

7141 YORKTOWN BLVD.

CORPUS CHRISTI, TEXAS 78415



LISTED AT \$~~5,227,200~~ 4,586,868.00

4.05 acre tract located at the Roddfield Road and Yorktown Boulevard intersection. Currently a major hub of development and infrastructure improvement. Future site of the Delmar College campus and the scheduled initiation of the 2021 extension of Roddfield Road. Tract currently has 2 curb cuts along Yorktown Blvd



FEET OF
YORKTOWN BLVD
FRONTAGE



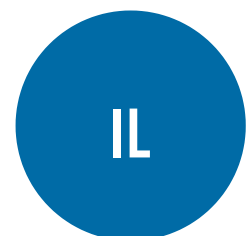
FEET OF
RODDFIELD RD.
FRONTAGE



SQUARE FEET
OF LAND



DEVELOPABLE ACRES



ZONING

WADE SPENST, CCIM
BROKER
361.834.6333
WADE@NEWSOCOM.COM

STATE OF TEXAS COUNTY OF NUECES
 We, Rodney A. Miller, Individual and Patrick D. Vetelo, General Partner of PLC, LTD, do hereby certify that we are the owners of the property referred to as Rodd Field Industrial Park, Block 1, Lot 3, that all easements as shown are dedicated to the public for the installation, operation and maintenance of public utilities and we color this plat for the purposes of description and dedication, this 27th day of January, 2006.

Rodney A. Miller
 Rodney A. Miller, Individual

Patrick D. Vetelo
 Patrick D. Vetelo, General Partner, PLC, LTD

STATE OF TEXAS COUNTY OF NUECES
 I, Ann Bratton, do hereby certify that I am the holder of a ten on the property referred to as Rodd Field Industrial Park, Block 1, Lot 3 and that I approve of the subdivision and dedication for the purposes and considerations therein expressed, this 27th day of January, 2006.

Ann Bratton
 Ann Bratton, Lienholder

STATE OF TEXAS COUNTY OF NUECES
 This plat approved by the Planning Commission of the City of Corpus Christi, Texas, this 27th day of January, 2006.

Michael H. Gorman
 Michael H. Gorman, Secretary

STATE OF TEXAS COUNTY OF NUECES
 I, Doree J. Barrow, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of Rodd Field Industrial Park, Block 1, Lot 3 dated the 27th day of January, 2006, with its certificate of authentication was filed for record in my office this 27th day of January, 2006 at 11:51 o'clock A.M. and duly recorded in Volume 65, Page 41 of the Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this 27th day of January, 2006.

Doree J. Barrow
 Doree J. Barrow, Nueces County Clerk

STATE OF TEXAS COUNTY OF NUECES
 I, Albert E. Franco, Jr., Registered Professional Engineer, do hereby certify that the foregoing map was prepared from accurate measurements taken on the ground under my supervision, that said survey is, to the best of my knowledge, true and correct, and that correct and accurate shall be set by me or under my direction without delay, this the 27th day of January, 2006.

Albert E. Franco, Jr.
 Albert E. Franco, Jr., R.E., S.E.
 Texas Registration No. 4471

NOTES:
 1. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
 2. BOUNDARIES SHOWN ARE BASED ON THE NORTH LINE OF LOT 24, SECTION 21 OF THE FLOUR BLEND AND ENHANCED FARM AND GARDEN TRACTS, RECORDED IN VOLUME 4, PAGE 41-42, MAP RECORDS, NUECES COUNTY, TEXAS.
 3. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
 4. EASEMENTS ON AND GAS LEASE TO CALIFORNIA SEEDS, RECORDED IN VOLUME 180, PAGE 122, OIL AND GAS RECORDS, NUECES COUNTY, TEXAS.
 5. EASEMENTS ON AND GAS MINERAL LEASE TO DAVIS OIL COMPANY, RECORDED IN VOLUME 300, PAGE 923, OIL AND GAS RECORDS, NUECES COUNTY, TEXAS.
 6. THE ENTIRE PROPERTY LIES WITHIN FLOOD ZONE "C" PER THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD HAZARD DATA (FIRM) DATED 1985. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 7. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE GULF COAST, BUT IT IS CLASSIFIED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE FIRM CERTAINLY SHOWS THE FLOOD HAZARD, BUT THE FIRM DOES NOT CLASSIFY THE SQUARE FOOTAGE FOR THE GULF COAST AS ENVIRONMENTALLY SENSITIVE WATERS, AND "CATEGORICAL" DESIGNATION UNDER "CONTRACT RECREATIONAL USE."
 8. DRAINAGE PROVIDED BY INDULGED DITCH IN YORKTOWN BLVD.
 9. ALL UTILITY EASEMENTS TO BE A CLEAR AND UNOBSTRUCTED CHANNEL. MINIMUM COVER REQUIREMENTS SUCH AS LANDSCAPING, BENCHES AND FENCING ARE ALLOWED.
 10. IF THE DEDICATED UTILITY EASEMENT, THE YARD REQUIREMENT, IS LOCATED ON THE EASEMENT, A REVISION OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAP CHANGES.

**Plat of
 RODD FIELD
 INDUSTRIAL PARK
 Block 1, Lot 3**

BEING A 4.053 ACRE TRACT OF LAND OUT OF THE NORTHEAST CORNER OF LOT 24, SECTION 21 OF THE FLOUR BLEND AND ENHANCED FARM AND GARDEN TRACTS, RECORDED IN VOLUME 4, PAGES 41-42, MAP RECORDS OF NUECES COUNTY, TEXAS.

11/51/06
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Questions about the property or ready to see?
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