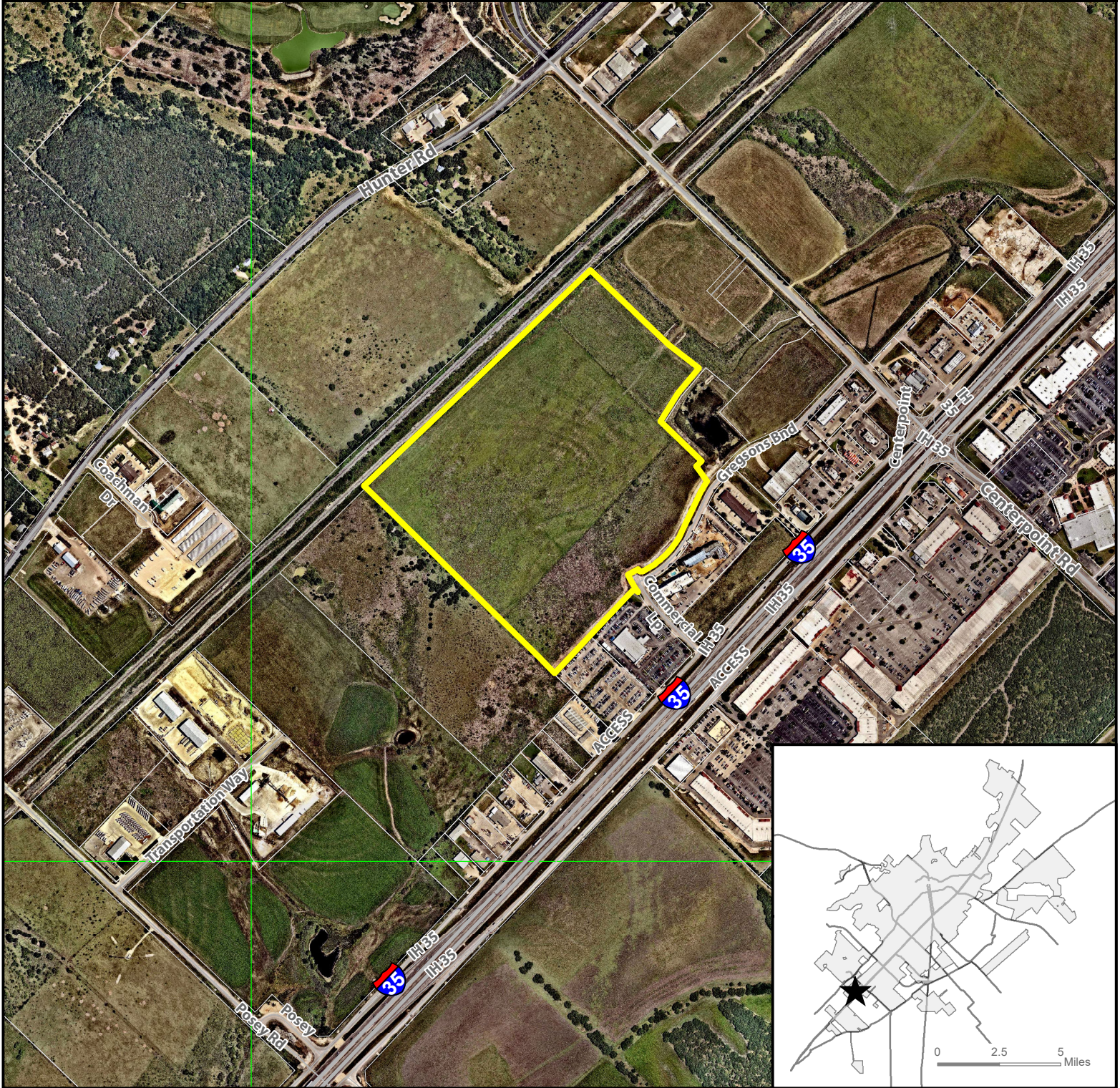
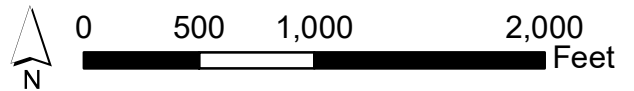


