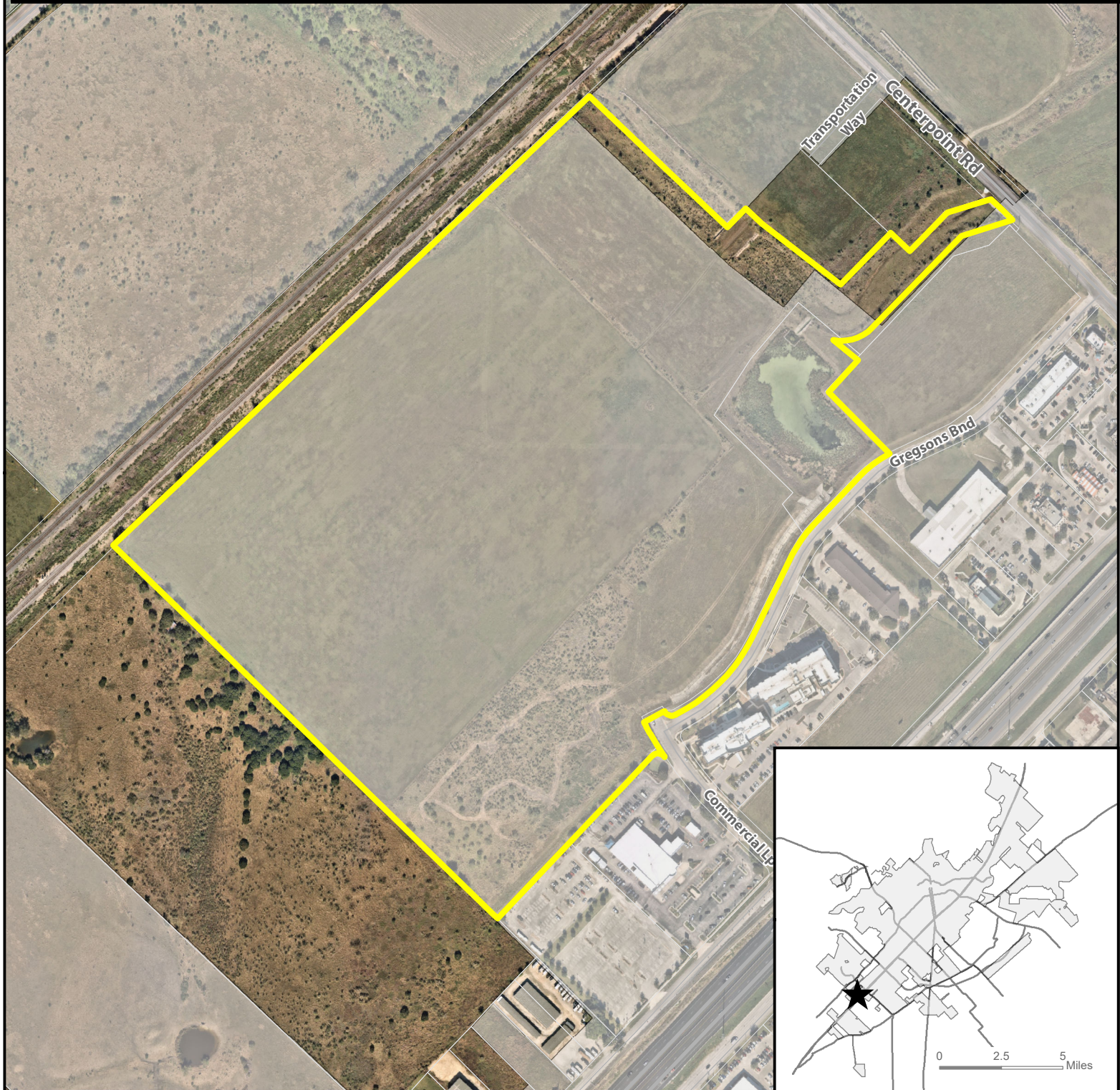


ZC-21-26 Aerial View Centerpoint Commons CD-5 - Gregsons Bnd/Commercial Lp



Site Location



Subject Property



Parcel



City Limit

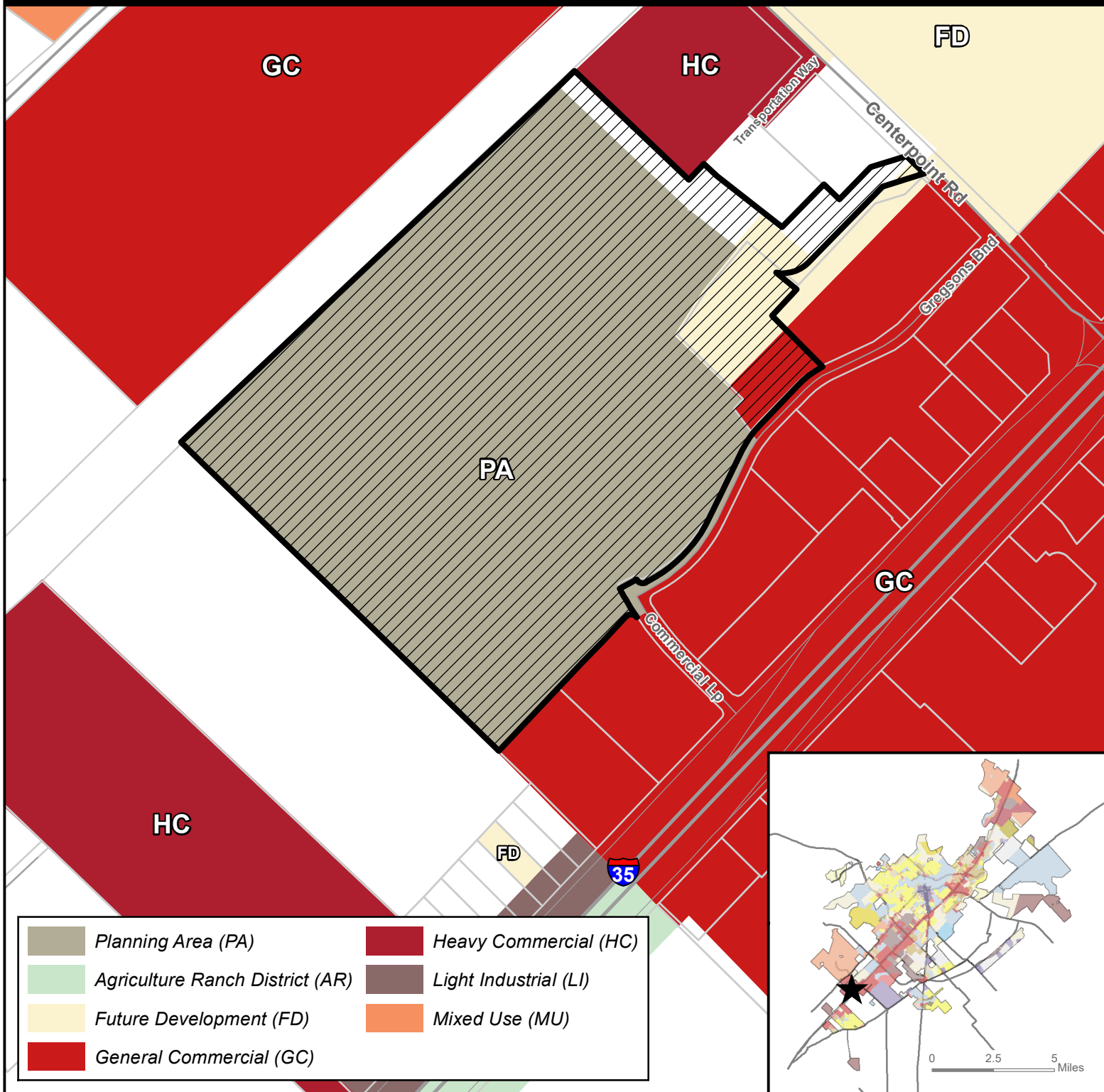


0 250 500 1,000 Feet

