

ZC-21-16 Aerial View SH 123 & Wonder World — Northwest Corner



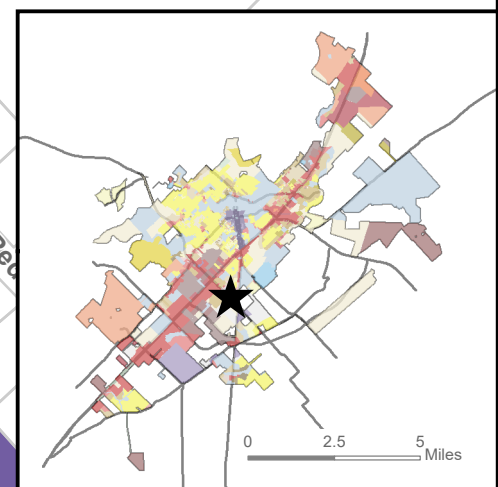
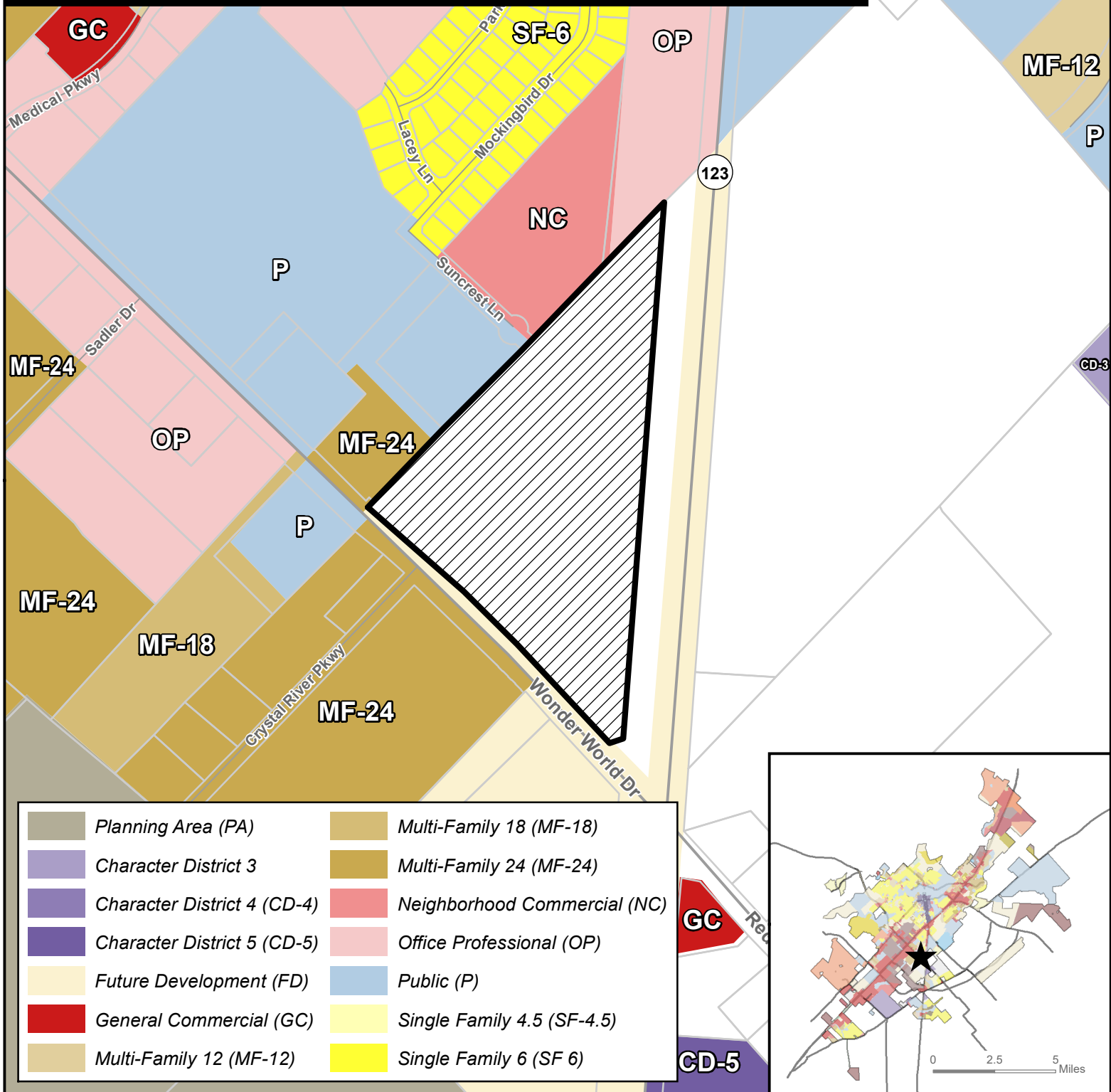
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