ZC-20-03 Aerial View

GC & FD to PA - Commercial Loop / Gregsons Bend



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit

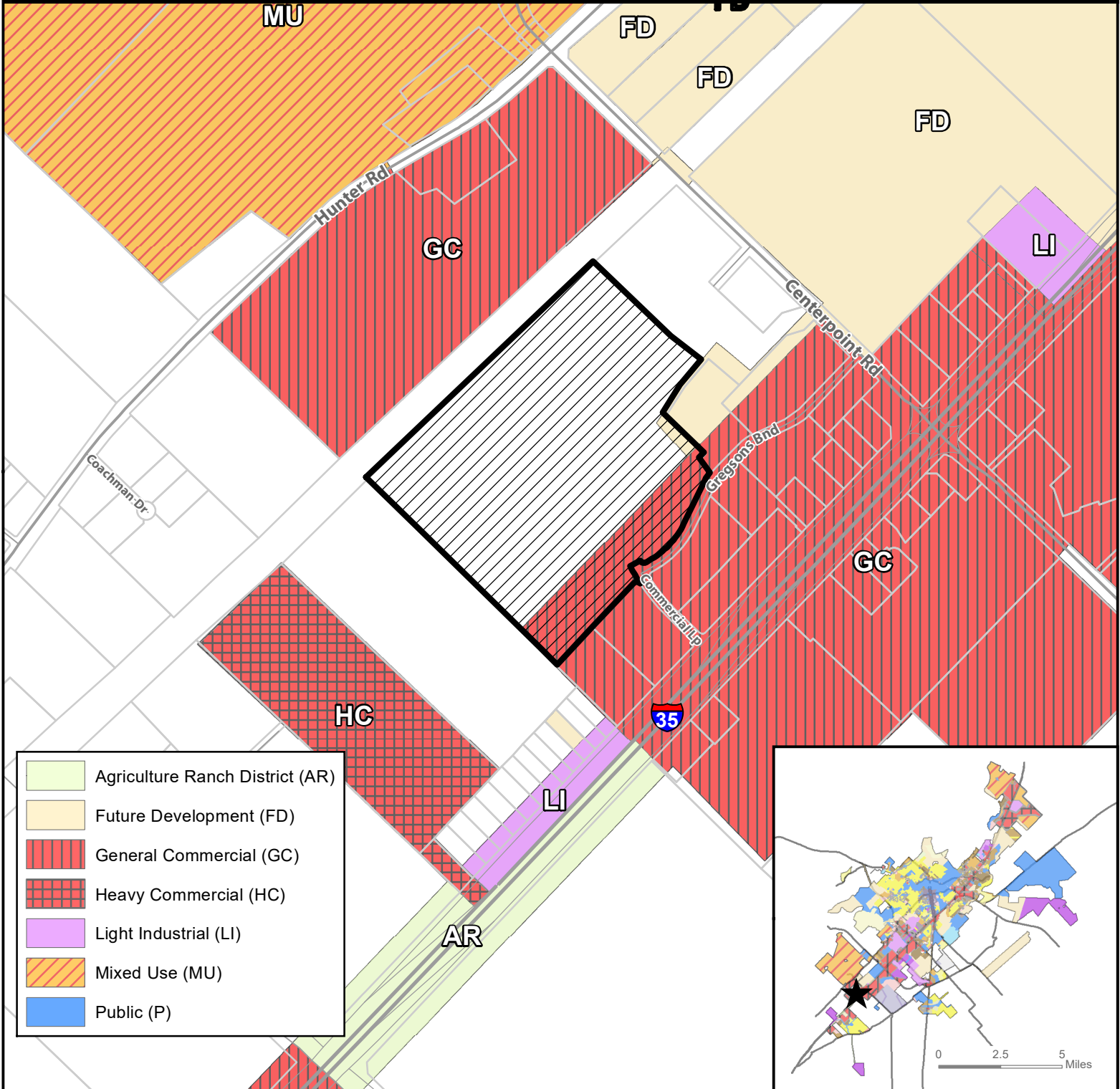









This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

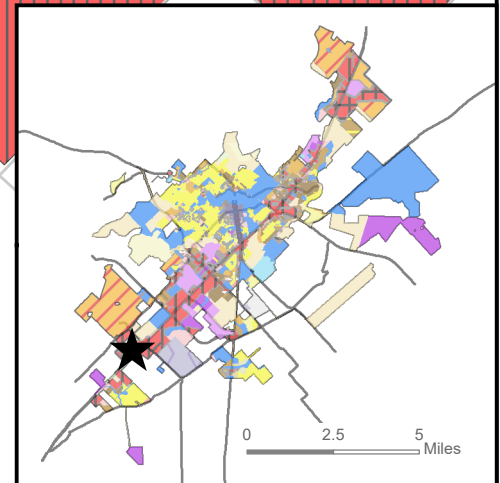
Map Date: 2/4/2020





ZC-20-03 Zoning Map

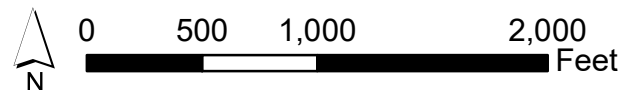
