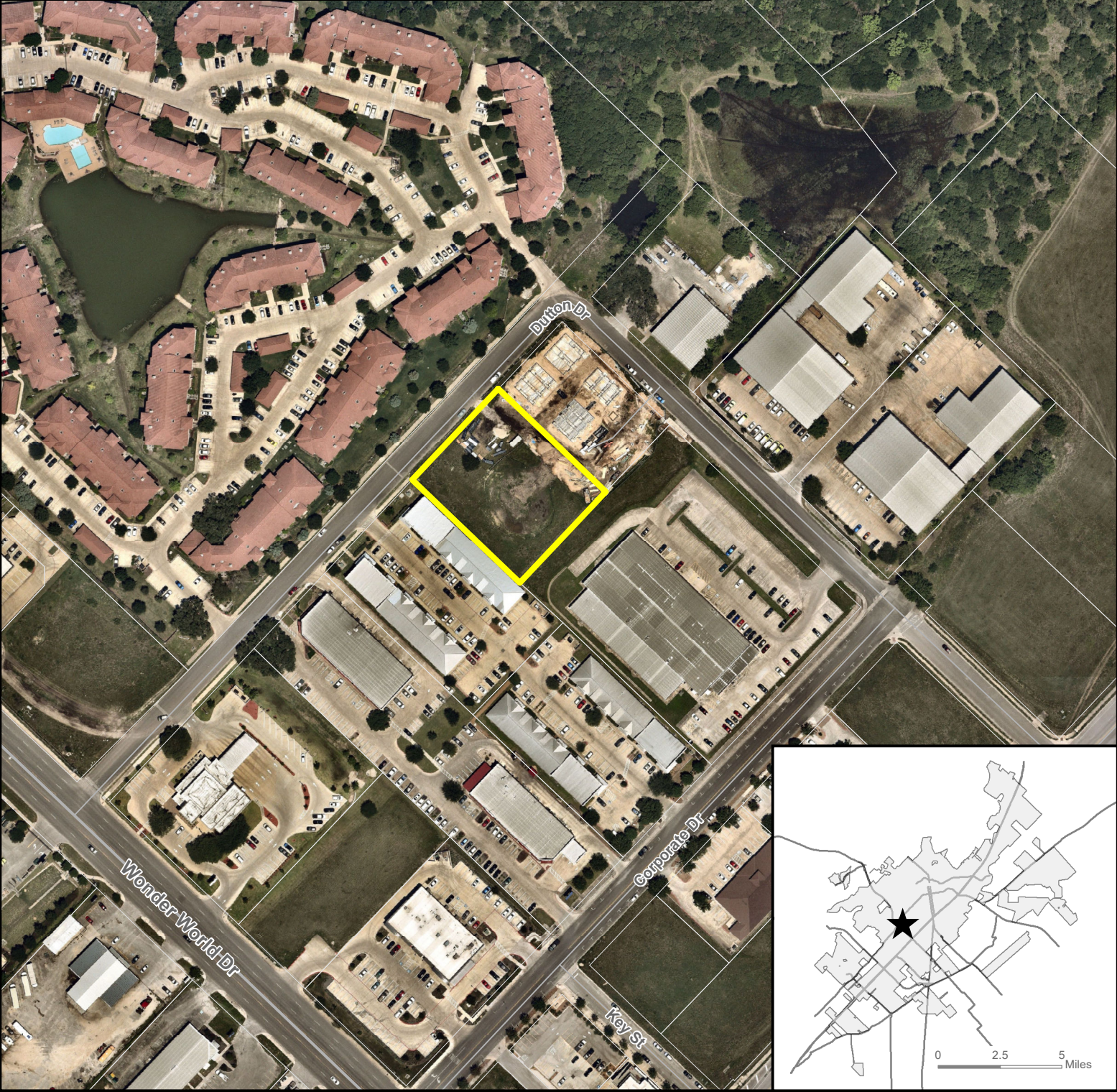
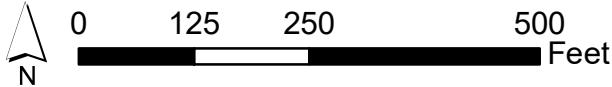


