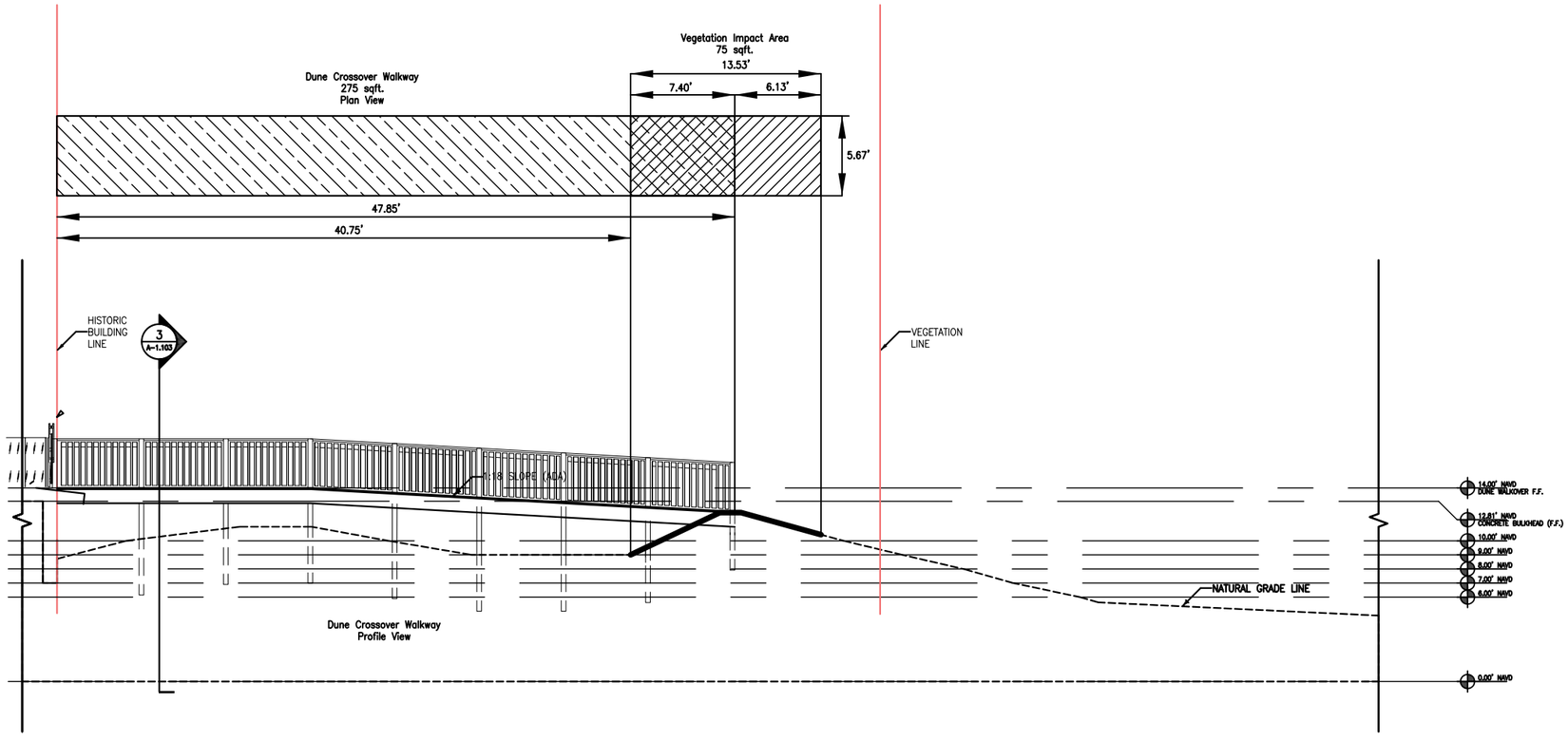
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Units: US Survey Feet

Fieldwork By: ERGIS
Date: September 7/26/2026
Maps By: ERGIS
Date: 9/1/2026
Revised:
Revised:
Special Notes:

Verona Condominiums
5104 Gulf Blvd.
South Padre Island, Texas
Figure No. 8.0
Construction Debris Map

ergis ENVIRONMENTAL AND GIS
Philip Hanley
Certified Geographic Information Science Professional
GISP Certification Number: 62189
Email: philiph@ergis.us
Voice: 361.549.6699

Drawings



ergis Environmental and GIS ERGIS LLC 2216 Padre Blvd. PMB 48 South Padre Island, TX 78597 Phone: 361.549.6699 Philip Hanley Certified Geographic Information Systems Professional Professional Wetland Scientist FAA Certification UAS Pilot	APPLICANT 11-11 Developments APPLICANT ADDRESS	PROJECT NAME Verona Condominiums PROJECT LOCATION 5104 Gulf Blvd. South Padre Island, TX 78597	Dune Crossover Walkway Impacts Details	DATE September 1, 2026 REVISION REVISION	JOB NO. SCALE 1" = 10'	FIGURE NO. DI-1

Appendix II

Architectural Drawing Set

VERONA CONDOMINIUMS

5104 GULF BLVD, SOUTH PADRE ISLAND, TX 78597

ARCHITECTURAL INDEX

A–1.100	BEACH & DUNE PERMIT – COVER SHEET
A–1.101	BEACH & DUNE PERMIT – SITE PLAN & SECTION
A–1.102	BEACH & DUNE PERMIT – ENLARGED SITE PLAN
A–1.103	BEACH & DUNE PERMIT – WALKOVER DETAILS
A–1.104	BEACH & DUNE PERMIT – BUILDING ELEVATION (EAST & WEST)
A–1.105	BEACH & DUNE PERMIT – BUILDING ELEVATION (SOUTH)
A–1.106	BEACH & DUNE PERMIT – BUILDING ELEVATION (NORTH)
A–1.107	BEACH & DUNE PERMIT – THRUFLOW SPECIFICATIONS

PROJECT TEAM

CLIENT

11–11 DEVELOPMENTS

T: +52 (81) 1571–9453
E: rikalife@yahoo.com

ARCHITECT OF RECORD

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CIVIL ENGINEER

SAMES, Inc.

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U: luis@samesengineering–surveying.com

ENVIRONMENTAL CONSULTANT

ERGIS

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CITY OF SOUTH PADRE ISLAND CONSULTANT

SHORELINE DEPARTMENT

T: +1 (956) 761–8111
E: ekornblum@myspi.org

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VERONA CONDOMINIUMS

5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

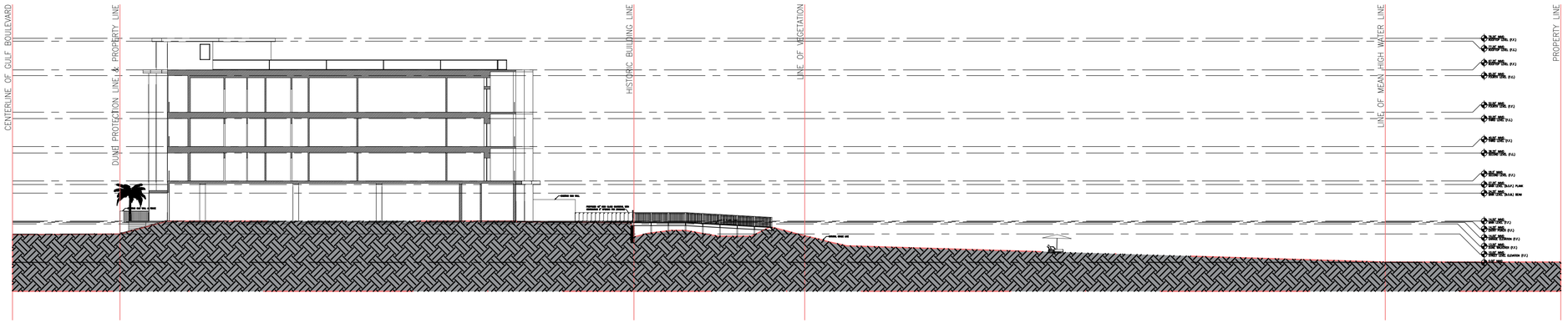
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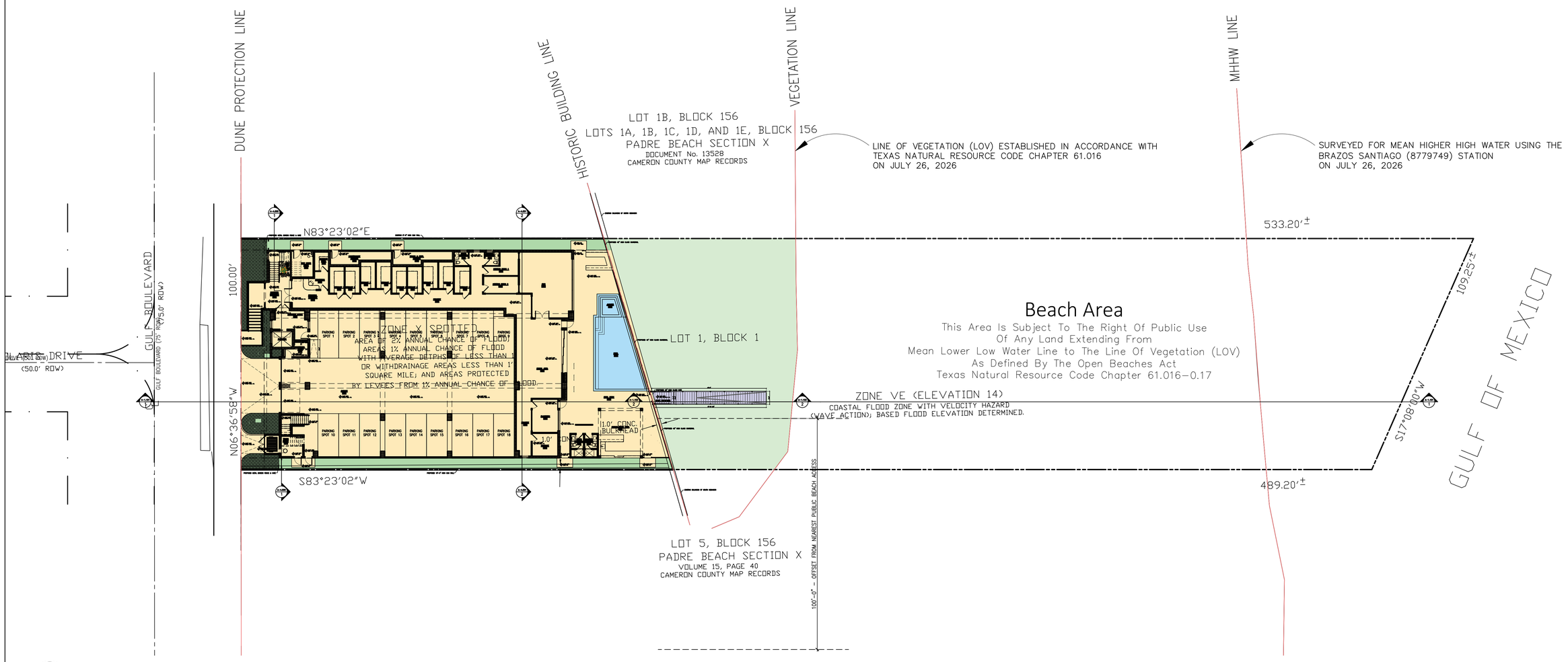
issue

date 2026-09-01
scale VARIES
drawn SD checked SA
project no. 26-003
title BEACH & DUNE PERMIT COVER SHEET
sheet number A-1.100

RELEASED FOR CONSTRUCTION



1 A-1.101 OVERALL SECTION
SCALE: 1" = 250'-0"



2 A-1.101 OVERALL SITE PLAN
SCALE: 1" = 250'-0"

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VERONA CONDOMINUMS
5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

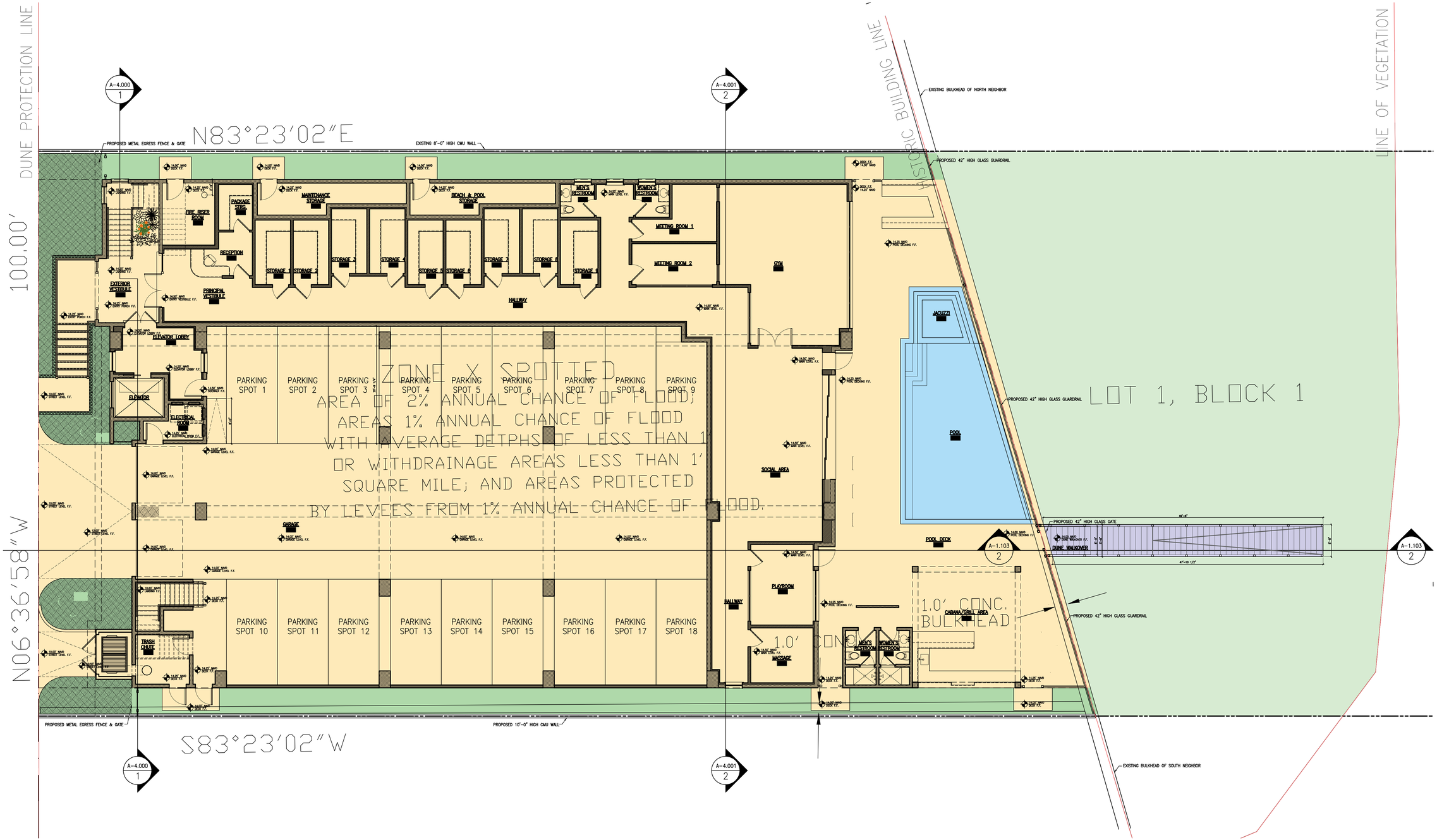
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issue

date 2026-09-01
scale VARIES
drawn SD checked SA
project no. 26-003
title BEACH & DUNE PERMIT SITE PLAN & SECTION
sheet number A-1.101

Sunday, August 30, 2026 3:37:32 PM

RELEASED FOR CONSTRUCTION



1 / A-1.102 OVERALL GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

IMPERVIOUS SCHEDULE

————	TOTAL PROPERTY OUTLINE & AREA	51,146 SF
	PROPERTY AREA (DUNE PROTECTION LINE TO HISTORIC BUILDING LINE)	17,200 SF
	IMPERVIOUS AREA – BUILDING	14,432 SF
	IMPERVIOUS AREA – POOL	706 SF
	PERVIOUS AREA – BUILDING AREA	2,062 SF
	PERVIOUS AREA – DUNE AREA	6,312 SF
	DUNE WALKOVER	275 SF

PARKING COUNT

9 CONDO UNITS
2 PARKING SPOTS PER CONDO CITY OF SOUTH PADRE ISLAND CODE
18 PARKING SPOTS TOTAL

PARKING STALL SIZE: 9'–0" X 18'–0"

DREXEL ARCHITECTURE

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VERONA CONDOMINIUMS
5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

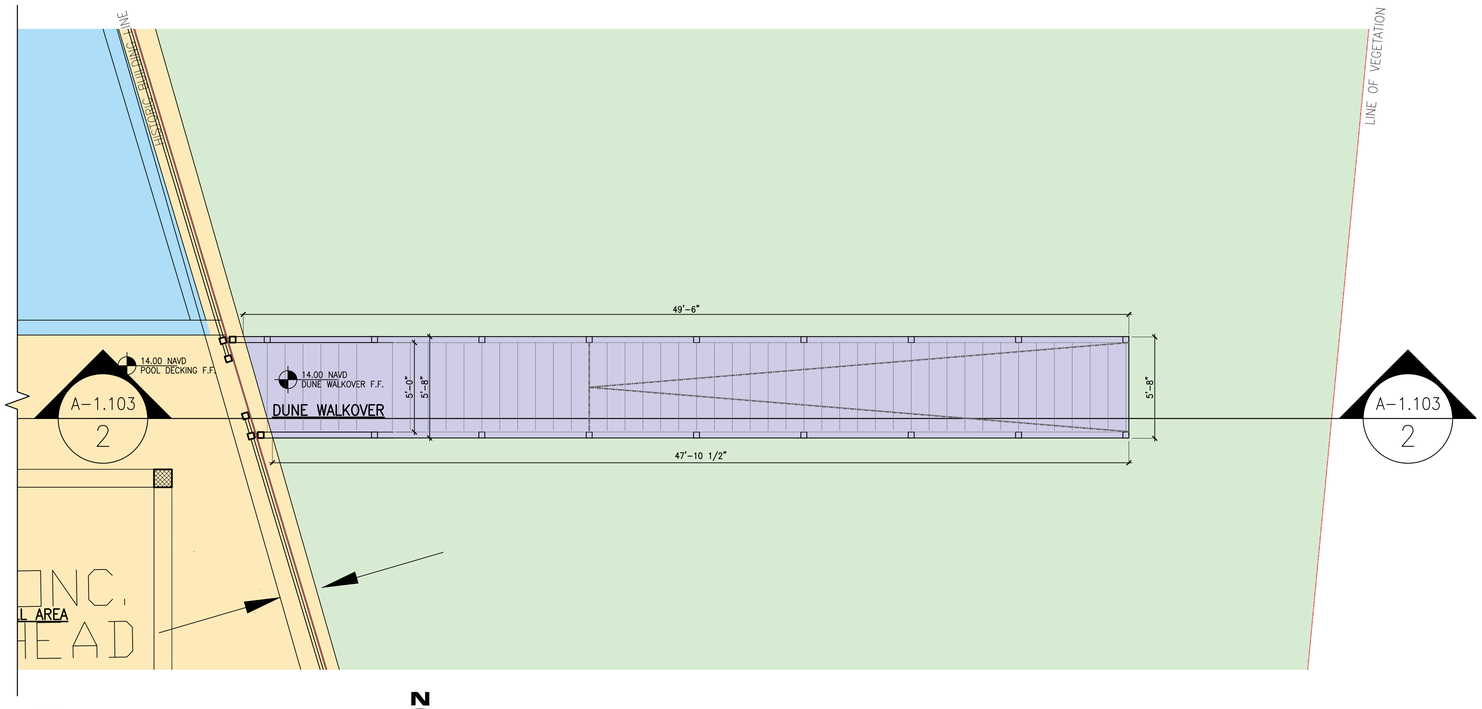
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issue

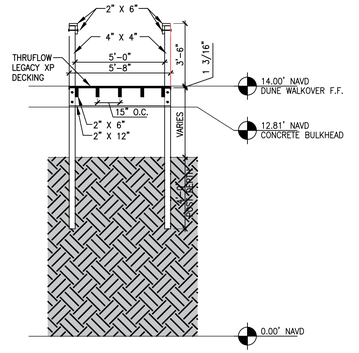
date 2026-09-01
scale VARIES
drawn SD checked SA
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sheet number A-1.102

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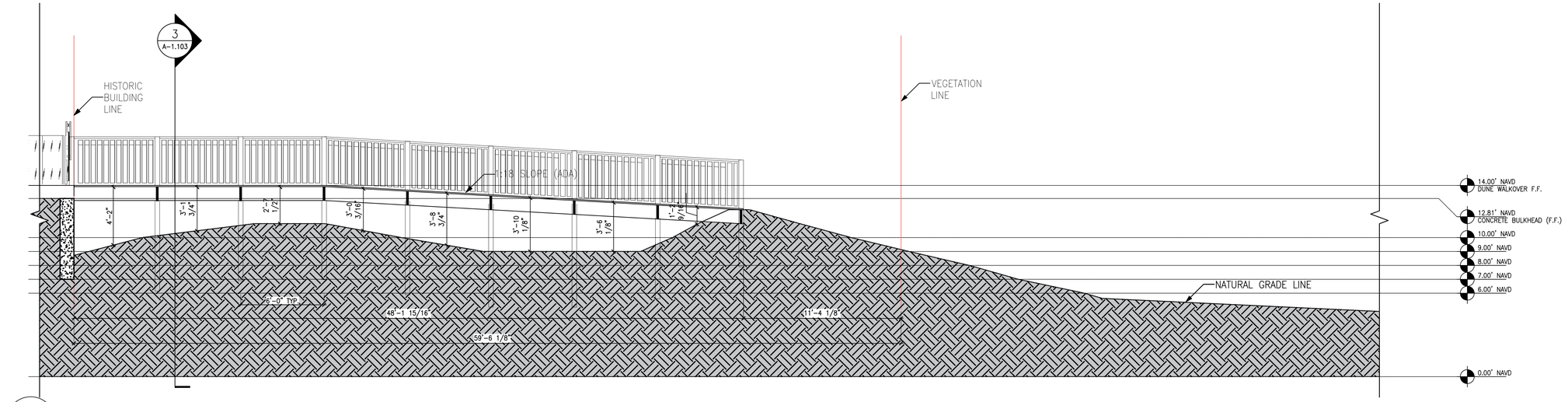
RELEASED FOR CONSTRUCTION



1 / A-1.103 ENLARGED SITE PLAN @ DUNE WALKOVER
SCALE: 1/4" = 1'-0"



3 / A-1.103 SITE PLAN
SCALE: 1/4" = 1'-0"



2 / A-1.103 SECTION - DUNE WALK OVER
SCALE: 1/4" = 1'-0"

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5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

stamps

issue

date	2026-09-01
scale	VARIES
drawn	SD
checked	SA
project no.	26-003
title	BEACH & DUNE PERMIT WALKOVER DETAILS
sheet number	A-1.103

Sunday, August 30, 2026 12:37:32 PM

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1 A-1.104 REFERENCE ELEVATION - WEST (FRONT)
SCALE: 1/8" = 1'-0"



2 A-1.104 REFERENCE ELEVATION - EAST (BACK)
SCALE: 1/8" = 1'-0"

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VERONA CONDOMINUMS

5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

stamps

issue

date 2026-08-30

scale 1/8"=1'-0"

drawn SD checked SA

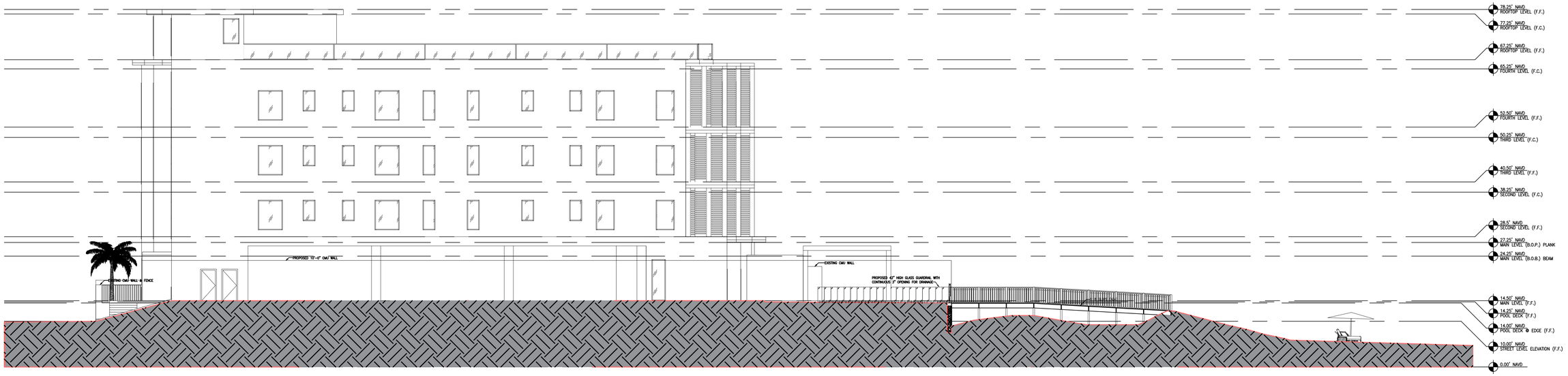
project no. 26-003

title BEACH & DUNE PERMIT BUILDING ELEVATIONS (E & W)

sheet number A-1.104

Sunday, August 30, 2026 3:41:04 PM

RELEASED FOR CONSTRUCTION



1
A-1.105
REFERENCE ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

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VERONA CONDOMINUMS
5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

stamps

issue

date 2026-08-30
scale 3/32"=1'-0"
drawn SD checked SA
project no. 26-003
title BEACH & DUNE PERMIT BUILDING ELEVATION (S)
sheet number A-1.105