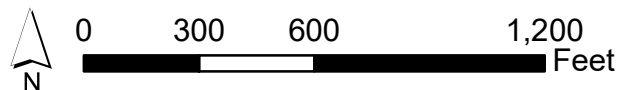
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/1/2021

ZC-21-26 Existing Zoning Centerpoint Commons — Gregson's Bend/ Commercial Lp



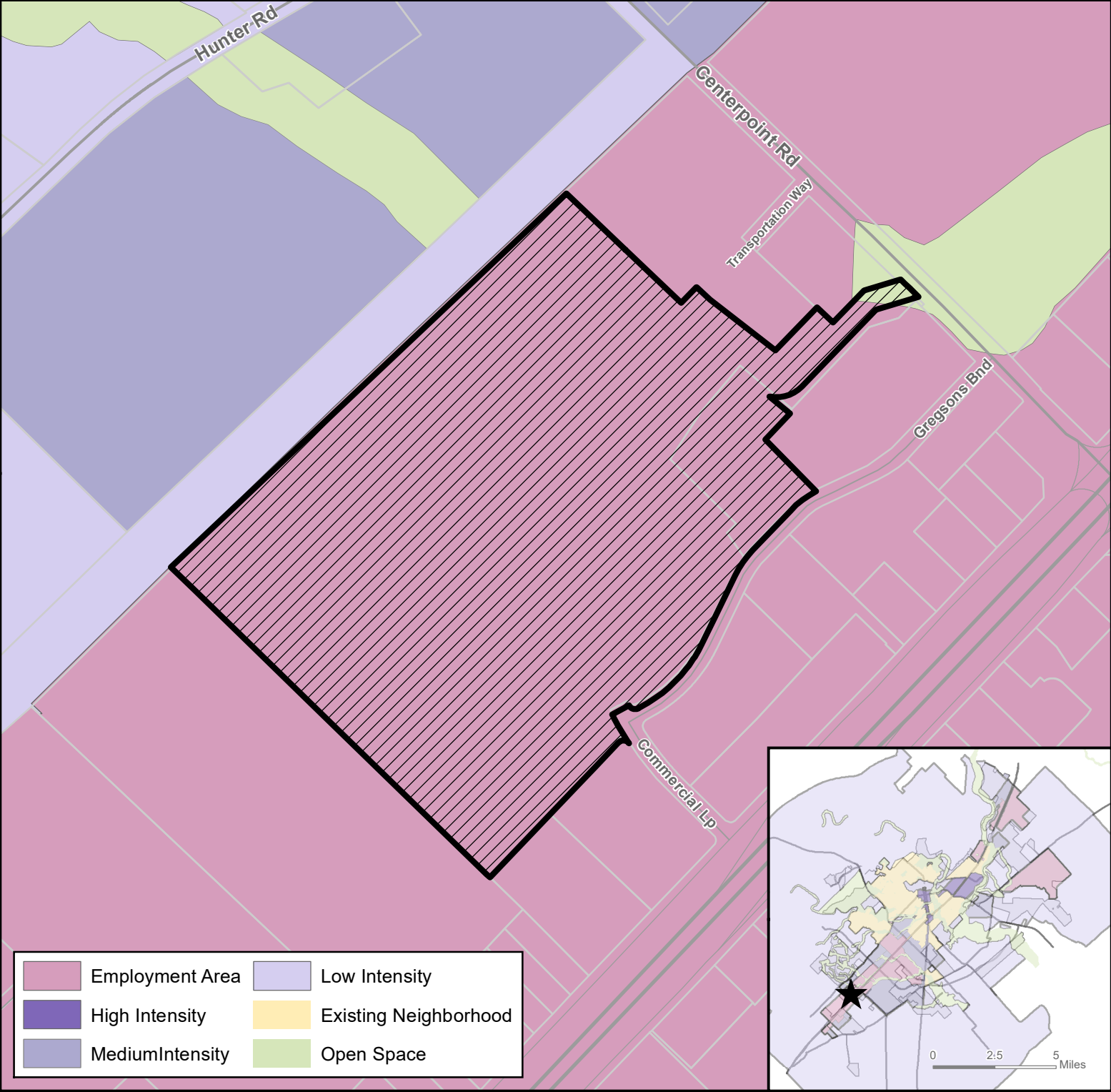
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



