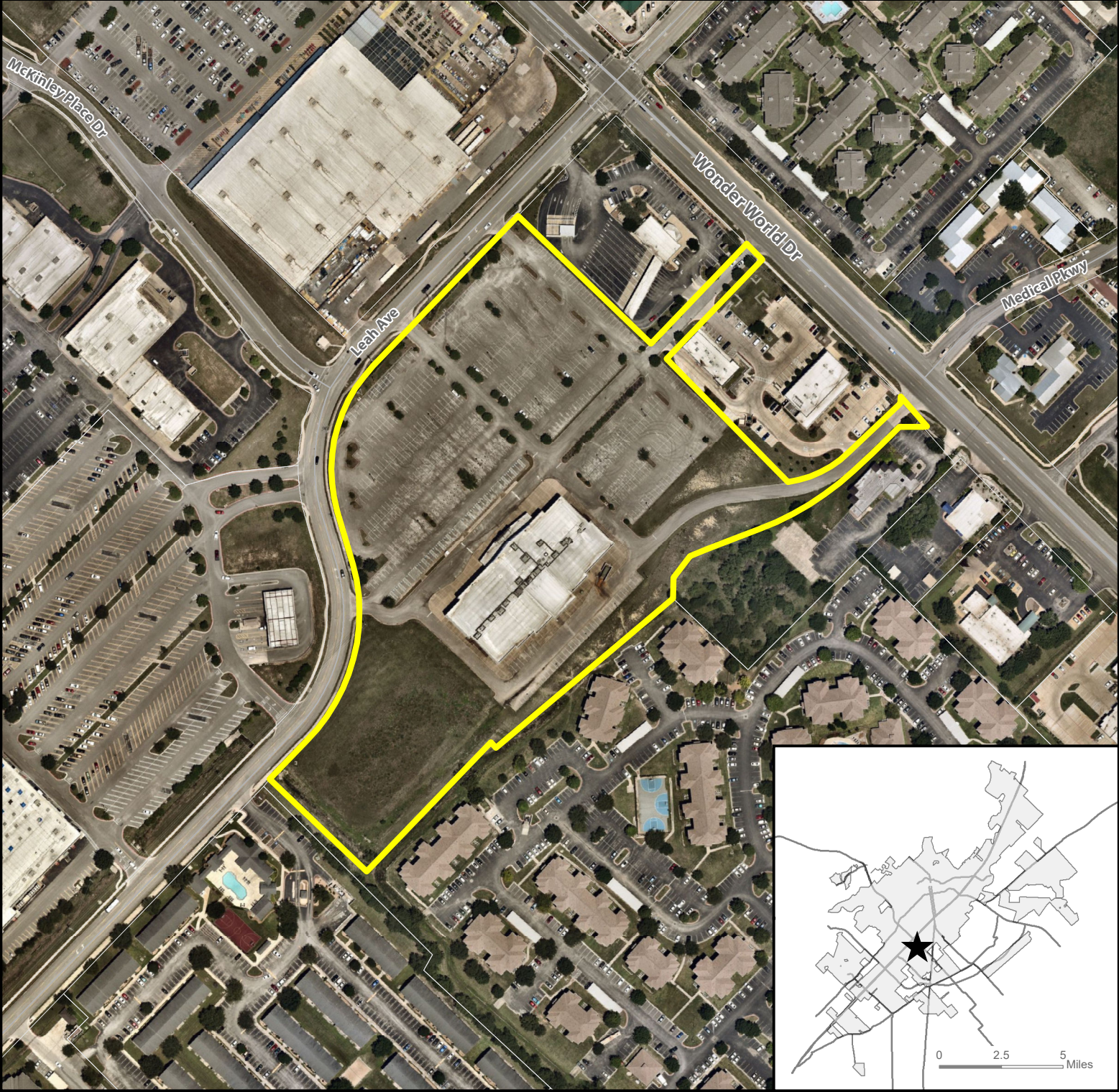
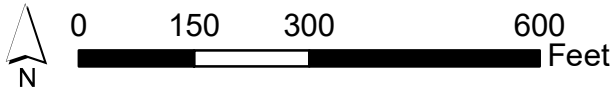