Sunday, August 30, 2026 3:41:04 PM

RELEASED FOR CONSTRUCTION



1
A-1.106
REFERENCE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

stamps

issue

date 2026-08-30
scale 1/8"=1'-0"
drawn SD checked SA
project no. 26-003
title BEACH & DUNE PERMIT BUILDING ELEVATION (N)
sheet number A-1.106

Sunday, August 30, 2026 9:41:04 PM

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THRUFLOW
PREMIUM DECKING SOLUTIONS

LEGACY XP SERIES

Specification Chart

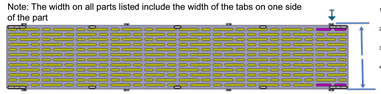
Base Material		FRPP - Fibreglass Reinforced Polypropylene				
Sizes	feet	1 x 3	1 x 4	2 x 4	1 x 5	1 x 6
Detail Sizes - L x W x H	inch	35.94 x 11.92 x 1.20	47.84 x 11.86 x 1.20	47.84 x 23.46 x 1.20	59.9 x 11.97 x 1.20	72 x 11.97 x 1.20
	mm	913.0 x 302.7 x 30.5	1216 x 301 x 30.5	1216 x 596 x 30.5	1521 x 304.0 x 30.5	1829 x 304.0 x 30.5
Detail Sizes - L x W x H, No Tab	inch	35.94 x 11.6 x 1.20	47.84 x 11.6 x 1.20	Not Available Without Tabs		
	mm	913.0 x 295.0 x 30.5	1216 x 295.0 x 30.5			
Support Span	inch	18	16 / 24		15	18 / 24
	mm	457	406 / 610		381	457 / 610
Weight	lbs	5.13	6.2	12.4	7.82	9.2
	kg	1.97	2.64	5.28	3.3	4.6
Load Capacity at 0.125" Mid Span Deflection[1]	lbf	360	16" O.C. 331	24" O.C. 287	393	360
	N	1599	16" O.C. 1472	24" O.C. 1276	1748	1600
Load Capacity - Peak Load[1]	lbf	2798	16" O.C. 2527	24" O.C. 1700	2587	2798 / 1700
	N	11240	16" O.C. 12444	24" O.C. 7560	11509	12444 / 7560
Concentrated Static Load - Peak Load[1] ASTM E661	lbf	1193	16" O.C. 1408	24" O.C. 830	1140	1193
	N	5329	16" O.C. 6267	24" O.C. 3692	5071	5329
Coefficient of Friction[2] ASTM D2394-83	Static	0.78				
	Kinetic	0.76				
Thermal Expansion[3] ASTM D696-03	1/°F	1.40 x 10^{-5}				
	1/°C	2.52 x 10^{-5}				
Surface Opening[4]	Dock Height	43%				
	18"	61%				
	60"	84%				
U/V Light Properties		U/V Stabilized by Additive				
Warranty		Limited Warranty				

Standard Colours: Grey, Ergo, Maple

Premium Colours: Ipe, Sea-foam, Slate, Walnut

For full test reports please contact
ThruFlow Inc.
700 Gillard St, Wallaceburg, ON, N8A 4L3
1-888-478-3569 / sales@thruflow.com

Note: The width on all parts listed include the width of the tabs on one side of the part



[1] UNB Wood Science and Technology Centre - Report #WSTC2014-044
[2] Cambridge Material Testing Limited - Report #356155J-04
[3] Cambridge Material Testing Limited - Report #356155D-04
[4] Cambridge Material Testing Limited - Report #354661-04

January 2026

1
A-1.107
THRUFLOW LEGACY XP SPECS
SCALE: 1:1

Modular Access System
QRAMP

THRUFLOW LEGACY XP SERIES

Specification Chart

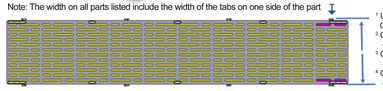
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Sizes	feet	1 x 3	1 x 4	1 x 5
Detail Sizes - L x W x H	inch	35.94 x 11.92 x 1.20	47.84 x 11.86 x 1.20	59.9 x 11.97 x 1.20
	mm	913.0 x 302.7 x 30.5	301 x 1216 x 30.5	304.0 x 1521 x 30.5
Detail Sizes - L x W x H, No Tab	inch	35.94 x 11.6 x 1.20	47.84 x 11.6 x 1.20	Not Available Without Tabs
	mm	913.0 x 295.0 x 30.5	1216 x 295.0 x 30.5	
Support Span	inch	18	16 / 24	15
	mm	457	406 / 609.6	381
Weight	lbs	5.13	6.2	7.82
	kg	1.97	2.64	3.3
Load Capacity at 0.125" Mid Span Deflection[1]	lbf	360	16" O.C. - 331	393
	N	1599	1472	1748
Load Capacity - Peak Load[1]	lbf	2527	16" O.C. - 2798	2587
	N	11240	12444	11509
Concentrated Static Load - Peak Load[1] ASTM E661	lbf	1198	16" O.C. - 1408	1140
	N	5329	6267	5071
Coefficient of Friction[2] ASTM D2394-83	Static	0.78		
	Kinetic	0.76		
Thermal Expansion[3] ASTM D696-03	1/°F	1.40 x 10^{-5}		
	1/°C	2.52 x 10^{-5}		
Surface Opening[4]	Dock Height	43%		
	18"	61%		
	60"	84%		
U/V Light Properties		U/V Stabilized by Additive		
Warranty		Lifetime Limited Warranty		

Available Colours

Ergo

For full test reports please contact ThruFlow Inc.
700 Gillard St., Wallaceburg, ON, N8A 4L3
1-888-478-3569 / sales@thruflow.com

Note: The width on all parts listed include the width of the tabs on one side of the part



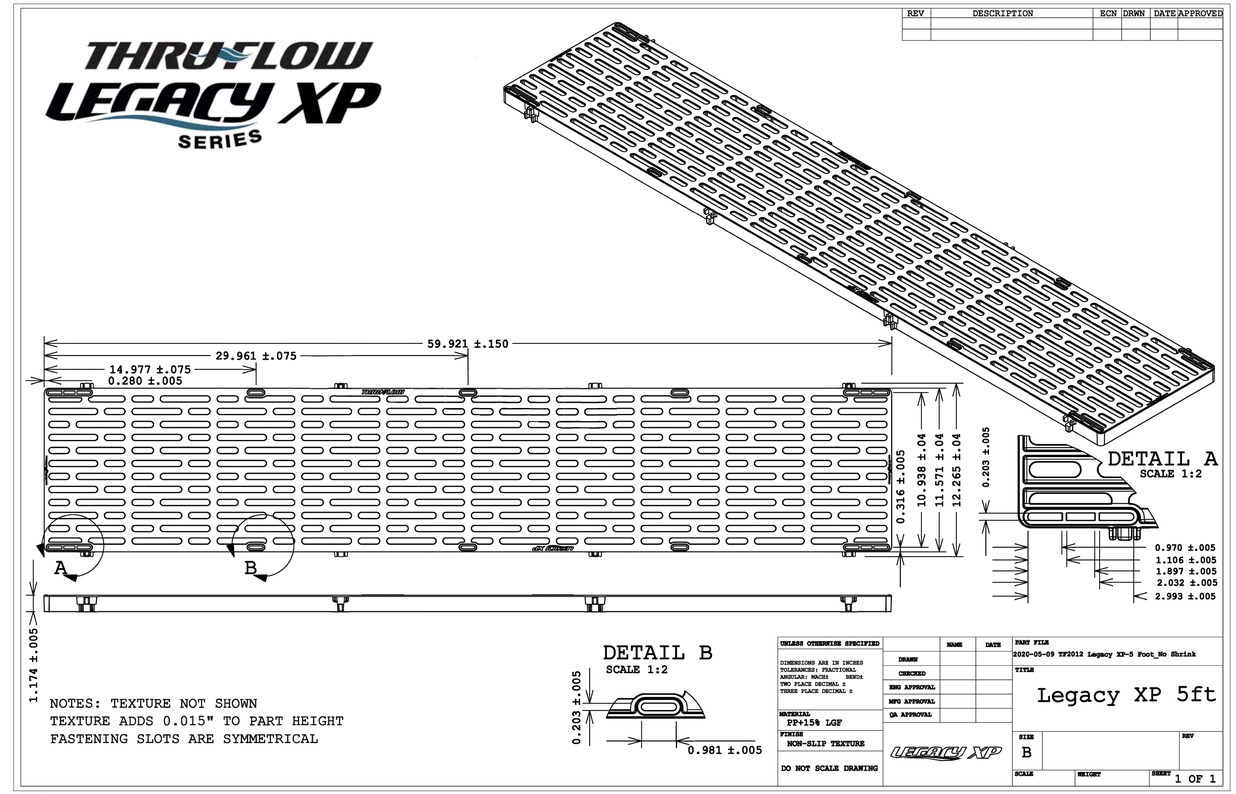
[1] UNB Wood Science and Technology Centre - Report #WSTC2014-044
[2] Cambridge Material Testing Limited - Report #356155J-04
[3] Cambridge Material Testing Limited - Report #356155D-04
[4] Cambridge Material Testing Limited - Report #354661-04

January 2026

2
A-1.107
THRUFLOW LEGACY XP QRAMP SPECS
SCALE: 1:1

REV	DESCRIPTION	ECN	DRWN	DATE	APPROVED

THRUFLOW LEGACY XP SERIES



NOTES: TEXTURE NOT SHOWN
TEXTURE ADDS 0.015" TO PART HEIGHT
FASTENING SLOTS ARE SYMMETRICAL

UNLESS OTHERWISE SPECIFIED		NAME	DATE
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ANGULAR: MACH± BEND± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN		
	CHECKED		
	ENG APPROVAL		
	MFG APPROVAL		
	QA APPROVAL		
MATERIAL PP+15% LGF FINISH NON-SLIP TEXTURE			
DO NOT SCALE DRAWING	LEGACY XP		

PART FILE: 2020-05-09 TF2012 Legacy XP-5 Foot_No Shrink
TITLE: Legacy XP 5ft
SIZE: B
REV:
SCALE: WEIGHT: SHEET 1 OF 1

3
A-1.107
THRUFLOW LEGACY XP - 1X5 PANEL
SCALE: 1:1

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VERONA CONDOMINIUMS
5104 GULF BOULEVARD
SOUTH PADRE ISLAND, TEXAS

stamps

issue

date 2026-09-01
scale VARIES
drawn SD checked SA
project no. 26-003
title BEACH & DUNE PERMIT THRUFLOW DETAILS
sheet number A-1.107

Sunday, August 30, 2026 12:37:32 PM

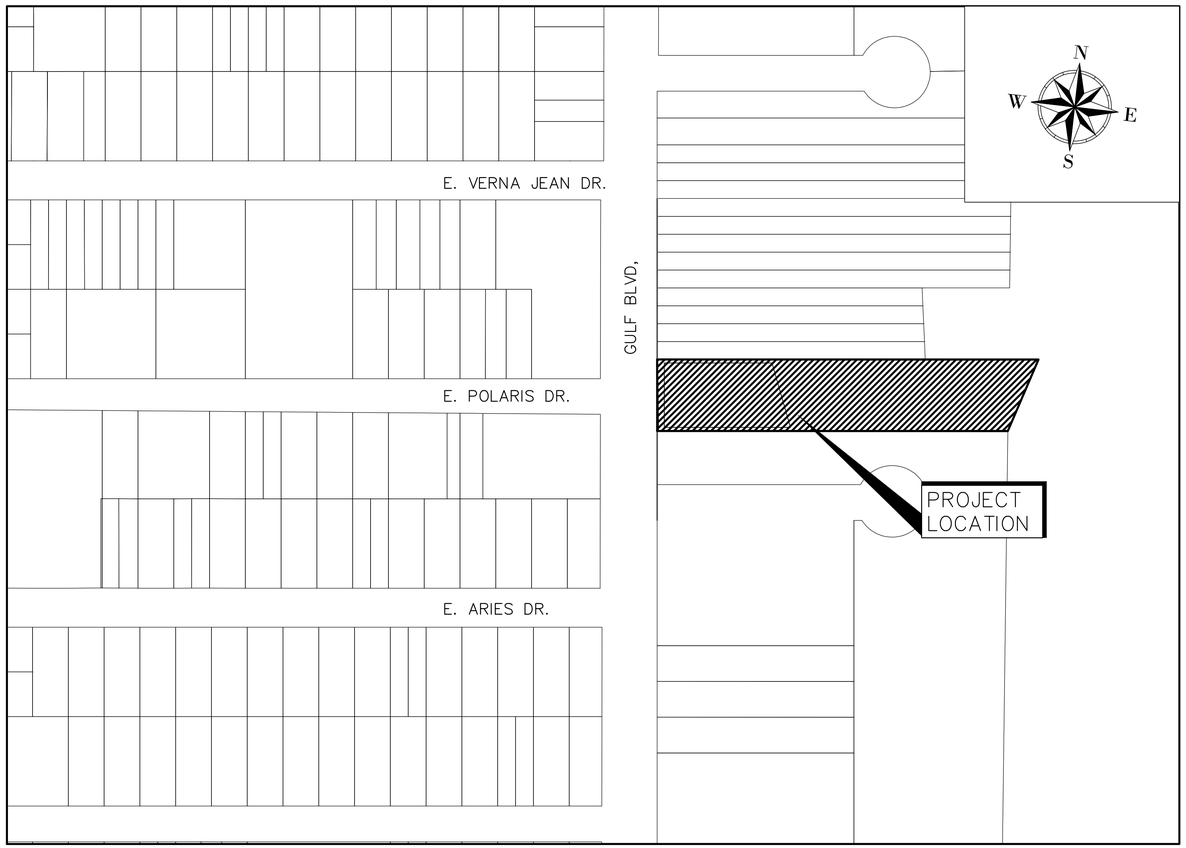
RELEASED FOR CONSTRUCTION

Appendix III

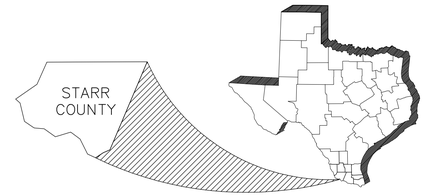
Civil Engineering Plan

SITE DEVELOPMENT PLANS FOR

VERONA CONDOMINIOS
5102 GULF BLVD.
SOUTH PADRE ISLAND,
CAMERON COUNTY TEXAS.



VICINITY MAP
SCALE 1" = 100'



INDEX OF SHEETS

Sheet Number	Sheet Title
C0.1	COVER SHEET
C1.0	GENERAL NOTES
C2.0	SW3P LAYOUT
C2.1	SW3P NARRATIVE
C2.2	SW3P DETAILS
C3.0	OVERALL IMPROVEMENTS AND DIMENSIONING PLAN
C4.0	UTILITY IMPROVEMENTS LAYOUT
C4.1	STORM CALCULATION SHEET
C4.2	SEWER DETAIL
C5.0	GRADING LAYOUT
C6.0	PAVING DETAILS
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS

NOT FOR CONSTRUCTION

SUBMITTED BY:

FOR REVIEW ONLY 6/8/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR CONSTRUCTION OR ANY OTHER INTENDED USE

SAUL D. MALDONADO, PE DATE:
LICENSED PROFESSIONAL ENGINEER No. 100320
SAMES INC.
200 S. 10TH STREET STE. 1500
McALLEN, TEXAS, 78501

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REVISION TABLE		
NO.	DATE	DESCRIPTION

CALL BEFORE YOU DIG!
Texas 811 811
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP AND CALL
Know what's below. Call before you dig.
THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICARDO KALIFE			--	--
ENGINEER:	SAUL D. MALDONADO P.E.	4943 S. JACKSON RD. STE 101	EDINBURG, TX 78589	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, R.P.L.S.	4943 S. JACKSON RD. STE 101	EDINBURG, TX 78589	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: MAY 2026

SAMES
4943 S. JACKSON RD. SUITE 101 TEL. (956) 702-8880
EDINBURG, TEXAS 78589 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINE PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT.
4. ALL WORK SHALL BE PERFORMED WITHIN EACH COMMUNITY RIGHT-OF-WAY EASEMENTS OR OWNER PROPERTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS.
5. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT, AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
6. DE-WATERING, GRADING, BACK FILLING, ETC TO COMPLETE THE PROJECT AND ANY OTHER ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE.
8. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
9. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONNEL ACCESS TO THE WORK SITE AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
10. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE. EVEN THOUGH IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
11. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
12. THERE WILL BE NO BLASTING ALLOWED ON THIS PROJECT.
13. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE OWNER OF ANY DAMAGED OR QUESTIONABLE MATERIALS.
14. ALL PAVEMENTS SHALL BE NEATLY SAW-CUT. DAMAGE TO PAVEMENT BEYOND THE EXTENTS OF TRENCH WIDTHS AS A RESULT FAILURE TO PROPERLY SAW-CUT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
15. ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS, NO WATER JETTING ALLOWED.
16. ALL TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH THE USE OF PROTECTIVE BARRIERS INSTALLED BY THE CONTRACTOR, AT THE DRIP LINE OF EACH TREE.
17. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
18. THESE NOTES ARE INTENDED TO SUPPLEMENT THE TECHNICAL SPECIFICATIONS AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE DETAILED REQUIREMENTS SET FORTH IN THE SPECIFICATIONS. WHERE THERE IS CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
19. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY A PERMANENT STRUCTURE SHALL BE BACKFILLED.
20. AREAS USED FOR THE CONTRACTOR'S JOB TRAILER, PERSONNEL PARKING, MATERIAL STORAGE, SPOILS STOCKPILE, MATERIAL FABRICATION AND RELATED CONSTRUCTION USES MUST BE APPROVED BY THE OWNER,
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR SAFETY OF THE CONSTRUCTION SITE, SITE PERSONNEL, SUBCONTRACTORS, MATERIALS AND SAFETY OF THE CONSTRUCTION.
22. THE CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL GRADES UNLESS FINISHED GRADES SHOW OTHERWISE ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL ENSURE NO AREAS OF PONDING ARE PRESENT.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FIELD CHANGES AND FURNISHING A LEGIBLE SET OF THE CHANGES TO THE PROJECT ENGINEER OR OWNER.
24. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS THAT ARE OBSTRUCTING WORK OPERATIONS.
25. CONTRACTOR SHALL REPAIR AND RESTORE ALL PAVED AREAS AFFECTED BY OPEN CUTS, TO BETTER STATE THAN PRE CONSTRUCTION CONDITIONS, WITH LIKE MATERIALS.
26. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
27. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
28. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-165. GRADE 60. ALL BARS SHALL CONFORM TO ASTM A-305.
29. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
30. CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN SIGNED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED WITH THE STATE OF TEXAS TO ENGINEER AND CITY. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
31. CONTRACTOR TO LEAVE MARKINGS AT ALL ELECTRIC CONDUIT STREET CROSSINGS AND ENDINGS. MARKINGS SHALL BE A PVC PIPE STICKING UP AND OUT OF THE GROUND WITH THE APPROPRIATE SPRAY PAINT COLORING.
32. CONTRACTOR SHALL BE RESPONSIBLE OF ACQUIRING ANY REQUIRED PERMITS PRIOR TO CONSTRUCTION.
33. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY AND REQUEST ACCESS TO ADJONING LAND OWNERS PRIOR INITIATION OF CONSTRUCTION ON PRIVATE LAND.
34. ALL CONSTRUCTION STAKING FOR ALL IMPROVEMENTS ARE UNDER THE CONTRACTORS EXPENSE
35. ALL REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ENGINEER FOR ANY CLARIFICATION, FOLLOWED WITH A CHANGED ORDER IF APPLICABLE AND SHALL BE APPROVED BY CITY, ENGINEER, AND OWNER, ANY WORK TO BE PERFORMED WITH OUT ANY APPROVAL WILL BE AT THE CONTRACTORS EXPENSE.
36. CONTRACTOR'S VERIFICATION OF FIGURES AND FIELD MEASUREMENTS: BEFORE UNDERTAKING EACH PART OF THE WORK, CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS, AND CHECK VERIFY PERTINENT FIGURES AND DIMENSIONS THERIN, PARTICULARLY WITH RESPECT TO APPLICABLE FIELD MEASUREMENTS. CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO ENGINEER ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY THAT THE CONTRACTOR DISCOVERS, OR HAS ACTUAL KNOWLEDGE OF , AND NOT PROCEED WITH ANY WORK AFFECTED THEREBY UNTIL THE CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY IS RESOLVED, BY A CLARIFICATION OR INTERPRETATION BY ENGINEER, OR BY AN AMENDMENT OR SUPPLEMENT TO THE CONTRACT DOCUMENTS ISSUED.

DRAINAGE

1. ALL REINFORCED CONCRETE PIPE SHALL BE ASTM C-79 CLASS III (RUBBER JOINT) UNLESS NOTED OTHERWISE ON THE PLANS. ALL PIPE AND APPURTENANCES (INLETS, MANHOLES, JUNCTION BOXES, ETC.) SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS.
2. BEDDING MATERIAL SHALL CONSIST OF PIT RUN GRAVEL WITH A MAXIMUM SIZE OF 3/4 - INCHES OR APPROVED SUBSTITUTE OR SAND AND SHALL EXTEND TO THE SPRING LINE OF THE PIPE.
3. ALL PIPES SHALL EXTEND TO THE INSIDE FACE OF ALL STRUCTURES. ALL JOINTS SHALL BE GROUTED TO ENSURE A WATER TIGHT FIT. IN NO INSTANCE SHALL GROUT BE USED TO EXTEND AN INCOMPLETE SEGMENT OF PIPE TO THE INSIDE FACE OF A STRUCTURE.
4. SAND BACKFILL IN LIEU OF NATIVE MATERIAL IS ALLOWED AT THE CONTRACTOR'S DISCRETION; NO SEPARATE PAY. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BACKFILL MATERIAL TO THE PROJECT ENGINEER FOR INSPECTION AND SHALL UTILIZE THE MATERIAL ONLY UPON APPROVAL BY THE ENGINEER.
5. EXPANSION JOINTS ARE REQUIRED BETWEEN ALL INLET STRUCTURES AND CURB AND GUTTER AND/OR SIDEWALK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING STORM SEWER INFRASTRUCTURE REMAINS FUNCTIONAL THROUGHOUT THE COURSE OF CONSTRUCTION. IN THE EVENT THAT ANY ASSOCIATED CONSTRUCTION ACTIVITY IMPEDES THE FUNCTION OF A SYSTEM, THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER A PLAN TO ADDRESS THE ISSUE IN ANTICIPATION OF A STORM EVENT.
7. ALL NEWLY INSTALLED STORM SEWER PIPE AND APPURTENANCES SHALL BE CLEANED AND VIDEO TAPED UPON COMPLETION OF THE PROJECT.

SANITARY SEWER

1. ALL WORKMANSHIP AND MATERIALS FOR THE SANITARY SEWER SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF SOUTH PADRE ISLAND STANDARDS MANUAL (LATEST VERSION) AND SPECIFICATIONS AND IN ACCORDANCE WITH DESIGN CRITERIA FOR SEWAGE SYSTEMS BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TAC 217, CURRENT EDITION.
2. ALL SANITARY SEWER MAINS SHALL BE SDR-26 WITH A PRESSURE RATING OF 115 PSI MEETING REQUIREMENTS OF ASTM SPECIFICATIONS D-3034.
3. ALL SANITARY SEWER FORCE MAINS SHALL BE SDR-21.
4. ALL PVC CASING SHALL BE AWWA C-900, PRESSURE CLASS 165,, DR 25 (COLOR GREEN).
5. ALL STEEL CASING SHALL CONFORM TO ASTM A 106, A 53, GRADE B OR A 139 GRADE B STANDARD WEIGHT CLASS WITH A MINIMUM 150 PSI WORKING PRESSURE.
6. ALL SEWER LINES MUST BE BEDDED. INITIAL BEDDING MATERIAL SHALL BE "MANUFACTURED SAND" AS PER CITY OF SOUTH PADRE ISLAND SPECIFICATIONS. SECONDARY BACKFILL SHALL GENERALLY CONSIST OF MATERIAL REMOVED FROM TRENCH, FREE FROM BRUSH, DEBRIS, AND TRASH OR STONES HAVE ANY DIMENSION LARGER THAN 6" AT THE LARGEST DIMENSION COMPACTED. PIPE BEDDING SHALL BE PLACED AS FOLLOW:
   A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
   B. GRAVEL BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE SHALL BE PLACED IN 4" LIFTS AND MECHANICALLY TAMPED.
   C. GRAVEL BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE SHALL BE PLACED IN 6" LIFTS AND MECHANICALLY TAMPED.
   D. SECONDARY BACKFILL SHALL BE PLACED WITHIN REMAINING TRENCH IN 12" LIFTS COMPACTED TO 95% STANDARD PROCTOR.
7. SEWER SERVICE LATERAL CONNECTIONS:
   - ALL INDUSTRIAL SEWER SERVICE LATERALS SHALL BE MINIMUM 6-INCH DIA. SDR-26 OR SCH. 40 AND SHALL BE EXTENDED TO THE EASEMENT LINE WITH A SINGLE CLEAN-OUT.
   - THE EXACT LOCATION AND ELEVATION OF THE SERVICE LATERALS AND MANHOLES SHALL BE FIELD VERIFIED BY THE CONTRACTOR (NO SEPARATE PAY ITEM).
   - ALL SERVICE LATERALS SHALL BE SET AT 2% GRADE FROM THE MAIN TO THE EASEMENT LINE.
   - A MINIMUM OF 3 FOOT OF COVER SHALL BE MAINTAINED OVER THE SEWER LATERALS. IF 3 FOOT OF COVER CANNOT BE MAINTAINED, THE SANITARY SEWER LATERAL SHALL BE CONCRETE ENCASED.
8. RUBBER GASKETS SHALL MEET ASTM D-1869, D-361, OR C-443.
9. MANHOLE RINGS AND COVERS SHALL BE FIBERGLASS ($\frac{1}{2}$" THICKNESS FULL LENGTH) WITH 32 INCH MANHOLE RING AND OVER OPENINGS AND INCLUDE THE CITY OF SOUTH PADRE ISLAND SEAL AND DESIGNATED SANITARY SEWER.
10. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.
11. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER LINES, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TCEQ RULES (30 TAC #217.53).
12. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO OVERFLOWS OR SPILLAGE OF SEWAGE OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
   - IDENTIFY THE SOURCE AND CAUSE OF THE SPILL, ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE AND NOTIFY THE CITY STAFF AND ENGINEER.
   - CONTAIN THE SPILL AND DISPOSE OF CONTAMINATED MATERIALS.
   - DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH AND WATER.
   - IDENTIFY AND TRAIN PERSONNEL RESPONSIBLE FOR SPILLAGE PREVENTION AND CONTROL.
13. WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED WASTEWATER LINES, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION OF THE WASTEWATER LINES.
14. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100 YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT. ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFFSITE IN AN APPROVED LOCATION.
15. PRIOR TO ACCEPTANCE OR CONNECTION TO THE CITY COLLECTION SYSTEM, ALL TESTING MUST BE SUCCESSFULLY COMPLETED. THE ENGINEERING FIELD INSPECTOR MUST OBSERVE ALL TESTING INCLUDING SETUP, OPERATION, AND FIELD RESULTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT AND LABOR TO PERFORM THE FOLLOWING: INFILTRATION/EXFILTRATION LIMITATIONS, DEFLECTION TESTING, VIDEO CAMERA INSPECTION. SUCH TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF SOUTH PADRE ISLAND STANDARD SPECIFICATIONS.
16. THE CITY OF SOUTH PADRE ISLAND SHALL BE NOTIFIED AT LEAST FORTY-EIGHT HOURS PRIOR TO BACKFILLING AND TESTING.
17. ALL SANITARY SEWER SERVICES SHALL BE ENCASED FIVE FEET ON EACH SIDE WHEN CROSSING A WATER MAIN. CASING SHALL COMPLY WITH NOTE 5 OF THE WATER GENERAL NOTES SECTION AND WILL BE INCLUDED AS PART OF 14" STEEL CASING LINE ITEM ON THE ASSOCIATED QUANTITIES TABLE.