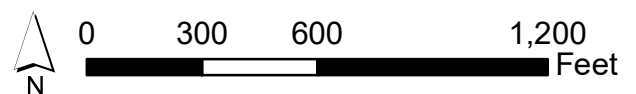
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 8/4/2021

ZC-21-16 Existing Zoning SH 123 & Wonder World — Northwest Corner



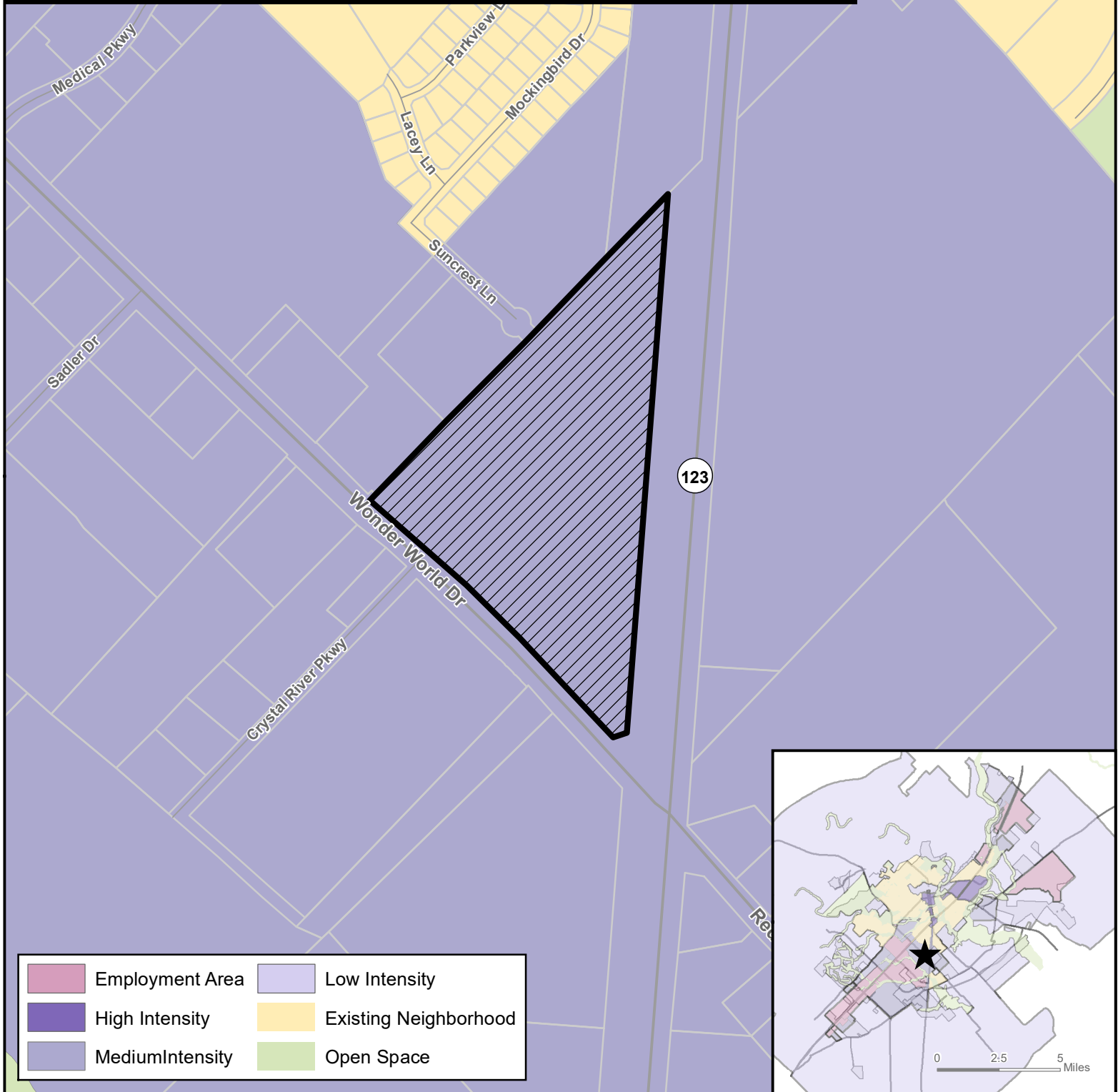
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 8/3/2021