ZC-21-22
Aerial View
1250 Wonder World Drive



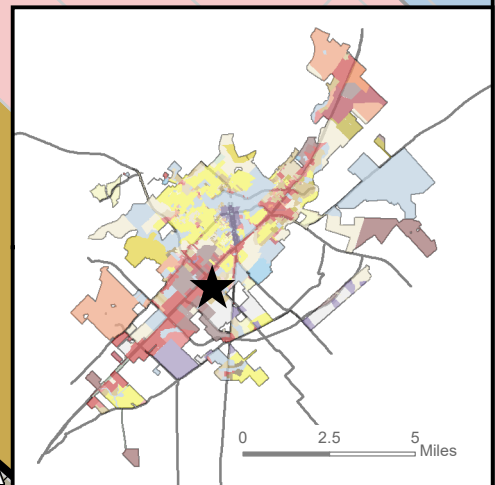
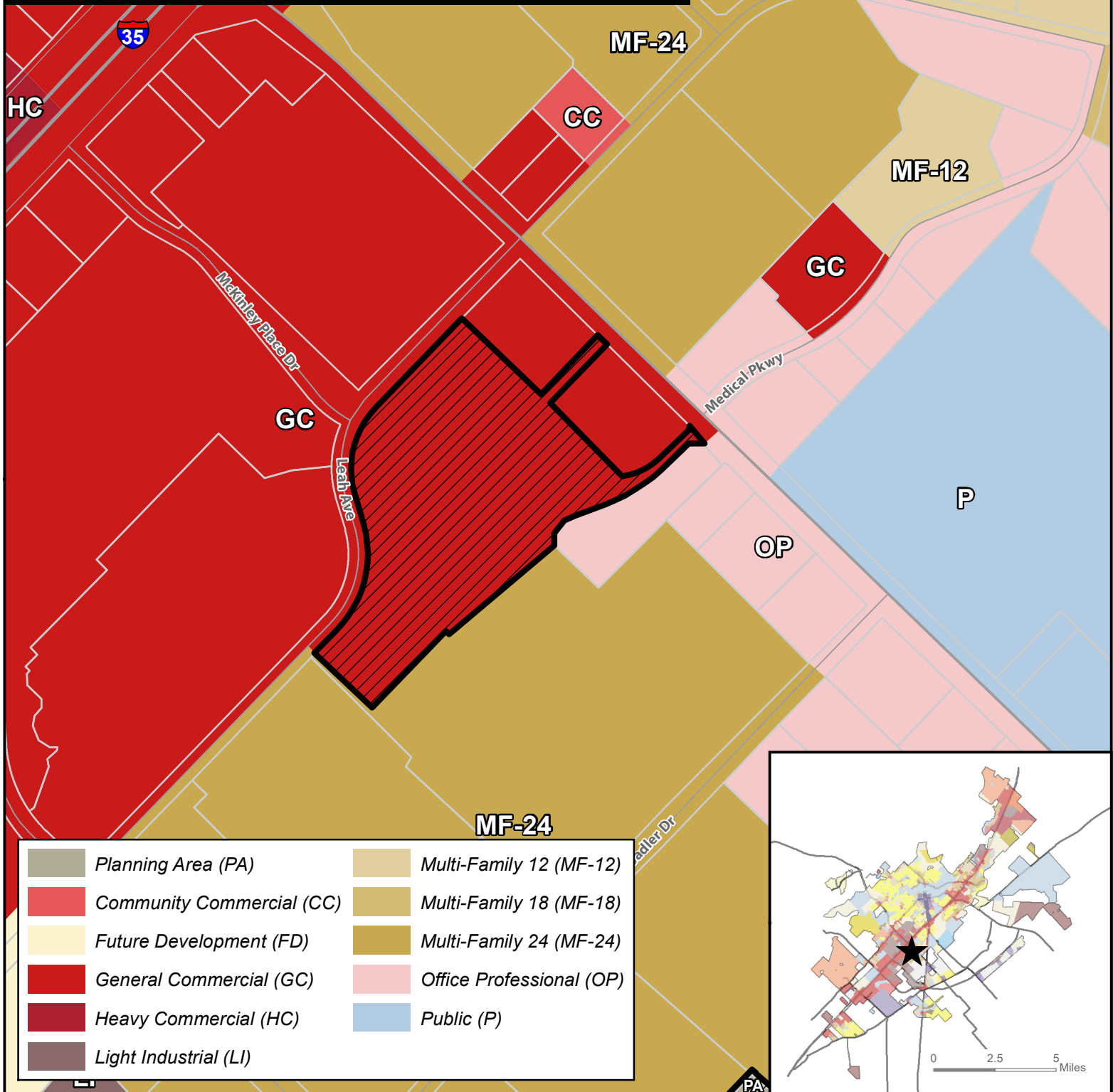
- ★ Site Location
- Subject Property
- Parcel
- City Limit



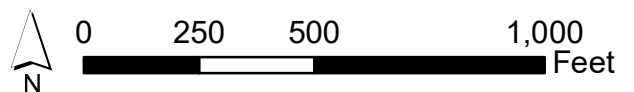
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/18/2021