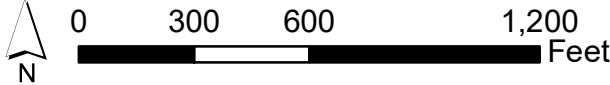
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/13/2021

ZC-21-26 Preferred Scenario Centerpoint Commons — Gregson's Bend/ Commercial Lp



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



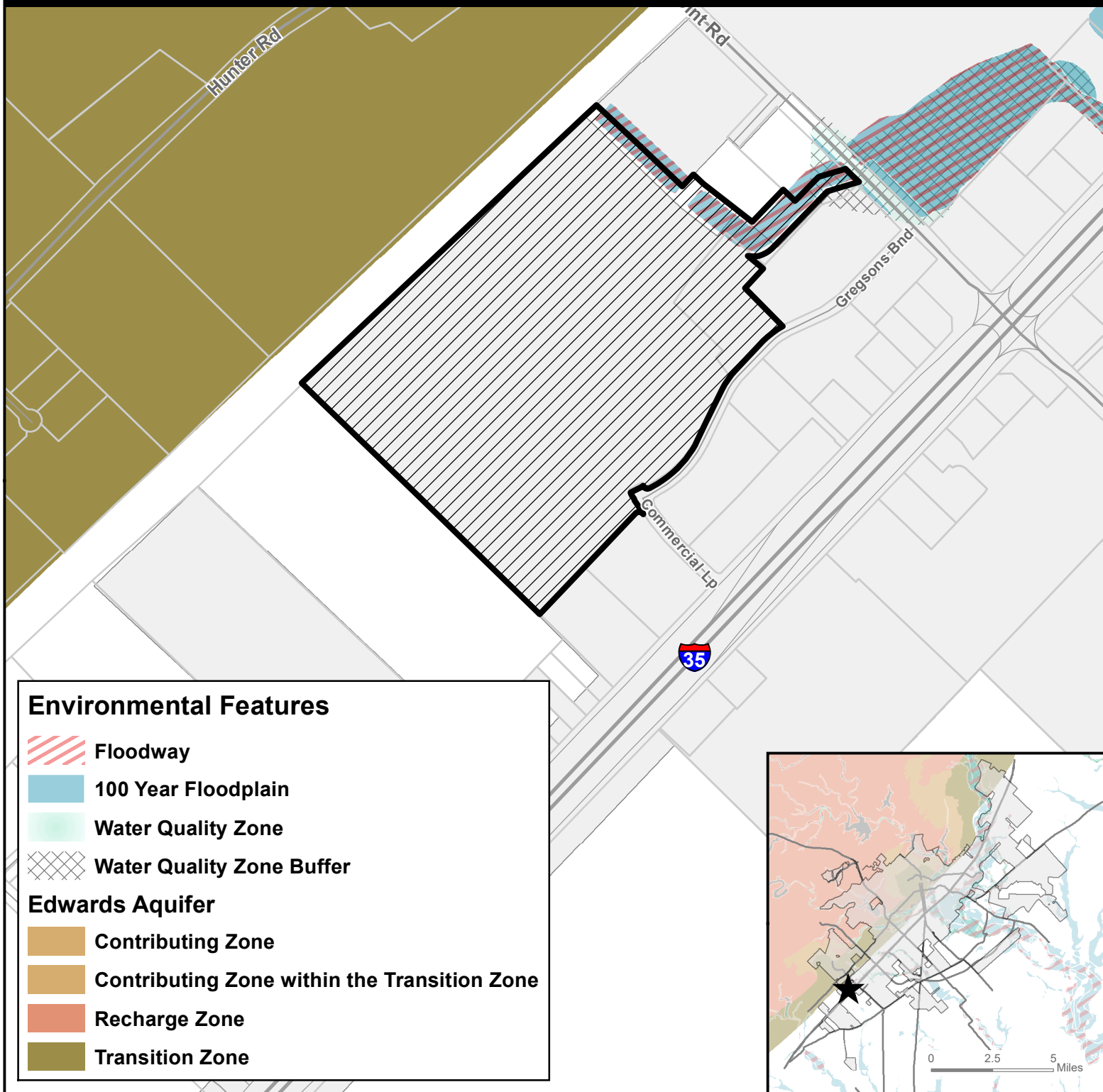
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/13/2021