SURVEY NOTES

1. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON ORIGINAL RECORDED DOCUMENTATION PROVIDED BY THE OWNER, FOLLOWING THE TEXAS STATE PLANES, SOUTH ZONE 4205, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/ OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN ON THE FIELD. THE CONTRACTORS MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

EROSION CONTROL NOTES

1. THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRE EROSION AND SEDIMENTATION CONTROL FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION AND SEDIMENTATION CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN.
2. AT A MINIMUM THESE CONTROLS SHALL CONSIST OF ROCK BERMS, AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERM OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
4. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE TO THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN APPROVED DESIGNATED SOIL DISPOSAL AREA.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADINGS OF DOWNSTREAM FACILITIES. SUCH INSTALLATIONS SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE OWNER, THEY ARE WARRANTED.
6. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED BEFORE CONSTRUCTION COMMENCES, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE NECESSARY IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
7. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
8. ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
9. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE MESH CAGES, ETC.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.
10. THE CONTRACTOR MAY REFER TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES (2004 EDITION) ITEM 164, "SEEDING FOR EROSION CONTROL" AND ITEM 168, "VEGETATIVE WATERING" FOR VEGETATIVE STABILIZATION SPECIFICATIONS.
11. DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY GOVERNING JURISDICTION. DUST CONTROL WILL CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE CONTROLLING JURISDICTION
12. ALL DISCHARGED ASSOCIATED WITH DE-WATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.
13. CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY PROJECT ENGINEER.
14. SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMIT OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.
15. SOIL DISRUPTING ACTIVITIES:

SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.

TOTAL PROJECT AREA: 0.39 ACRE
TOTAL DISTURBED AREA: 0.39 ACRE

TRENCH SAFETY

1. IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70TH REGULAR LEGISLATIVE SESSION), THE CONTRACT SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P-EXCAVATIONS.
2. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS . THE PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
3. IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS. ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED.
4. THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NONCOMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA.
5. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE PROJECT ENGINEER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE ENGINEER.

WATER:

1. ALL WORKMANSHIP AND MATERIALS FOR THE WATER SYSTEM SHALL CONFORM TO THE CONSTRUCTIONS STANDARDS OF SOUTH PADRE ISLAND AND IN ACCORDANCE WITH SUBCHAPTER D: RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), CURRENT EDITION.
2. PIPE 2" AND LARGER SHALL BE PVC AWWA APPROVED C-900, PRESSURE CLASS 235 DR 18. (COLOR BLUE)
3. WATER MAINS SHALL HAVE A MINIMUM OF 48 INCHES OF COVER, OTHERWISE CONCRETE ENCASEMENT WILL BE REQUIRED.
4. ALL PVC CASINGS SHALL BE PVC AWWA C-900, PRESSURE CLASS 165, DR 25. (COLOR BLUE)
5. ALL STEEL CASINGS SHALL CONFORM TO ASTM A 106, A 53, GRADE B OR A 139 GRADE B STANDARD WEIGHT CLASS WITH A MINIMUM OF 150 PSI WORKING PRESSURE.
6. ALL WATER LINES MUST BE BEDDED. INITIAL BEDDING MATERIAL SHALL BE "MANUFACTURED SAND" AS PER SOUTH PADRE ISLAND SPECIFICATIONS. SECONDARY BACKFILL SHALL GENERALLY CONSIST OF MATERIAL REMOVED FROM TRENCH, FREE FROM BRUSH, DEBRIS, AND TRASH OR STONES HAVE ANY DIMENSION LARGER THAN 6" AT THE LARGEST DIMENSION COMPACTED. PIPE BEDDING SHALL BE PLACED AS FOLLOW:
   A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
   B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE SHALL BE PLACED IN 4" LIFTS AND MECHANICALLY TAMPED.
   C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE SHALL BE PLACED IN 6" LIFTS AND MECHANICALLY TAMPED.
   D. SECONDARY BACKFILL SHALL BE PLACED WITHIN REMAINING TRENCH IN 12" LIFTS COMPACTED TO 90% STANDARD PROCTOR.
7. A TRACER WIRE SHALL BE INSTALLED ON THE PIPE LINE AND BROUGHT UP INTO VALVE BOXES FOR LOCATE PURPOSES. A 12-INCH WIDE DETECTABLE METAL TAPE SHALL BE PLACED 18-INCHES ABOVE THE PIPE.
8. ANY ANGULAR DEFLECTION AT JOINTS SHALL NOT EXCEED THE MAXIMUM DEFLECTION ALLOWED AS PER THE PIPE MANUFACTURER TO PREVENT POSSIBLE BREAKAGE AND/OR LEAKS.
9. STREETS WILL BE EXCAVATED DOWN TO SUB-GRADE AND PARKWAYS EXCAVATED TO THE TOP OF CURB BY STREET CONTRACTOR PRIOR TO CONSTRUCTION OF THE WATER MAINS.
10. ALL SEWER PIPE CROSSINGS THE WATER DISTRIBUTION SYSTEM WILL BE HELD IN STRICT ACCORDANCE WITH TCEQ RULES AND REGULATIONS.
11. SERVICES SHALL BE PVC TUBING, MEETING OR EXCEEDING ANY AND ALL AWWA & ASTM STANDARDS FOR HDPE PIPE TO INCLUDE ASTM D2737, ASTM D2239, C901, C906, AND NSF STANDARD 61 AND 14 ON SIZES SIDR-9, SIDR-7, & SIDR 11.5 IPS.
12. ALL SINGLE SERVICES UNDER PAVEMENT SHALL BE ENCASED WITH 2" SCH. 40, PVC, EXTENDED 2' BEYOND BACK OF CURBS. NO SEPARATE PAY ITEM.
13. ALL DOUBLE SERVICES UNDER PAVEMENT SHALL BE ENCASED WITH 4" SCH. 40, PVC, EXTENDED 2' BEYOND BACK OF CURBS.. NO SEPARATE PAY ITEM.
14. SERVICES FROM WATER MAIN TO ANGLE STOP(S) SHALL BE ONE CONTINUOUS LENGTH OF PVC TUBING WITH NO SPLICES.
15. SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" MARK NOT LESS THAN 4 INCHES IN SIZE OR IN MANNER APPROVED BY SOUTH PADRE ISLAND.
16. TAPPING SLEEVE AND VALVE:
   16.1. TAPPING SLEEVE TO MEET AWWA SPECIFICATIONS WITH A MINIMUM WORKING PRESSURE OF 150 PSI.
   16.2. TAPPING VALVE SHALL MEET AWWA SPECIFICATIONS WITH A MINIMUM WORKING PRESSURE OF 150 PSI
17. ALL FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINTS MEETING SPECIFICATIONS OF A.N.S.I./AWWA C110.
18. ALL BENDS / DEFLECTIONS SHALL UTILIZE THE MEGA-LUG, MEGA-FLANGE, JOINT RESTRAINT FITTINGS. THRUST BLOCKS SHALL ALSO BE USED AS PER SOUTH PADRE ISLAND SPECIFICATIONS.
19. ALL GATE VALVES SHALL BE RESILIENT SEAT GATE VALVE WITH RING-TIE ENDS, MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500), TRIMMED IN 304 STAINLESS.
20. FIRE HYDRANTS SHALL BE MUELLER (SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SHOW, SILVER FROM THE FACTORY AND BE TRIMMED IN 304 STAINLESS.
21. FIRE HYDRANT UNIT PRICE SHALL INCLUDE FURNISH AND INSTALLATION OF 8"X6"X8" TEE FITTING AT WATER MAIN, D.I. PIPE SPOOL, VALVE BOX, AND FIRE HYDRANT.
22. BLUE REFLECTIVE MARKERS SHALL BE AFFIXED ON THE CENTERLINE PAVEMENT TO INDICATE THE LOCATION OF THE FIRE HYDRANT.
23. NO METER BOXES TO BE SET IN DRIVEWAYS OR SIDEWALKS. METER BOXES MUST BE SET AT THE PROPOSED GRADE. ANY METER BOXES THAT ARE NOT SET AT THE FINAL GRADE WILL BE ADJUSTED AT THE CONTRACTOR'S EXPENSE.
24. ACCEPTABLE METER BOXES SHALL BE OVAL, PLASTIC BODY WITH PLASTIC LOCK LID, DFW1017-101A OR APPROVED EQUAL BY SOUTH PADRE ISLAND.
25. PRIOR TO ACCEPTANCE AND CONNECTION TO CITY DISTRIBUTION SYSTEM, NEW WATER MAINS AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C-900 (150 PSI FOR TWO HOURS). THE ENTIRE LENGTH OF PIPE SHALL BE TESTED AS ONE LENGTH UNLESS OTHERWISE SPECIFIED BY SOUTH PADRE ISLAND.
26. BEFORE BEING PLACED IN SERVICE, THE ENTIRE LINE, INCLUDING SERVICE CONNECTIONS, SHALL BE CHLORINATED, FLUSHED AND TESTED FOR BACTERIAL. WATER FOR TESTING, FLUSHING, ETC., WILL BE AT THE CONTRACTOR'S EXPENSE AND ARRANGEMENTS MUST BE MADE WITH THE SOUTH PADRE ISLAND FOR THE PURCHASE OF WATER.
27. CONTRACTOR SHALL PROVIDE "AS-BUILT" WATER LINE PLANS BEFORE FINAL INSPECTION. THE PLANS SHALL LIST MATERIAL MANUFACTURERS, LINE LENGTH FROM FITTING TO FITTING AND TAP LOCATIONS, AND GIS/GPS LOCATION.
28. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED. CONTRACTOR SHALL INVESTIGATE AND FIELD VERIFY LOCATIONS A MINIMUM OF 48-HOURS BEFORE STARTING WORK. THE CONTRACTOR WILL HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR MAINTENANCE PROTECTION OF THE EXISTING UTILITIES, WHETHER THEY ARE SHOWN ON THE PLANS OR NOT.
29. A PRE-CONSTRUCTION MEETING SHALL BE HELD BEFORE CONSTRUCTION BEGINS.
30. THE SOUTH PADRE ISLAND INSPECTOR SHALL BE NOTIFIED AT LEAST FORTY-EIGHT HOURS PRIOR TO BACK FILLING OR TESTING.
31. NO VALVES IN THE SOUTH PADRE ISLAND WATER DISTRIBUTION SYSTEM SHALL BE OPERATED BY THE CONTRACTOR WITHOUT PRIOR PERMISSION OF THE SOUTH PADRE ISLAND. THE CONTRACTOR SHALL NOTIFY SOUTH PADRE ISLAND PUBLIC WORKS WHEN A VALVE IS TO BE OPERATED AND SHALL ONLY OPERATE THE VALVE IN THE PRESENCE OF THE SOUTH PADRE ISLAND REPRESENTATIVE.
32. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A TRAFFIC CONTROL PLAN AND SUBMIT TO THE OWNER, CITY ENGINEER AND ANY OTHER AGENCY THAT MAY APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
33. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL BE COVERED IN THE ITEMS ON THE BID PROPOSAL. IF SPECIFIC WORK IS NOT SHOWN ON THE BID PROPOSAL IT SHALL BE CONSIDERED INCIDENTAL TO PROJECT INSTALLATION.
34. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE, PROCEDURES, TECHNIQUES OR SCHEDULING PORTION OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONSTRUCTION CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR SAFETY IN OR ABOUT THE JOB SITE IN ACCORDANCE WITH HEALTH OR SAFETY PRECAUTIONS, REGULATIONS, STANDARD OR CODES REQUIRED BY O.S.H.A. OR ANY OTHER REGULATORY AGENCY.
35. ALL WATER LINE EXTENSIONS SHALL BE EXTENDED WITH CASING OF SAME LIKE MATERIAL. CONTRACTOR SHALL FIELD VERIFY AND NOTIFY CITY AND ENGINEER OF EXISTING CONDITIONS OF EACH EXTENSION AND CONNECTIONS PRIOR ANY BACK FILL CONTRACTOR SHALL COORDINATE THE INSPECTION AND APPROVAL FORM REQUIRED ENTITY BEFORE MOVING FORWARD WITH THE CONSTRUCTION. ANY ADDITIONAL MATERIAL AND LABOR PERFORMED FOR AN UNIDENTIFIED CONSTRUCTION SHALL BE RESPONSIBILITY OF THE CONTRACTOR EXPENSE.

LEGEND

- FND. 1/2" IRON ROD
- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- FND. COTTON PICKER SPINDLE
- FND. PK–NAIL
- FND. IRON PIPE
- FND. "X" MARK
- BENCHMARK
- POWER POLE
- SERVICE POLE
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CLEAN OUT
- WATER METER
- GAS METER
- MAIL BOX
- ELECTRICAL BOX
- IRRIGATION CONTROL VALVE
- IRRIGATION VALVE
- EXISTING WATER VALVE
- FLUSH VALVE
- UNDER GROUND CABLE
- UNDER GROUND GAS
- STOP SIGN
- SANITARY SEWER MANHOLE
- WATER FAUCET
- WATER VALVE MARKER
- POST
- 45 DEGREE ELBOW
- TEE FITTING
- GATE VALVE
- TRANSFORMER
- STORM DRAIN MANHOLE
- STAND PIPE
- FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED STOP SIGN
- SSWR WATER TIGHT END CAP
- PALM TREE
- CEDAR FENCE LINE
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- IRRIGATION LINE
- EXIST. STORM DRAIN LINE
- EXIST. WATER LINE
- EXIST. SSWR LINE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SSWR LINE
- FIBER OPTIC LINE
- TRAFFIC SIGN

EXIST.	EXISTING
PROP.	PROPOSED
R.O.W.	RIGHT OF WAY
CONC.	CONCRETE
CAL.	CALICHE
TYP.	TYPICAL
ALT.	ALTERNATE
FND.	FOUND
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
NG	NATURAL GROUND
FF	FINISH FLOOR
INV.	INVERT
INV. IN	INVERT IN
INV. OUT	INVERT OUT
FL.	FLOWLINE
TOC	TOP OF CURB
T/SW	TOP OF SIDEWALK
TOP	TOP OF PAVEMENT
PGL	PROPOSED GRADE LINE
TB	TOP OF BANK
BB	BOTTOM OF BANK
L.M.W.S.C.	LAGUNA MADRE WATER SUPPLY
S.P.I..	CITY OF SOUTH PADRE ISLAND
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRICAL EASEMENT
U.E.	UTILITY EASEMENT
X.E.	EXCLUSIVE EASEMENT
SSWR	SANITARY SEWER
S.E.T.	SLOPE END TREATMENT
RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT

TAKE CAUTION EXCAVATION
THERE ARE UNDERGROUND UTILITY MAINS ANS/OR SERVICE LATERALS IN THE PROJECT AREA WERE NOT LOCATED BY THE SURVEYOR
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED

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EDINBURG, TEXAS 78539 FAX: (956) 702-8880
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

VERONA CONDOMINIOS
5102 GULF BLVD.
SOUTH PADRE ISLAND, TEXAS
CAMERON COUNTY

REVISIONS

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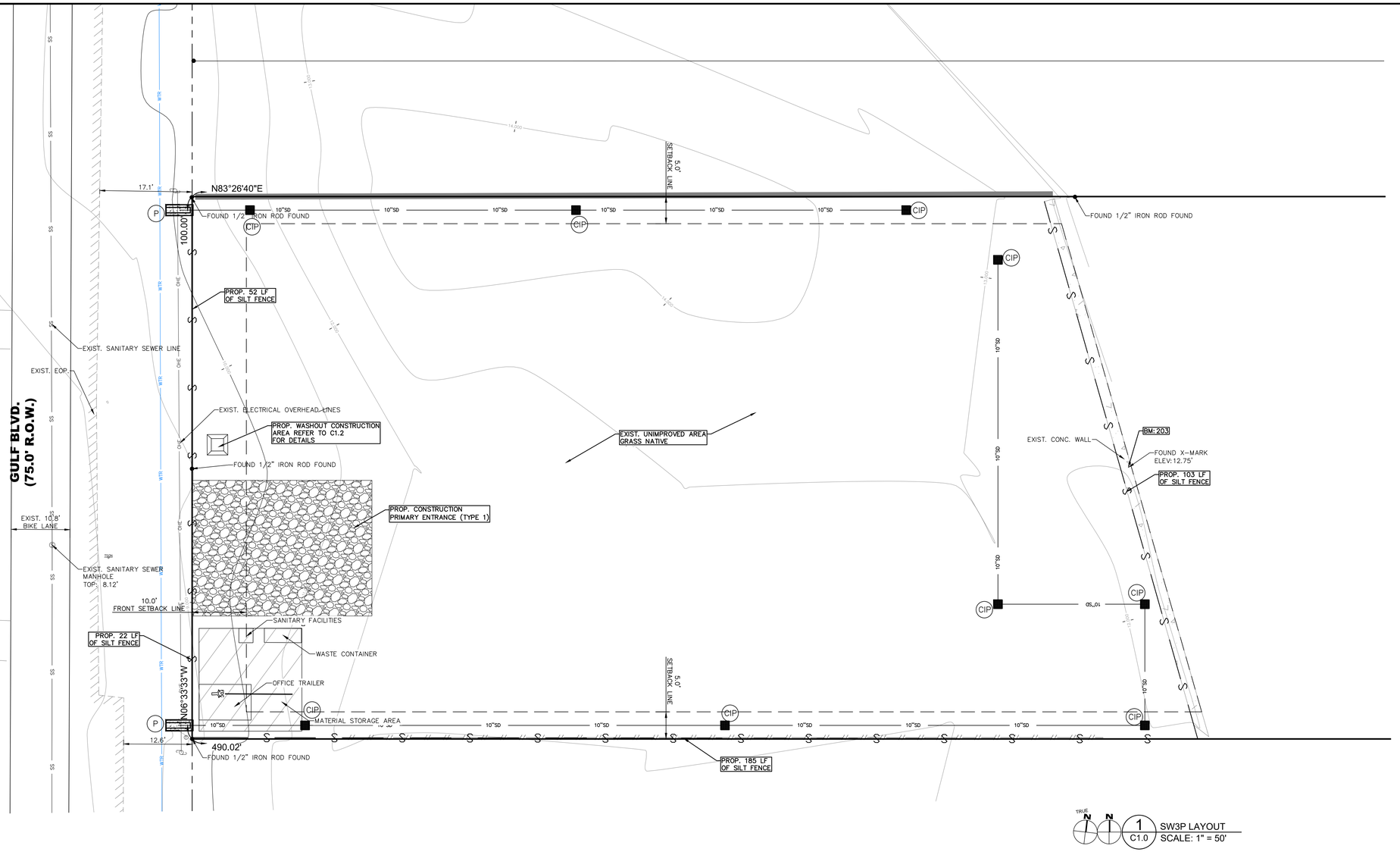
PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:

GENERAL NOTES

SHEET NUMBER:

C1.0



SYMBOLS LEGEND

NOTE: REFER TO GENERAL NOTES SHEET, C0.3, FOR SYMBOLS LEGEND

- SILT FENCE — REFER TO 02/C1.2 FOR DETAILS
- P — S.E.T., STORM CROSSING STRUCTURE, REFER TO 01/C1.2 FOR DETAILS
- CIP — CURVE INLET PROTECTION LOG
- CONSTRUCTION ENTRANCE — REFER TO 04/C1.2 FOR DETAILS

CONSTRUCTION NOTES

1. ONLY UTILITIES FOR WHICH INFORMATION WAS AVAILABLE ARE SHOWN. LOCATIONS AND ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL THE TEXAS 811 NUMBER (1-800-344-8377) FOR VERIFICATION OF ALL UTILITY LOCATIONS BEFORE ANY CONSTRUCTION.

2. CONTRACTOR SHALL NOTIFY ALL GAS COMPANIES AND GIVE A 48-HOUR NOTICE PRIOR TO ANY EXCAVATION WITHIN TWENTY FEET OF GAS LINES. ALL GAS LINES SHALL BE VACUUM EXCAVATED USING A VAC-TRON DEVICE. IN NO CASE SHALL THE CONTRACTOR RESUME EXCAVATION AROUND GAS LINES WITHOUT THE GAS COMPANY'S REPRESENTATIVE PRESENT ON-SITE.

3. CONTRACTOR SHALL NOTIFY CITY OF SOUTH PADRE ISLAND, LAGUNA MADRE WATER DISTRICT AND GIVE A 48-HOUR NOTICE PRIOR TO ANY EXCAVATION WITHIN CITY RIGHT-OF-WAY OR EASEMENT.

4. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS WITH EACH UTILITY OWNER.

5. THE CONTRACTOR SHALL RELOCATE ALL MAILBOXES. ACCESS BY MAIL DELIVERY TO THE MAILBOXES SHALL KEPT AVAILABLE THROUGHOUT THE PROJECT CONSTRUCTION, (IF APPLICABLE.)

6. THE CONTRACTOR SHALL KEEP ACCESS INTO/OUT OF HOMES AND BUSINESSES AVAILABLE THROUGHOUT THE PROJECT. (IF APPLICABLE).

7. CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC AREAS FOR PEDESTRIANS FRONT OF THE PROJECT AREA AT ALL TIMES.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SAFETY CAUTIONS SIGNS, BARRICADES ETC. INSIDE OR OUT SIDE THE JOB SITE.

SILT FENCE AND LOGS CONSTRUCTION NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.

2. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

3. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

4. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

5. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

6. CONTRACTOR APPLY SILT FENCING AND LOG SEDIMENT TRAPS AS APPLICABLE DURING CONSTRUCTION FOR NEW FEATURES CONSTRUCTED ON SITE.

PROJECT NOTES

1. POTENTIAL POLLUTANTS
   1. SEDIMENT LADEN STORM WATER FROM STORM WATER CONVEYANCE OVER DISTURBED AREA
   2. FUELS, OILS AND LUBRICANTS FROM CONSTRUCTION VEHICLES, EQUIPMENT AND STORAGE.
   3. SOLVENTS, PAINTS, ADHESIVE, ETC. FROM VARIOUS CONSTRUCTION ACTIVITIES.
   4. TRANSPORT SOLIDS FROM OFFSITE VEHICLE TRACKING
   5. CONSTRUCTION DEBRIS AND WASTE FROM VARIOUS CONSTRUCTION ACTIVITIES.
   6. CONTAMINATED WATER FROM EXCAVATION OR DEWATERING PUMP OUT WATER.
   7. SANITARY WASTE FROM ON SITE RESTROOM FACILITIES
   8. TRASH FROM VARIOUS CONSTRUCTION ACTIVITIES/ RECEPTACLES.
   9. LONG TERM STOCK PILE OF MATERIALS AND WASTE

2. PROJECT CONSTRUCTION SCHEDULE SHALL BE DURING BUSINESS HOURS MON - FRI 8:00 AM - 5:00 PM.

TAKE CAUTION EXCAVATION
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PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:
SW3P LAYOUT

SHEET NUMBER:
C2.0

SITE DESCRIPTION

PROJECT LIMITS: THE PROPOSED SITE IS LOCATED ALONG THE EAST RIGHT OF WAY LINE OF GULF BLVD., AS SHOW ON COVER SHEET. PROJECT IS WITHIN THE CITY LIMITS OF SOUTH PADRE ISLAND, CAMERON COUNTY TEXAS.

PROJECT SITE MAPS: PROJECT LOCATION MAP: SEE COVER SHEET (C0.1)

PROJECT DESCRIPTION: THE CONSTRUCTION OF NEW BUILDING INCLUDING PAVING, WATER, SANITARY SEWER, DRAINAGE AND UTILITY FACILITIES NECESSARY FOR THE DEVELOPMENT OF A CONDOMINIUM.

