



2308 Highway 35 North  
Rockport, Texas 78382  
361-729-0544  
[www.haynes-realty.com](http://www.haynes-realty.com)  
[sales@haynes-realty.com](mailto:sales@haynes-realty.com)

**9.648 +/- acres**



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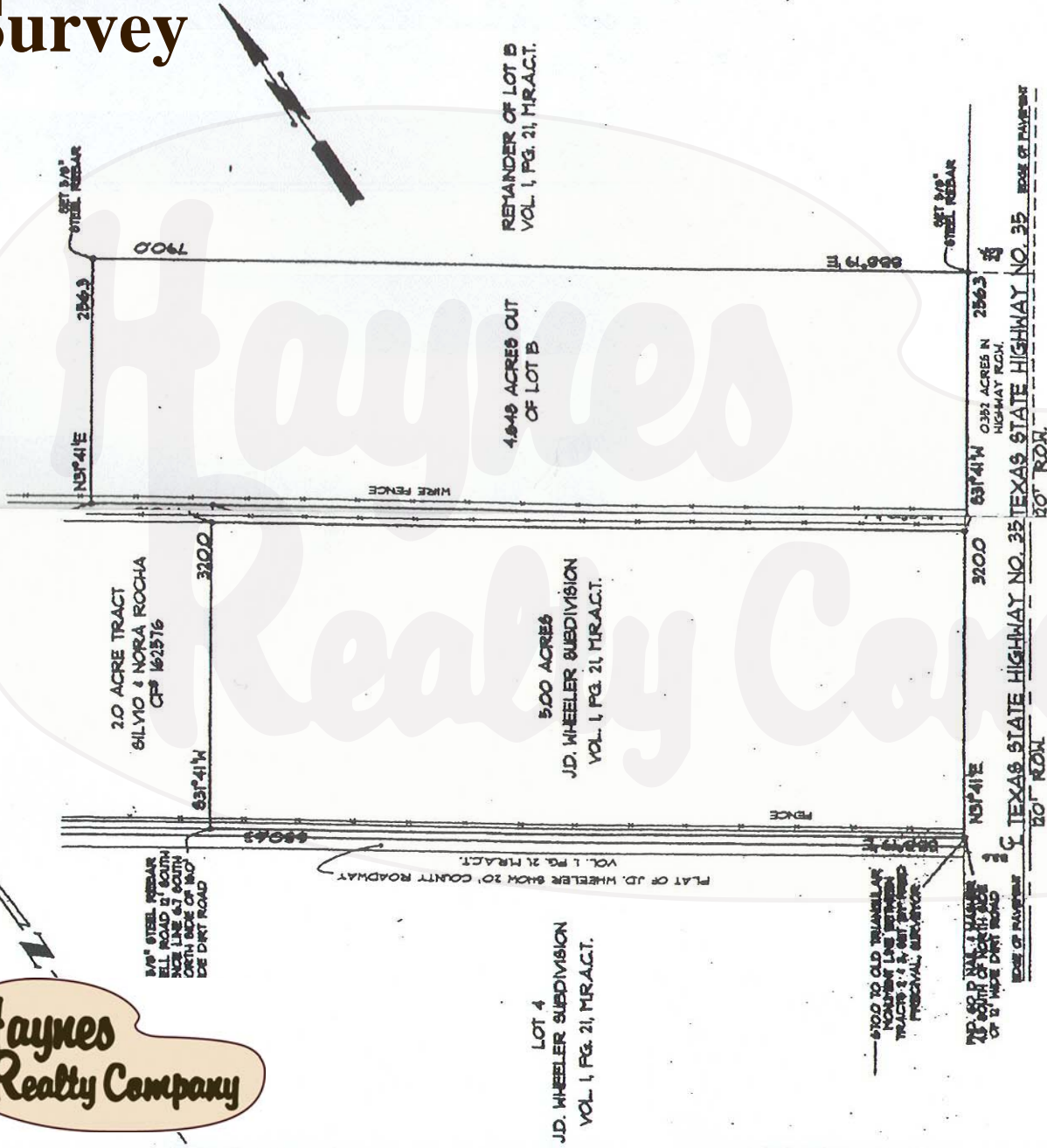
# Site Map



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# Topographical Map

# Survey



LOT 4  
J.D. WHEELER SUBDIVISION  
VOL. 1, PG. 21, M.R.A.C.T.