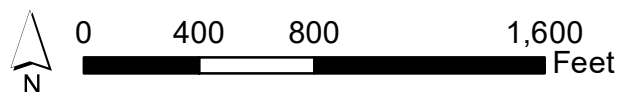
ZC-21-26

Environmental Features

Centerpoint Commons — Commercial Lp/ Gregson's Bend



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



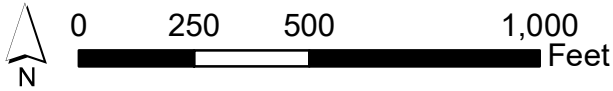
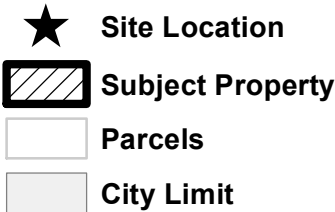
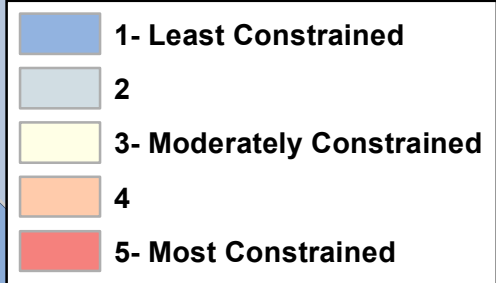
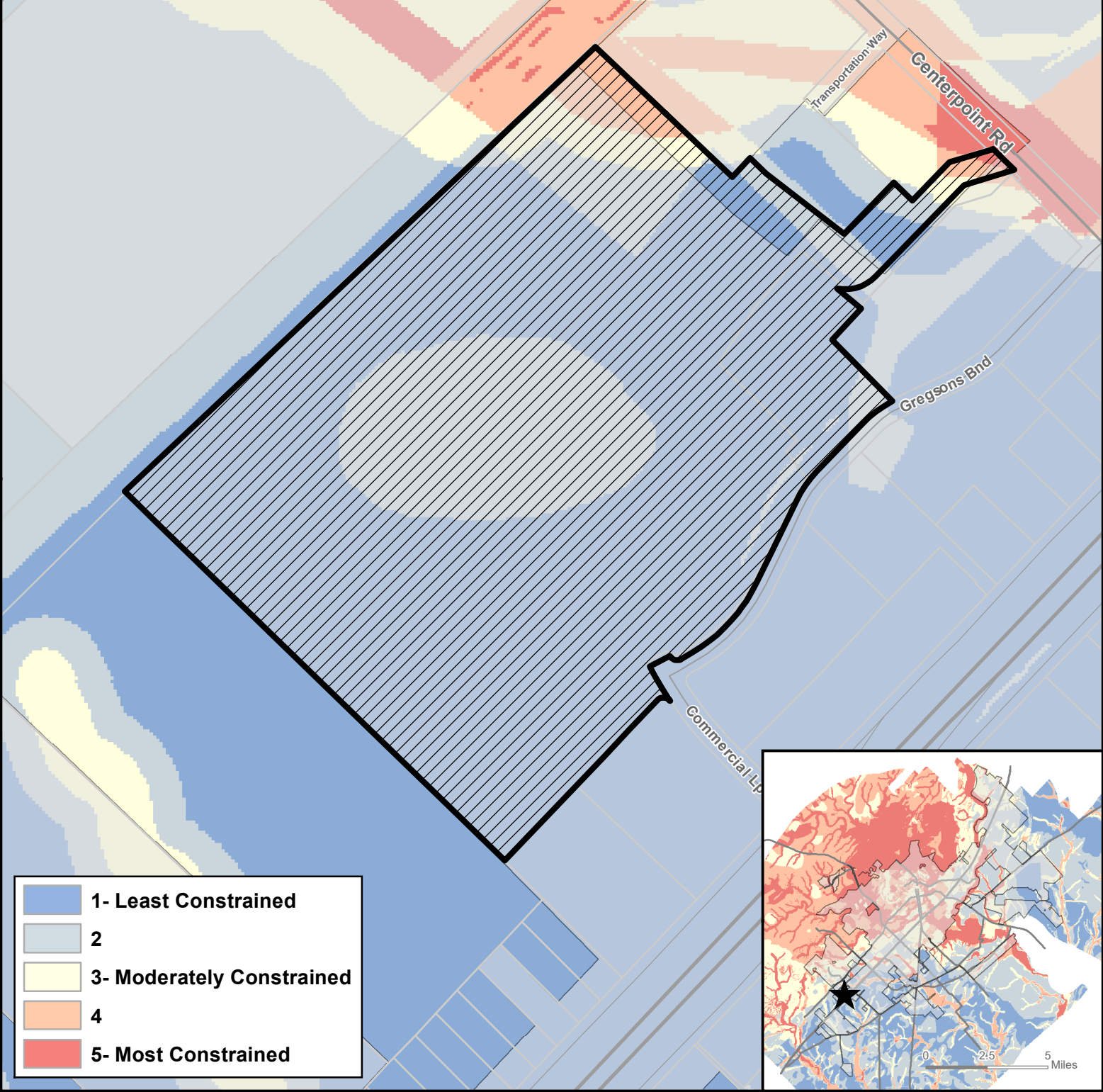
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/13/2021

