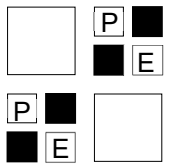


# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION  
2205 W. PARMER LN., SUITE #201, AUSTIN, TEXAS 78727  
512.238.6422 [PSCE@PSCEINC.COM](mailto:PSCE@PSCEINC.COM) REGISTERED FIRM F-4951



April 22, 2025

Planning and Development Services  
City of San Marcos  
630 East Hopkins  
San Marcos, TX 78666

Reference: Wonder Retail Center Conditional Use Permit | HCAD ID R15891  
Wonder World and SH123, San Marcos, Texas

To Whom It May Concern,

Please note that this application for Conditional Use Permit is filed by Mirza Tahir Baig, Office Manager of Professional StruCIVIL Engineers, Inc., on behalf of SH 123 Wonderworld, LLC. for the Wonder World Retail Center, located at Northwest corner of Wonder World Drive and SH 123, San Marcos, TX 78666. This application is being applied for in order to further the development of a gas station with two buildings of 4,500sf general retail sales and convenience store, the total building coverage is 9,000sf with six MPDs, and associated parking and drive aisles. The intent with the screen wall between the two buildings to create the visual impression of a single building when viewed from Wonderworld Drive.

The company for which this application submitted has the business trade name SH 123 Wonderworld, LLC. The company is a Texas limited liability company. The entity contact person is Najib Wehbe; Mr. Wehbe is reachable by phone at (512) 657-0203, [wehbenf@aol.com](mailto:wehbenf@aol.com). His associated address is 5808 Balcones Drive, suite 200, Austin, Texas 78731.

This organization will comply with any other applicable code standards by ensuring appropriate coordination with the City of San Marcos Planning and Development Services staff, as well as by following the most recent City, State, and National planning, engineering, and construction standards. Coordination with staff can be exemplified by the associated Site Plan, Plat, and Watershed Protection Plan, applications, which shall be submitted for the development.

Thank you for taking the time to read my correspondence; please do not hesitate to contact me should you encounter any questions or concerns. I am reachable by phone at (512) 238-6422, and by email at [psce@psceinc.com](mailto:psce@psceinc.com)

Sincerely,



Mirza Tahir Baig, P.E.

Professional StrucCIVIL Engineers, Inc.  
Authorized Agent for SH 123 Wonderworld, LLC



PROJECT  
30612

P

E

P

E

SHEET  
SK7  
OF 18

**Legend** \_\_\_\_\_

- Concrete Monument Found
- ◇ Iron Rod Found with aluminum cap imprinted with "TXDOT"
- ½-Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."

**Legend** \_\_\_\_\_

- Concrete Monument Found
- ◇ Iron Rod Found with aluminum  
imprinted with "TXDOT"
- ½-Inch Rod Set with plastic  
imprinted with "Holt Corson"
- x— Wire Fence
- //— Wood Board Fence
- Overhead Utility Line

(Record Bearing and Distance)

**Legend**

- Concrete Monument Found
- ◇ Iron Rod Found with aluminum cap
- Imprinted with "TXDOT"
- X-Iron Rod Set with plastic cap.
- X— Wood Board Fence
- Overhead Utility Line (Record Bearing and Distance)
- Guy wire

**NOTES:**

- This tract of land is subject to Restrictions of record in Document No. 22040494 of the Official Public Records of Hays County, Texas.
- The Easement granted to Hope Engineering and Supply Company as recorded in Volume 95 Page 96, Hays County Deed Records and subsequently assigned to United Gas Public Service Company in Volume 109 Page 1, Hays County Deed Records, does not apply to this tract of land.
- The Easement granted to the City of San Marcos as recorded in Document No. 9928134, Hays County Official Public Records, does not apply to this tract of land.
- The parent tract of 22.588 acres of land is subject to that Memorandum of Lease as recorded in Volume 5355 Page 399, Hays County Official Public Records.
- NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.