GC & FD to PA - Commercial Loop / Gregsons Bend



-  Agriculture Ranch District (AR)
-  Future Development (FD)
-  General Commercial (GC)
-  Heavy Commercial (HC)
-  Light Industrial (LI)
-  Mixed Use (MU)
-  Public (P)



-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



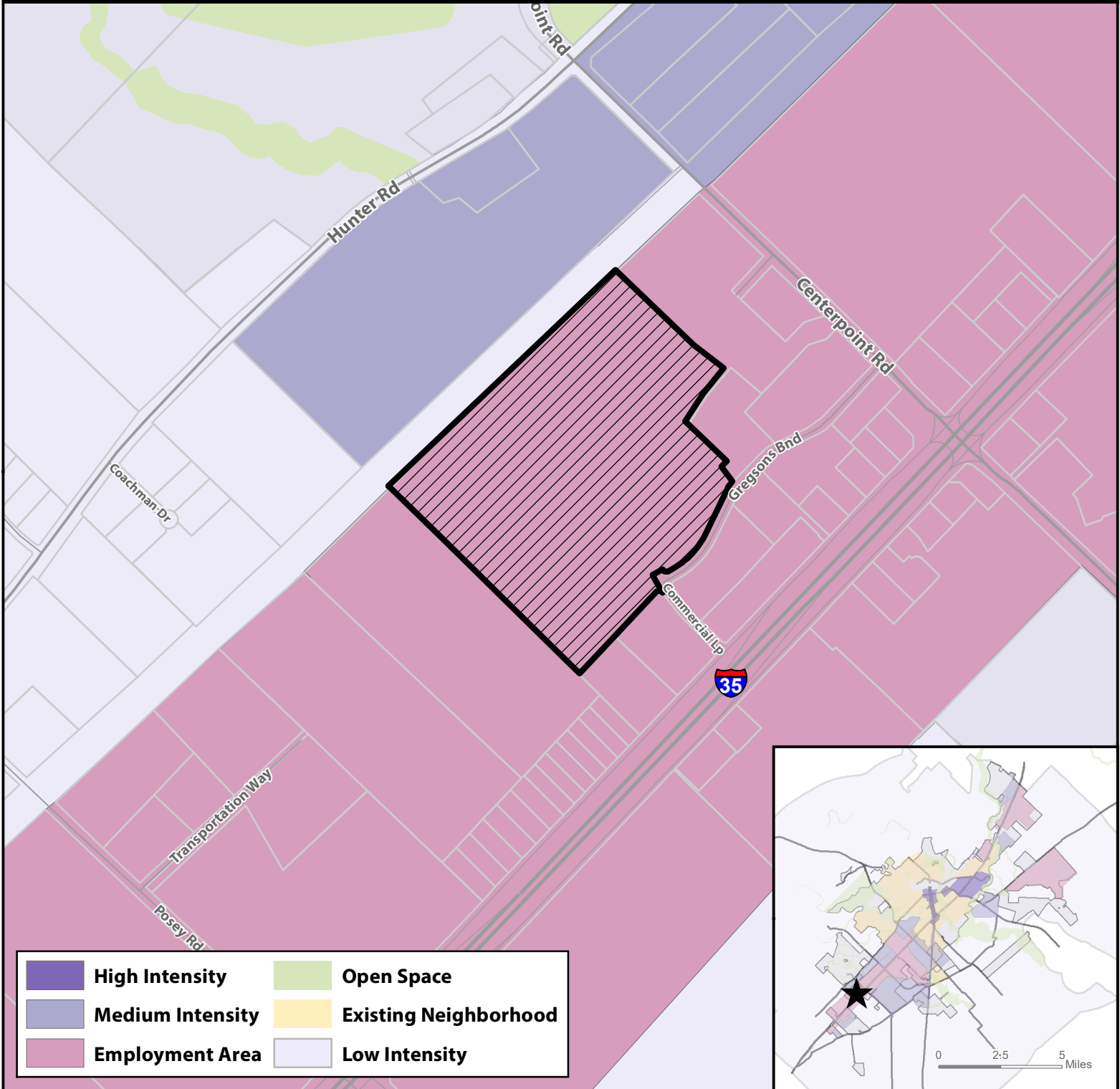
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/5/2020