ZC-21-26

Land Use Suitability

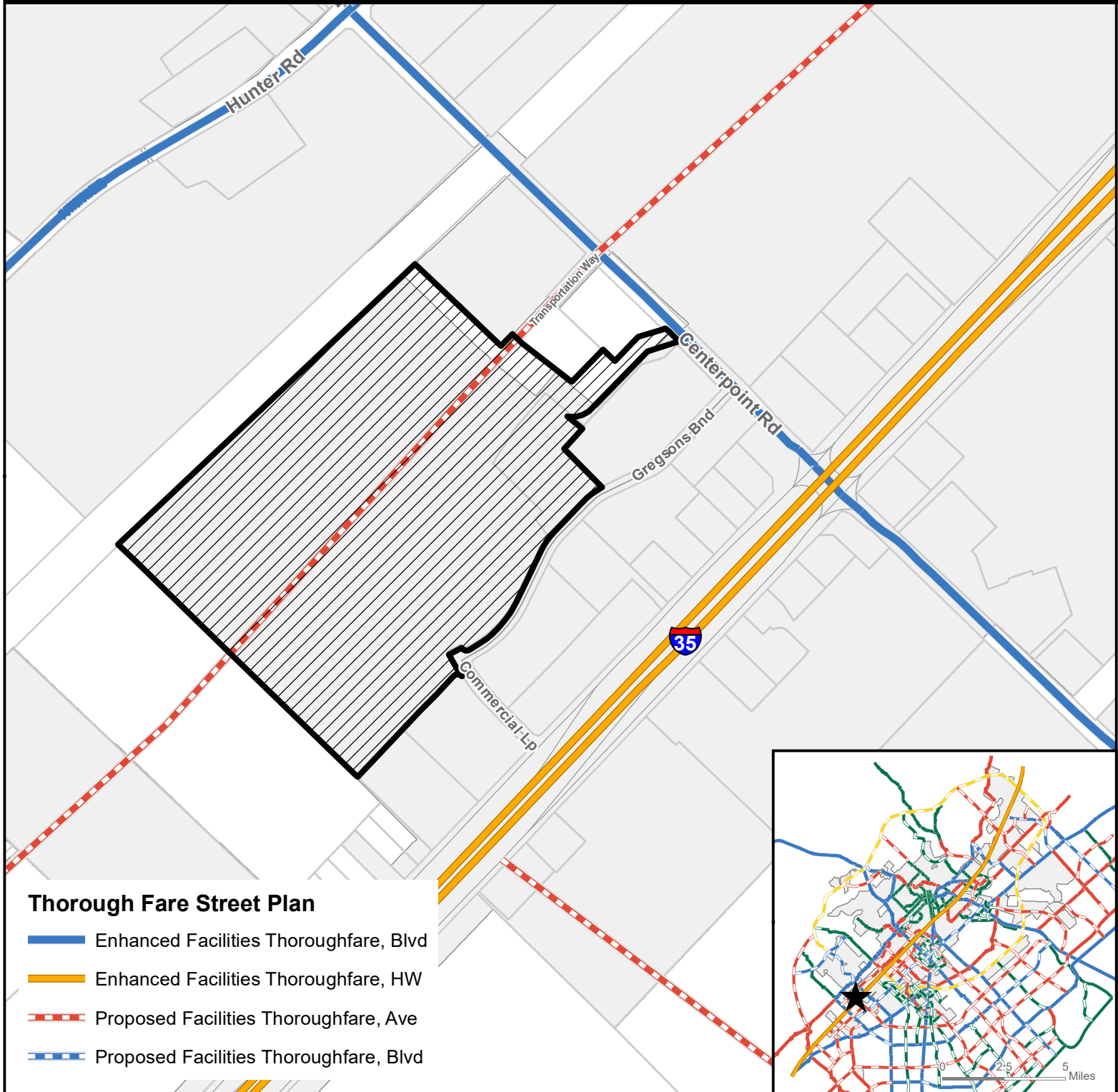
Centerpoint Commons — Gregson's Bend/Commercial Lp



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: 12/14/2021

ZC-21-26 Transportation Master Plan Centerpoint Commons — Gregson's Bend/Commercial Lp