5.00 ACRES  
J.D. WHEELER SUBDIVISION  
VOL. 1, PG. 21, M.R.A.C.T.

4.649 ACRES CUT  
OF LOT B

REMAINDER OF LOT B  
VOL. 1, PG. 21, M.R.A.C.T.

2.0 ACRE TRACT  
SILVIO & NORA ROCHA  
C# 162576

1/8" STEEL REBAR  
ELL ROAD 2' SOUTH  
ACE LINE & 2' SOUTH  
DREN BASE ON 60'  
DE DIRT ROAD

PLAT OF J.D. WHEELER 5/20/01 20' COUNTY ROADWAY  
VOL. 1, PG. 21, M.R.A.C.T.

6700 TO OLD TRIANGULAR  
NUMBER LINE BETWEEN  
TRACTS 2 & 3 - SET PER  
MISS PRITCHARD SURVEYOR

20' ROAD ON EAST SIDE  
OF 6TH STREET RIGHT  
OF WAY

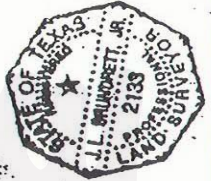
PLAT SHOWING SURVEY OF THE SOUTHEAST 80 ACRES OF LAND  
J. D. WHEELER SUBDIVISION OF 30.85 ACRES IN JOHN PHILLIPS &  
COUNTY, TEXAS, AS SHOWN BY MAP OF RECORD IN VOLUME 1, PA  
OF 4.649 ACRES OF LAND CUT OF LOT B, J. D. WHEELER  
IN PHILLIPS SURVEY A-175 AS SHOWN BY MAP RECORDED  
MAP RECORDS OF ARKANSAS COUNTY, TEXAS.  
JANUARY 9, 2001  
SCALE 1" = 100'

SCALE 1" = 100' APRIL 3, 2001

FILE NAME: 00001

To certify that I have conducted the Federal  
Standard Map dated 2-22-01 and found  
a property, described herein to X (or)  
located in a separate record record sheet,  
A-B Base Record Sheet - 90  
to COMO Community No. 002-001

**Griffith & Brundrett**  
SURVEYING & ENGINEERING  
P. O. BOX 2322  
ROCKPORT, TEXAS 78381  
PH. (361) 729-6479 FAX (361) 729-7933



NOTE: PLAT SHOWS THE  
CONTROL, UNLESS OTHERWISE

PREPARED FOR: BOB BROOK  
SOUTHWEST PANAC  
P. O. BOX 1927  
ARKANSAS PASS, TX  
PH 9788-8789 FAX

J.L. BRUNDRETT, JR., a Registered Professional  
the State of Texas, do hereby certify that this plat  
is a true and correct copy of the original plat  
a survey on the ground and foregoing property  
as the same or as the same is shown on the  
no violation of Professional Standards, to whom he  
is duly sworn.

*J.L. Brundrett, Jr.*  
Professional Surveyor



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**Aerial**

# 9.6 +/- acres 35 Bus at 188

**Acreage:** 9.648 +/- acres  
**Location:** 3402 – 3418 Hwy 35 Business, just south of the corner of Hwy 35 Business and Hwy 188 (across from La Buena Vida)  
**Utilities:** Water, electricity  
**Zoning:** Commercial  
**County:** Aransas County, TX  
**Comments:** Choice 9.6 +/- acre commercial tract with 576 +/- feet of Hwy 35 frontage, directly across from La Buena Vida. This property has been permitted and filled to 9.8 +/- feet. Fill permit is in file. This is a prime development tract.  
**Price:** \$750,000  
**Terms:** Cash to Seller.



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