**BARNETT O. KANE SURVEY  
ABSTRACT NO. 281**

**WONDER WORLD DRIVE (100')**

**STATE HIGHWAY 123 (130')**

**2.50 ACRES SURVEYED**  
vacant tract of land

**C&G DEVELOPMENT, INC.  
(22.588 ACRES)  
Special Warranty Deed  
Document No. 20030383**

**PLATE OF BEGINNING**

**BEARING BASIS**  
 $S04^{\circ}23'04''W$  461.71'  
 $S04^{\circ}23'04''W$  817.23'  
 $S04^{\circ}23'04''W$  817.23'

**Water and Wastewater Easement per Vol. 5055 Pg. 303**

**Flowline Elev 651.99'**  
**Flowline Elev 650.46'**  
**Flowline Elev 648.68'**

**Concrete approach**  
**concrete**  
**drainpipe**  
**sign**  
**clean-outs**  
**fiber box**  
**manhole**  
**telephone manholes**  
**fire hydrant**  
**cable pedestal**  
**google fiber boxes**  
**end of curb**  
**curb**  
**concrete walk**  
**concrete**  
**approach**  
**sign**  
**pedestal**  
**benchmark**  
**found on curb**  
**Elevation = 643.87'**

**N45°32'26"W C=76.35'**  
**A=79.36' R=3869.72'**

**N42°04'56"W C=71.73'**  
**A=71.74' R=3869.72'**

**N42°04'56"W 244.83'**  
**N42°05'27"W 244.75'**

**Survey Map of:**  
2.50 ACRES OF LAND OUT OF THE BARNETT O. KANE SURVEY,  
ABSTRACT NO. 281 IN HAYS COUNTY, TEXAS, BEING A PORTION  
OF THAT CERTAIN (22.588 ACRES) TRACT OF LAND AS CONVEYED  
TO C&G DEVELOPMENT, INC. BY SPECIAL WARRANTY DEED RECORDED  
IN DOCUMENT NO. 20030383 OF THE OFFICIAL PUBLIC RECORDS OF  
HAYS COUNTY, TEXAS.

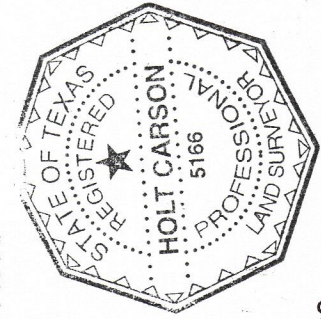
**THE STATE OF TEXAS**  
**THE COUNTY OF TRAVIS**  
The undersigned does hereby certify that  
a survey was this day made on the ground of the  
property legally described hereon and is accurate  
to the best of my abilities and that there are no  
boundary line conflicts, encroachments, shortages in  
area, overlapping of improvements, visible utility  
lines, or roads in place, except as shown hereon,  
and said property abuts a dedicated roadway,  
this property is within Zone X areas determined  
to be outside of the 100 Year Flood Plain according  
to the Federal Emergency Management Agency Flood  
Insurance Rate Map Panel No. 48209C 0477 F,  
dated September 2, 2005.  
THIS the 1st day of JUNE, A.D., 2023.


**G.F. No. 23-1154-C**  
**TO: 1900 S IH 35, LLC, a Texas limited liability company**  
**Corridor Title, LLC**  
**Fidelity National Title Insurance Company**

TO: 1900 S IH 35, LLC, a Texas limited liability company  
Corridor Title, LLC  
Fidelity National Title Insurance Company

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway.

This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C 0477 F, dated September 2, 2005.



BY:  Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700

SURVEY MAP OF :  
2.50 ACRES OF LAND OUT OF THE BARNETT O. KANE SURVEY,  
ABSTRACT NO. 281 IN HAYS COUNTY, TEXAS, BEING A PORTION  
OF THAT CERTAIN (22,588 ACRES) TRACT OF LAND AS CONVEYED  
TO C & G DEVELOPMENT, INC. BY SPECIAL WARRANTY DEED RECORDED  
IN DOCUMENT NO. 20030383 OF THE OFFICIAL PUBLIC RECORDS OF  
HAYS COUNTY, TEXAS.