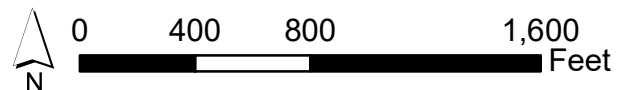


★ Site Location

▨ Subject Property

□ Parcels

■ City Limit



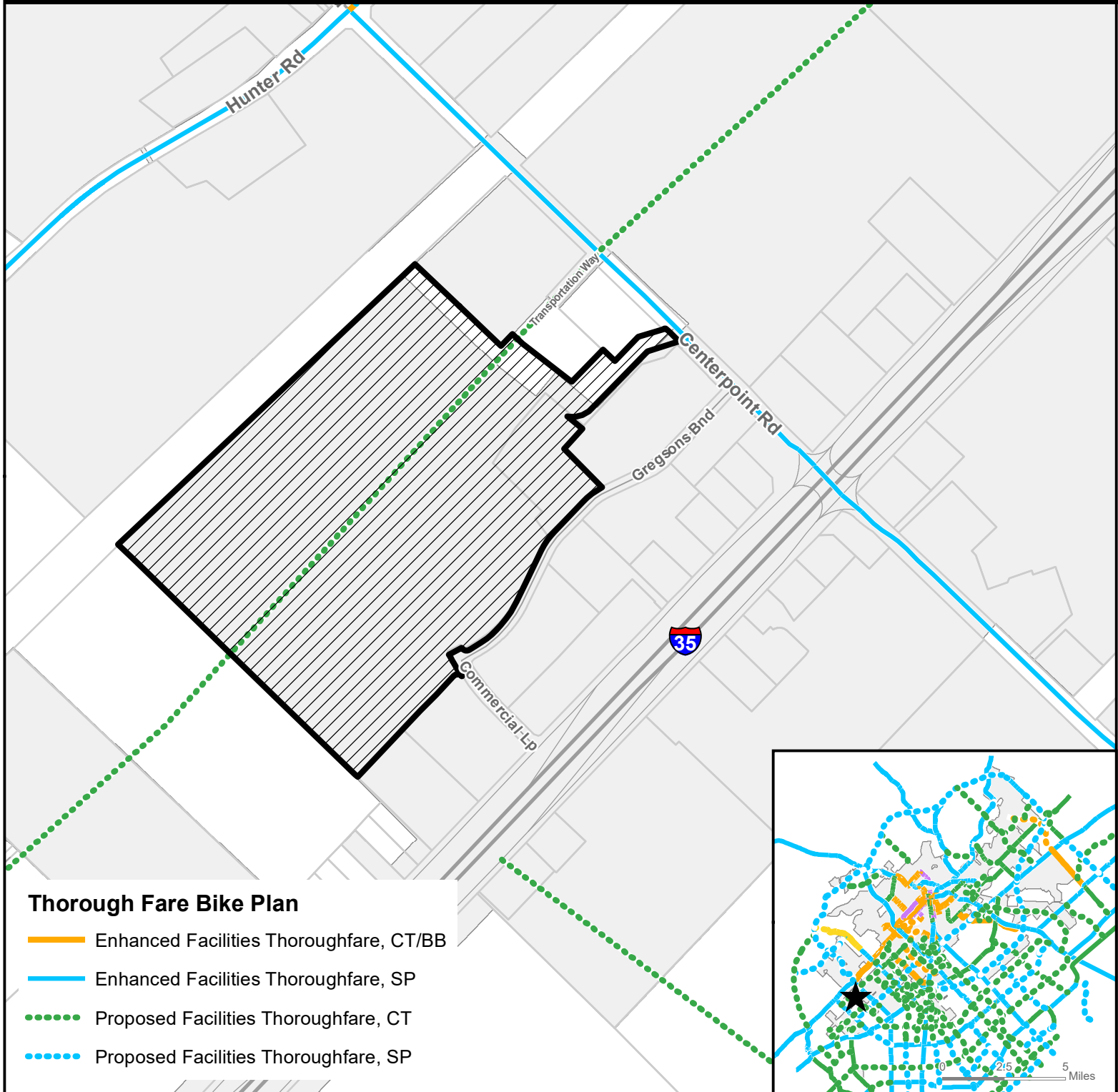
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/14/2021