ZC-21-22 Existing Zoning 1250 Wonder World Drive



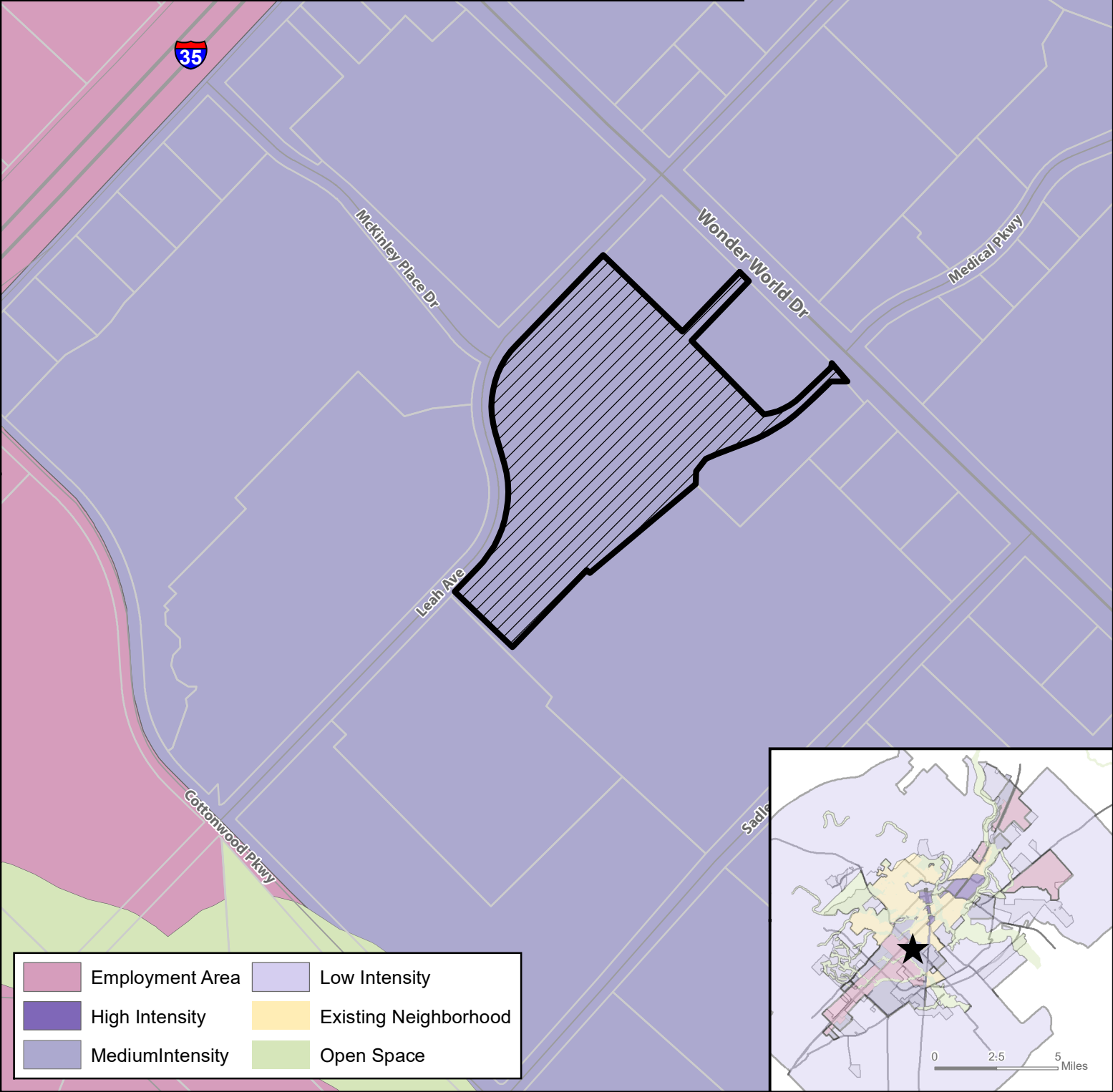
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 10/18/2021