ZC-21-11 Aerial View Lively Ln CD-4 — 1909 Dutton Dr



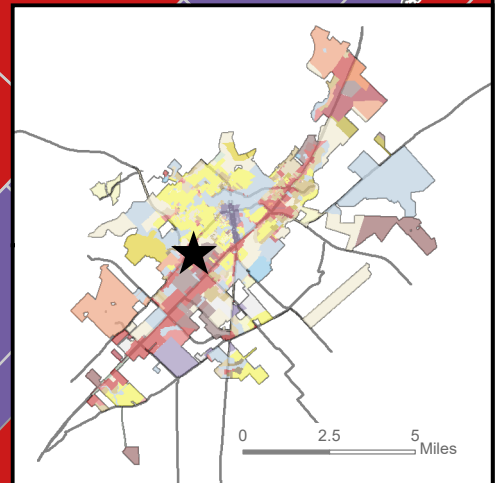
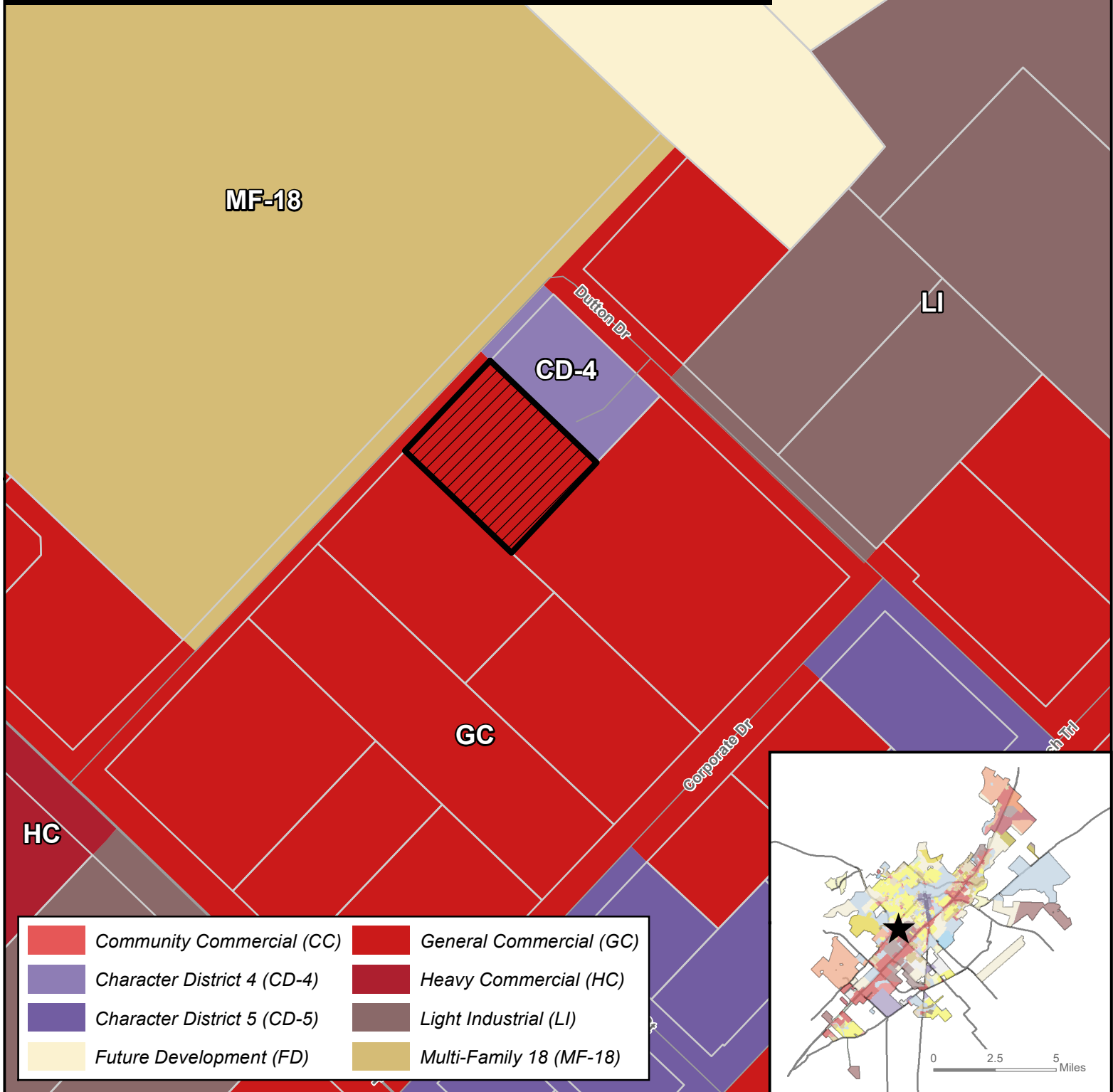
- ★ Site Location
- Subject Property
- Parcel
- City Limit