MAJOR SOIL DISTURBING ACTIVITIES: SOIL DISTURBING ACTIVITIES WILL INCLUDE SITE PREPARATION, EXCAVATION AND EMBANKMENT, GRADING, AND UTILITY TRENCHING.

TOTAL PROJECT AREA: ±1.17 ACRES

TOTAL AREA TO BE DISTURBED: ±0.39 ACRES

WEIGHTED RUNOFF COEFFICIENT: PRE DEVELOPMENT = 0.20
POST DEVELOPMENT = 0.65

EXISTING CONDITION OF SOIL & VEGETATIVE

EXISTING VEGETATIVE COVER: 100%

SOIL TYPE(S) ON SITE: CATARINA CLAY ASSOCIATION (3.8%), COPITA FINE SANDY LOAM (79.9%), JIMENEZ–QUEMADO ASSOCIATION (9.2%), AND RAMADERO LOAM (7.1%)

NAME OF RECEIVING WATERS:

WITHIN GULF BLVD STORM DRAIN SYSTEM, CONVEYED TO THE CITY OF SOUTH PADRE ISLAND.

ENDANGERED SPECIES, DESIGNATED CRITICAL HABITAT AND HISTORICAL PROPERTY:

THERE ARE NO ENDANGERED SPECIES, DESIGNATED CRITICAL HABITAT, OR HISTORICAL PROPERTY ON THE PROJECT AREA THAT HAVE BEEN IDENTIFIED. THERE IS A LINE TO THE VEGETATION LINE AS DEFINED IN CHAPTER 61 OF THE NATURAL RESOURCE CODE BY SOUTH PADRE ISLAND.

EROSION AND SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES: (Select T = Temporary or P = Permanent, as applicable)

- ___ TEMPORARY SEEDING
- ___ MULCHING (Hay or Straw)
- ___ BUFFER ZONES
- ___ PLANTING
- ___ SEEDING
- P SODDING
- ___ OTHER: (Specify Practice)
- ___ PRESERVATION OF NATURAL RESOURCES
- ___ FLEXIBLE CHANNEL LINER
- P RIGID CHANNEL LINER
- ___ SOIL RETENTION BLANKET
- ___ COMPOST MANUFACTURED COMPOST
- T BIODEGRADABLE EROSION CONTROL SOCKS

STRUCTURAL PRACTICES: (Select T = Temporary or P = Permanent, as applicable)

- T SILT FENCES
- T BIODEGRADABLE EROSION CONTROL SOCKS
- ___ HAY BALES
- ___ ROCK FILTER DAMS
- ___ DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- ___ DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- ___ DIVERSION DIKE AND SWALE COMBINATIONS
- ___ PIPE SLOPE DRAINS
- P PAVED FLUMES
- T ROCK BEDDING AT CONSTRUCTION EXIT
- ___ TIMBER MATTING AT CONSTRUCTION EXIT
- ___ PIPE MATTING OR EQUAL AT CONSTRUCTION EXIT
- ___ CHANNEL LINERS
- P SEDIMENT TRAPS
- ___ SEDIMENT BASINS
- T STORM INLET SEDIMENT TRAP
- ___ STONE OUTLET STRUCTURES
- P CURBS AND GUTTERS
- P STORM SEWERS
- ___ VELOCITY CONTROL DEVICES
- ___ OTHER: (Specify Practice)

STORM WATER MANAGEMENT:

EROSION AND SEDIMENT CONTROLS SHOWN ON THE SWP3 LAYOUT WERE DESIGNED TO RETAIN SEDIMENT ON–SITE TO THE EXTENT PRACTICABLE WITH CONSIDERATION OF LOCAL TOPOGRAPHY, SOIL TYPE, AND RAINFALL. THE EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER AND TXDOT AND CITY STORM WATER MANAGEMENT GUIDELINES.

STORM WATER MANAGEMENT ACTIVITIES:

1. INSTALL SILT FENCES AND CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS INDICATED ON DRAWINGS.
2. ROUGH CUT STREETS
3. INSTALL UNDERGROUND UTILITIES
4. INSTALL STRUCTURAL CONTROLS AND INLET PROTECTION AT INLETS.
5. CONSTRUCT PAVEMENT STREET SECTION TO FINAL GRADE
6. FINAL MASS GRADING
7. PREPARE TOPSOIL AND APPLY SEEDING FOR EROSION CONTROL ON ALL AREAS OUTSIDE OF THE RIGHT–OF–WAY DISTURBED BY CONTRACTORS ACTIVITIES.
8. UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND APPROVAL BY PROJECT ENGINEER AND CITY OFFICIALS, REMOVE ALL TEMPORARY STRUCTURAL CONTROLS AND RE–SEED AREAS DISTURBED BY THEIR REMOVAL.

NON–STORM WATER MANAGEMENT DISCHARGES:

NON–STORM WATER DISCHARGES SHOULD BE FILTERED, OR HELD IN RETENTION BASINS, BEFORE BEING ALLOWED TO MIX WITH STORM WATER. THESE DISCHARGES CONSIST OF NON–POLLUTED GROUND WATER, SPRING WATER, FOUNDATION AND/OR FOOTING DRAIN WATER; AND WATER USED FOR DUST CONTROL, PAVEMENT WASHING AND VEHICLE WASTEWATER CONTAINING NO DETERGENTS.

OTHER REQUIREMENTS & PRACTICES

OTHER EROSION AND SEDIMENT CONTROLS:

MAINTENANCE: ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION: FOR AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREA USED FOR STORAGE OF MATERIALS, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, PERSONNEL PROVIDED BY THE PERMITTEE AND FAMILIAR WITH THE SW3P MUST INSPECT DISTURBED AREAS AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN TWENTY–FOUR (24) HOURS OF THE END OF A STORM EVENT 0.5 INCHES OR GREATER.

WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED DUMPSTER. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED AS NECESSARY AT A LOCAL DUMP. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY. EMPTYING OF EXCESS CONCRETE SHOULD NOT BE ALLOWED ON SITE. LIKEWISE, WASHOUT OF CONCRETE TRUCKS SHOULD NOT BE PERFORMED ON SITE. THESE DISCHARGES ARE CONSIDERED NON–ALLOWABLE NON–STORM WATER DISCHARGES. CONCRETE TRUCKS SHOULD NEVER BE ALLOWED TO DUMP INTO STORM DRAINS OR SANITARY SEWERS.

SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL BE REQUIRED, ON A REGULAR BASIS OR AS MAY BE DIRECTED BY THE ENGINEER, TO DAMPEN HAUL ROADS FOR DUST CONTROL, STABILIZE CONSTRUCTION ENTRANCES AND TO REMOVE EXCESS DIRT FROM THE ROADWAY.

MANAGEMENT PRACTICES: DISPOSAL AREAS, STOCKPILES AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE SEDIMENT THAT MAY ENTER RECEIVING WATERWAYS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WATERWAY, WATERBODY OR STREAMED CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER WHICH MINIMIZES THE RUNOFF OF ALL POLLUTANTS. ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICAL OF TEMPORARY EMBANKMENTS, TEMPORARY BRIDGES, MATTING FALSEWORK, PILING DEBRIS AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED WORK.

OTHER: 1. CONSTRUCTION MATERIALS LIST OF MATERIALS STORED ON JOB SITE TO BE PROVIDED BY CONTRACTOR.
2. THE PROJECT SW3P FILE SHALL BE LOCATED AT THE PROJECT FIELD OFFICE OR WITHIN THE CONTRACTOR'S MOBILE OFFICE AT ALL TIMES AND SHALL CONTAIN THE N.O.I., CGP, SIGNATURE AUTHORIZATION, CERTIFICATION/QUALIFICATION STATEMENTS, INSPECTION REPORTS, REQUIRED MAPS, AND THE TPDES PERMIT, PART II. THIS FILE TO BE PERSENTED TO AUTHORIZED STATE AND FEDERAL AGENTS UPON REQUEST.

*CONTRACTOR SHALL UTILIZE THE STORM WATER POLLUTION PREVENTION PLAN AND SHALL OBTAIN ALL PERMITS AND FULFILL ALL PERMIT REQUIREMENTS, INCLUDING FEES, FOR TCEQ GENERAL PERMIT NO. TXR 150000 RELATING TO DISCHARGES FROM CONSTRUCTION ACTIVITIES. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO NOTICE OF INTENT (NOI, REQUIRED BY THE TCEQ. NO SEPARATE PAYMENT WILL BE MADE FOR SUCH PERMIT).

TAKE CAUTION EXCAVATION
THERE ARE UNDERGROUND UTILITY MAINS AND/OR SERVICE LATERALS IN THE PROJECT AREA WERE NOT LOCATED BY THE SURVEYOR
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED

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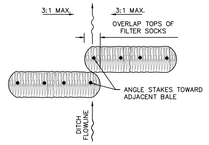
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SW3P NARRATIVE

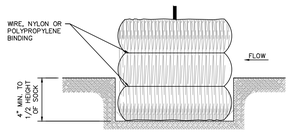
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C2.1

NOTES:

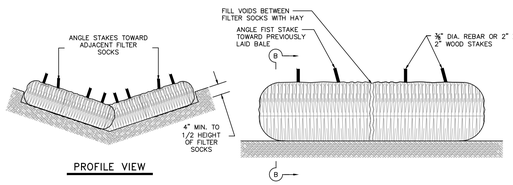
1. FILTER SOCKS SHALL BE A MINIMUM OF 8" DIAMETER.
2. FILTER SHALL BE BOUND BY EITHER WIRE NYLO OR POLYPROPYLENE STRING. THE FILTER SOCKS SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. FILTER SOCKS SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE HAY SOCK.
4. FILTER SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT SOCKS. THE SOCKS SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. FILTER SOCKS SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE FILTER SOCKS. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID SOCK TO FORCE THE HAY SOCKS TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTION ONLY AND MAY BE MODIFIED BY THE ENGINEER.
7. NO HAY BALES ARE ALLOWED.



PLAN VIEW



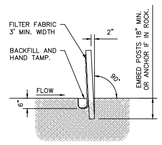
SECTION B–B



PROFILE VIEW

HAY SOCKS EROSION CONTROL DETAILS

01



SECTION A–A

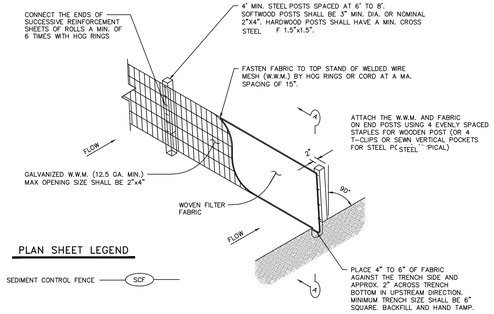
GENERAL NOTES

1. THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

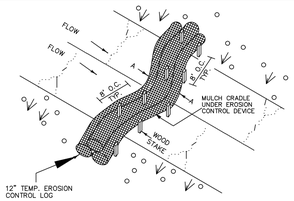


PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE — SCF

TEMPORARY SEDIMENT CONTROL FENCE – DETAILS

02

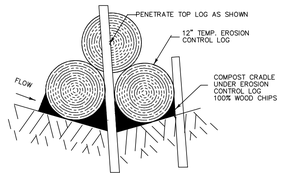


DITCH LINE SEDIMENT TRAP

DL–ST

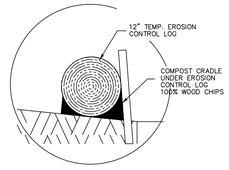
PLANS SHEET LEGEND

DL–ST — DITCH LINE SEDIMENT TRAP



DITCH LINE SEDIMENT TRAP A–A

DL–ST

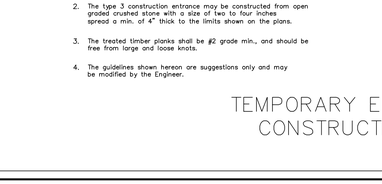


COMPOST CRADLE

DL–ST

TEMPORARY EROSION CONTROL LOGS – 1

03



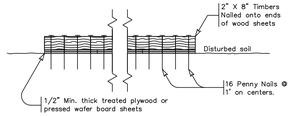
PLAN

PROFILE

CONSTRUCTION ENTRANCE (TYPE 1)

GENERAL NOTES

1. The length of the type 1 construction entrance shall be as indicated on the plans, but no less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transition should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction entrance foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction entrance shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

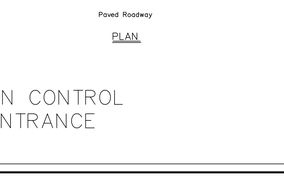


SECTION A–A

CONSTRUCTION ENTRANCE (TYPE 3)

GENERAL NOTES

1. The length of the type 3 construction entrance shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction entrance may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



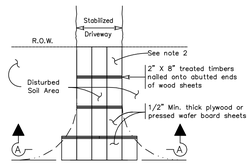
PLAN

PROFILE

CONSTRUCTION ENTRANCE (TYPE 2)

GENERAL NOTES

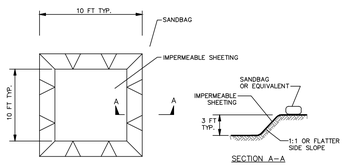
1. The length of the type 2 construction entrance shall be as indicated on the plans, but no less than 50'.
2. The treated timber planks shall be attached to the railroad ties with 1/2"x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction entrance foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction entrance should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



PLAN

TEMPORARY EROSION CONTROL CONSTRUCTION ENTRANCE

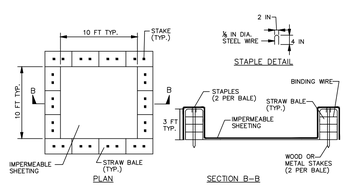
04



PLAN

SECTION A–A

EXCAVATED WASHOUT STRUCTURE

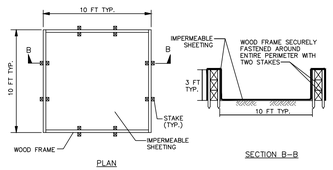


PLAN

SECTION B–B

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES



PLAN

SECTION B–B

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

WASHOUT STRUCTURE WITH WOOD PLANKS

NOT TO SCALE

05

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VERONA CONDOMINIOS
5102 GULF BLVD.
SOUTH PADRE ISLAND, TEXAS
CAMERON COUNTY

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REV.	DESCRIPTION	DATE

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PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

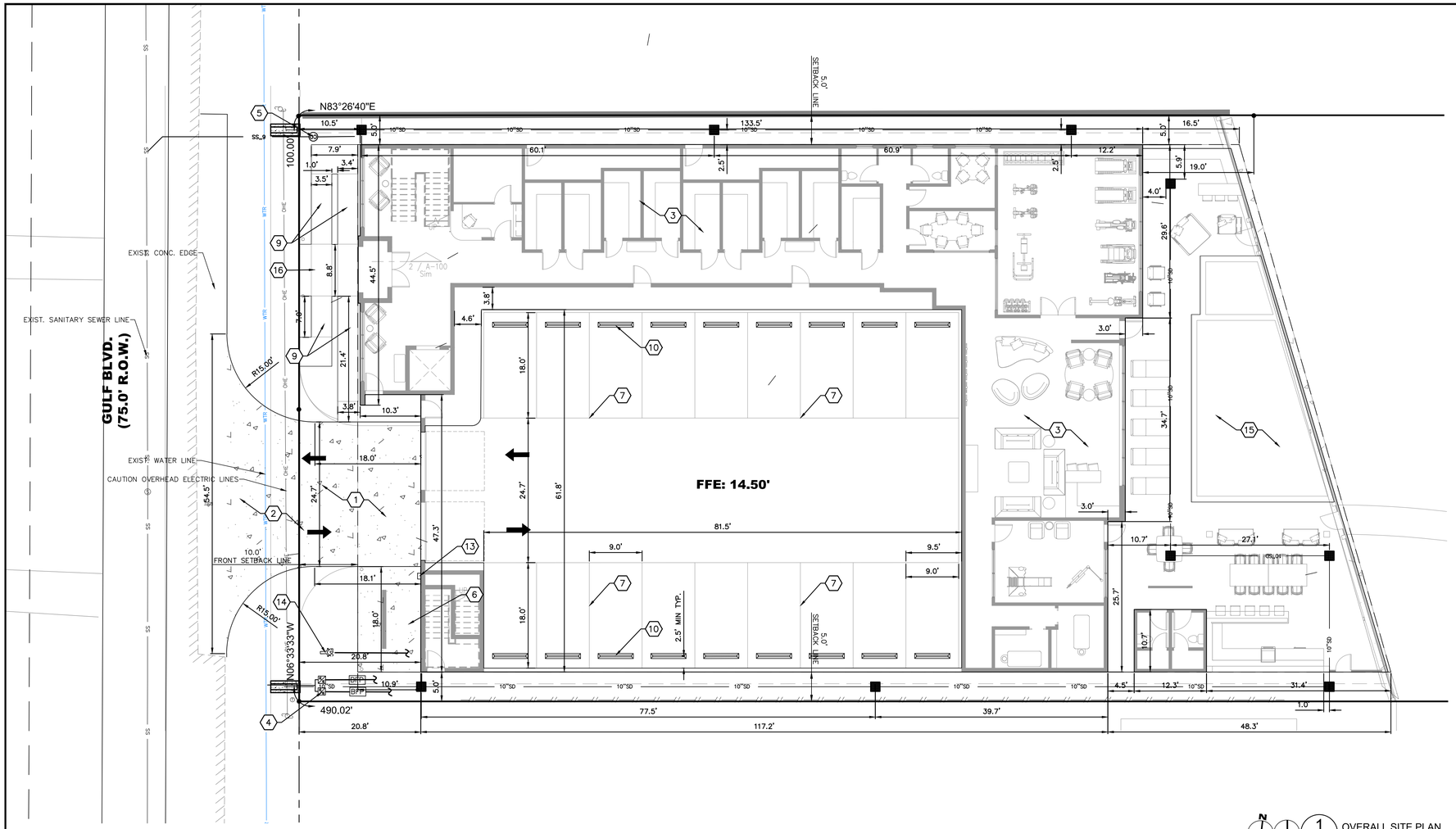
SHEET NAME:

SW3P DETAILS

SHEET NUMBER:

C2.2

TAKE CAUTION EXCAVATION
THERE ARE UNDERGROUND UTILITY MAINS AND/OR SERVICE LATERALS IN THE PROJECT AREA WERE NOT LOCATED BY THE SURVEYOR
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED



1 C3.0 OVERALL SITE PLAN
SCALE: 1' = 10'

SYMBOLS LEGEND

NOTE: REFER TO GENERAL NOTES SHEET, C1.1.1, FOR SYMBOLS LEGEND

- NEW BUILDING CONSTRUCTION
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK RAMP
- CONCRETE SIDEWALK/DRIVEWAY APRON
- DIRECTIONAL TRAFFIC FLOW ARROW

KEY NOTES

1. PROP. CONCRETE PAVING (HEAVY DUTY) AT DOCKING AREAS, DRIVE AREAS AND REFUSE AREA, REFER TO SHEET C6.0.
2. PROP. CONCRETE DRIVE APRON, REFER TO SHEET C6.0.
3. PROP. BUILDING AREA REFER. TO ARCH. DRAWINGS FOR DETAILS.
4. PROP. 2" DOMESTIC WATER SERVICE LINE, REFER TO UTILITY SHEET C4.0.
5. PROP. 6" SANITARY SEWER LINE, REFER TO UTILITY SHEET C4.0.
6. PROP. TRASH ENCLOSURE, REFER TO SHEET C6.1
7. PROP. 4" WIDE PAVEMENT STRIPING, REFER TO STRIPING SHEET C6.0.
8. PROP. CONCRETE ADA RAMPS WITH A DETECTABLE WARNING SURFACE, REFER TO SHEET C6.0 - PAVING DETAILS.
9. PROP. ACCESS RAMP, REFER TO ARCH. DRAWINGS FOR DETAILS.
10. PROP. CONCRETE TIRE STOP TYP. REFER TO DETAIL C6.0
11. PROP. ELECTRICAL CONDUIT LINE, REFER TO MEP. PLANS FOR DETAILS.
12. PROP. TRANSFORMER PAD, REFER TO MEP. PLANS FOR DETAILS.
13. PROP. KNOX BOX, REFER TO SHEET C6.0 FOR DETAILS.
14. PROP. FIRE DEPARTMENT CONNECTION, REFER TO SHEET C4.2 FOR DETAILS.
15. PROP. POOL AREA REFER TO ARCH DRAWING FOR DETAILS.
16. PROP. STAIRS, REFER TO ARCH. DRAWINGS FOR DETAILS

GENERAL NOTES

A. PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGNAGE LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

B. SITE CONDITIONS ARE BASED UPON SURVEY PROVIDED BY ROMA LOGISTIC AND INDUSTRIAL PARK SUBDIVISION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY CONTACTING REQUIRED UTILITY OWNERS/ OR 811 CALL, PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN PRIOR ANY EARTHWORK AND INSTALLATION FOR FINAL GRADES.

C. ACCESSIBLE PARKING AREAS TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. DESIGNATED ACCESSIBLE ROUTE TO SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS

TAKE CAUTION EXCAVATION
THERE ARE UNDERGROUND UTILITY MAINS AND/OR SERVICE LATERALS IN THE PROJECT AREA WERE NOT LOCATED BY THE SURVEYOR
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED

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REV.	DESCRIPTION	DATE

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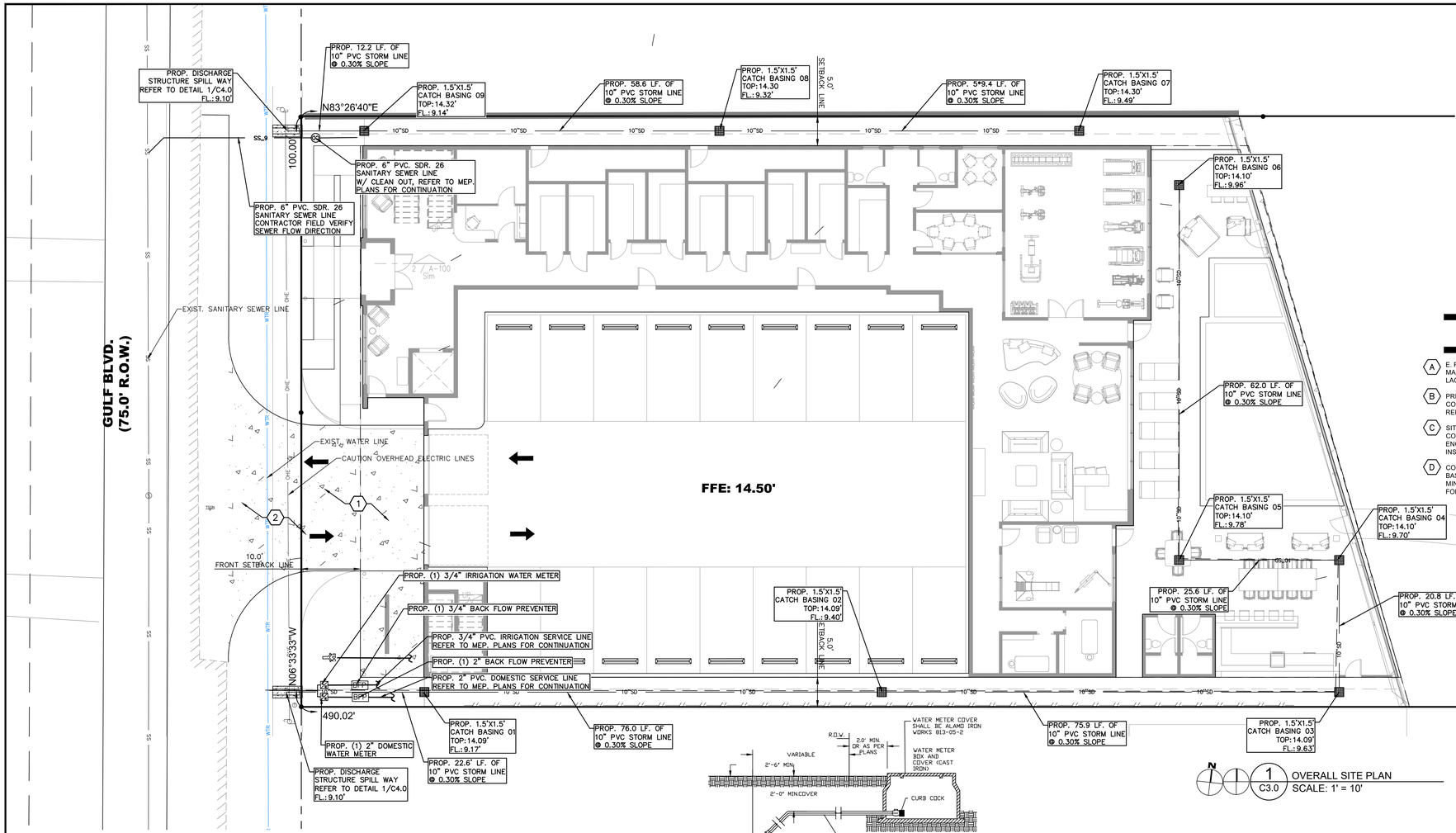
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PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:
OVERALL IMPROVEMENTS AND DIMENSIONING PLAN

SHEET NUMBER:
C3.0



SYMBOLS LEGEND

NOTE: REFER TO GENERAL NOTES SHEET, C1.1.1, FOR SYMBOLS LEGEND

- NEW BUILDING CONSTRUCTION
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK RAMP
- CONCRETE SIDEWALK/DRIVEWAY APRON
- DIRECTIONAL TRAFFIC FLOW ARROW

GENERAL NOTES

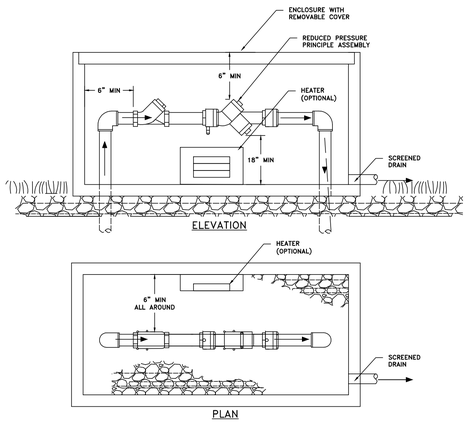
A. E. PRIOR OF ANY INSTALLATION OF WATER AND SANITARY SERVICE LINES, CONTRACTOR MUST COORDINATE WITH LAGUNA MADRE WATER DISTRICT FOR CLEARANCE AND INSPECTION AT ANY IMPROVEMENTS. ALL INSTALLATION SHALL MEET THE LAGUNA MADRE WATER DISTRICT REQUIREMENTS.

B. PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGNAGE LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

C. SITE CONDITIONS ARE BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY CONTACTING REQUIRED UTILITY OWNERS/ OR 811 CALL PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN PRIOR ANY EARTHWORK AND INSTALLATION FOR FINAL GRADES.

D. CONTRACTOR TO COORDINATE WITH ARCH. FOR ROOF DOWNSPOUTS DRAINS. DOWNSPOUTS SHALL DRAIN TO A CATCH BASIN WITH A MIN OPENING OF 1' IN DIAMETER, CATCH BASING TO BE CONNECTED TO STORM UNDER DRAIN WITH A 10" PVC MIN STORM LINE WITH A CLEAN OUT FOR MAINTENANCE. CONTRACTOR TO SUBMIT MATERIAL AND PLAN TO CIVIL ENGINEER FOR APPROVAL PRIOR INSTALLATION.

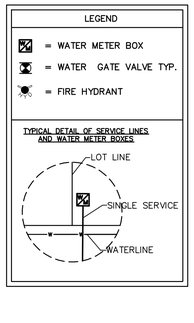
1 C3.0 OVERALL SITE PLAN
SCALE: 1' = 10'



3/4"-2" REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER

NOTES:

1. RP'S MUST BE INSTALLED ABOVE NATURAL GROUND.
2. BOTTOM AND SIDE CLEARANCES APPLY WHEN ASSEMBLIES ARE INSTALLED INSIDE BUILDING. ACCESS DOORS MAY BE PROVIDED ON SIDE OF ABOVE-GROUND VAULT.
3. RP'S SHALL ALWAYS BE INSTALLED ABOVE THE 100 YEAR FLOOD LEVEL UNLESS OTHERWISE APPROVED BY AW.
4. RELIEF VALVES SHALL NOT BE PLUGGED OR EXTENDED.
5. PROVIDE PROTECTION FOR FREEZING.
6. BRASS OR PLASTIC PLUGS SHALL BE PROVIDED IN ALL TEST PORTS.
7. MINIMUM CLEARANCES FOR ASSEMBLIES 2 INCHES AND SMALLER MAY BE REDUCED PROVIDED IT IS ACCESSIBLE FOR TESTING AND REPAIR AND APPROVED BY AW. A MINIMUM CLEARANCE OF 12 INCHES UNDER THE RPPA MUST BE MAINTAINED.
8. DRAIN PIPE SHALL BE SIZED ACCORDING TO THE MANUFACTURERS FLOW CURVE TO DETERMINE THE MAXIMUM DISCHARGE RATE.
9. ACCESS HATCH SHALL BE ABOVE THE CENTERLINE OF THE ASSEMBLY.
10. PROVIDE HEAT WHEN DIRECTED BY AW PROJECT MANAGER.

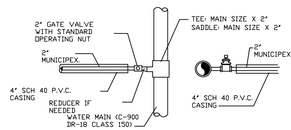


NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

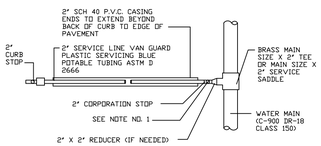
CONSTRUCTION NOTES:
A. WATER VALVE COVER
B. CURB COCK
C. METER BOX & METER PROVIDED
D. WATER TUBING SERVICE LINE
E. CORPORATION STOP
F. WATER MAIN

TYPICAL SERVICE CONNECTION WITH WATER METER

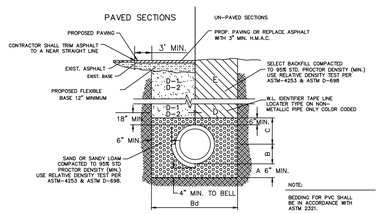
NOTES:
1. ON ALL SERVICE LINES GREATER THAN 1" (2" P.V.C. SCHEDULE 40), A 2" VALVE WILL BE REQUIRED.
2. ONE SERVICE PER EACH LOT.



2" SERVICE LINE



SINGLE CONNECTION



A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")

B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) Bd TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.

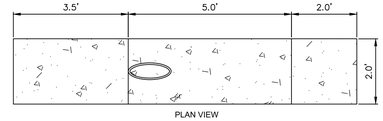
C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (8" LIFTS, MECHANICAL COMPACTION)

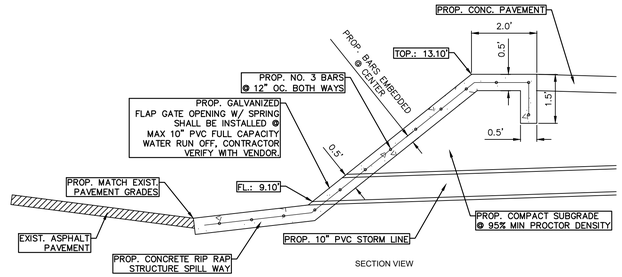
D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

E. SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

TRENCH BEDDING (WATER) DETAIL
N.T.S.



PLAN VIEW



SECTION VIEW

1 CONCRETE PILL WAY
NTS.

TAKE CAUTION EXCAVATION
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VERONA CONDOMINIOS
5102 GULF BLVD.
SOUTH PADRE ISLAND, TEXAS
CAMERON COUNTY

REVISIONS

REV.	DESCRIPTION	DATE

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PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:
UTILITY IMPROVEMENTS LAYOUT

SHEET NUMBER:
C4.0

DRAINAGE CALCULATIONS
VERONA TOWER SPI
PRE-DEVELOPMENT STORMWATER RUNOFF COMPUTATION
10-YEAR FREQUENCY

(1) Composite Runoff Coefficient

Source: Table 3-1, FHA Urban Drainage Design Manual, Rev. 2009)

C= 0.10 Lawns: flat 2%
C= 0.20 Unimproved Areas: soil 0-3%
C= 0.85 Roof / Pavement Areas

(2) Time of Concentration

$$t_c = t_{sh} + t_{sc} + t_{ch}$$

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$ for Sheet Flow (hr)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$ for Shallow Concentrated Flow (hr)

Sheet Flow:

L_{th}:	100 feet	*(100 ft max)*
n_{ol}:	0.15 Overland Roughness Coefficient	*(TxDOT Design Manual)*
P_2:	4.21 2-year, 24-hr rainfall depth (inches)	*(NOAA's Precipitation Frequency Data)*
S_{th} (slope):	0.0384 ft/ft	
$T_{C,\ sheet}$ =	6.6 min.	

Shallow Concentrated Flow:

L_c:	56 feet
K	16.13 for unpaved surfaces
S_t (slope):	0.0776 ft/ft
$T_{C,\ SHALLOW\ CONCENTRATED\ (1)}$	0.2 min.
$T_{C,\ TOTAL}$ =	6.8 min.
$T_{C,\ MIN.\ REQ.}$ =	10 min.

DRAINAGE CALCULATIONS
VERONA TOWER SPI
PRE-DEVELOPMENT STORMWATER RUNOFF COMPUTATION
10-YEAR FREQUENCY

(3) Rainfall Intensity

Source: TxDOT Rainfall Intensity- Duration-Frequency Coefficients for Texas (Hidalgo County)

Year	b	d	e
10	95.4717	12.6506	0.80040
50	120.7404	12.7443	0.77620

Intensity, i= 7.86 in/hr (10 yr)

(4) Discharge

Lot I.D.	Areas (Acres)			Total Area (acres)	Composite [1] Runoff Coef.	Tc [2] (min)	Intensity [3] (in/hr)	Discharge, Q [4] (cfs)
	Lawn/ Grass (Ac.)	Pavement/ Roof (Ac.)	Unimproved Soil (Ac.)					
1	0.00	0.00	0.40	0.40	**0.20**	10.0	7.86	**0.63**
							Total =	**0.63**

DRAINAGE CALCULATIONS
VERONA TOWER SPI
POST-DEVELOPMENT STORMWATER RUNOFF COMPUTATION
50-YEAR FREQUENCY

(1) Composite Runoff Coefficient *(As per Table 3-1, FHA Urban Drainage Design Manual, Rev. 2009)*

C= 0.15 Lawns
C= 0.80 Roofs
C= 0.90 Asphalt/ Concrete Areas

(2) Time of Concentration

$$t_c = t_{sh} + t_{sc} + t_{ch}$$

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$ for Sheet Flow (hr)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$ for Shallow Concentrated Flow (hr)

$$t_{ch} = L_{ch} \Big/ \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$ for Channel Flow(hr)

Sheet Flow:

L_{th}:	25.0 feet	*(100 ft max)*
n_{ol}:	0.011 Overland Roughness Coefficient	*(TxDOT Design Manual)*
P_2:	4.21 2-year, 24-hr rainfall depth (inches)	*(NOAA's Precipitation Frequency Data)*
S_{th} (slope):	0.0100 ft/ft	
$T_{C,\ sheet}$ =	0.5 min.	

Pipe Conduit Flow (1):

L_{th}:	62.0 ft
n (roughness coefficient) :	0.009 (PVC material)
D (pipe diameter) :	10 in
A (cross-sectional area) :	0.545 ft²
P_w (wetted perimeter) :	2.618 ft
R (hydraulic radius) :	0.208 ft
S_{th} (slope) :	0.0028 ft/ft
$T_{C,\ PIPE\ CONDUIT\ FLOW\ (1)}$ =	0.3 min.

Pipe Conduit Flow (2):

L_{th}:	25.6 ft
n (roughness coefficient) :	0.009 (PVC material)
D (pipe diameter) :	10 in
A (cross-sectional area) :	0.545 ft²
P_w (wetted perimeter) :	2.618 ft
R (hydraulic radius) :	0.208 ft
S_{th} (slope) :	0.0028 ft/ft
$T_{C,\ PIPE\ CONDUIT\ FLOW\ (1)}$ =	0.1 min.

Pipe Conduit Flow (3):

L_{th}:	20.8 ft
n (roughness coefficient) :	0.009 (PVC material)
D (pipe diameter) :	10 in
A (cross-sectional area) :	0.545 ft²
P_w (wetted perimeter) :	2.618 ft
R (hydraulic radius) :	0.208 ft
S_{th} (slope) :	0.0028 ft/ft
$T_{C,\ PIPE\ CONDUIT\ FLOW\ (1)}$ =	0.1 min.

Pipe Conduit Flow (4):

L_{th}:	76.0 ft
n (roughness coefficient) :	0.009 (PVC material)
D (pipe diameter) :	10 in
A (cross-sectional area) :	0.545 ft²
P_w (wetted perimeter) :	2.618 ft
R (hydraulic radius) :	0.208 ft
S_{th} (slope) :	0.0028 ft/ft
$T_{C,\ PIPE\ CONDUIT\ FLOW\ (1)}$ =	0.4 min.

Pipe Conduit Flow (5):

L_{th}:	76.0 ft
n (roughness coefficient) :	0.009 (PVC material)
D (pipe diameter) :	10 in
A (cross-sectional area) :	0.545 ft²
P_w (wetted perimeter) :	2.618 ft
R (hydraulic radius) :	0.208 ft
S_{th} (slope) :	0.0028 ft/ft
$T_{C,\ PIPE\ CONDUIT\ FLOW\ (1)}$ =	0.4 min.

Pipe Conduit Flow (6):

L_{th}:	22.6 ft
n (roughness coefficient) :	0.009 (PVC material)
D (pipe diameter) :	10 in
A (cross-sectional area) :	0.545 ft²
P_w (wetted perimeter) :	2.618 ft
R (hydraulic radius) :	0.208 ft
S_{th} (slope) :	0.0028 ft/ft
$T_{C,\ PIPE\ CONDUIT\ FLOW\ (1)}$ =	0.1 min.

$T_{C,\ TOTAL}$ =	2.0 min.
$T_{C,\ MIN.\ REQ.}$ =	10.0 min.

DRAINAGE CALCULATIONS
VERONA TOWER SPI
POST-DEVELOPMENT STORMWATER RUNOFF COMPUTATION
50-YEAR FREQUENCY

(3) Rainfall Intensity

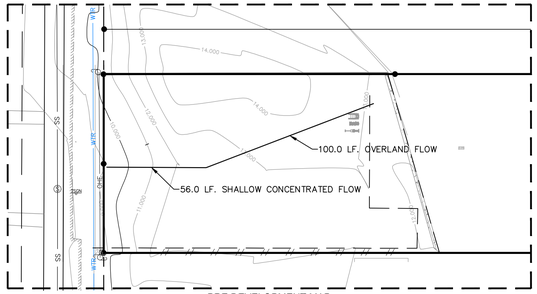
Source: TxDOT Rainfall Intensity- Duration-Frequency Coefficients for Texas (Cameron County)

Year	b	d	e
10	95.47	12.6506	0.8004
50	120.74	12.74	0.7762

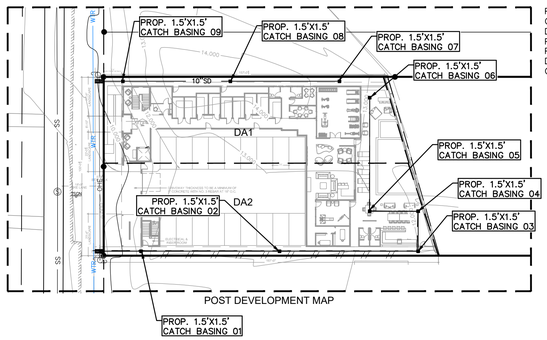
Intensity, i = 10.68 in/hr (50 yr)

(4) Discharge

Lot I.D.	Areas (Acres)			Total Area (Acres)	Composite [1] Runoff Coef.	Tc [2] (min)	Intensity [3] (in/hr)	Discharge, Q [4] (cfs)
	Lawns	Roofs	Asphalt / Concrete					
1	0.10	0.13	0.17	0.40	**0.64**	10.0	10.68	**2.75**
							Total =	**2.75**



PRE DEVELOPMENT MAP



POST DEVELOPMENT MAP

UNDEVELOPED DRAINAGE PATTERN:

WITH REFERENCE OF TOPOGRAPHIC MAP, WATERSHED RUNOFF TRAVELS FROM THE NORTHWEST TO APPROXIMATELY 100 FEET OVERLAND THEN CONTINUES AS CONCENTRATED FLOW FOR APPROXIMATELY 56 FEET TO THE FRONT OF THE PROPERTY REACHING APPROXIMATE ELEVATION OF 8.32 FEET. ACCORDING TO CALCULATIONS, UTILIZING THE RAINFALL–RUNOFF MODEL – THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10–YEAR STORM IS APPROXIMATED TO BE 0.63 CFS FOR THIS PROPERTY AS UNDEVELOPED.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE PROPOSED DEVELOPMENT ANTICIPATED ON THIS PROPERTY WILL INCLUDE THE ADDITION OF ONE MULTIFAMILY CONDOMINIUM RESIDENTIAL BUILDING (APPROX. 11,272.51SF.) ON LOT 1 AND THE EXTENSION OF A PROPOSED CONCRETE DRIVE ALONG THE WEST OF THE PROPERTY LIMITS. THE REQUIRED HOME FINISH FLOOR IS TO BE 14.50' IN ELEVATION, POST DEVELOPMENT OVERLAND FLOW IS ESTIMATED AT A LENGTH OF 293 FEET FROM THE PROPOSED CATCH BASING NO. 6 TO DRAIN BY SHEET FLOW INTO GULF BLVD. AT APPROXIMATE ELEVATION OF 9.10 FT. THE ANTICIPATED INCREASE IN RUNOFF POST–DEVELOPMENT IS CALCULATED TO BE 2.12 CFS, WITH THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED TO BE 2.75 CFS FOR A 50–YEAR STORM.

CALCULATIONS:

THIS DEVELOPMENT AND ITS SURROUNDING AREA ARE IN ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ON SQUARE MILE.

ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY–PANEL NUMBER 480661 C051 0F, MAP REVISED 02/16/2018.

DRAINAGE REQUIREMENTS LOT 1:

PROPOSED USE:	0.39–AC (GROSS), MULTIFAMILY CONDO
CALCULATION METHOD:	RAINFALL–RUNOFF MODEL – THE RATIONAL METHOD
DESIGN STORM:	10–YR PRE/ 50–YR POST
PRE–DEVELOPMENT PEAK RUNOFF:	0.63 CFS
POST–DEVELOPMENT PEAK RUNOFF:	02.75 CFS
DETENTION REQUIREMENT:	0.06.27 AC–FT (2,730 CF.)
OUTFALL LOCATION:	SHEET FLOW INTO GULF BLVD. DRAIN SYSTEM

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	2,730.00 CU. FT.

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VERONA CONDOMINIOS
5102 GULF BLVD.
SOUTH PADRE ISLAND, TEXAS
CAMERON COUNTY

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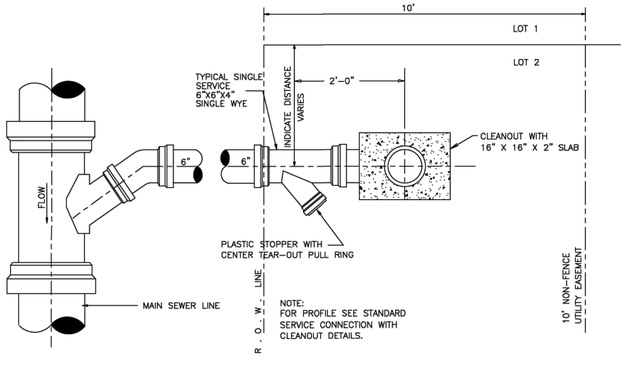
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PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

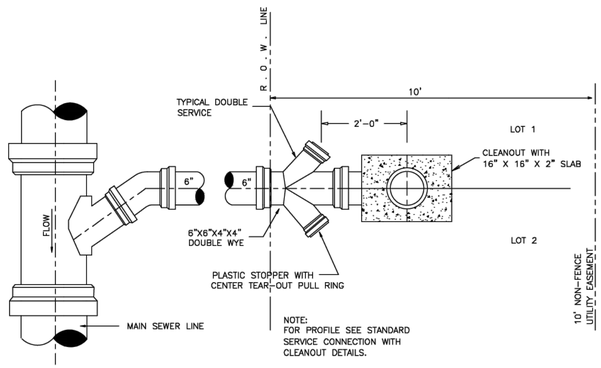
SHEET NAME:
STORM CALCULATION SHEET

SHEET NUMBER:
C4.1



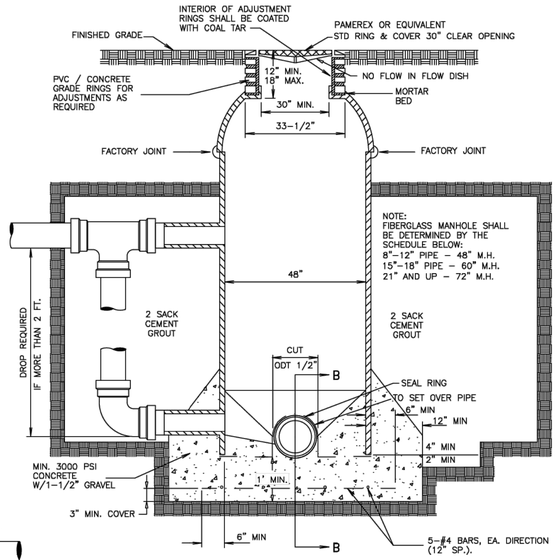
PLAN - SINGLE SERVICE

NOT TO SCALE



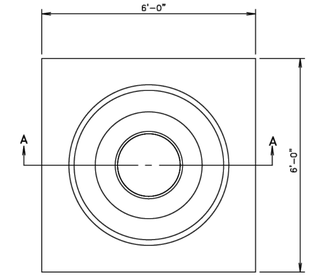
PLAN - DOUBLE SERVICE

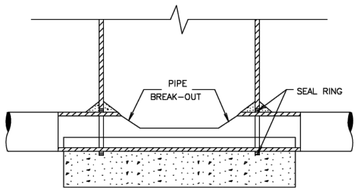
NOT TO SCALE



TYPICAL FIBERGLASS MANHOLE WITH DROP STRUCTURE SECTION A-A

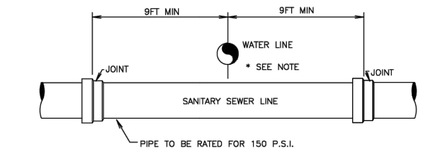
NOT TO SCALE





SECTION B-B

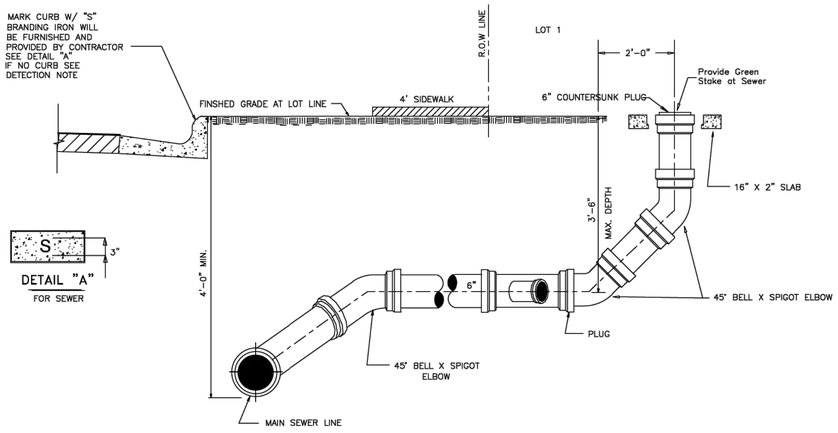
NOT TO SCALE



TYPICAL WATER & SEWER LINE CROSSING

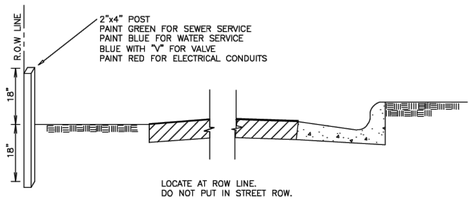
NOT TO SCALE

* NOTE:
1 FT. MIN. ELEVATION SEPARATION BETWEEN WATER AND SEWER MAINS. IF UNABLE, ENCASEMENT REQUIRED. ENCASEMENT CAN BE STEEL CASING OR CONCRETE.



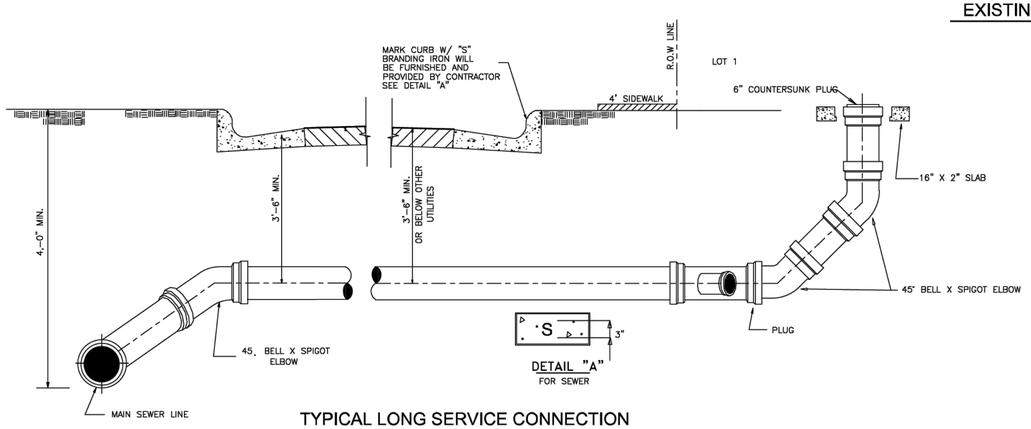
TYPICAL SHORT SERVICE CONNECTION WITH STANDARD CLEANOUT

NOT TO SCALE



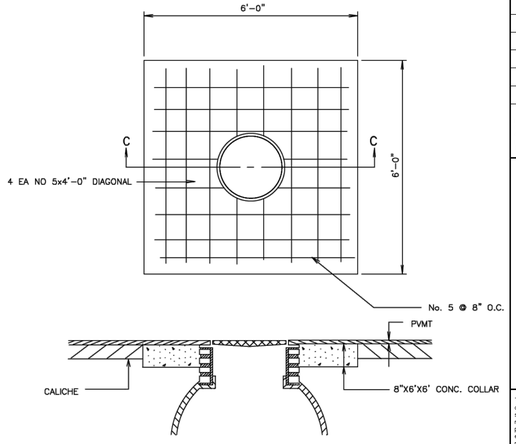
SERVICE MARKING FOR EXISTING CURB OR NO CURB

NOT TO SCALE



TYPICAL LONG SERVICE CONNECTION WITH STANDARD CLEANOUT

NOT TO SCALE



TYPICAL FIBERGLASS MANHOLE IN PAVEMENT

SECTION C-C

NOT TO SCALE

NOTE:
THE ENGINEER/CONTRACTOR SHALL PROVIDE "AND AS BUILT SHEETS" PRIOR TO APPROVAL FOR BEGINNING WORK ON INSPECTIONS. "CUT-SHEETS" WILL BE USED TO VERIFY ELEVATIONS.