ZC-21-22 Preferred Scenario 1250 Wonder World Drive



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



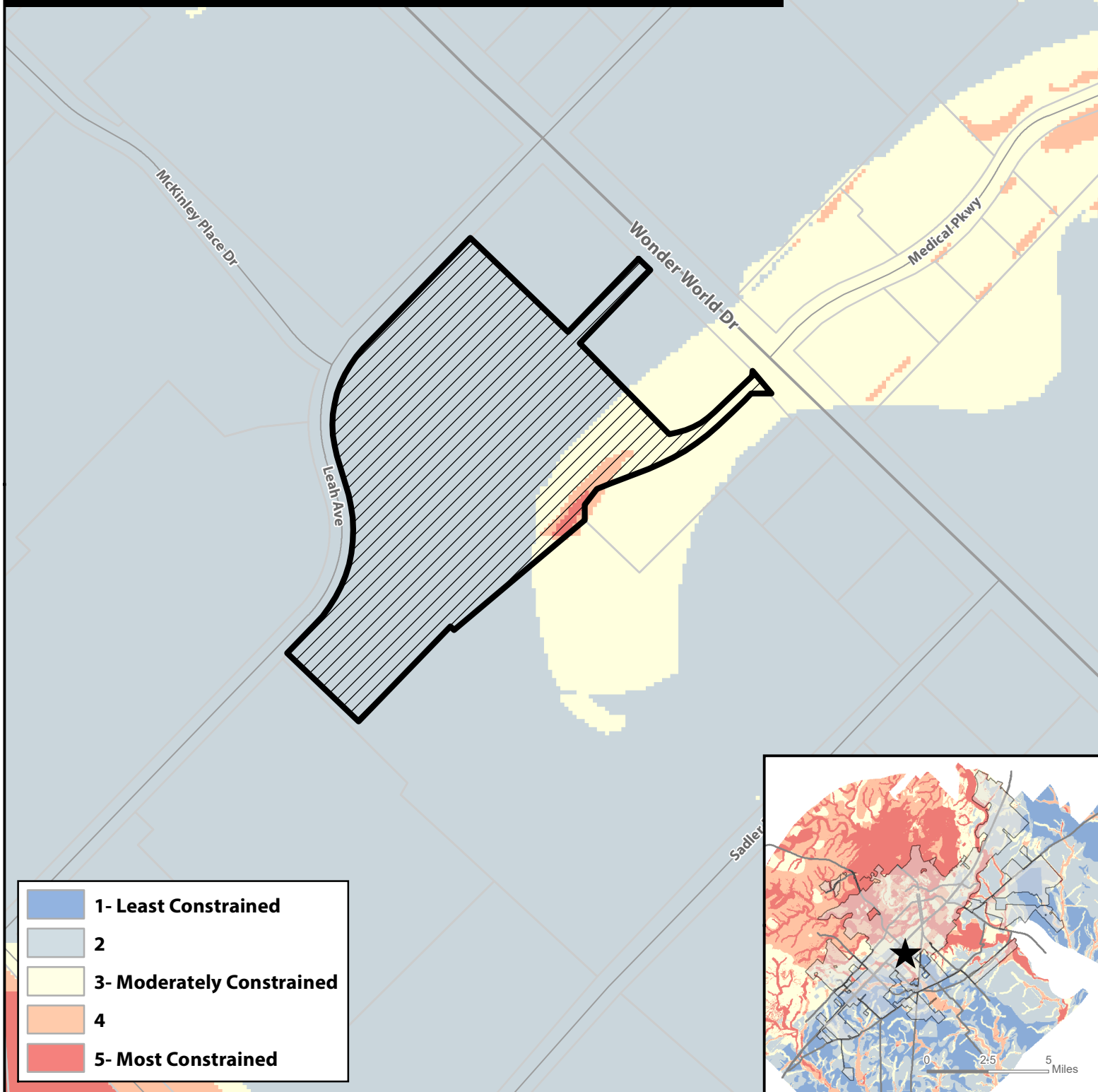
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/18/2021

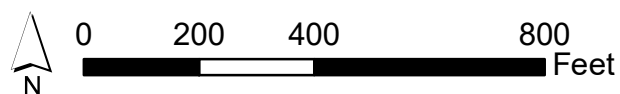
ZC-21-22

Land Use Suitability

1250 Wonder World Drive



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



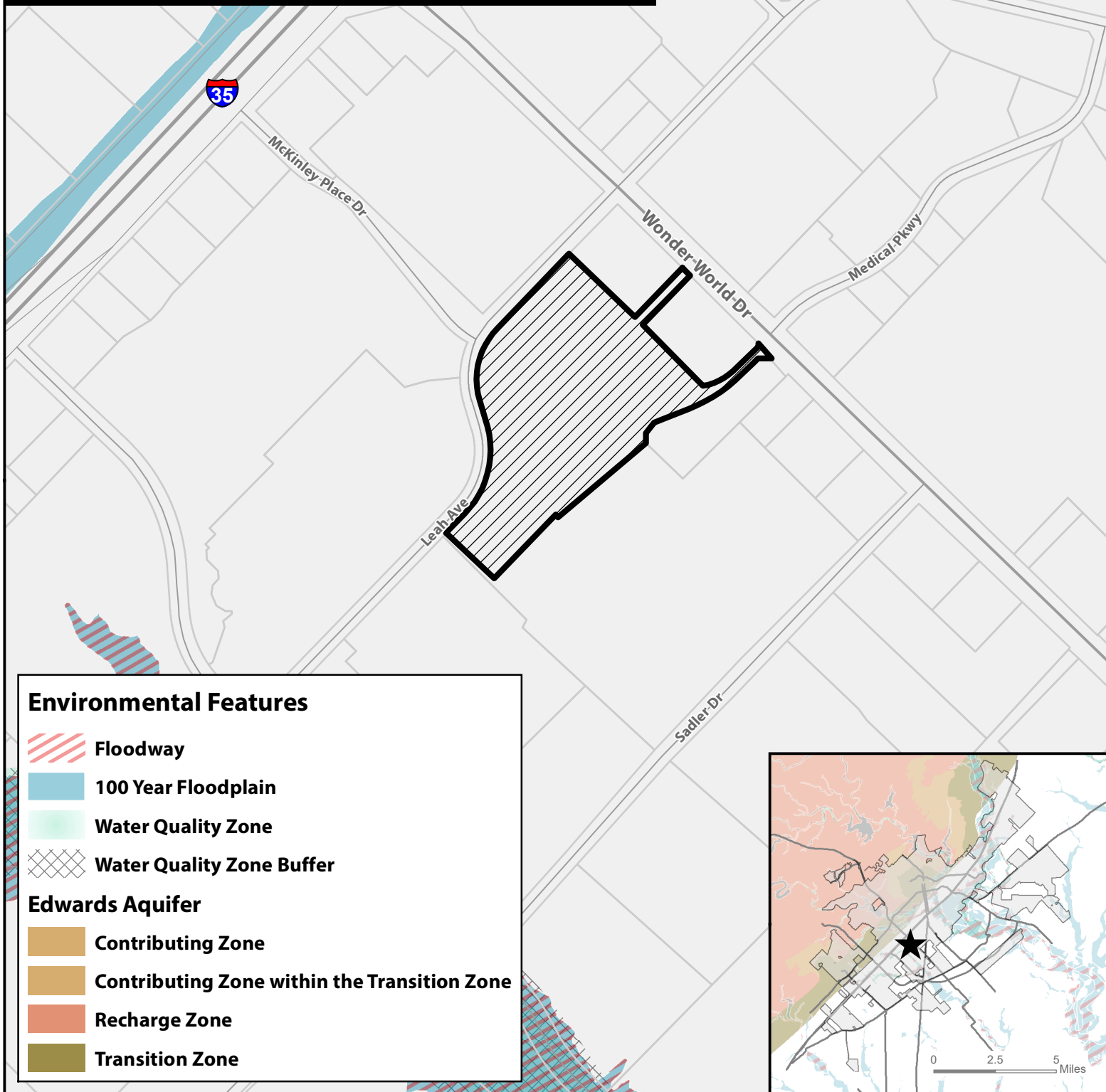
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Map Date: 10/18/2021