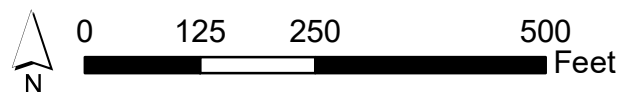
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 7/1/2021

ZC-21-11 Existing Zoning Lively Ln CD-4 — 1909-1911 Dutton Dr



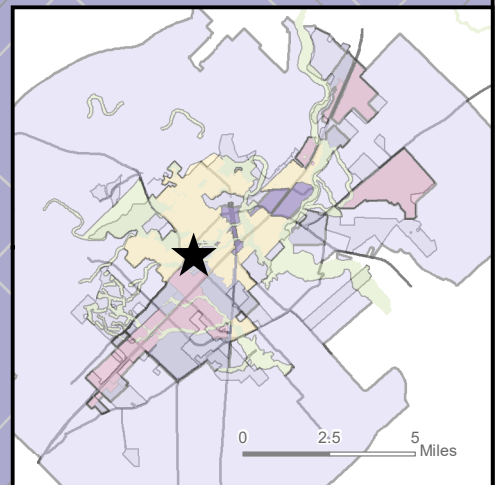
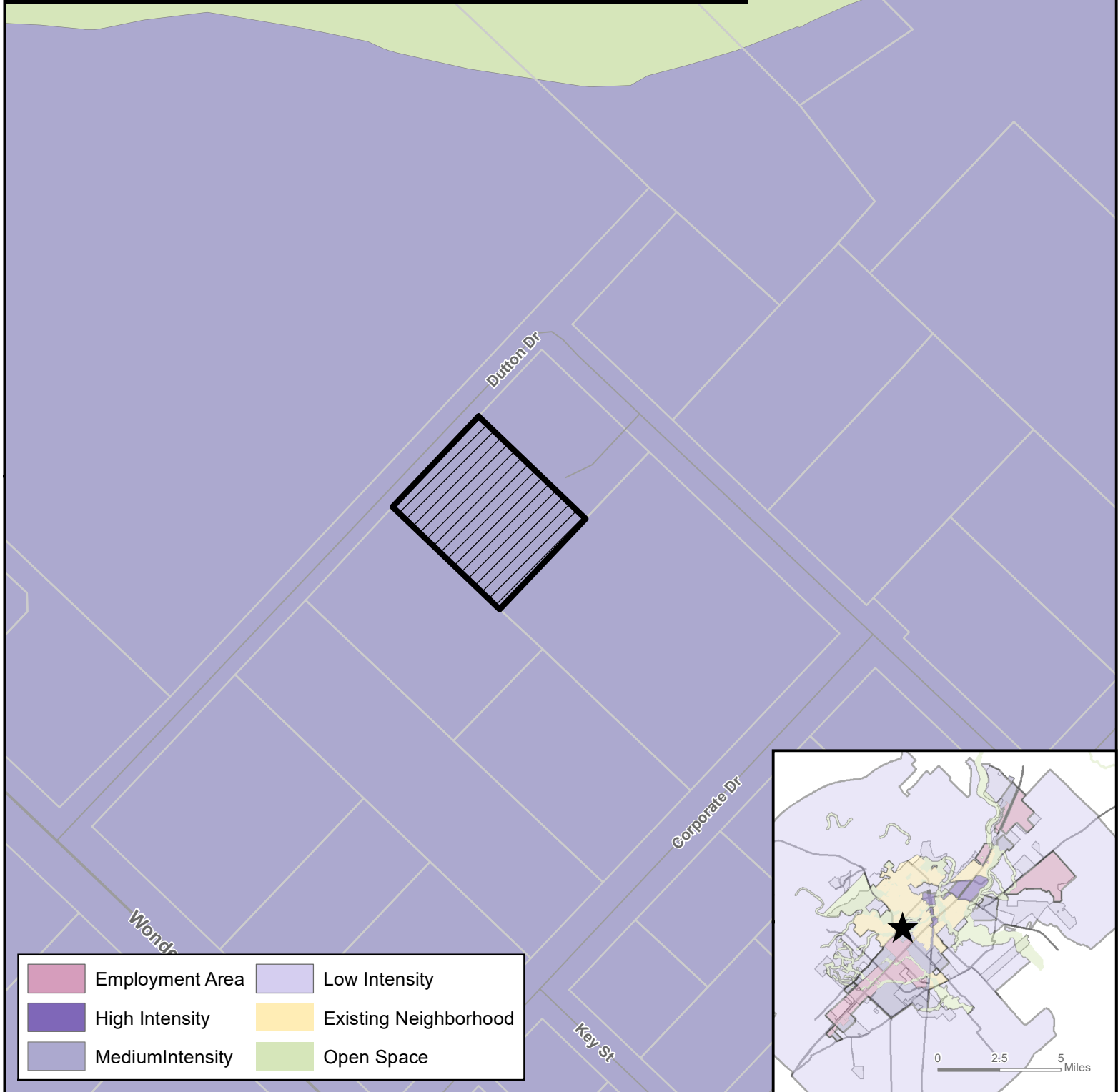
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