ZC-21-16 Preferred Scenario SH 123 & Wonder World — Northwest Corner



Site Location



Subject Property



Parcels



City Limit



0

300

600

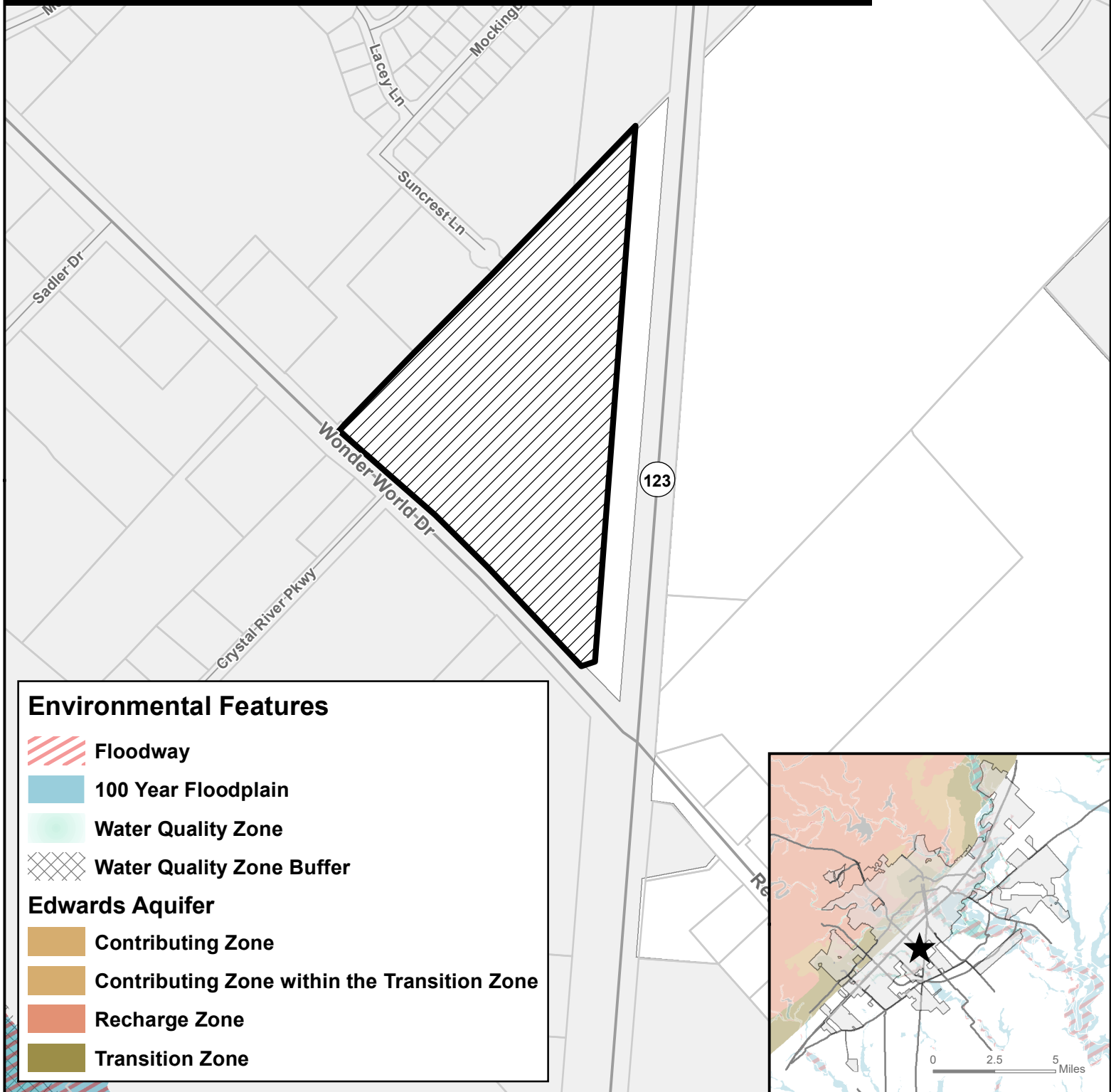
1,200

Feet

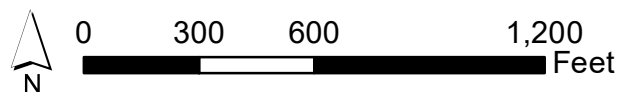
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ZC-21-16 Environmental Features SH 123 & Wonder World — Northwest Corner