ZC-20-03

Preferred Scenario

GC & FD to PA - Commercial Loop / Gregsons Bend



	Site Location		0	500	1,000	2,000	Feet
	Subject Property						
	Parcels						
	City Limit						

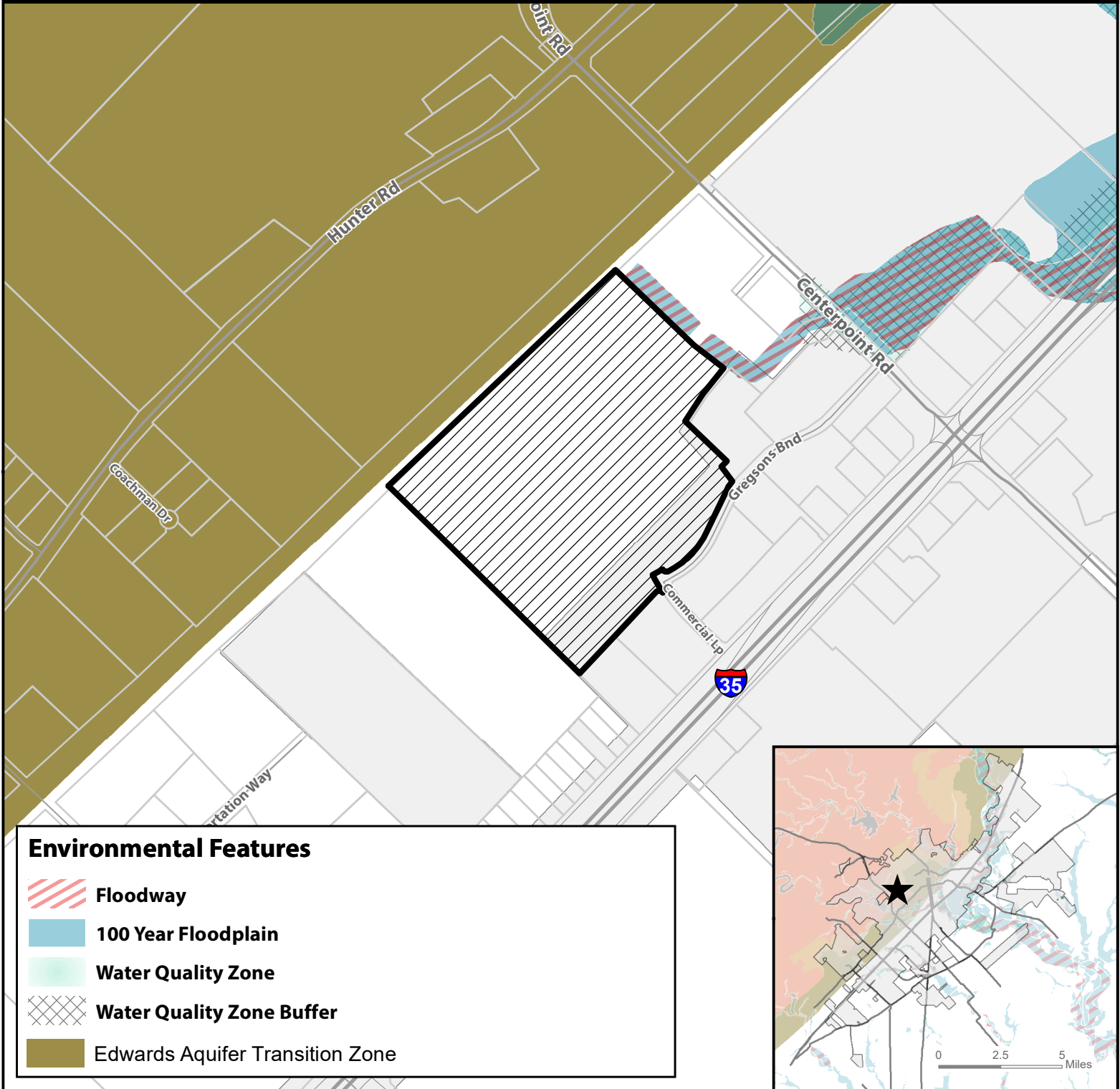
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/12/2020