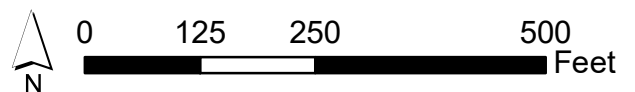
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 7/1/2021

ZC-21-11 Preferred Scenario Lively Ln CD-4 — 1909-1911 Dutton Dr



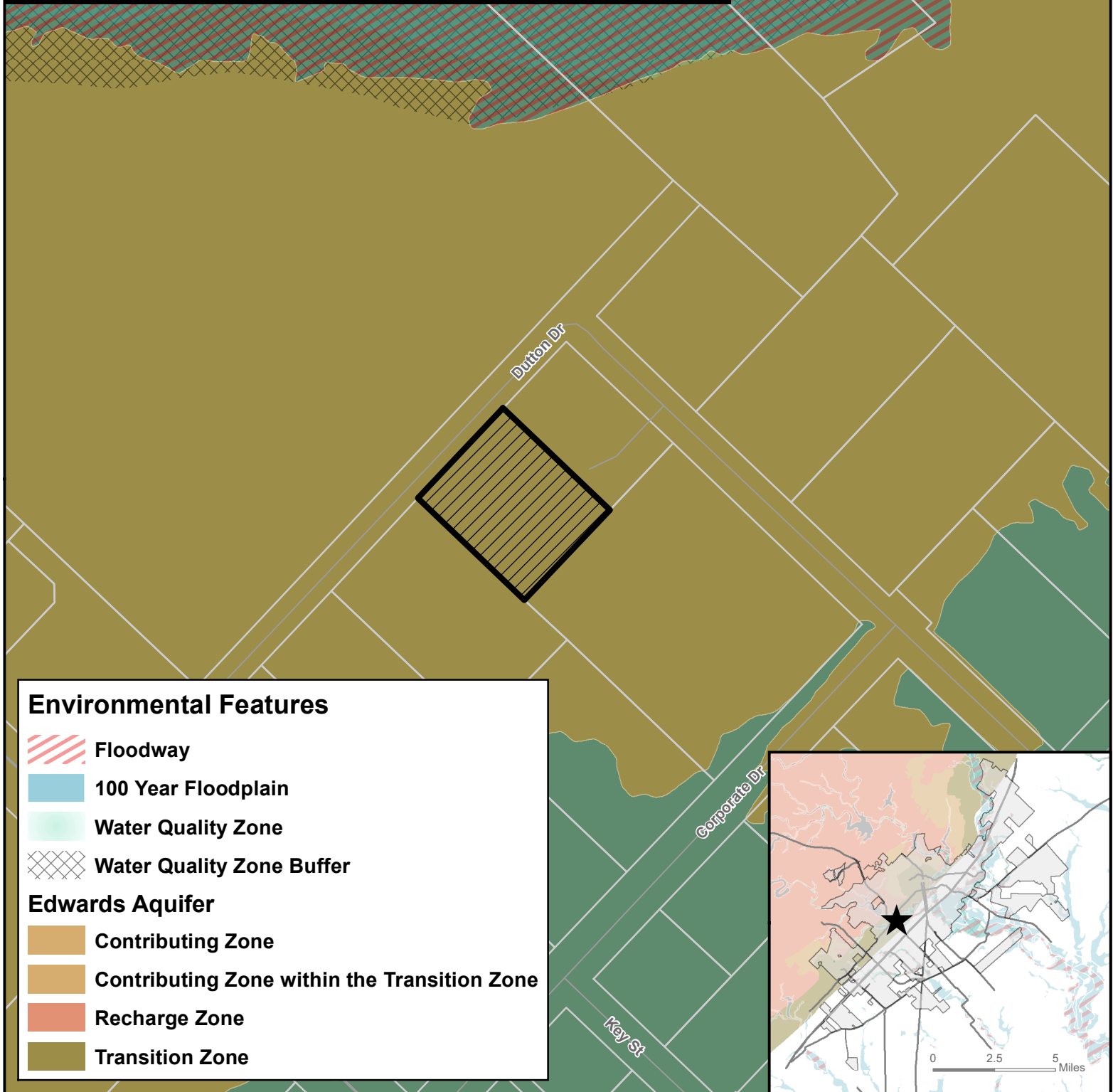
- ★ **Site Location**
- ▨ **Subject Property**
- **Parcels**
- **City Limit**