ZC-21-22

Environmental Features

1250 Wonder World Drive



Site Location



Subject Property



Parcels



City Limit



0 300 600 1,200 Feet

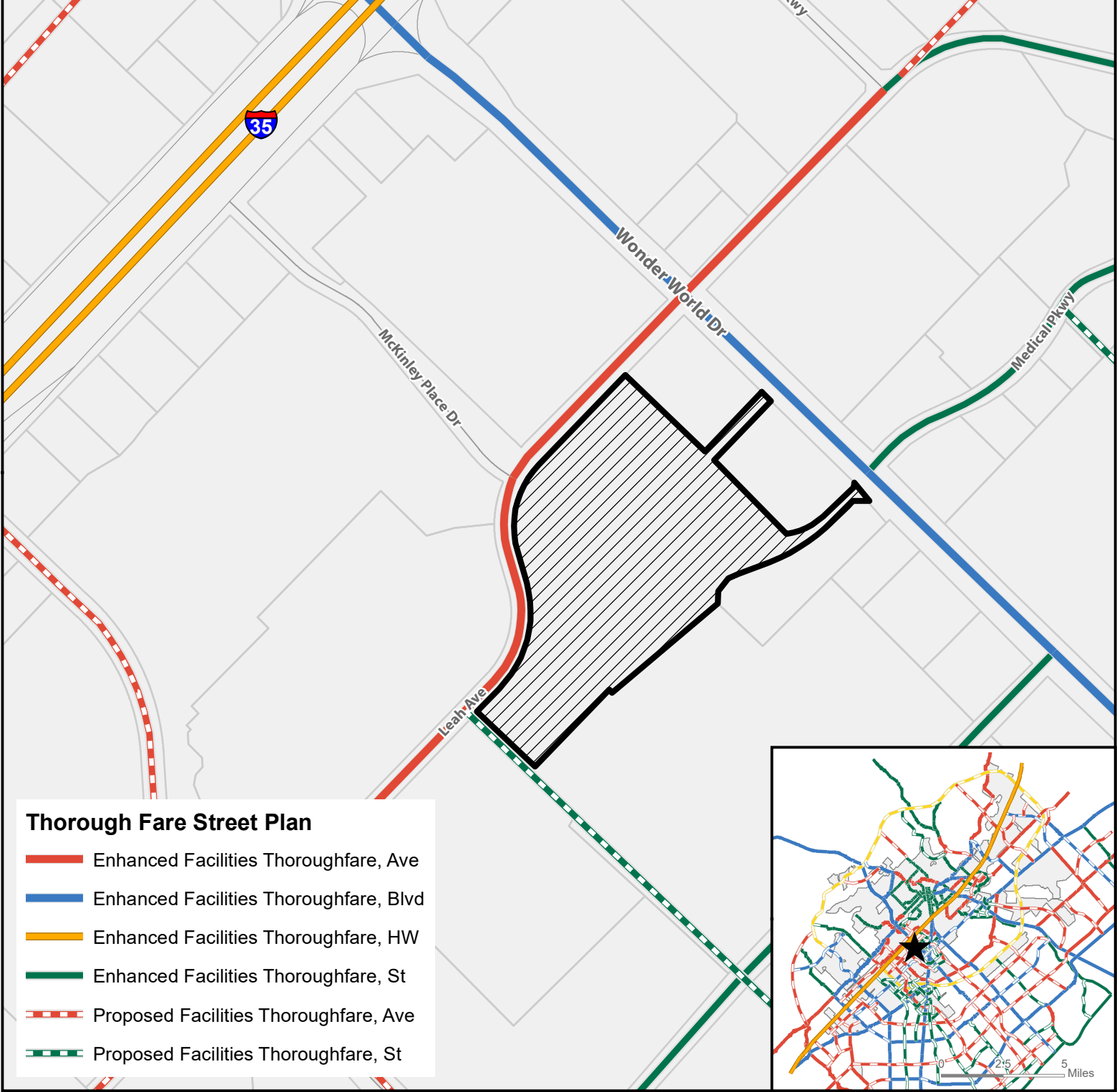
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/18/2021