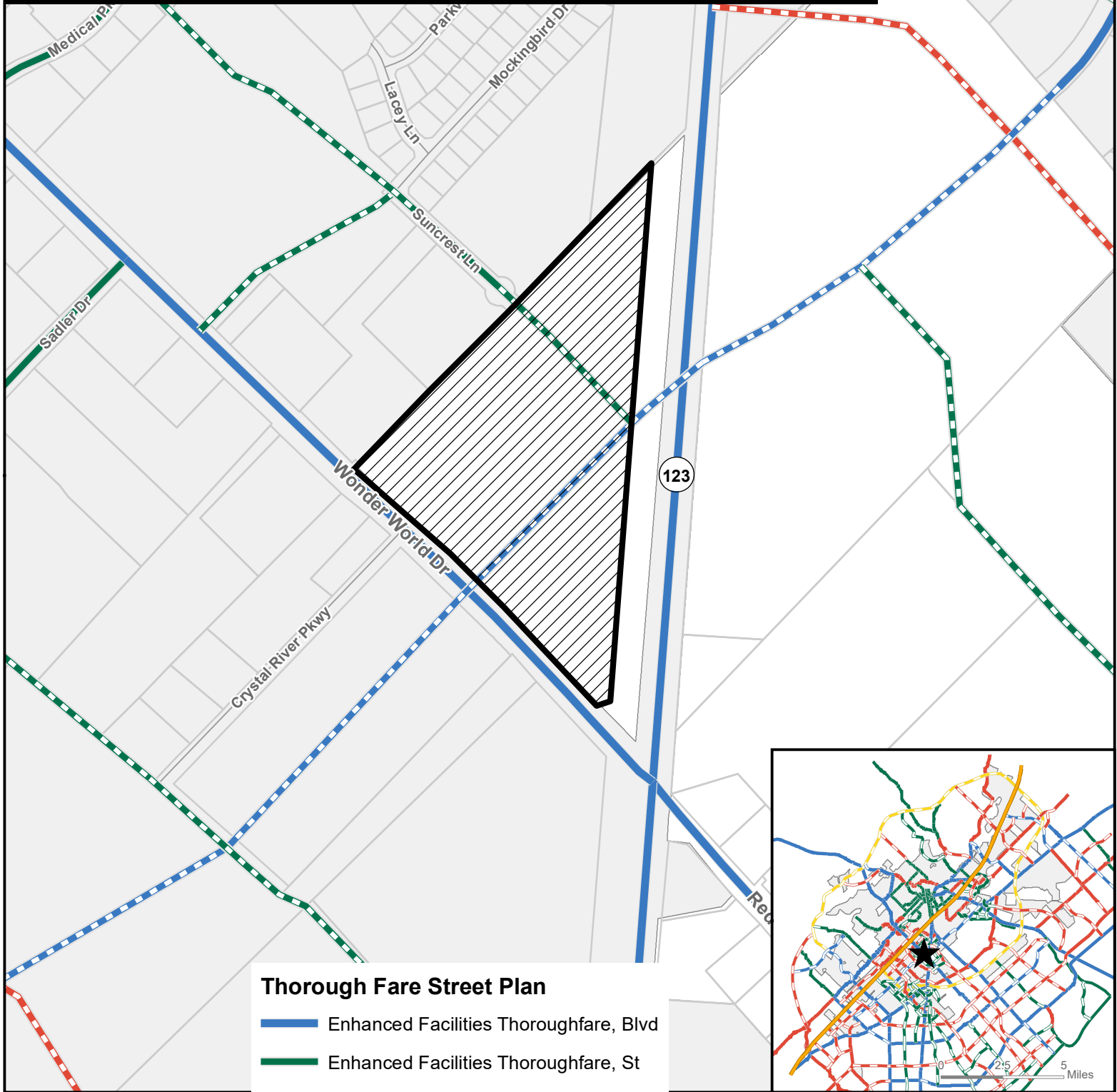
- Site Location
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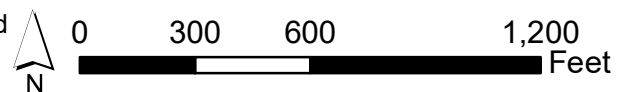
ZC-21-16 Transportation Master Plan SH 123 & Wonder World — Northwest Corner