LOCATED AT WONDER WORLD DRIVE AND STATE HIGHWAY 123.  
see accompanying Field Note Description

WONDER WORLD RETAIL PLAT

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- ALUMINUM DISK
- CONCRETE MONUMENT FOUND
- HAYS COUNTY GIS MONUMENT
- RECORD INFORMATION
- PUE
- PUBLIC UTILITY ESMT
- P.O.B.

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM  
SOUTH CENTRAL TEXAS ZONE (4204) NAD83 HARN HORIZONTAL CONTROL

SM HWY 123 LANDHOLDINGS, LLC.  
REMAINDER OF 22.588 ACRES  
(DOC: 23022729)

(S 85°34'47" E 180.65'  
S 85°37'55" E 180.65'

NORTHING: 13,857,483.012  
EASTING: 2,304,208.121

SM HWY 123 LANDHOLDINGS, LLC.  
REMAINDER OF 22.588 ACRES  
(DOC: 23022729)

LOT 1  
(108,829.01 SQ. FT.)

STATE HIGHWAY 123  
(240' R.O.W.)

MONUMENT H106  
NORTHING: 13,850,569.11  
EASTING: 2,309,914.326

MONUMENT H107  
NORTHING: 13,850,569.11  
EASTING: 2,309,914.326

MONUMENT H108  
NORTHING: 13,850,569.11  
EASTING: 2,309,914.326

LOT 1  
RIVERSTONE SUBDIVISION  
(DOC: 20016940)

WONDER WORLD DRIVE  
(100' R.O.W.)

COMCOY, LLC.  
REMAINDER OF 22.62 ACRES  
(DOC: 1406418)

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	3869.72'	171.38'	N 43°42'30" W	171.39'
(C1)	(3869.72')	(171.73')	(N 43°34'55" W)	(171.74')

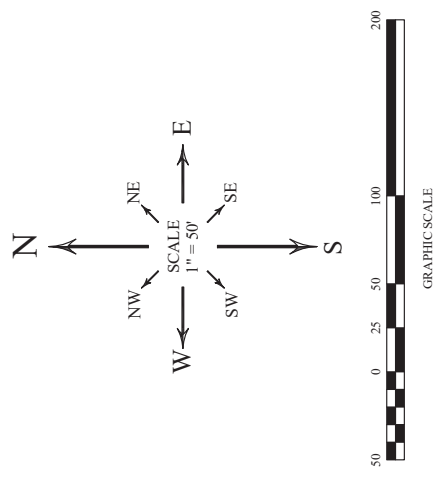
ALLSTAR  
Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBP&LS FIRM NO. 10135000

SCALE:	1" = 50'
BEGIN DATE:	08/20/2024
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0800424
REVISED DATE:	-

WONDER WORLD RETAIL PLAT  
BEING 2.50 ACRES OF LAND OUT OF THE BARNETT O. KANE SURVEY,  
ABSTRACT NO. 281, HAYS COUNTY, TEXAS, SAME BEING THAT CERTAIN  
SH 123 WONDER WORLD, L.L.C., A LIMITED LIABILITY COMPANY  
2.50 ACRE TRACT RECORDED IN DOCUMENT NO. 23032189,  
OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION  
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY  
AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL BE  
WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN  
ADMINISTRATOR FOR THE CURRENT STATUS OF THIS  
TRACT  
F.I.R.M. MAP NO. 48209C/077E  
DATED: 09/02/2005  
PANEL: 0477E

SHEET  
1  
OF 2



OWNER:  
SH 123 WONDER WORLD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5808 BALCONES DRIVE, STE. 200  
AUSTIN, TX 78731

ACREAGE:  
108,829.01 SQ. FT. - 2.50 ACRES

NUMBER OF BLOCKS:  
1

NUMBER OF LOTS:  
1 - DEVELOPMENT

ORIGINAL SURVEY:  
BARNETT O. KANE SURVEY, ABSTRACT NO. 281

NEW STREETS:  
N/A

BENCHMARK:  
N/A

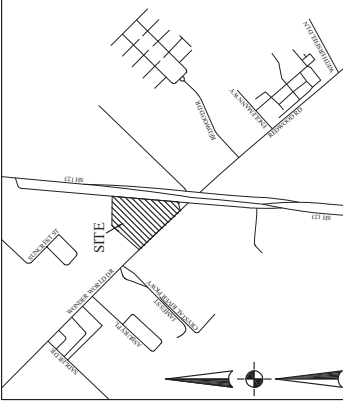
SUBMITTAL DATE:  
08/20/2024

DATE OF REVISION:  
-

SURVEYOR:  
ALL STAR LAND SURVEYING - FIRM: 10135000  
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
(512) 249-8149 REF# A0800424