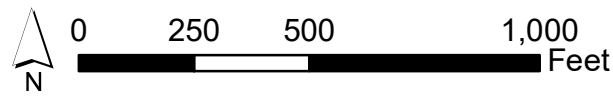
ZC-21-22

Transportation Master Plan

1250 Wonder World Drive



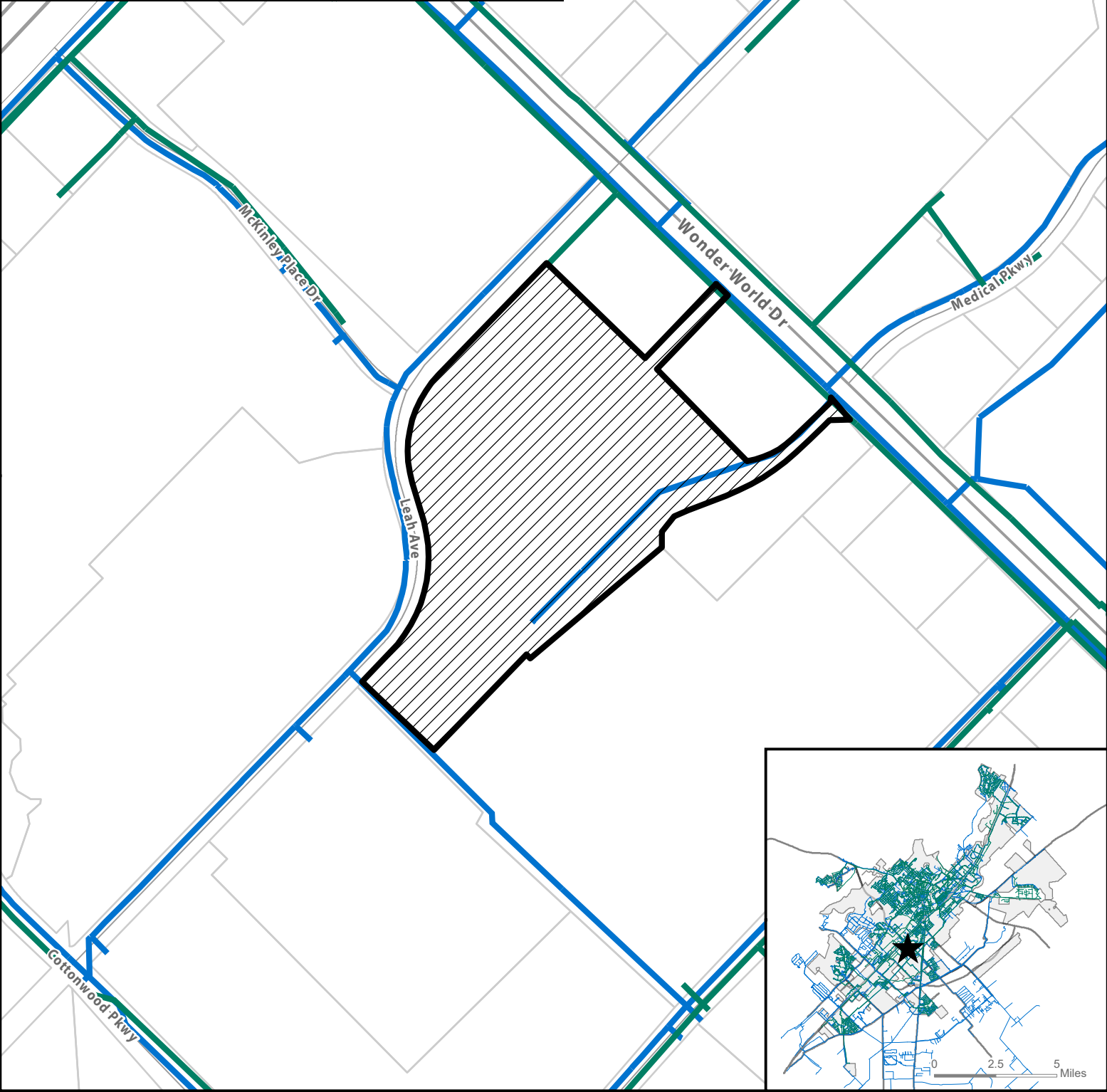
- ★ **Site Location**
- ▨ **Subject Property**
- **Parcels**
- **City Limit**