Thorough Fare Street Plan

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

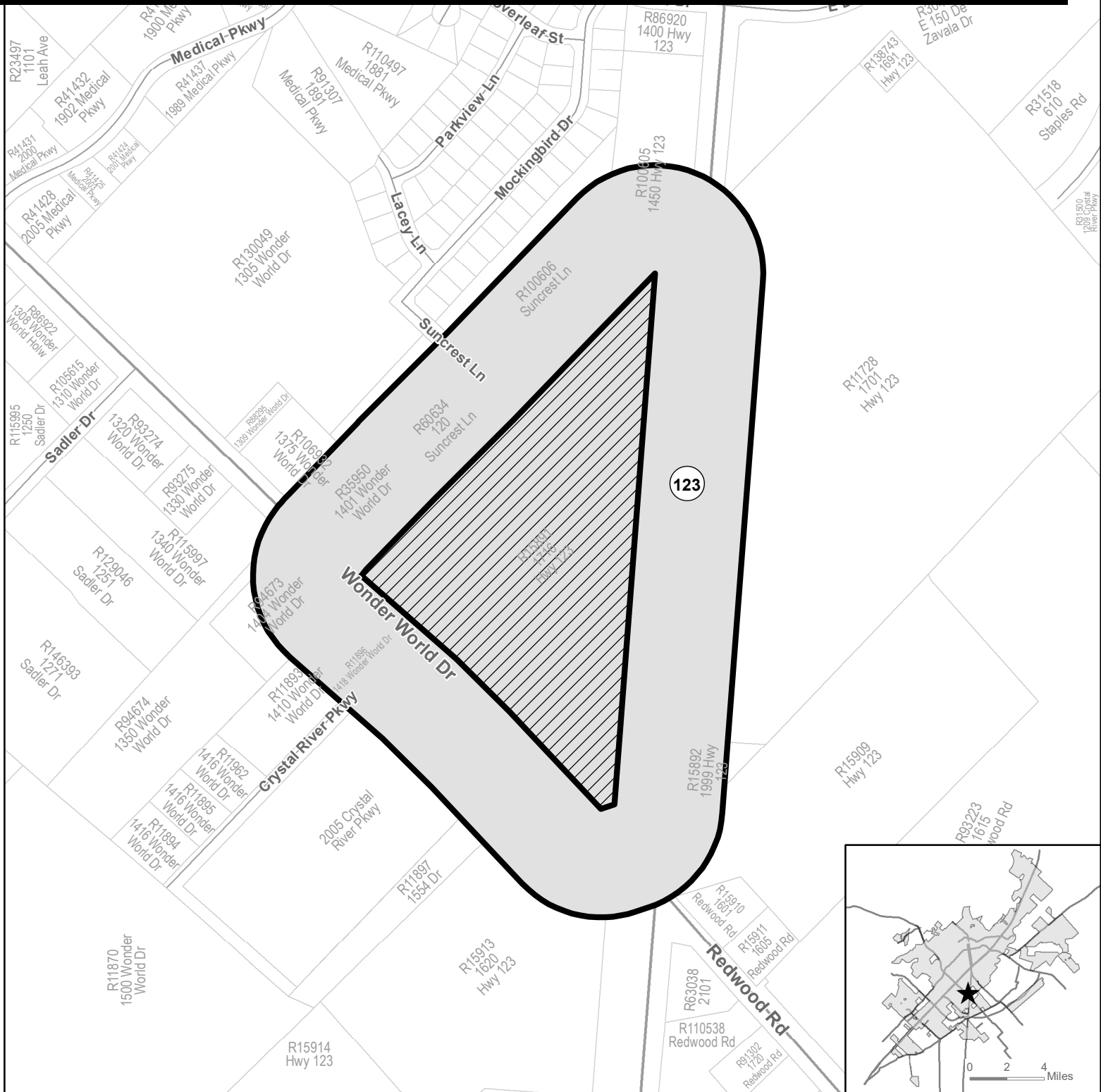
- ★ Site Location
- Subject Property
- Parcels
- City Limit







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ZC-21-16 400' Notification Buffer SH 123 & Wonder World — Northwest Corner