ZC-20-03





Environmental Features

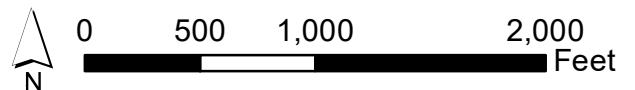
GC & FD to PA - Commercial Loop / Gregsons Bend



Environmental Features

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer
-  Edwards Aquifer Transition Zone

-  Site Location
-  Subject Property
-  Parcels
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/12/2020

Property ID	Subject Address	Owner	Address	City	State	ZIP
R94003	4300 S IH 35	JNG REALTY LLC	P O BOX 1666	SAN MARCOS	TX	78667-1666
R42670	4514 S IH 35	PEARSON ROBERT H JR & WARD DELL OUTLET SELF STORAGE	4510 S IH 35	SAN MARCOS	TX	78666
R126530	600 CENTERPOINT RD	OUTLET WEST INVESTORS LTD	1300 POST OAK BLVD STE 1650	HOUSTON	TX	77056-3162
R71214	4210 S IH 35	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN	TX	78155
R115985	4200 S IH 35	YEAKEY FAMILY TRUST & GILL MICHAEL J LIVING TRUST &	11760 GEEVNORMAN RD	BELGRADE	MT	59711-8415
R70147	HUNTER RD	CARMA PASO ROBLES LLC	11501 ALTERRA PKWY STE 100	AUSTIN	TX	78758
R42666	4522 S IH 35	HERRY EUGENE A JR & FRANCES K	3718 HUNTER RD	SAN MARCOS	TX	78666
R42668	4518 S IH 35	PATEL KUNDAN N & CHETNA K	930 IH 35 N	SAN MARCOS	TX	78666
R42672	4510 S IH 35	PEARSON ROBERT H JR & WARD DELL	4510 S IH 35	SAN MARCOS	TX	78666
	CONA	SARA LEE UNDERWOOD-MYERS	1415 HARPER DR	SAN MARCOS	TX	78666
	Neighborhood Commission	LIZBETH DOBBINS	2705 LESLIE LN	SAN MARCOS	TX	78666