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Map Date: 10/18/2021

ZC-21-22 Water/Wastewater Lines 1250 Wonder World Drive



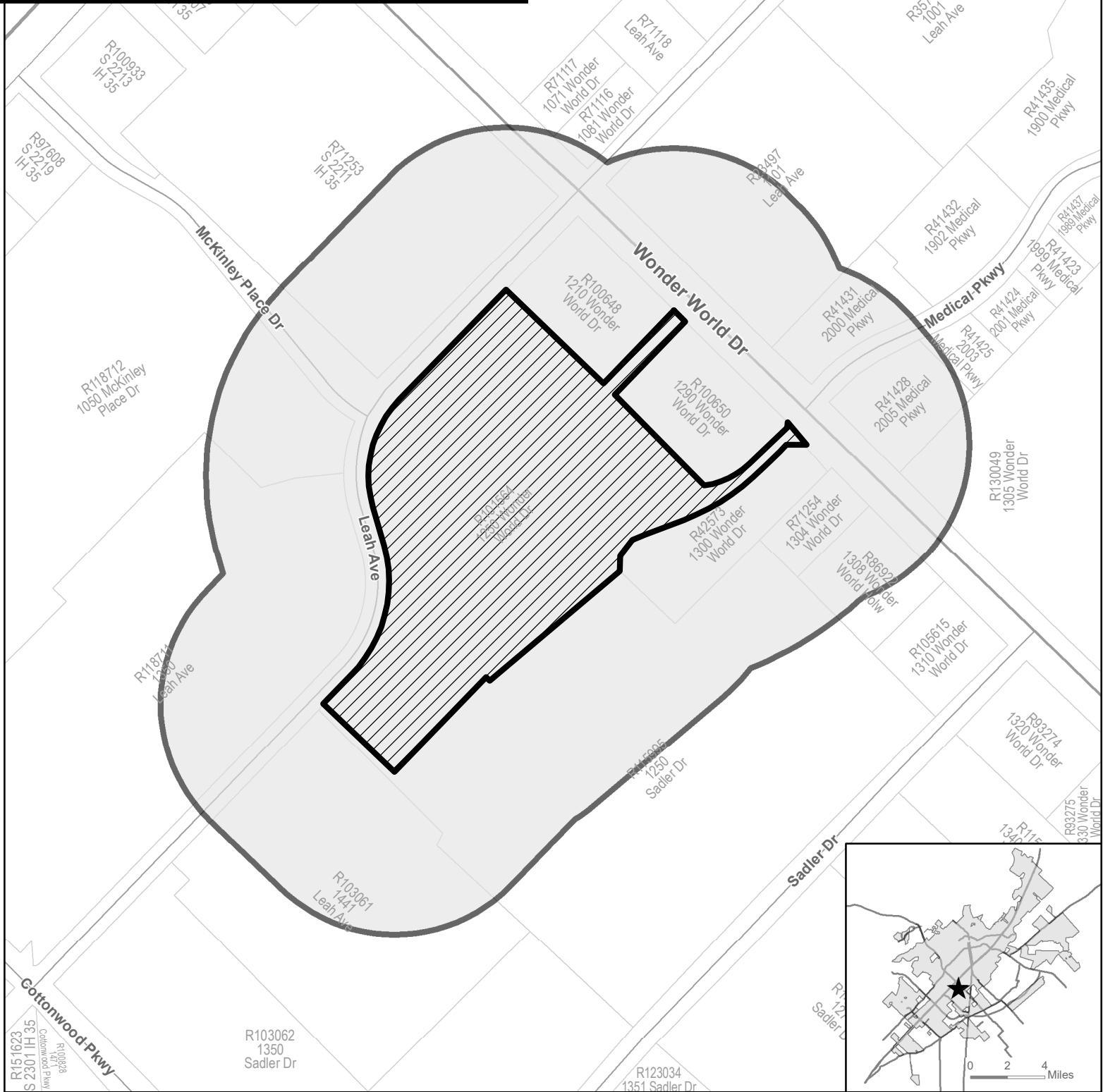
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit
- Sanitary Main
- Water Main







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Map Date: 10/18/2021

ZC-21-22 400' Notification Buffer 1250 Wonder World Drive



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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Map Date: 10/21/2021