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Map Date: 7/1/2021

ZC-21-11 Environmental Features Lively Ln CD-4 — 1909-1911 Dutton Dr



Environmental Features

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer

Edwards Aquifer

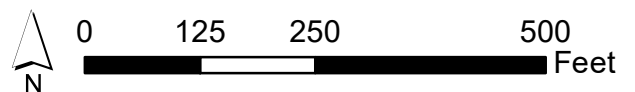
-  Contributing Zone
-  Contributing Zone within the Transition Zone
-  Recharge Zone
-  Transition Zone

★ Site Location

 Subject Property

 Parcels

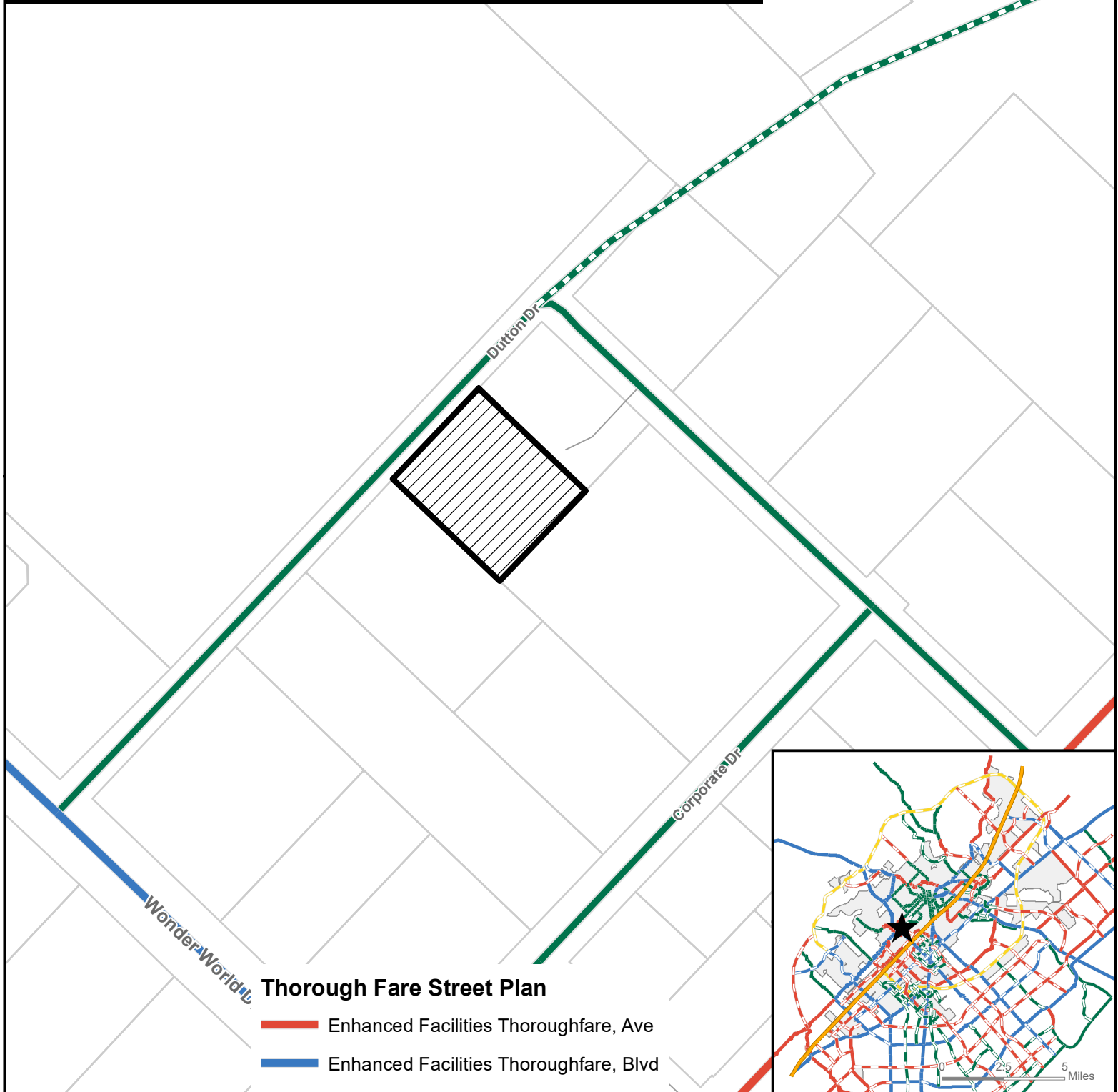
 City Limit



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Map Date: 7/1/2021

ZC-21-11 Transportation Master Plan Lively Ln CD-4 — 1909 Dutton Dr



Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, St
- - - Proposed Facilities Thoroughfare, Ave
- - - Proposed Facilities Thoroughfare, St