ZC-21-26

Transportation Master Plan - Bike Facilities

Centerpoint Commons — Gregson's Bend/Commercial Lp



Site Location



Subject Property



Parcels



City Limit



0 400 800 1,600 Feet

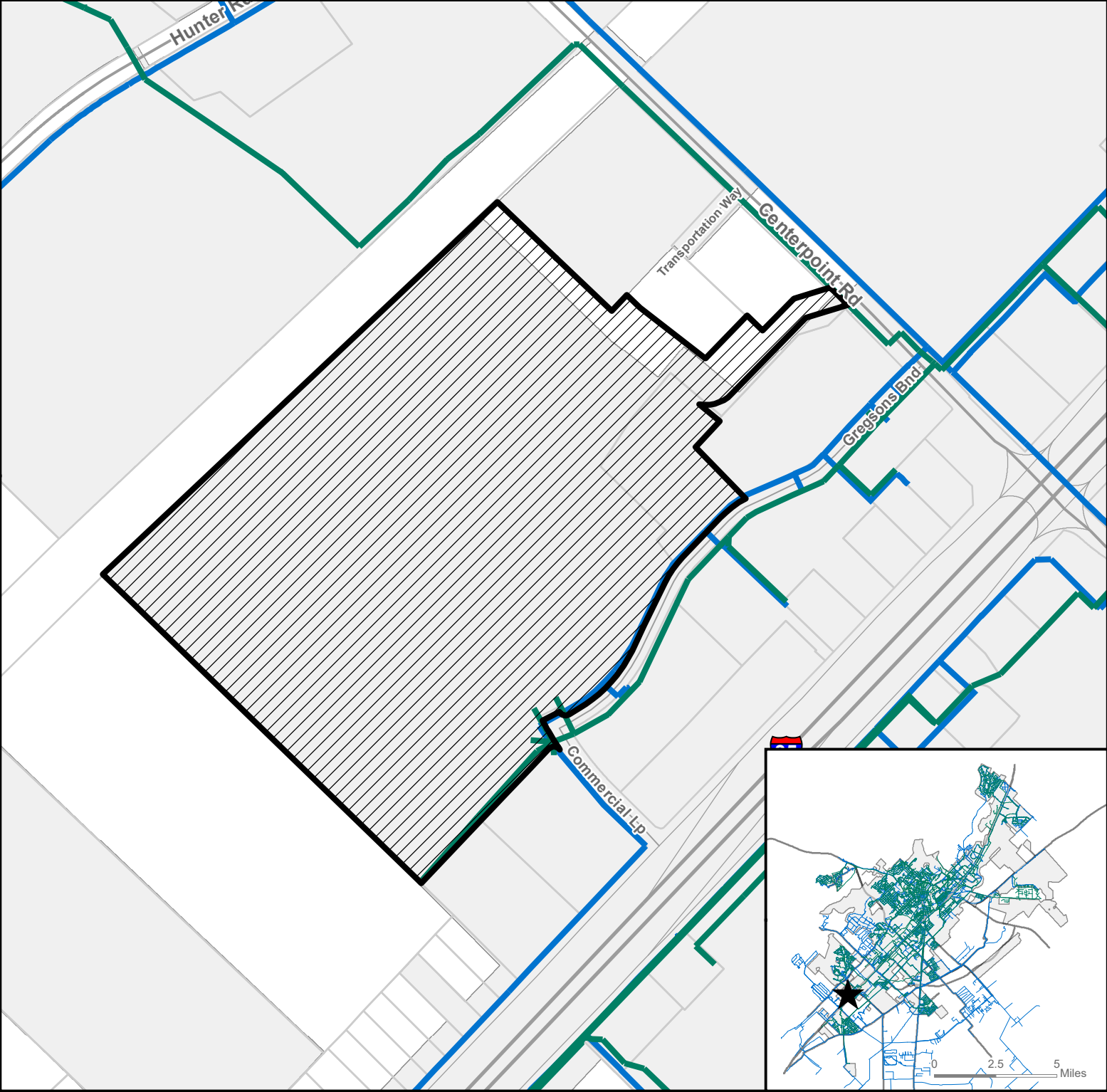
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/14/2021

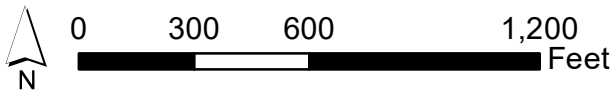
ZC-21-26

Water/Wastewater Lines

Centerpoint Commons — Gregson's Bend/ Commercial Lp



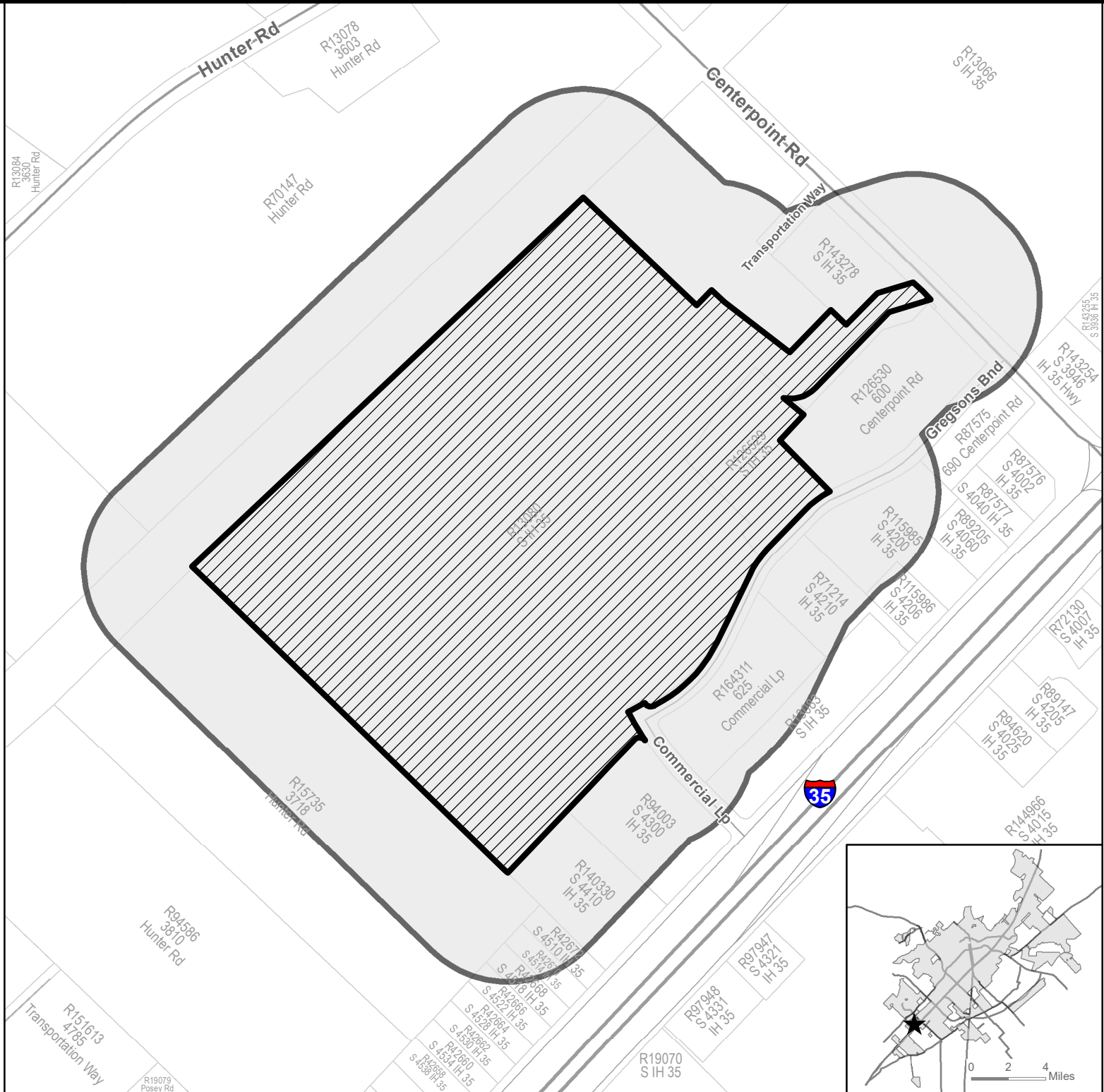
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main