ENGINEER:  
PROFESSIONAL STRUCTURAL ENGINEERS, INC.  
REGISTERED ENGINEERING FIRM F-4951  
2205 W. PARKER LN. STE. 201  
AUSTIN, TX 78727  
(512) 238-6422

PROJECT DATUM:  
NORTH AMERICAN DATUM 1983 (NAD 83)  
PROJECTION: TEXAS STATE PLANE -  
SOUTH CENTRAL ZONE (4204)  
UNITS: US SURVEY FEET



CASE NUMBER - 2024-324

WONDER WORLD RETAIL PLAT

ALLSTAR

Land Surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TRBELS FIRM NO. 10135000

- NOTES:
- 1) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL NO. 48209C047E, DATED SEPTEMBER 2, 2005.
- 2) THIS SUBDIVISION LIES WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 3) THIS SUBDIVISION IS NOT LOCATED WITHIN AN AREA DESIGNATED AS AN EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.
- 4) SETBACKS SHALL BE IN ACCORDANCE WITH THE SAN MARCOS UNIFIED DEVELOPMENT CODE.
- 5) THIS SUBDIVISION LIES WITHIN THE CITY OF SAN MARCOS LIMITS.
- 6) THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY EMERGENCY SERVICES DISTRICT 3.
- 7) WATER & WASTEWATER: CITY OF SAN MARCOS; ELECTRIC: CITY OF SAN MARCOS
- 8) A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE.

STATE OF TEXAS    COUNTY OF HAYS  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, \_\_\_\_\_, FOR SH 123 WONDER WORLD, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF 2.50 ACRES IN THE BARNETT O. KANE SURVEY ABSTRACT NO. 281, AS RECORDED IN DOCUMENT NO. 23032189, OF THE HAYS COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE SAID 2.50 ACRES OF SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

\_\_\_\_\_ DATE \_\_\_\_\_  
MIRZA TAHIR BAIG PE NO. \_\_\_\_\_  
2205 W. PARMER LN., STE. 201  
AUSTIN, TX 78727  
(512) 238-4422

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.  
WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

SH 123 WONDER WORLD, LLC  
3508 BALCONES DRIVE, STE. 200  
AUSTIN, TX 78731

STATE OF TEXAS    COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS    COUNTY OF HAYS

I, EDWARD RUMSEY DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACCED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS, TEXAS.

EDWARD RUMSEY, R.P.L.S. #5729  
9020 ANDERSON MILL ROAD  
AUSTIN, TX 78729  
DATE \_\_\_\_\_

I, MIRZA TAHIR BAIG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THE STREET AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE DEVELOPMENT REGULATIONS FOR THE CITY OF SAN MARCOS, AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN.

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES  
DATE \_\_\_\_\_

CIP & ENGINEERING  
DATE \_\_\_\_\_

PLANNING AND ZONING COMMISSION CHAIR  
DATE \_\_\_\_\_

RECORDING SECRETARY  
DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF  
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS  
DATE \_\_\_\_\_

WONDER WORLD RETAIL PLAT  
BEING 2.50 ACRES OF LAND OUT OF THE BARNETT O. KANE SURVEY, ABSTRACT NO. 281, HAYS COUNTY, TEXAS, SAME BEING THAT CERTAIN SH 123 WONDER WORLD, LLC, A LIMITED LIABILITY COMPANY, 2.50 ACRE TRACT RECORDED IN DOCUMENT NO. 23032189, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

SCALE:	1" = 50'
BEGIN DATE:	08/20/2024
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0800424
REVISED DATE:	-

F.I.R.M. MAP INFORMATION	THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X". RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO.: 48209C047E DATED: 09/02/2005 PANEL: 047E THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOODPLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.
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