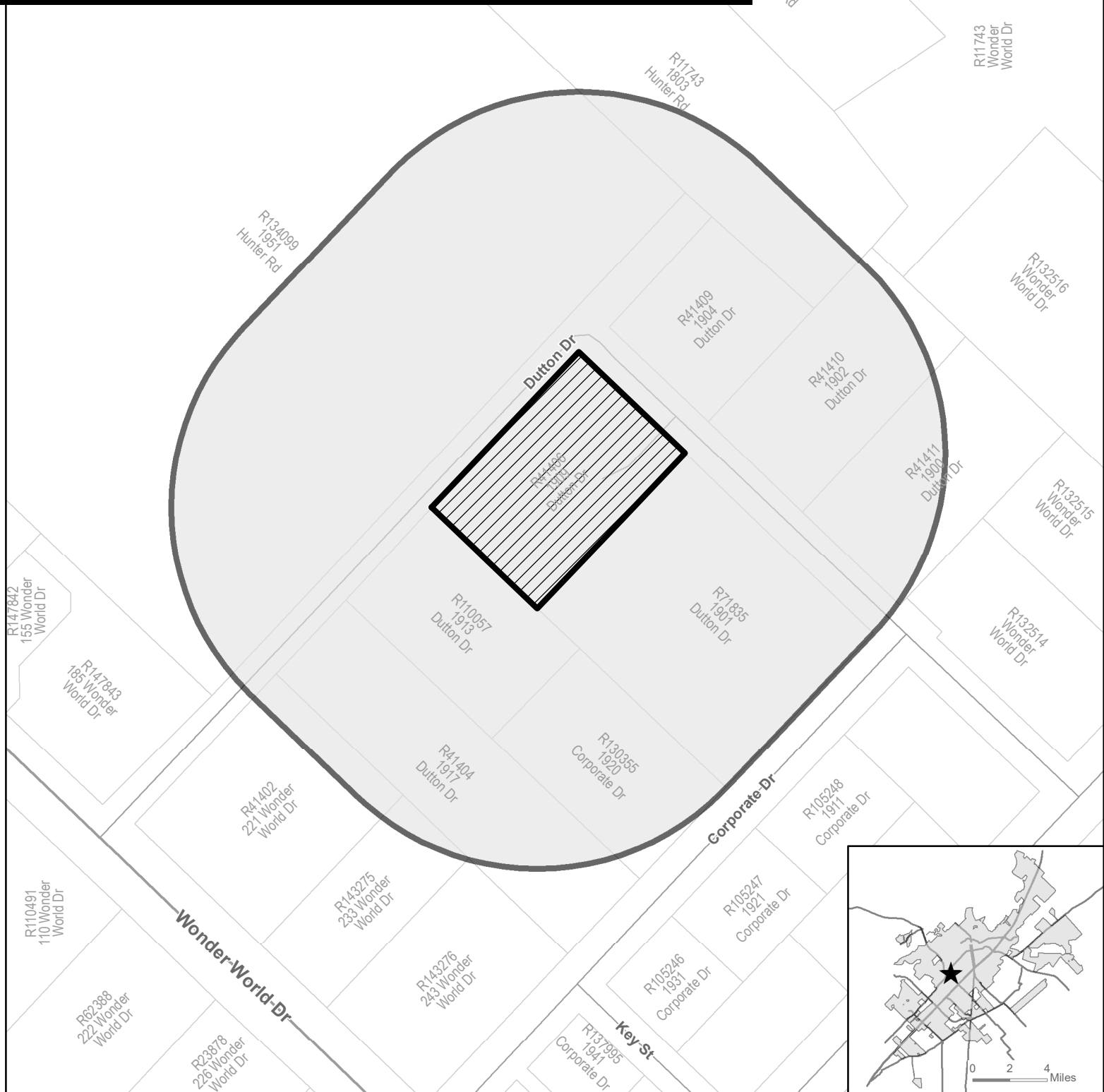
- ★ Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 7/1/2021

ZC-21-11
400' Notification Buffer
Lively Lane CD-4 — 1909 Dutton Drive



Site Location



Subject Property



400' Buffer

Parcel



City Limit



A horizontal scale bar with a black background. It has white tick marks at 0, 125, 250, and 500. The word "Feet" is written in white at the right end of the bar.