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: 12/14/2021

ZC-21-26 400' Notification Buffer Centerpoint Commons CD-5 — Gregsons Bnd/ Commercial



-  **Subject Property**
-  **400' Buffer**
-  **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.

Map Date: 12/2/2021

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
R87575	690 CENTERPOINT RD, SAN MARCOS, TX 78666	# 1 BLESSED ROYALTY INC	690 CENTER POINT RD , STE 205	SAN MARCOS	TX	78666-6163
R164312	COMMERCIAL LOOP, BLDG #2, SAN MARCOS, TX 78666	AUSDM LLC	111 BROADWAY , STE 200	NASHVILLE	TN	37201-2117
R70147	HUNTER RD, SAN MARCOS, TX 78666	CARMA PASO ROBLES LLC	11501 ALTERRA PKWY , STE 100	AUSTIN	TX	78758-3201
R115986	4206 S IH 35, SAN MARCOS, TX 78666	HAT CREEK BURGER SAN MARCOS LLC	4407 BEE CAVES RD , STE 212	AUSTIN	TX	78746
R42665	S IH 35, , TX	HERRY EUGENE A JR & FRANCES K	3718 HUNTER RD	SAN MARCOS	TX	78666
R140330		JNG REALTY LLC	4300 IH 35 SOUTH	SAN MARCOS	TX	78666
R94004	4300 S IH 35, SAN MARCOS, TX 78666	JNG REALTY LLC	P O BOX 1666	SAN MARCOS	TX	78667-1666
R89205	4060 S IH 35, SAN MARCOS, TX 78666	MCDONALDS USA LLC	BENTON ENTERPRISES,INC, 5508 HWY 290 WEST,STE 201	AUSTIN	TX	78735
R13083	S IH 35/COMMERCIAL LOOP, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG 1300 POST OAK BLVD , STE 1650	HOUSTON	TX	77056-3162
R42667	S IH 35, , TX	PATEL KUNDAN N & CHETNA K	930 N INTERSTATE 35	SAN MARCOS	TX	78666-7028
R143278	W CENTERPOINT RD, SAN MARCOS, TX 78666	PATEL MAHENDRA	PO BOX 1528	BUDA	TX	78610
	4510 S IH 35, SAN MARCOS, TX 78666	PEARSON, ROBERT H JR	4510 IH 35 SOUTH	SAN MARCOS	TX	78666
R13066	3939 S IH 35, SAN MARCOS, TX 78666	SAC N PAC	1910 CENTER POINT RD	SAN MARCOS	TX	78666-9443
R164311	625 COMMERCIAL LOOP, BLDG #1, SAN MARCOS, TX 78666	SAN MARCOS PLATINUM LLC	111 BROADWAY	NASHVILLE	TN	37201-2117
R71214	4210 S IH 35, SAN MARCOS, TX 78666	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN	TX	78155
R115985	4200 S IH 35, STE #100, SAN MARCOS, TX 78666	YEAKEY FAMILY TRUST & GILL MICHAEL J LIVING TRUST & GILL LINDA LIVING TRUST	11760 GEEVNORMAN RD	BELGRADE	MT	59711-8415
		BOBBIE GARZA HERNANDEZ	122 RIVIERA	SAN MARCOS	TX	78666
		JOE CANTU	725 WILLOW RIDGE DR	SAN MARCOS	TX	78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS	TX	78666