LAGUNA MADRE WATER DISTRICT

811 CALL BEFORE YOU DIG
CAUTION EXCAVATION
CONTRACTOR IS THE PROPER AREA HERE NOT LOCATED
BY THE DISTRICT
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED

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VERONA CONDOMINIOS
5102 GULF BLVD.
SOUTH PADRE ISLAND, TEXAS
CAMERON COUNTY

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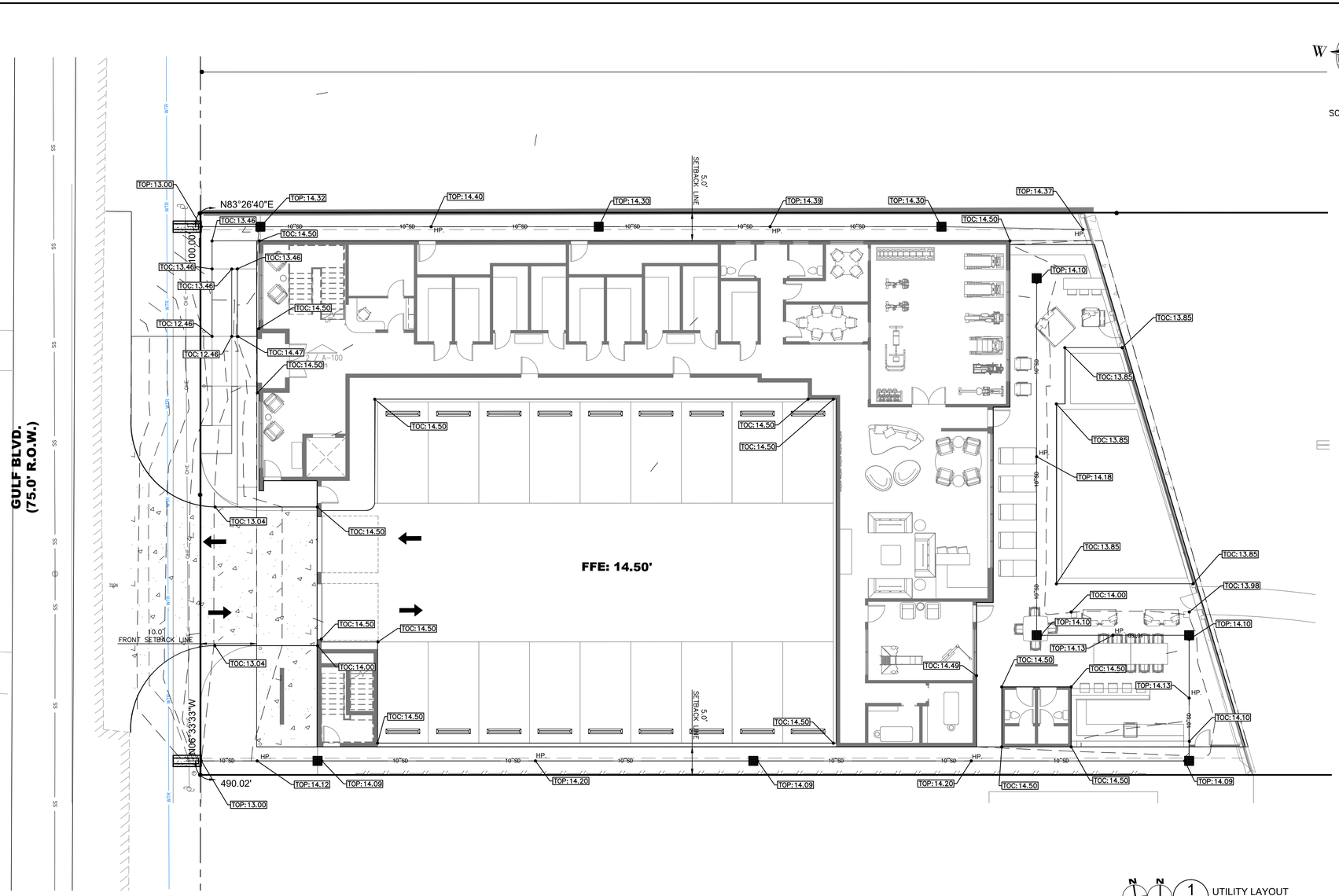
PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:

SEWER DETAIL

SHEET NUMBER:

C4.2



N
W E
S

SCALE: 1" = 10'

SYMBOLS LEGEND

NOTE: REFER TO GENERAL NOTES SHEET, C1.1.1, FOR SYMBOLS LEGEND

- NEW BUILDING CONSTRUCTION
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK RAMP
- CONCRETE SIDEWALK/DRIVEWAY APRON

GENERAL NOTES

A. SITE CONDITIONS ARE BASED UPON SURVEY PROVIDED BY ROMA LOGISTIC AND INDUSTRIAL PARK SUBDIVISION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY CONTACTING REQUIRED UTILITY OWNERS/ OR 811 CALL PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN PRIOR ANY EARTHWORK AND INSTALLATION FOR FINAL GRADES.

B. ACCESSIBLE PARKING AREAS TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. DESIGNATED ACCESSIBLE ROUTE TO SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS

N N 1 C4.0 UTILITY LAYOUT
SCALE: 1" = 50'

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DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:

GRADING LAYOUT

SHEET NUMBER:
C5.0

NOTES:

1. REINFORCED PC CONCRETE PAVEMENT: PORTLAND CEMENT CONCRETE MIX SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. STEEL REINFORCEMENT SHALL BE PLACED AT 1/2 OF NOMINAL TRANSVERSE AND LONGITUDINAL SPACING AT JOINT LOCATIONS.

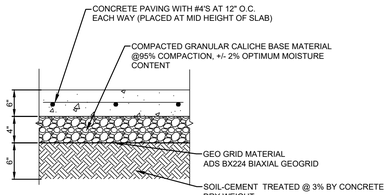
2. SOIL-CEMENT:TREATED PAVEMENT SUBGRADE SHOULD HAVE A MINIMUM COMPRESSIVE STRENGTH OF 120 PSI AT 7 DAYS. AN EXCESSIVE ADDITION OF MODIFIER MAY RESULT IN EXTENSIVE SHRINKAGE CRACKING THAT MAY BE REFLECTED ON THE CONCRETE SURFACE. IT IS RECOMMENDED TO INDUCE MICROCRACKING WITHIN THE FIRST 24 TO 48 HOURS, BUT NOT SOONER THAN 24 HOURS. 4" HOT MIX ASPHALTIC CONCRETE (HMAC) 2014 TXDOT STANDARD SPECIFICATION ITEM 341 OR 1" ASPHALT TREATED BASE (ATB) ITEM 292 SHOULD BE USED AS A BOND BREAKER BETWEEN THE CONCRETE SLAB AND THE TREATED SUBGRADE.

3. TREATED SUBGRADE: COMPACTED MOISTURE CONDITIONED SUB GRADE @ 98% COMPACTION, +/- 2% OPTIMUM MOISTURE CONTENT.

4. DOWEL SPECIFICATIONS FOR A PAVEMENT THICKNESS OF 6" ARE AS FOLLOWS:
-DIAMETER: 1"
-SPACING ON CENTER: 18"
-LENGTH: 14"
-EMBEDMENT: 6"

5. PAVEMENT DESIGN SECTIONS SHOWN ON PLANS AND DETAILS HAVE BEEN PROVIDED ARE ABASIS OF A GEOTECHNICAL REPORT. PROVIDED BY THE OWNER, GEO REPORT NUMBER:G260004, PREPARED BY JAIME M. CANTU, EARTHCO, LLC. CONTACT NO. 956 428-2443

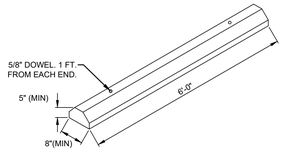
PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)



1 CONCRETE (HEAVY DUTY) PAVING SECTION
NTS

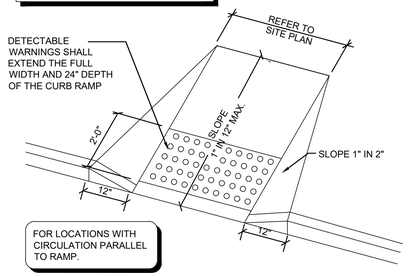
NOTES:

1. PRE-CAST CONCRETE WHEEL STOPS SHALL BE DOWELED TO PAVEMENT & LOCATED 2 FT. FROM EDGE OF OBSTRUCTION.
2. PAINT ALL WHEEL STOPS "SAFETY YELLOW", OR AS LOCAL CODES REQUIRED.
3. WHEEL STOP SHALL BE AT A MINIMUM OF 2.5 FEET AWAY FROM CENTER TO STRUCTURE EDGE OR FROM END OF PARKING STALL



2 CONCRETE WHEEL STOP (STANDARD VEHICLE)
NTS

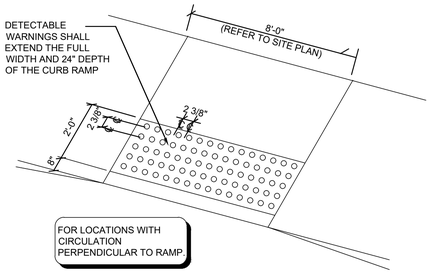
DETECTABLE WARNING SURFACE MATERIAL SHALL BE IN CAUTION YELLOW COLOR AND COMPLY WITH CURRENT ADA DESIGN STANDARDS.



FOR LOCATIONS WITH CIRCULATION PARALLEL TO RAMP.

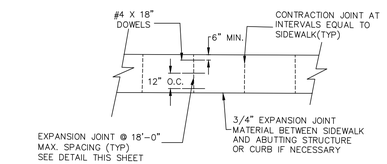
3 CONCRETE SIDEWALK CURB RAMP DETAIL
NTS

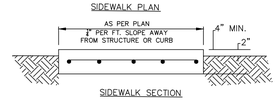
PROVIDE DETECTABLE WARNINGS WITH RAISED PATTERN (CAUTION YELLOW COLOR WITH .9" DIA. AND RAISE .02" PER ADAAG 4.7.7)



FOR LOCATIONS WITH CIRCULATION PERPENDICULAR TO RAMP.

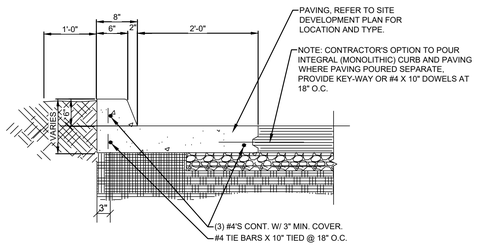
4 DETECTABLE WARNING DETAIL
NTS



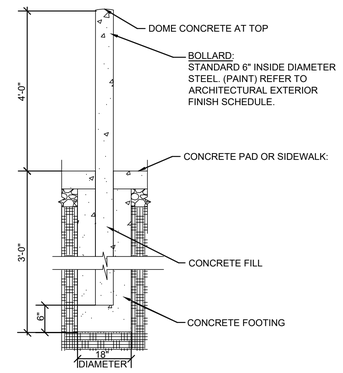


1. 6" WIDE SIDEWALK.
2. SIDEWALK GRADIENT SHALL NOT EXCEED 1:20.
3. SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
4. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE COMPANIES TO AVOID PLACING SIDEWALKS ON TOP OF LINES.
5. PROVIDE DROP CURBS AT INTERSECTIONS.
6. CONTRACTOR SHALL COMPLY WITH LATEST REGULATIONS A SET FORTH IN AMERICANS WITH DISABILITIES ACT (ADA).

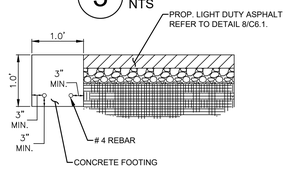
5 TYPICAL SIDEWALK DETAIL
NTS



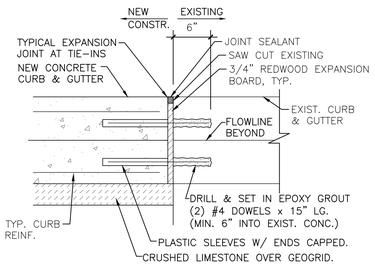
6 CONCRETE CURB SECTION
NTS



7 STEEL BOLLARD SECTION
NTS

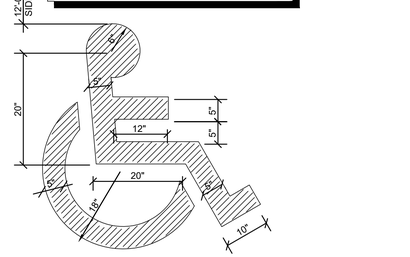


8 1' CONCRETE FOOTING DETAIL
NTS

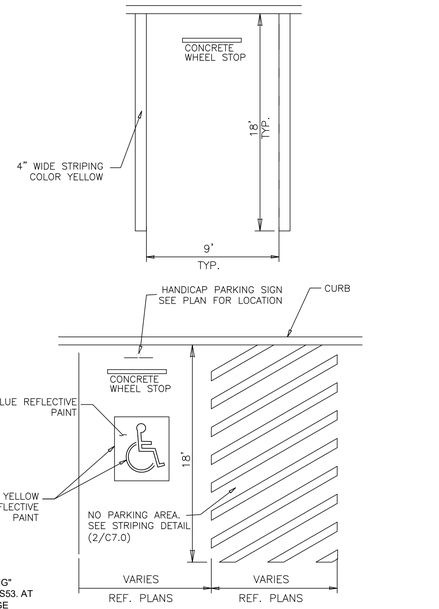


9 CURB AND GUTTER TIE-IN DETAIL
NTS

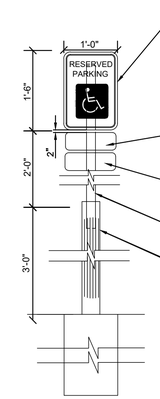
NOTE:
SYMBOL TO BE PAINTED (HIGHWAY GRADE) OR DECAL ADHERED TO PAVEMENT. COLOR TO MATCH STRIPING UNLESS OTHERWISE REQUIRED BY LOCAL ACCESSIBILITY STANDARDS.

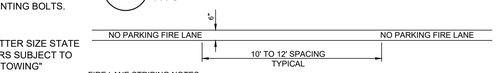


10 ACCESSIBLE PARKING PAVEMENT STRIPING DETAIL
NTS



11 HANDICAP PAVING AND STRIPING
NTS

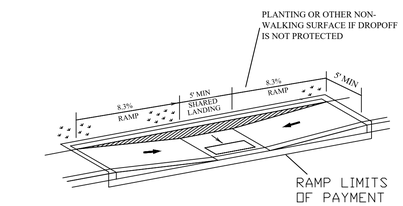




FIRE LANE STRIPING NOTES:

1. THE STRIPING MUST BE PLACED ALONG THE ENTIRE LENGTH OF THE FIRE LANE WHEN NO CURB IS AVAILABLE, THE RED STRIPE IS PLACED DIRECTLY ON THE ROADWAY. WHEN CURBING IS AVAILABLE, THE RED STRIPE IS PLACED ON THE CURB TOP AND CURB FACE.
2. WHEN STRIPING WITH THE REQUIRED LETTERING IS PROVIDED, SIGNAGE IS NOT REQUIRED.
3. PAINT:
   A. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT, COLOR SHALL BE " TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
   B. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT, LETTERS SHALL BE THREE QUARTER (3/4) INCH STROKE. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.
4. APPLICATION
   A. STRIPE MAY BRUSHED OR SPRAYED, ONE COAT TO FINISH.
   B. LETTER SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPCED PER DETAIL.

17 FIRE LINE STRIPING
NTS

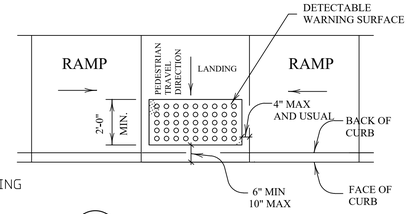


PARALLEL CURB RAMP
(USE ONLY WHERE WATER WILL NOT POND IN THE LANDING.)

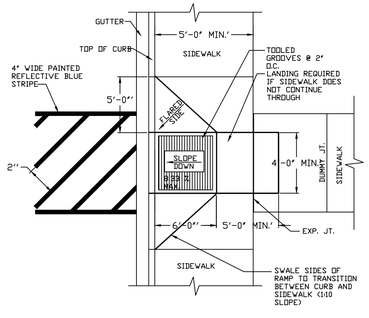
DENOTES PLANTING OR NON-WALKING SURFACE.

12 PARALLEL CURB RAMP
NTS

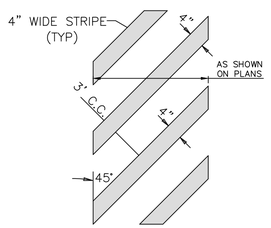
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



13 DETECTABLE WARNING SURFACE
NTS



14 TYPICAL HANDICAP RAMP BUILT INTO SIDEWALK
NTS



15 STRIPING CROSS WALK DETAIL
NTS

16 HANDICAP PARKING SIGN DETAIL
NTS

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TEX. REG. SURVEYING FIRM No. 101416-00

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CAMERON COUNTY

REVISIONS

REV.	DESCRIPTION	DATE
1	REV. PAVING SECTION	10/17/2023

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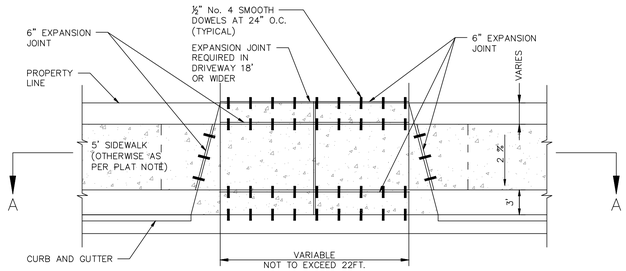
PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:

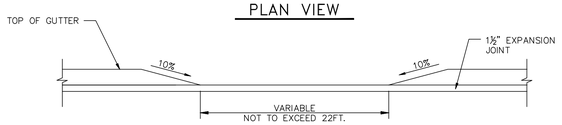
PAVING DETAILS

SHEET NUMBER:

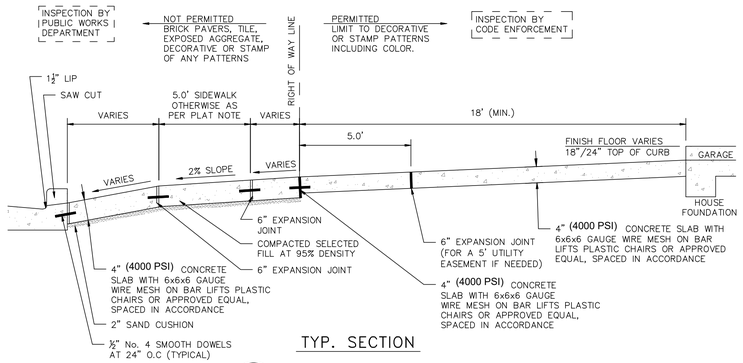
C6.0



PLAN VIEW

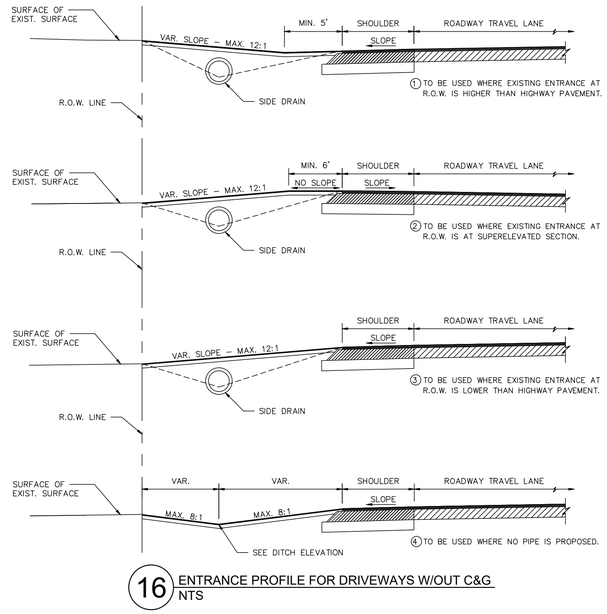


ELEVATION A-A



TYP. SECTION

15 TYPICAL PAVING DRIVE PAD DETAIL
NTS



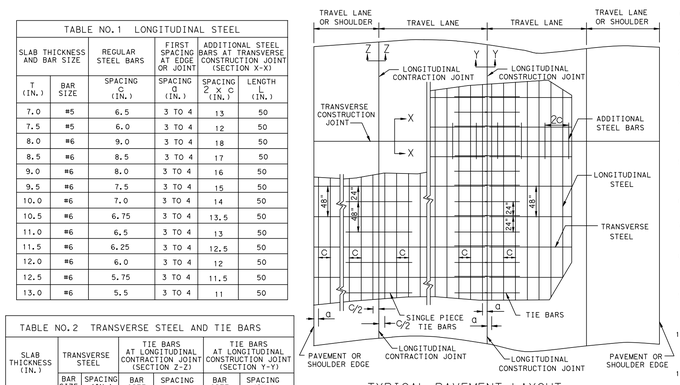
16 ENTRANCE PROFILE FOR DRIVEWAYS W/OUT C&G
NTS

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DATED:
FILE:

TABLE NO. 1 LONGITUDINAL STEEL					
SLAB THICKNESS AND BAR SIZE		REGULAR STEEL BARS	FIRST SPACING AT EDGE OR JOINT	ADDITIONAL STEEL BARS AT TRANSVERSE CONSTRUCTION JOINT (SECTION X-X)	
T (IN.)	BAR SIZE D	SPACING G (IN.)	SPACING Q (IN.)	SPACING 2 X C (IN.)	LENGTH L (IN.)
7.0	#5	6.5	3 TO 4	13	50
7.5	#5	6.0	3 TO 4	12	50
8.0	#6	9.0	3 TO 4	18	50
8.5	#6	8.5	3 TO 4	17	50
9.0	#6	8.0	3 TO 4	16	50
9.5	#6	7.5	3 TO 4	15	50
10.0	#6	7.0	3 TO 4	14	50
10.5	#6	6.75	3 TO 4	13.5	50
11.0	#6	6.5	3 TO 4	13	50
11.5	#6	6.25	3 TO 4	12.5	50
12.0	#6	6.0	3 TO 4	12	50
12.5	#6	5.75	3 TO 4	11.5	50
13.0	#6	5.5	3 TO 4	11	50

TABLE NO. 2 TRANSVERSE STEEL AND TIE BARS						
SLAB THICKNESS (IN.)	TRANSVERSE STEEL		TIE BARS AT LONGITUDINAL CONTRACTION JOINT (SECTION Z-Z)		TIE BARS AT LONGITUDINAL CONSTRUCTION JOINT (SECTION Y-Y)	
	BAR SIZE	SPACING (IN.)	BAR SIZE	SPACING (IN.)	BAR SIZE	SPACING (IN.)
7.0 - 7.5	#5	48	#5	48	#5	24
8.0 - 13.0	#5	48	#6	48	#6	24

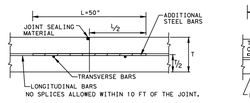


TYPICAL PAVEMENT LAYOUT

PLAN VIEW (NOT TO SCALE)

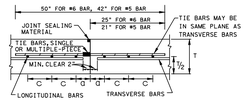
GENERAL NOTES

1. DETAILS FOR PAVEMENT WIDTH, PAVEMENT THICKNESS AND THE CROWN CROSS-SLOPE SHALL BE SHOWN ELSEWHERE IN THE PLANS. PAVEMENTS WIDER THAN 100 FT. WITHOUT A FREE LONGITUDINAL JOINT ARE NOT COVERED BY THIS STANDARD.
2. USE COARSE AGGREGATES WITH A RATED COEFFICIENT OF THERMAL EXPANSION (COTE) OF NOT MORE THAN 5.5 X 10^{-6} IN/IN/ °F AS LISTED IN THE CONCRETE RATED SOURCE QUALITY CATALOG (CRSQC).
3. ALL THE REINFORCING STEEL AND TIE BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A 615 (GRADE 60) OR ASTM A 996 (GRADE 60) OR ABOVE. STEEL BAR SIZES AND SPACINGS SHALL CONFORM TO TABLE NO.1 AND TABLE NO.2.
4. STEEL BAR PLACEMENT TOLERANCE SHALL BE +/- 1 IN. HORIZONTALLY AND +/- 0.5 IN. VERTICALLY, CALCULATED AVERAGE BAR SPACING (CONCRETE PLACEMENT WIDTH / NUMBER OF LONGITUDINAL BARS) SHALL CONFORM TO TABLE NO.1
5. PAVEMENT WIDTHS OF MORE THAN 15 FT. SHALL HAVE A LONGITUDINAL JOINT (SECTION Z-Z OR SECTION Y-Y). THESE JOINTS SHALL BE LOCATED WITHIN 6 IN. OF THE LANE LINE UNLESS THE JOINT LOCATION IS SHOWN ELSEWHERE ON THE PLANS.
6. THE SAW CUT DEPTH FOR THE LONGITUDINAL CONTRACTION JOINT (SECTION Z-Z) SHALL BE ONE THIRD OF THE SLAB THICKNESS (T/3).
7. WHEN TYING CONCRETE GUTTER AT A LONGITUDINAL JOINT, THE TIE BAR LENGTH OR POSITION MAY BE ADJUSTED. PROVIDE 3 IN. OF CONCRETE COVER FROM THE BACK OF GUTTER TO THE END OF TIE BAR.
8. REPLACE MISSING OR DAMAGED TIE BARS WITHOUT ADDITIONAL COMPENSATION BY DRILLING MIN.10 IN. DEEP AND GROUTING TIE BARS WITH TYPE III, CLASS C EPOXY, MEET THE PULL-OUT TEST REQUIREMENTS IN ITEM 361.
9. OMIT TIE BARS LOCATED WITHIN 18-IN. OF THE TRANSVERSE CONSTRUCTION JOINTS (SECTION X-X). USE HAND-OPERATED IMMERSION VIBRATORS TO CONSOLIDATE THE CONCRETE ADJACENT TO ALL FORMED JOINTS.
10. LONGITUDINAL REINFORCING STEEL SPLICES SHALL BE A MINIMUM OF 25 IN. STAGGER THE LAP LOCATIONS SO THAT NO MORE THAN 1/3 OF THE LONGITUDINAL STEEL IS SPLICED IN ANY GIVEN 12-FT, WIDTH AND 2-FT. LENGTH OF THE PAVEMENT.
11. THE DETAIL FOR THE JOINT SEALANT AND RESERVOIR IS SHOWN ON STANDARD SHEET "CONCRETE PAVING DETAILS, JOINT SEALS."



