EXHIBIT C

DEVELOPMENT SYNOPSIS
MAJOR LEASE SHOPPING CENTER TRACTS

TRACT #	LAND AREA (S.F.)	LAND AREA (ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
TRACT 1	421,912	10.33	100,000	283	2.83	23.72
TRACT 2	39,961	0.92	2,700	88	32.59	29.64
TRACT 3	36,374	0.83	2,000	56	28.00	17.50
TRACT 4	33,669	0.77	2,000	61	30.50	9.33
TRACT 5	68,438	1.57	6,000	61	10.17	8.61
TRACT 6	43,562	0.98	2,000	57	28.50	4.59
TRACT 7	77,701	1.78	7,000	156	22.29	39.19
TRACT 8	63,815	1.46	3,210	69	21.50	5.07
TRACT 9	33,171	0.76	30,000	75	2.50	90.43
TRACT 10	67,810	1.56	30,000	63	2.10	44.24
TRACT 11	221,961	5.10	3,210	69	21.50	1.45
TRACT 12	61,197	1.40	2,100	70	33.33	3.43
TRACT 13	74,931	1.72	6,000	60	10.00	8.01
TRACT 14	68,266	1.57	6,000	70	11.67	8.79
TRACT 15	68,266	1.57	6,000	77	12.83	8.79
TRACT 16	75,528	1.73	6,000	60	10.00	7.94
TRACT 17	61,196	1.41	7,000	26	14.86	3.96
TRACT 18	68,212	1.57	3,225	56	32.63	4.73
M.E. TRACT	469,216	10.77				
TOTAL	2,044,167	46.93	196,434	1,411	6.90	9.59

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or commitment on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP24 | DATE: 10.15.21

EXISITING DITCH OUTFALL
RIM = ±31.00
FL = 24.84
D = ±6'
EXISTING
RIM = ±30.60
FL = 24.25
EXISTING 8" SANITARY SEWER MAIN
EXISTING 8" WATER MAIN
180' X 8" @ 0.33%
MH-7
RIM = ±31.00
FL = 23.16
D = ±7.8'
5.64 AC @ 2.6 CFS/AC
14.7 CFS TO EXISTING DITCH
EXISTING 8" PVC WATER MAIN
PACIFIC DRIVE
60' X 8" @ .33%
MH-8
RIM = ±31.00
FL ± 21.51
D = ±9.5'
500' X 8" @ 0.33%
EXISTING 10" PVC SANITARY SEWER
EXSITING MH-1
RIM = 32.60
FL ± 21.31
NOT A PART
24" RCP TRUNK MAIN
30" RCP TRUNK MAIN
420' X 10" @ 0.25%
APPROX. FL 24.61
8" PVC
10" PVC S=0.28%
10" PVC S=0.28%
RIM = 32.10
FL = 26.74
EXISTING 8" PVC WATER M
MH-2
RIM = ± 31.00
FL ± 22.36
D = ± 8.6'
500' X 10" @
36" RCP TRUNK MAIN
PIPELINE EASEMENT
42" RCP TRUNK MAIN
BAY BREEZE DRIVE
TRACT '18'
TRACT '17'
TRACT '16'
TRACT '15'
TRACT '14'
TRACT '13'
TRACT '12'
TRACT '11'
TRACT '10'
U.S. HIGHWAY 181 FRONTAGE
PROPOSED CURB CUT
MATCHLINE SEE SHEET 2
±100' EXISTI DEVEL 6.91 A

SITE PLAN
NORTH
U.S. HIGHWAY 181 & BROADWAY BLVD.
PRELIMINARY STUDY
U.S. HIGHWAY 181 & BROADWAY BLVD.
PORTLAND, TEXAS

REVISED	DATE	DESCRIPTION
DRAWN: HFH		
DESIGNED: HFH		
CHECKED: HFH		
DATE: OCT. 2021		

U.S. HIGHWAY 181 & BROADWAY BLVD
CORPUS CHRISTI, TEXAS

URBAN ENGINEERING

SHEET 1 OF 2
JOB NO. 3552.C1.02

EXHIBIT C

31.44 AC @ 2.6 CFS/AC
TO EXISTING OAK RIDGE
DITCH = 82 CFS

EXISTING 8" PVC
SANITARY SEWER LINE

8" PVC

M.F. TRACT

EXISTING 8"
PVC WATER MAIN

MH-2
RIM = ± 31.00
FL ± 22.36
D = ± 8.6'

MH-3
RIM = ±31.00
FL ± 23.61
D = ±7.4'

MH-4
RIM = ±31.00
FL = 24.56
D = ±6.3'

500' X 10" @ 0.25%

415' X 10" @ 0.25%

500' X 8" @ 0.33%

MH-5
RIM = ±31.00
FL = 26.30
D = ±4.7'

42" RCP
TRUNK MAIN

48" RCP
TRUNK MAIN

54" RCP
TRUNK MAIN

EXISTING 12"
PVC WATER MAIN

TRACT '1'

TRACT '2'

TRACT '3'

TRACT '4'

TRACT '5'

TRACT '6'

TRACT '7'

TRACT '8'

TRACT '9'

TRACT '10'

4'X4' BOX TRUNK MAIN

EXISTING
30X BOX CULVERT

EXISTING 8"
SANITARY SEWER L

NOT A PART

CALIFORNIA DRIVE

BAY BREEZE DRIVE

U.S. HIGHWAY 181 FRONTAGE

±100' FRONTAGE TO DRAIN TO
EXISTING TxDOT SYSTEMS AT
DEVELOPED RATES
6.91 AC @ 2.6 CFS/AC = 18 CFS

MATCHLINE SEE SHEET 1

SITE PLAN

U.S. HIGHWAY 181 & BROADWAY BLVD.

PRELIMINARY STUDY

REV	BY	DATE	DESCRIPTION

DRAWN: HFH
DESIGNED: HFH
CHECKED: HFH
DATE: OCT. 2021

U.S. HIGHWAY 181 & BROADWAY BLVD
CORPUS CHRISTI, TEXAS

URBAN ENGINEERING

SHEET 2 OF 2

JOB NO. 3552.C1.02