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
86922	1308 WONDER WORLD DR, SAN MARCOS, TX 78666	AOR REAL ESTATE INC	2800 POST OAK BLVD, STE 4200	HOUSTON, TX	TX	77056-6139
41425	2003 MEDICAL PKWY, SAN MARCOS TX	AUSTIN 9 INVESTMENTS LLC, DBA WIENERSCHNITZEL-SAN MARCOS	2003 MEDICAL PKWY	SAN MARCOS, TX	TX	78666-7524
71117	1071 WONDER WORLD DR, SAN MARCOS, TX 78666	BLC HOT DOGS INC	1071 WONDER WORLD DR	SAN MARCOS, TX	TX	78666
41428	2005 C MEDICAL PKWY, SAN MARCOS, TX 78666	CANALES TERRY A TRUST	Attn: TERRY A CANALES, 2725 W UNIVERSITY DR	EDINBURG, TX	TX	78539-7889
42573	1300 WONDER WORLD DR, SAN MARCOS, TX 78666	CCWPA HOLDINGS HAYS LLC	2354 HAVEN BLUFF CT	NEW BRAUNFELS, TX	TX	78132-4349
70079	MCKINLEY PLACE DR/LEAH AVE, SAN MARCOS, TX 78666	CENTURY TELEPHONE OF SAN MARCOS	PO BOX 4065	MONROE, LA	LA	71211-4065
41426	2005 A MEDICAL PKWY, SAN MARCOS, TX 78666	CHIU, DAVID SHOW HONG	311 LAUREL HL	SAN MARCOS, TX	TX	78666-5040
130049	1301 WONDER WORLD DR, SAN MARCOS, TX 78666	CHRISTUS SANTA ROSA HEALTH CARE CORPORATION	100 NE LOOP 410, STE 800	SAN ANTONIO, TX	TX	78216
118712	1050 MCKINLEY PLACE DR, SAN MARCOS, TX 78666	COLE MT SAN MARCOS TX LLC	C/O RYAN TAX COMPLIANCE SERVICES, PO BOX 460369, DEPT. 100	HOUSTON, TX	TX	77056-0369
103061	1441 LEAH AVE, SAN MARCOS, TX 78666	EENHOORN - UNIVERSITY CLUB LTD	231 FULTON ST W	GRAND RAPIDS, MI	MI	49503-2668
71116	1081 WONDER WORLD DR, SAN MARCOS, TX 78666	FIRST NATIONAL BANK IN LULING	P O BOX 669	LULING, TX	TX	78648-0669
41423	1999 MEDICAL PKWY, SAN MARCOS, TX 78666	HRABOVSKY JUSTIN	13410 ONION CREEK DR	MANCHACA, TX	TX	78652
71253	2211 S IH 35, SAN MARCOS, TX 78666	LOWE'S HOME CENTERS INC	ATTN: TAX DEPARTMENT, 1000 LOWES BLVD	MOORESVILLE, NC	NC	28117
100648	1210 WONDER WORLD DR, SAN MARCOS, TX 78666	RANDOLPH-BROOKS FEDERAL CREDIT UNION	ATTN: ACCOUNTING, PO BOX 2097	UNIVERSAL CITY, TX	TX	78148-2097
23497	1101 LEAH AVE, SAN MARCOS, TX 78666	RR CEDARS OWNER LLC	4600 E WEST HWY STE 610	BETHESDA, MD	TX	20814-3668
118711	1350 LEAH DR, SAN MARCOS, TX 78666	SAMS REAL ESTATE BUSINESS TRUST	WAL-MART PROPERTY TAX DEPT, P O BOX 8050	BENTONVILLE, AR	AR	72712-8050
100650	1290 WONDER WORLD DR, SAN MARCOS, TX 78666	SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP	5800 CORPORATE DR , STE A4	HOUSTON, TX	TX	77036
71254	1304 WONDER WORLD DR, SAN MARCOS, TX 78666	SKIDAWAY INVESTMENTS LTD	2208 ANNES TRL	SAN MARCOS, TX	TX	78666-1060
101564	1250 WONDER WORLD DR, SAN MARCOS, TX 78666	TEXAS CINEMA CORP	1250 WONDER WORLD DR	SAN MARCOS, TX	TX	78666
115995	1250 SADLER DR, SAN MARCOS, TX 78666	THP CABANA BEACH SAN MARCOS LLC	1700 HILLSBOROUGH ST	RALEIGH, NC	NC	27605-1641
41433	2000 MEDICAL PKWY, STE #A, B & C, SAN MARCOS, TX 78666	TOMANENG EDWARD DR &	MCCOY DOUGLAS V & MCCOY MICHAEL G, 2000 C MEDICAL PKWY	SAN MARCOS, TX	TX	78666
41434	2004-A MEDICAL PKWY, SAN MARCOS TX	VILLARREAL PROPERTY ENTERPRISES	2401 HILLIARD RD	SAN MARCOS, TX	TX	78666
41424	2001 C MEDICAL PKWY, SAN MARCOS, TX 78666	X-SIX PROPERTIES LLC	435 PLACID LN	LOCKHART, TX	TX	78644-4441
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS, TX	TX	78666
		ESTELLA ENRIQUEZ	514 CANDLELIGHT	SAN MARCOS, TX	TX	78666