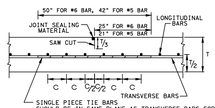
TRANSVERSE CONSTRUCTION JOINT

SECTION X - X



LONGITUDINAL CONSTRUCTION JOINT

SECTION Y - Y



LONGITUDINAL CONTRACTION JOINT

SECTION Z - Z

SHEET 1 OF 2

Texas Department of Transportation — Design Division Standard

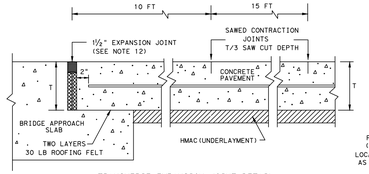
CONTINUOUSLY REINFORCED CONCRETE PAVEMENT

ONE LAYER STEEL BAR PLACEMENT

T - 7 TO 13 INCHES

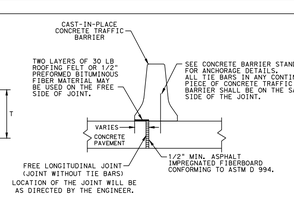
CRCP(1)-20

FILE: crcp120.dgn	DN: TxDOT	CK: EM	DW: BR	CK: EP
©TxDOT: APRIL 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS 10/4/2021 ADD SH 21 04/08/2021 ADD SH 71 AND 6.97 04/05/2021 ADDED TABLE NUMBERS 06/05/2017 CATE AS RATED A/3	DIST	COUNTY		SHEET NO.

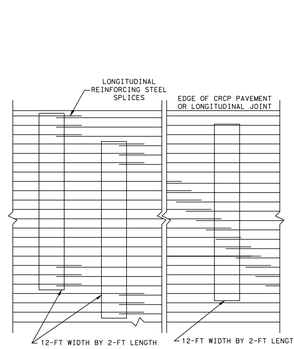


TRANSVERSE EXPANSION JOINT DETAIL

AT BRIDGE APPROACH



FREE LONGITUDINAL JOINT DETAIL



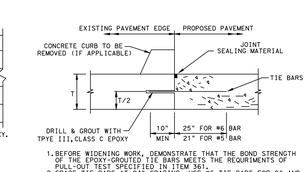
OPTION A: DRILL AND EPOXY

PLAN VIEW (NOT TO SCALE)

STAGGER THE LAP LOCATIONS SO THAT NO MORE THAN 1/3 OF THE LONGITUDINAL STEEL IS SPLICED IN ANY GIVEN 12-FT. WIDTH AND 2-FT. LENGTH OF THE PAVEMENT. ANY OTHER LAP CONFIGURATION MEETING THIS REQUIREMENT WILL BE ALLOWED.

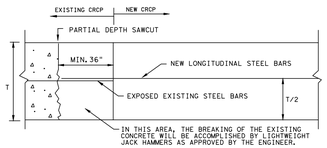
EXAMPLES OF LAP CONFIGURATION

PLAN VIEW (NOT TO SCALE)



1. BEFORE WIDENING WORK, DEMONSTRATE THAT THE BOND STRENGTH OF THE EPOXY-GROUTED TIE BARS MEETS THE REQUIREMENTS OF PULL-OUT TEST SPECIFIED IN ITEM 361.
2. SPACE TIE BARS AT 24" SPACING. USE #6 TIE BARS FOR 8" AND THICKER SLABS, USE #5 TIE BARS FOR LESS THAN 8" THICK SLABS.

LONGITUDINAL WIDENING JOINT DETAIL



OPTION B: BREAKBACK AND LAP

TRANSVERSE TIE JOINT DETAIL

EXISTING CRCP TO NEW CRCP

SHEET 2 OF 2

Texas Department of Transportation — Design Division Standard

CONTINUOUSLY REINFORCED CONCRETE PAVEMENT

ONE LAYER STEEL BAR PLACEMENT

T - 7 TO 13 INCHES

CRCP(1)-20

FILE: crcp120.dgn	DN: TxDOT	CK: EM	DW: BR	CK: EP
©TxDOT: APRIL 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS 03/16/2020 REMOVED TABLE 1A	DIST	COUNTY		SHEET NO.

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REV.	DESCRIPTION	DATE

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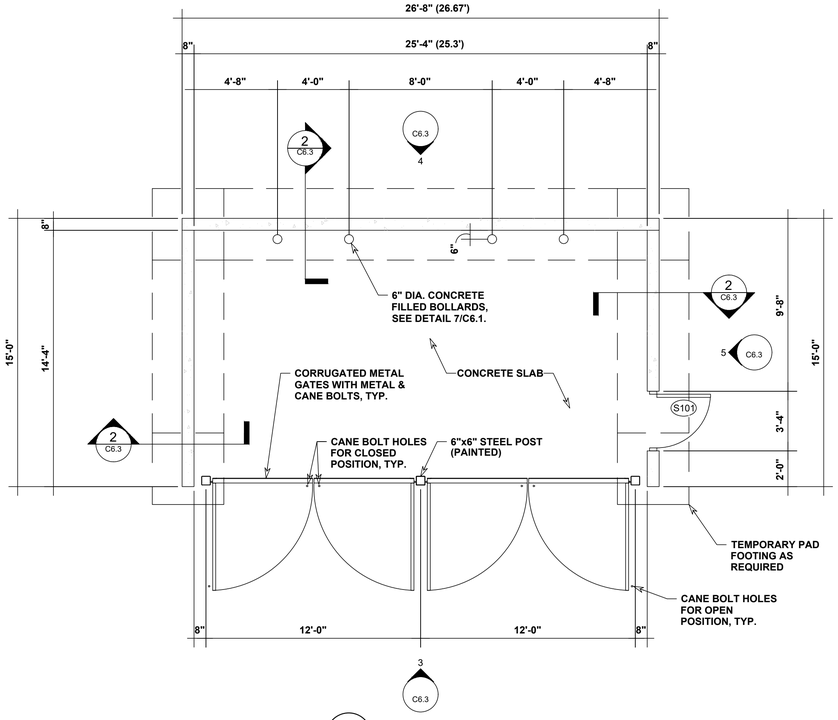
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DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:

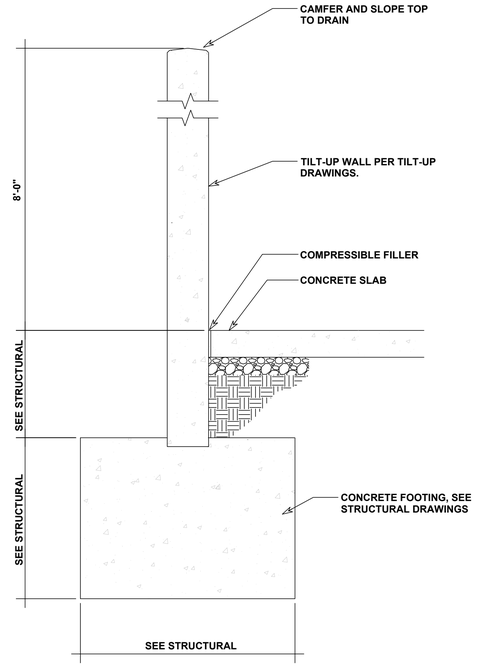
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SHEET NUMBER:

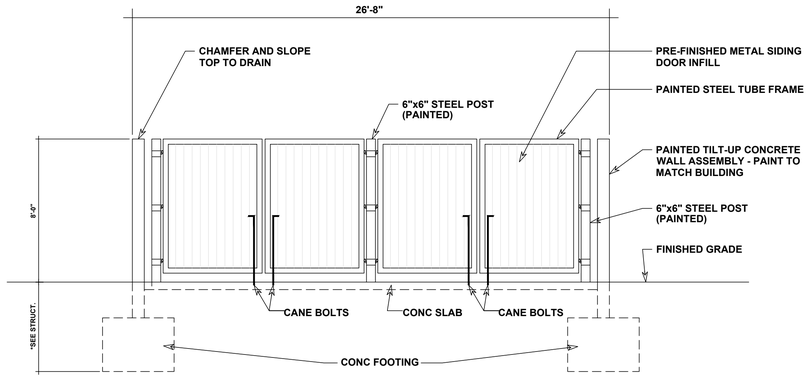
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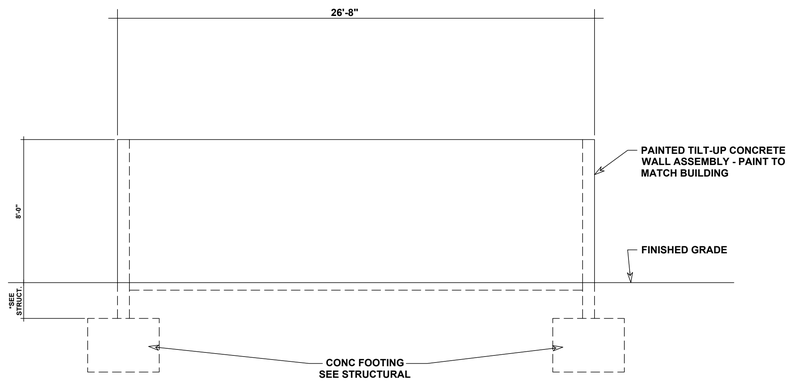
1 TRASH ENCLOSURE
NTS



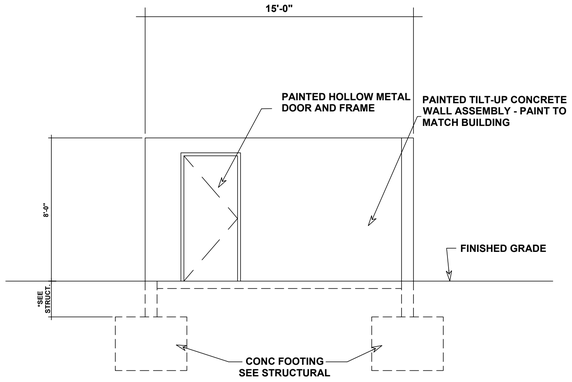
2 TRASH ENCLOSURE WALL SECTION
NTS



3 TRASH ENCLOSURE DOOR ELEVATION
NTS



4 TRASH ENCLOSURE BACK WALL ELEVATION
NTS



5 TRASH ENCLOSURE END WALL ELEVATION
NTS

SAMES
4943 S. JACKSON RD. SUITE 101 TEL: (956) 702-8880
EDINBURG, TEXAS 78539 FAX: (956) 702-8880
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

VERONA CONDOMINIOS
5102 GULF BLVD.
SOUTH PADRE ISLAND, TEXAS
CAMERON COUNTY

REVISIONS

REV.	DESCRIPTION	DATE

This drawing and the details on it are the sole property of the Engineer and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Engineer.

NOT FOR CONSTRUCTION
FOR REVIEW ONLY 6/8/2026
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The Professional Engineers seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this Engineer, and this Engineer expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

PROJ. NO.	ENG 26.002
DATE:	March 27, 2026
SCALE:	AS NOTED

SHEET NAME:

DUMPSTER ENCLOUSRE

SHEET NUMBER:

C6.2

Appendix IV

Survey Drawings

SCALE: 1"=30.0'

NOTE:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4803470005CB WHICH BEARS A REVISED DATE OF OCTOBER 19, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

2. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS COORDINATE SYSTEM. ALL BEARING AND DISTANCES ARE BASED ON (NAD 83) TEXAS PLANES SOUTH ZONE US SURVEY FEET GRID. BEARING AND DISTANCES IN PARENTHESIS ARE BASED ON PLAT OR RECORDED DOCUMENT.

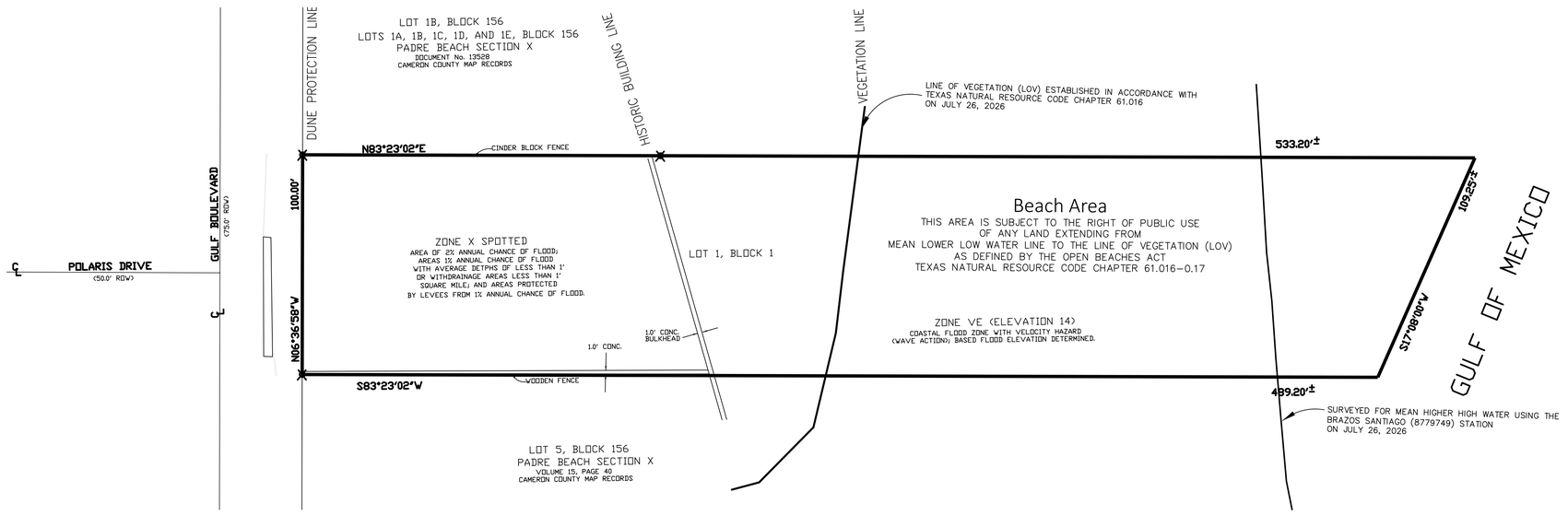
3. THIS SURVEY IS FOR THE SPECIFIC USE BY ESTER SALAZAR.

4. THIS SURVEY WAS DONE WITHOUT A TITLE COMMITMENT THEREFORE NOT ALL EASEMENTS MAY BE SHOWN.

4. EASEMENTS, RULES AND REGULATIONS BY LAW IN FAVOR OF RESPECTIVE IRRIGATION OR DRAINAGE DISTRICTS.

LEGEND

- 1/2" IRON PIN W/CAP SET
- 1/2" IRON PIN W/CAP FOUND
- (C) CABLE BOX
- 0.5' TELEPHONE PEDISTAL
- 1/2" IRON PIN FOUND
- [E] ELECTRICAL BOX
- (T) 1.0' TELEPHONE PEDISTAL
- WOODEN FENCE
- CHAIN LINK FENCE



SURVEYED FOR: RICARDO KALIFE

ADDRESS: 5102/5104 GULF BOULEVARD

DATE: 6-22-2026 SCALE: 1"=30.0'

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 22ND DAY OF JUNE, 2026. THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

OSCAR HERNANDEZ, R.P.L.S. # 5005

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

REVISED 8-31-2026

STATE OF TEXAS REGISTERED OSCAR HERNANDEZ 5005 PROFESSIONAL LAND SURVEYOR

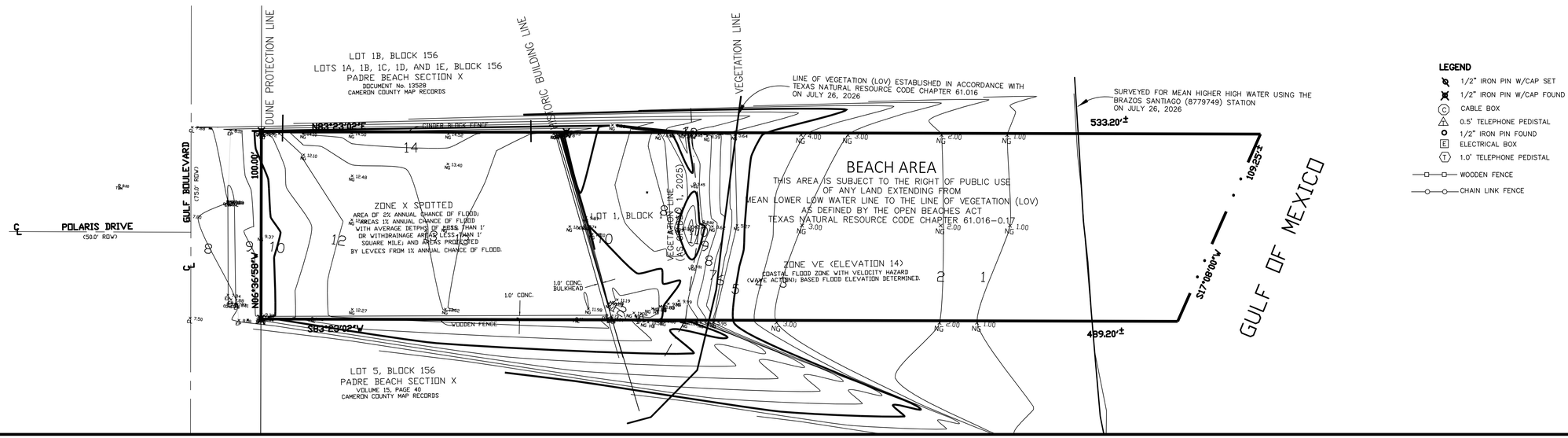
COPYRIGHT 2000-2026

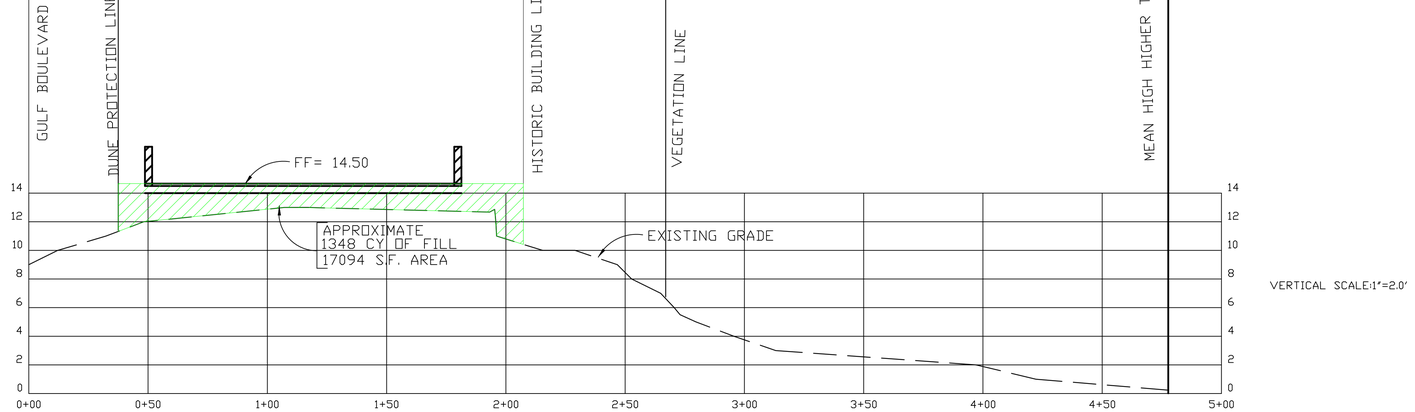
MAP OF SURVEY

OF

LOT NUMBER ONE (1), BLOCK NUMBER ONE (1), VERONA TOWER SUBDIVISION, PADRE ISLAND, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN CLERKS'S FILE #(2026)-15325, MAP RECORDS OF CAMERON COUNTY, TEXAS

HDZ SURVEYING P.L.L.C.
TBPELS - 10194791
3007 South Tucker Road
Harlingen, Texas 78552
(956) 357-2185
EMAIL-HDZSURVEYINGAYAHOO.COM
JOB No.:





HORIZONTAL SCALE:1"=30.0'

VERTICAL SCALE:1"=2.0'

SURVEYED FOR: RICARDO KALIFE

ADDRESS: 5102/5104 GULF BOULEVARD

DATE: 6-22-2026 SCALE: 1"=30.0'

TOPOGRAPHIC SURVEY

OF

LOT NUMBER ONE (1), BLOCK NUMBER ONE (1), VERONA TOWER SUBDIVISION, PADRE ISLAND, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN CLERKS'S FILE #(2026)-15325, MAP RECORDS OF CAMERON COUNTY, TEXAS

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 22ND DAY OF JUNE, 2026. THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

STATE OF TEXAS REGISTERED OSCAR HERNANDEZ 5005 PROFESSIONAL LAND SURVEYOR

OSCAR HERNANDEZ, R.P.L.S. # 5005

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

REVISED 8-31-2026

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3007 South Tucker Road
Harlingen, Texas 78552
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EMAIL-HDZSURVEYINGAYAHOO.COM
JOB No.:

Appendix V

Project description

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Verona Project Description

Date: September 3, 2026

Verona is a proposed beachfront residential condominium development located in the city limits of South Padre Island located at 5104 Gulf Blvd. The property is adjacent to the Wanna Wanna Inn on the south with condominiums to the north, Gulf of Mexico to the east with direct access from Gulf Boulevard to the west. See Figure 1.0, 2.0 and 3.0 in Appendix I

The project consists of a 4-story residential condominium building, with limited rooftop access, that contains a total of 9 condominium residences.

- Level 1 – Ground Floor: Amenity and support spaces, including associated parking, utilities, common areas, and related building functions.
- Levels 2–4 – Residential Floors: Each level contains three condominium residences consisting of one of each unit type.
    - Unit Type A contains approximately 2,935 SQFT of interior habitable area
    - Unit Type B approximately 3,032 SQFT, and
    - Unit Type C approximately 2,910 SQFT.

  Together, the three units provide approximately 8,877 square feet of interior habitable condominium area per residential floor, and approximately 26,631 square feet across all three residential levels.
- Rooftop: Enclosed rooftop construction is limited to the elevator, restrooms, and stair access, with the remaining amenity space being open-air areas.

The development also includes associated landscaping, pool areas, utility infrastructure, and related site improvements. The total construction area is approximately 17,342 SQFT A six foot high concrete retaining wall starting at the Historical Build Line on the north property line and extending westward. See Architectural Drawings in Appendix II

The total site area is approximately 51,120 square feet of total area, including an estimated 17,342 square feet of developable area, with approximately 100 feet of beachfront frontage. A review of historical aerial imagery revealed that this site had a structure on in 2002 but by 2005 was removed. It has subsequently been used for construction staging for the properties to the north. A vegetation survey reveals that most of the vegetation cover today is bermudagrass and non-native dune vegetation. See Figure 3.0 and 8.0 in Appendix I and Boundary and Topographical Drawings in Appendix IV

The building is planned to be constructed using reinforced concrete and/or reinforced masonry systems, hurricane-rated glazing systems, and materials suitable for the coastal environment and applicable code requirements. The project is being designed in compliance with applicable local, state, coastal, floodplain, windstorm, and life safety regulation.

PO Box 1072 Claremore OK 74018 • 361.549.6699 • philiph@ergis.us

The development is planned with direct beach access and incorporates common areas and recreational amenities intended to support residential use. Beach access will be facilitated by a 5.85' X 48' dune crossover walkway. See Figure 6.0 in Appendix I and Sheet A-1.102 and A-1.103 in Appendix II

To meet the requirements of avoidance and minimization of impacts to the fore dune line was the dune crossover walkway was positioned to avoid as much vegetation as possible. In lieu of a traditional solid wood decking system, the proposed dune walkover utilizes ThruFlow decking. This material allows greater percentage of sunlight to filter through the walking surface, reducing shading impacts to the dune vegetation below and supporting continued vegetation growth beneath and adjacent to the structure. ThruFlow decking also provides increased durability and resistance to the corrosive coastal environment. The proposed material was selected for this project to minimize long-term impacts to the dune system while providing a durable pedestrian access surface.

To address beach access the proposed elevated pedestrian dune walkover was selected to provide safe beach access while minimizing disturbance to the existing dune system. Alternatives such as ground-level pathways or larger access structures could result in greater disturbance to dune vegetation, natural sand movement, drainage, and coastal habitat. By elevating the walkway, the proposed design allows the dunes, vegetation, sand movement, and natural hydrology to remain largely undistributed beneath the structure while maintaining direct pedestrian access to the beach.

Appendix VI

Mitigation Plan

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Verona Mitigation Plan

Date: September 3, 2026

The only unavoidable impacts to dune resources comes from the dune crossover walkway. There will be no impact to the dune sand volumes as the walkway will be constructed above the natural grade until it reaches the crest of the fore dune ridge. From that point it will sit on top of the fore dune and not displace any sand. There will be approximately 75 square feet of unavoidable impacts to the native dune vegetation in the form of direct impacts and some secondary shading impacts.