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



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Map Date: 8/4/2021

Notification List ZC-21-16

Property ID Property Address		Owner Name	Owner Address	Owner City, State, & Zip
15892	1999 SH 123, SAN MARCOS, TX 78666	BACKUS KAY ESTATE Attn: BACKUS CATHY IND EXEC	218 TRIPLE CROWN RUN	SAN MARCOS, TX 78666-1145
35950	1401 WONDER WORLD DR, SAN MARCOS, TX 78666	BKD SAN MARCOS SOUTH LLC BROOKDALE SENIOR LIVING INC	6737 W WASHINGTON ST STE 2300	MILWAUKEE, WI 53214-5650
15913	WONDER WORLD DR @ SH 123, SAN MARCOS, TX 78666	CCMCCOY LLC	8608 CALERA DR	AUSTIN, TX 78735-1570
100605	SH 123, SAN MARCOS, TX 78666	CHRISTUS SANTA ROSA HEALTH CARE CORPORATION	100 NE LOOP 410 STE 800	SAN ANTONIO, TX 78216
11807	120 SUNCREST, SAN MARCOS, TX 78666	CHURCH OF JESUS CHRIST LATTER DAY SAINTS Attn: TAX ADM DIV 519-6175	50 E NORTH TEMPLE FL 22	SALT LAKE CITY, UT 84150-0022
11728	1701 SH 123, SAN MARCOS, TX 78666	CRAWFORD FAMILY HISTORICAL MUSEUM INC	1701 N HWY 123	SAN MARCOS, TX 78666
		DURAN ELENA	1133 LAGO VISTA	SAN MARCOS, TX 78666
		ENRIQUEZ ESTELLA	514 CANDLELIGHT	SAN MARCOS, TX 78666
15909	SH 123, SAN MARCOS, TX 78666	HABERER, JOHN	21120 FOREST WATERS CIR	GARDEN RIDGE, TX 78266
		HOLESOVSKY CAROLYN	1133 LAGO VISTA	SAN MARCOS, TX 78666
94674	1350 WONDER WORLD DR, SAN MARCOS, TX 78666	JACKSON COMMUNITY APARTMENTS LP	1610 S 31ST ST STE 200	TEMPLE, TX 76504
93223	1615 REDWOOD RD, SAN MARCOS, TX 78666	LA VISTA FOUNDATION I LIMITED PARTNERSHIP Attn: RET DEPT - P SEIDENSTRICKER	2335 N BANK DR	COLUMBUS, OH 43220-5499
106932	1375 WONDER WORLD DR, SAN MARCOS, TX 78666	LCRA TRANSMISSION SRVCS CORP	3700 LAKE AUSTIN BLVD	AUSTIN, TX 78703-3504
127347	WONDER WORLD DR, SAN MARCOS, TX 78666	RIZO, ZENaida	960 FIELD ST	SAN MARCOS, TX 78666
138735	150 E DE ZAVALA DR, SAN MARCOS, TX 78666	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087
115997	1340 WONDER WORLD DR, SAN MARCOS, TX 78666	SAN MARCOS VISTA PARTNERS LIMITED	9811 S IH 35 BLDG 3 STE 100	AUSTIN, TX 78744-7902
		SAUCEDO ROLAND	211 EBONY	SAN MARCOS, TX 78666
15891	SH 123, SAN MARCOS, TX 78666	SOUTHFORK FRONTIERS LTD	PO BOX 924	SAN MARCOS, TX 78667-0924
142394	SH 123, SAN MARCOS, TX 78666	STATE OF TEXAS TEXAS TRANSPORTATION COMMISSION	125 E 11TH ST	AUSTIN, TX 78701
141916	SH 123, SAN MARCOS, TX 78666	TEXAS STATE OF TEXAS DEPARTMENT OF TRANSPORTATION	125 W 11TH ST	AUSTIN, TX 78701
11893	1506 WONDER WORLD DR, SAN MARCOS, TX 78666	VELASQUEZ OFELIA URRUTIA	18310 WESTLOCK ST	TOMBALL, TX 77377
11896	1410 WONDER WORLD DR, SAN MARCOS, TX 78666	VELASQUEZ, JESUS	1410 WONDER WORLD DR	SAN MARCOS, TX 78666
11897	1554 WONDER WORLD DR, SAN MARCOS, TX 78666	WW MULTIFAMILY LP	11500 CITRUS CV	AUSTIN, TX 78750-3672