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Map Date: 6/17/2021

Notification List ZC-21-11

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
144519	1913 CORPORATE DR, UNIT #305, SAN MARCOS, TX 78666-6171	ARNETT RICHARD L & WALKER LESLIE L	304 LEISUREWOODS DR	BUDA, TX 78610-2418
130359	1920 CORPORATE DR, BLDG #A, UNIT 105, SAN MARCOS, TX 78666	BRIGHTLEAF PARTNERS LTD	407 S STAGECOACH TRL STE 203	SAN MARCOS, TX 78666-5063
11743	HUNTER RD, SAN MARCOS, TX 78666	CARSON SELECT INVESTMENTS LP	407 S STAGECOACH TRL STE 203	SAN MARCOS, TX 78666-5063
138556	1920-B CORPORATE DR, BLDG #B, UNIT 208, SAN MARCOS, TX 78666-6171	CROAKER TIME PROPERTIES LLC	PO BOX 1621	SAN MARCOS, TX 78667
41411	1900 DUTTON DR, SAN MARCOS, TX 78666	DUTTON DRIVE 3.44 LTD	223 HULL RD	SUGAR LAND, TX 77498-5007
41409	1904 DUTTON DR, SAN MARCOS, TX 78666	ELLIOTT REAL ESTATE LP	P O BOX 630610	NACOGDOCHES, TX 75963-0610
134099	1951 HUNTER RD, SAN MARCOS, TX 78666	ELYSIAN AT PURGATORY CREEK LP	770 S POST OAK LN STE 500	HOUSTON, TX 77056-1974
144530	1913 CORPORATE DR #408, SAN MARCOS, TX 78666	EQUITY TRADING HOLDING CO LLC	PO BOX 2120	SAN MARCOS, TX 78667-2120
144520	1913 CORPORATE DR, UNIT #306, SAN MARCOS, TX 78666-6171	HANUSCH HAROLD W & LISA M	310 QUAIL RUN RD	MARTINDALE, TX 78655
144515	1913 CORPORATE DR, UNIT #301, SAN MARCOS, TX 78666	HAYS COUNTY FARM BUREAU	P O BOX 1649	SAN MARCOS, TX 78666
130361	1920 CORPORATE DR, BLDG #A, UNIT 107, SAN MARCOS, TX 78666	KHOSRAVIAN INVESTMENTS LLC	1920 CORPORATE DR #107	SAN MARCOS, TX 78666-6077
144528	1913 CORPORATE DR #406, SAN MARCOS, TX 78666	LC3 CAPITAL PARTNERS LLC	407 S STAGECOACH TRL STE 203	SAN MARCOS, TX 78666-5063