The walkway framing will be constructed from treated lumber, and for the decking it will use ThruFlow decking. The ThruFlow decking has a 43% surface opening while being at ground level and at 3 feet above ground level it has a surface opening rate of 80%. The use of this type of decking and design characteristics demonstrates the projects avoidance and minimalization requirements to the greatest extent possible. See Figure 6.0, 6.1.1, 6.1.2 and drawing number DI-1 in Appendix I

All plants in the dune impact areas will be moved from the area of disturbance to the mitigation area. Species capable of direct relocation will be moved directly to the mitigation area. Species not capable of direct relocation will be taken to an off-site propagation facility for propagation to return to the site upon completion of the construction. The contractor for vegetation mitigation will be Coastal Transplants Inc. The mitigation ratio for this project will be on a 1 to 1 basis. An onsite mitigation area of 246 square feet has been proposed on the seaward side of the fore dune line on the north and south side of the dune walkway. . See Figure 6.2.1, 6.2.2 in Appendix I

All plants destined for a propagation facility will be documented upon collection and upon propagation (initial and usable). Based upon data collected during the site investigation, if relocated material is not sufficient to fill the area of the new frontal dune or mitigation area, additional plants will be propagated from donor locations located on South Padre Island. This same source will be used in the case of reduced survivability.

The contractor will ensure proper management and maintenance to assure survivability, growth, and proper health of all plants during relocation or propagated planting, and for a period of one year from the time of completion of the planting phase. If at the end of the first year additional shading effects are observed additional planting in the designated mitigation area will be conducted.

This will include but not limited to the installation and maintenance of a temporary irrigation system, fertilization and replanting of all plant losses to bring the final plant count to meet GLO standards and regulations. The contract will provide reports at all required intervals including a post-planting six-month and one-year report documenting survivability and any remedies required and implemented. The Applicant is capable of and committed to management survivability of the vegetation over the entire site for the continued future. All plantings will be monitored through an annual vegetation survey of the mitigation site for a period of three years. . See Figure 6.1.1, 6.1.2, 6.2.1, 6.2.2 and drawing number DI-1 in Appendix I

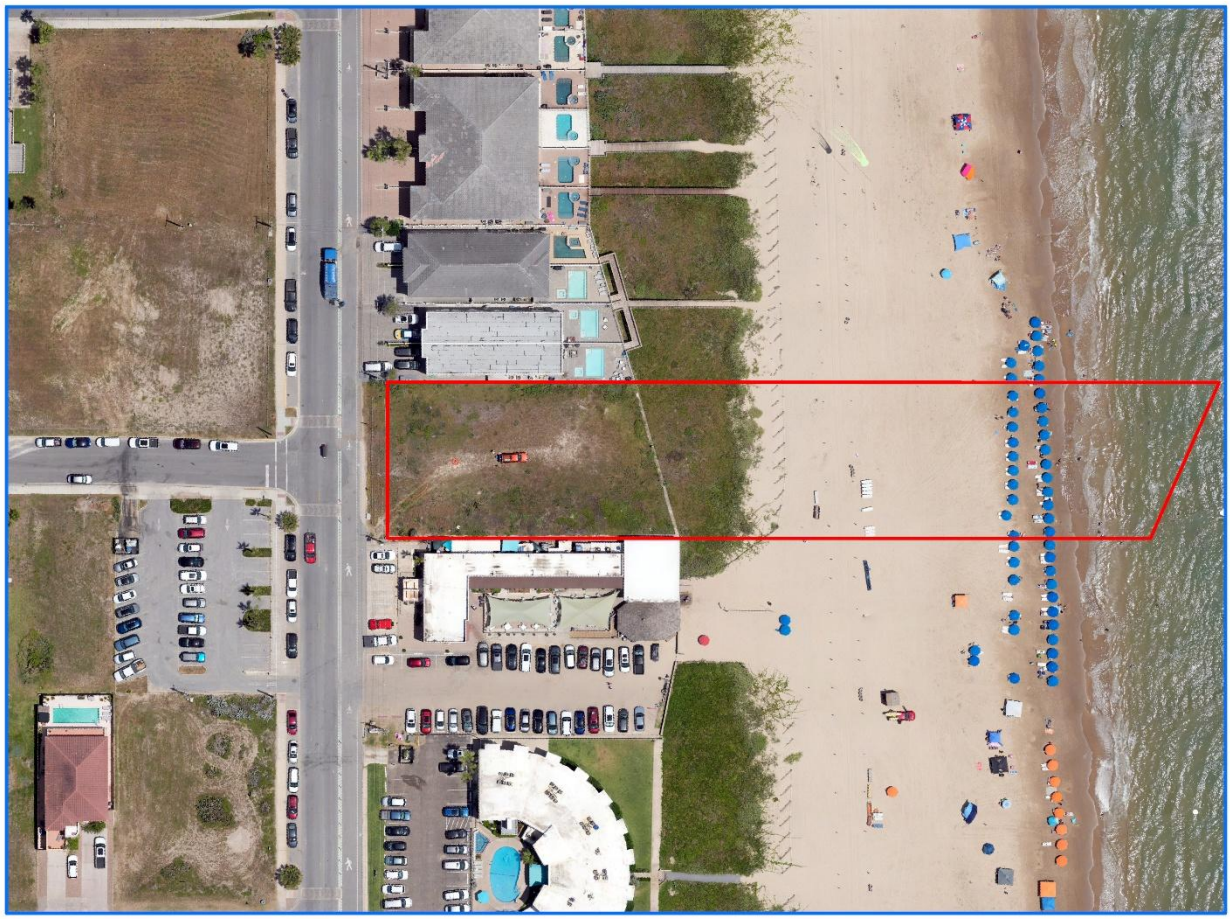
PO Box 1072 Claremore OK 74018 • 361.549.6699 • philiph@ergis.us

PO Box 1072 Claremore OK 74018 • 361.549.6699 • fax: 918.283.4386 • philip@ergis.us

Appendix VII

Photographic Log

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Photographic Log
For
Beach & Dune Construction Permit
Prepared For

11-11 Developments
5104 Gulf Blvd.
South Padre Island, Cameron County, Texas

Original Submittal: September 1, 2026

www.ergis.us • Voice 877.445.6699 • Email philh@ergis.us

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Gulf Blvd. Looking North



Gulf Blvd. Looking South

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Gulf Blvd. Looking East



Front of Property Looking East



Property Midpoint Looking North



Property Midpoint Looking Northeast



Property Midpoint Looking East



Property Midpoint Looking Southeast



Property Midpoint Looking South



Property Midpoint Looking Southwest



Property Midpoint Looking West



Property Midpoint Looking Northwest



Debris Previous Structure



Debris Previous Structure



Debris Previous Structure



Debris Previous Structure



Debris Previous Structure



Debris Previous Structure



Looking West from Pre-existing Seawall



Looking East from Pre-existing Seawall



Seawall Running North



South End of Seawall Looking Northwest



South End of Seawall Looking Northeast



Seawall Running South



North End of Seawall Looking Southeast



North End of Seawall Looking Southwest



Top of Fore Dune Line Looking North



Top of Fore Dune Line Looking South



Dune Protection Zone Looking Southwest



Dune Protection Zone Looking West (at Pre-existing Seawall)



Dune Protection Zone Looking Northwest



Line of Vegetation Mid-Property Looking South



Line of Vegetation Mid-Property Looking North



Sand Fence Running North



Sand Fence Facing West



Sand Fence Running South



Southern Midpoint of Beach Looking North



Northern Midpoint of Beach Looking South



South End of Property Mean High Water Line Looking North



North End of Property Mean High Water Line Looking South

MEMORANDUM: PRELIMINARY DETERMINATION

TO: Mei Ling Valdes, General Land Office
FROM: Emily Kornblum, Coastal Coordinator
DATE: 08 September 2026
RE: Preliminary determination on proposed construction at 5104 Gulf Boulevard

The enclosed application materials present plans for construction of a 4 story residential condominium, roof area, parking structure, and pool area located at 5104 Gulf Boulevard. This site was formerly used as a staging area for construction of the neighboring duplexes, leaving the lot west of the Historic Building Line (HBL) devoid of critical dunes, native vegetation, and beach-quality sand. Construction of the condominium will take place landward of the HBL, where there are no dunes or dune vegetation present.

The beach access walkover is the only construction that will occur east of the HBL. This walkover will incorporate Thruflow decking to minimize impacts by having greater light penetration to the vegetation below. The applicant will monitor the area for the length of the permit to ensure the success of the vegetation with this type of decking. If any shade impacts do occur, they plan to mitigate, as seen in their mitigation plan. However, there are immediate impacts along the foredune area for around 75 square feet of vegetation that will be mitigated within the bare areas on site at a 1:1 ratio. This plan is consistent with the City's Beach Use and Access Plan.

With consideration given to conformance with TAC regulations our preliminary determination is that:

1. The proposed activity will not reduce the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]

With consideration given to the City's *Dune Protection, Beach Renourishment, and Beach Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will cause no changes to the existing dune hydrology east of the HBL.
4. The proposed activity will result in no adverse effects on dune complexes of vegetation.
5. The proposed activity will not significantly increase the potential for washover or blowouts.

If you have any further questions, please feel free to contact me via email at ekornblum@myspi.org or by phone at 956-761-8111.

Sincerely,

Emily Kornblum

Emily Kornblum
Coastal Coordinator

City of South Padre Island Shoreline Department
321 Padre Boulevard, South Padre Island, TX 78597
956-761-8111

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Verona Mitigation Plan

Date: September 23, 2026

The only unavoidable impacts to dune resources comes from the dune crossover walkway. There will be no impact to the dune sand volumes as the walkway will be constructed above the natural grade until it reaches the crest of the fore dune ridge. From that point it will sit on top of the fore dune and not displace any sand. There will be approximately 75 square feet of unavoidable impacts to the native dune vegetation in the form of direct impacts and some secondary shading impacts.

The walkway framing will be constructed from treated lumber, and for the decking it will use ThruFlow decking. The ThruFlow decking has a 43% surface opening while being at ground level and at 3 feet above ground level it has a surface opening rate of 80%. The use of this type of decking and design characteristics demonstrates the projects avoidance and minimalization requirements to the greatest extent possible. See Figure 6.0, 6.1.1, 6.1.2 and drawing number DI-1 in Appendix I

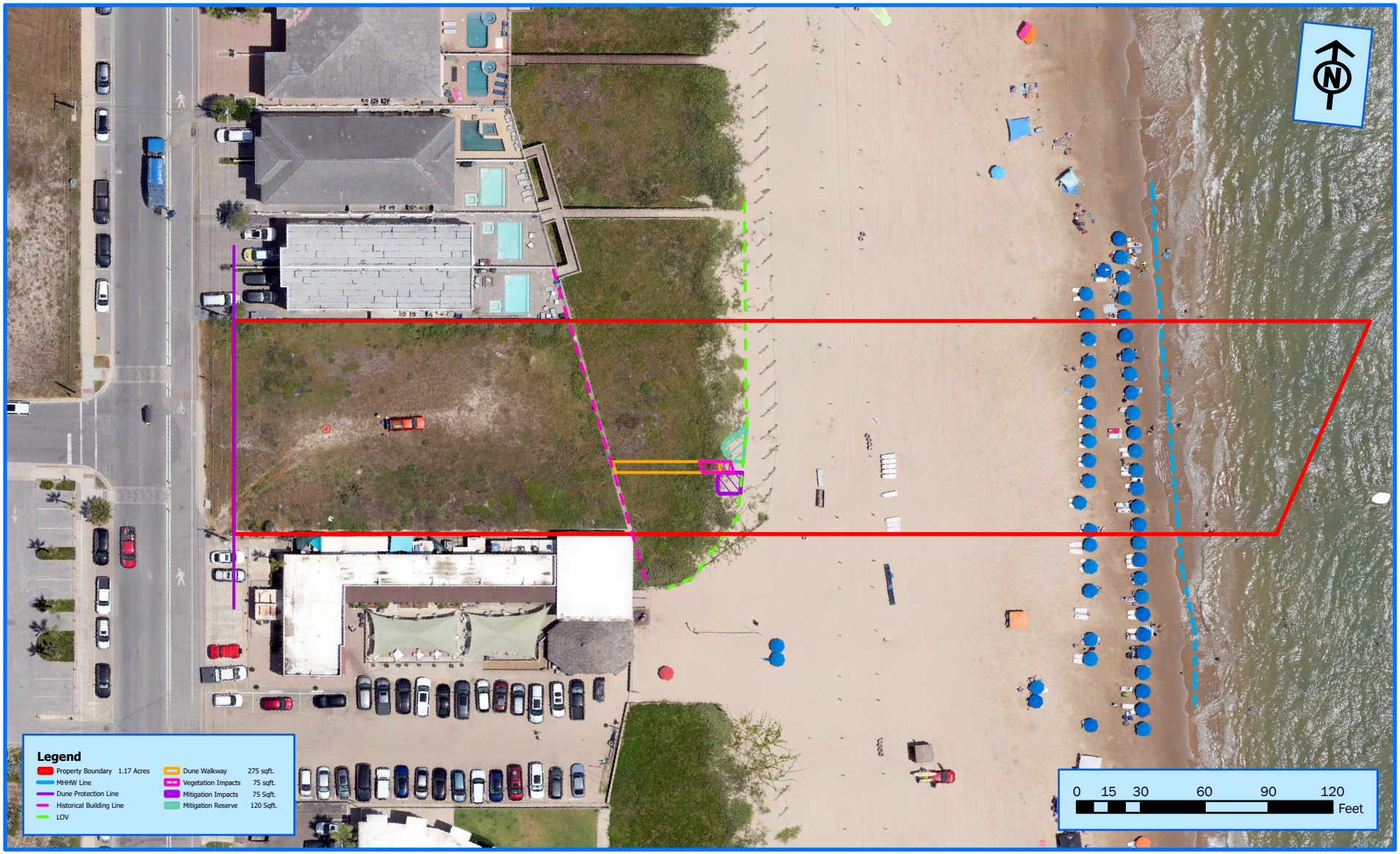
All plants in the dune impact areas will be moved from the area of disturbance to the mitigation area. Species capable of direct relocation will be moved directly to the 75 square foot Mitigation Impacts area on the south side of the walkway shown in Figure 6.2.1 and 6.2.2 in Appendix I. Species not capable of direct relocation will be taken to an off-site propagation facility for propagation to return to the site upon completion of the construction. The contractor for vegetation mitigation will be Coastal Transplants Inc. The mitigation ratio for this project will be on a 1 to 1 basis. An onsite Mitigation Reserve area of 120 square feet has been proposed on north side of the walkway to offset any unanticipated shading impacts from other segments of the walkway. See Figure 6.2.1, 6.2.2 in Appendix I

All plants destined for a propagation facility will be documented upon collection and upon propagation (initial and usable). Based upon data collected during the site investigation, if relocated material is not sufficient to fill the area of the new frontal dune or mitigation area, additional plants will be propagated from donor locations located on South Padre Island. This same source will be used in the case of reduced survivability.

The contractor will ensure proper management and maintenance to assure survivability, growth, and proper health of all plants during relocation or propagated planting, and for a period of one year from the time of completion of the planting phase. If at the end of the first year additional shading effects are observed additional planting in the designated mitigation area will be conducted.

This will include but not limited to the installation and maintenance of a temporary irrigation system, fertilization and replanting of all plant losses to bring the final plant count to meet GLO standards and regulations. The contract will provide reports at all required intervals including a post-planting six-month and one-year report documenting survivability and any remedies required and implemented. The Applicant is capable of and committed to management survivability of the vegetation over the entire site for the continued future. All plantings will be monitored through an annual vegetation survey of the mitigation site for a period of three years. . See Figure 6.1.1, 6.1.2, 6.2.1, 6.2.2 and drawing number DI-1 in Appendix I

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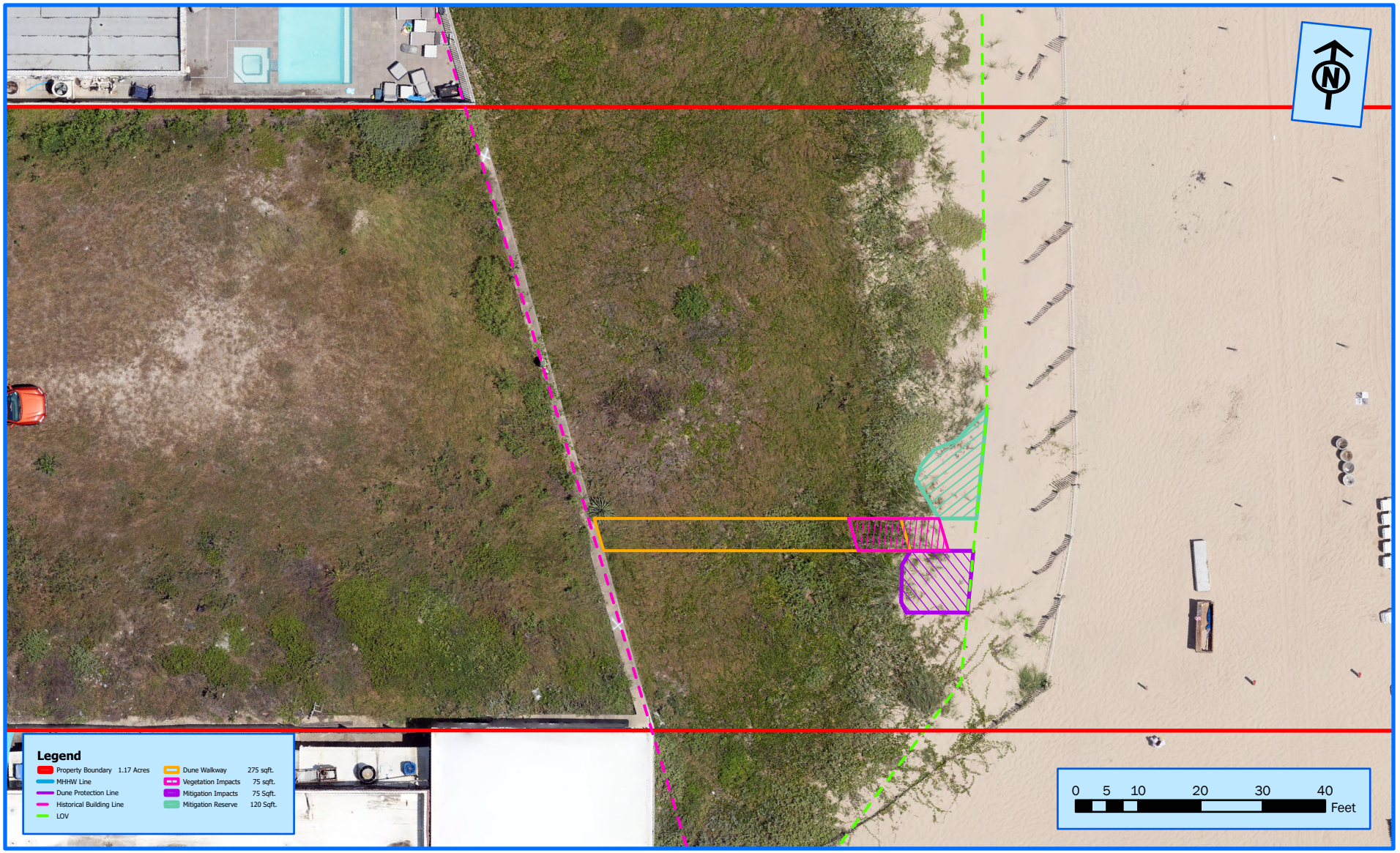
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Datums
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Vertical Datum: NAVD 88
Units: US Survey Feet

Fieldwork By: ERGIS
Date: September 7/26/2026
Maps By: ERGIS
Date: 9/1/2026
Revised:
Revised:
Special Notes:

Verona Condominiums
5104 Gulf Blvd.
South Padre Island, Texas
Figure No. 6.2.1
Walkway Vegetation Mitigation Map

ergis ENVIRONMENTAL AND GIS

Philip Hanley
Certified Geographic Information Science Professional
GISP Certification Number: 62189
Email: philiph@ergis.us
Voice: 361.549.6699



Map Properties
Imagery Type: RGB Orthomosaic
Imagery Date: 7/21/2026
Source: ERGIS UAS
Resolution: 0.85 cm
Datums
Horizontal Datum: NAD 83 SPC 4205
Vertical Datum: NAVD 88
Units: US Survey Feet

Fieldwork By: ERGIS
Date: September 7/26/2026
Maps By: ERGIS
Date: 9/1/2026
Revised:
Revised:
Special Notes:

Verona Condominiums
5104 Gulf Blvd.
South Padre Island, Texas
Figure No. 6.2.2
Walkway Vegetation Mitigation Map

ergis ENVIRONMENTAL AND GIS
Philip Hanley
Certified Geographic Information Science Professional
GISP Certification Number: 62189
Email: philiph@ergis.us
Voice: 361.549.6699

TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

October 9, 2026

Via Electronic Mail

Emily Kornblum
Coastal Coordinator, Shoreline Department
City of South Padre Island
321 Padre Blvd.
South Padre Island, Texas 78597

Beachfront Construction Certificate and Dune Protection Permit in the City of South Padre Island

Site Address:	5104 Guld Blvd, South Padre Island
Legal Description:	Padre Beach Subdivision Section X Blk 156 Lot 2 & 3 (2026 Re-Plat C1-5012 Ccmr Filed 1/30/2025)
Lot Applicant:	ERGIS LLC c/o 11-11 Developments LLC
GLO ID No.:	BDSPI-26-0155

Dear Ms. Kornblum:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes the large-scale construction of a multi-floor condominium with a covered parking structure, an in-ground swimming pool, and associated amenities. The applicant also proposes to construct a dune walkover. The applicant proposes on-site compensation for adverse impacts to 75 square feet of dune vegetation for the construction of the dune walkover and on-site compensation for up to an additional 120 square feet of dune vegetation from potential shading impacts of the dune walkover. According to the Bureau of Economic Geology, the area is stable.

Based on the materials forwarded to our office for review, we have the following comments:

- The width of a dune walkover is required to be limited to 4 feet wide, where practicable, but an increased width may be permitted for shared walkovers for three or more residences, or for wheelchair or golf-cart use with the approval of the local government.[1] The applicant proposes an increased width of 5’ 8” for a multi-residence condominium, which requires approval from the City.

- The lowest level of the walkover must be of sufficient elevation to accommodate expected increases in dune height. A dune walkover with a width of greater than 4 feet must be constructed at an adequate height that will allow for the growth of dune vegetation and migration of dunes under the walkover.[2] The applicant proposes a 5’ 8” wide dune walkover at a height of less than 3 feet above the tallest point of the dune system, and proposes to use permeable

[1] 31 Tex. Admin. Code § 15.6(i)(1)(A).
[2] 31 Tex. Admin. Code § 15.6(i)(1)(B).

ThruFlow decking, which has a higher surface opening to allow rainfall and sunlight penetration, to offset the decreased height.
    - Although the permeable decking might allow dune vegetation to grow beneath a walkover with a decreased height, the walkover's height might be inadequate to accommodate dune growth and migration. Should dunes or dune vegetation migrate on top of the walkover, the permittee is prohibited from adversely impacting the dunes or dune vegetation without first obtaining a beachfront construction certificate and dune protection permit authorizing the impacts and providing for compensation.

- It appears that the location of the proposed dune walkover may interfere with the City's ongoing dune restoration project using sand fencing. The applicant should coordinate with the City on any necessary modifications to the existing sand fencing.

- The applicant does not propose impacts to dunes or dune vegetation beneath or adjacent to the walkover for a construction corridor and must take measures to avoid adversely impacting dunes and dune vegetation outside of the impacts proposed in this application, such as not placing equipment on the dune or dune vegetation and minimizing foot traffic on dunes and dune vegetation.[3]

- The City shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.[4] After significant landward migration of the landward boundary of the public beach, the City shall require permittees to shorten any dune walkovers encroaching on the public beach to the appropriate length for removal of the encroachment. This requirement shall be contained as a condition in any permit and certificate issued authorizing the construction of walkovers.[5]

- The use of concrete to stabilize dune walkover pilings is prohibited.[6]

- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.[7]

- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.[8]

<u>Compensation</u>

- The applicant must conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dunes and dune

[3] 31 Tex. Admin. Code § 15.4(f)(1).
[4] 31 Tex. Admin. Code § 15.7(g)(4).
[5] 31 Tex. Admin. Code § 15.7(g)(4)(A).
[6] 31 Tex. Admin. Code § 15.6(i)(2).
[7] 31 Tex. Admin. Code § 15.6(h).
[8] 31 Tex. Admin. Code § 15.6(e)(3).

vegetation.[9] These efforts shall include preservation and maintenance of restoration activities pending completion of compensation.[10]

- The applicant must complete the dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction.[11]
    - The applicant proposes to monitor the dune vegetation beneath the walkover for a year for possible shading impacts and to plant dune vegetation in the "mitigation reserve" if impacts are discovered after a year. However, the planting portions of the mitigation plan are required to occur within one year of initiation of construction. The applicant should modify the monitoring and planting plan to plant dune vegetation for any shading impacts within one year of construction.

- The GLO requests that the permittee notify the City and GLO of the completion of the dune walkover construction and provide photographs to demonstrate if adverse impacts to dunes and dune vegetation occurred and were compensated for. If shading impacts from the decking of the dune walkover result in adverse impacts to more than the 120 square feet of dune vegetation accounted for in the "mitigation reserve", then an amended mitigation plan must be provided to the City and GLO.

- The applicant shall be deemed to have failed to achieve compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.[12]

- The City shall determine a compensation project is complete when the dune restoration project's vegetative cover matches or exceeds the surrounding naturally formed dunes.[13] The City shall provide written notification to the GLO after determining that compensation is complete. The GLO may conduct a field inspection to verify compliance.[14]

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.[15] If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,

Mei Ling Valdes

Mei Ling Valdes
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

[9] 31 Tex. Admin. Code § 15.4(g)(2).
[10] 31 Tex. Admin. Code § 15.4(g)(2).
[11] 31 Tex. Admin. Code § 15.4(g)(5).
[12] 31 Tex. Admin. Code § 15.4(g)(5).
[13] 31 Tex. Admin. Code § 15.4(g)(3).
[14] 31 Tex. Admin. Code § 15.4(g)(4).
[15] 31 Tex. Admin. Code § 15.3(t)(5).