144527	1913 CORPORATE DR #405, SAN MARCOS, TX 78666	LHH INVESTMENTS LLC	301 QUAIL RUN RD	MARTINDALE, TX 78655-3950
144521	1913 CORPORATE DR, UNIT #307, SAN MARCOS, TX 78666-6171	LYTTLE LAW FIRM PLLC	2222 WESTERN TRAILS BLVD STE 103	AUSTIN, TX 78745-1601
138550	1920 CORPORATE DR, BLDG #B, UNIT 201, SAN MARCOS, TX 78666	MALORGIO COMMERCIAL HOLDINGS LLC	1920 CORPORATE DR STE B201	SAN MARCOS, TX 78666
130356	1920 CORPORATE DR, BLDG #A, UNIT 102, SAN MARCOS, TX 78666	MIDNIGHT MATADOR PROPERTIES LLC	102 WONDER WORLD DR #304-215	SAN MARCOS, TX 78666
138555	1920-B CORPORATE DR, BLDG #B, UNIT 207, SAN MARCOS, TX 78666-6171	MOHAN, SUMEDHA P	6 SABLE VLY	SAN ANTONIO, TX 78258
144516	1913 CORPORATE DR, UNIT #302, SAN MARCOS, TX 78666-6171	OZONA NATIONAL BANK	P O BOX 430	OZONA, TX 76943-0430
130360	1920 CORPORATE DR, BLDG #A, UNIT 106, SAN MARCOS, TX 78666	RUIZ, RUBEN, Jr	P O BOX 1186	SAN MARCOS, TX 78667-1186
144522	1913 CORPORATE DR, UNIT #308, SAN MARCOS, TX 78666-6171	SAN MARCOS-WONDER WORLD LLC	2400 DALLAS PKWY STE 560	PLANO, TX 75093-4381
138552	1920-B CORPORATE DR, BLDG #B, UNIT 203, SAN MARCOS, TX 78666-6171	SPELLMAN JOHN W & DORIS A	125 SOWING OAK DR	SAN MARCOS, TX 78666-3372
41402	221 WONDER WORLD DR, SAN MARCOS, TX 78666	STATE BANK & TRUST CO	111 W HOUSTON ST Attn: TREASURER'S DIVISION	SAN ANTONIO, TX 78205-2112
41404	1917 DUTTON DR, SAN MARCOS, TX 78666	THE OAKS AT DUTTON DRIVE LLC	1917 DUTTON STE 100	SAN MARCOS, TX 78666
130357	1920 CORPORATE DR, BLDG #A, UNIT 103, SAN MARCOS, TX 78666	VERLEYE DAX A CPA PC	1920 CORPORATE DR #A-103	SAN MARCOS, TX 78666
143275	233 WONDER WORLD DR, SAN MARCOS, TX 78666	VIZZA WASH LIMITED PARTNERSHIP	2208 NW LOOP 410	SAN ANTONIO, TX 78230-5354