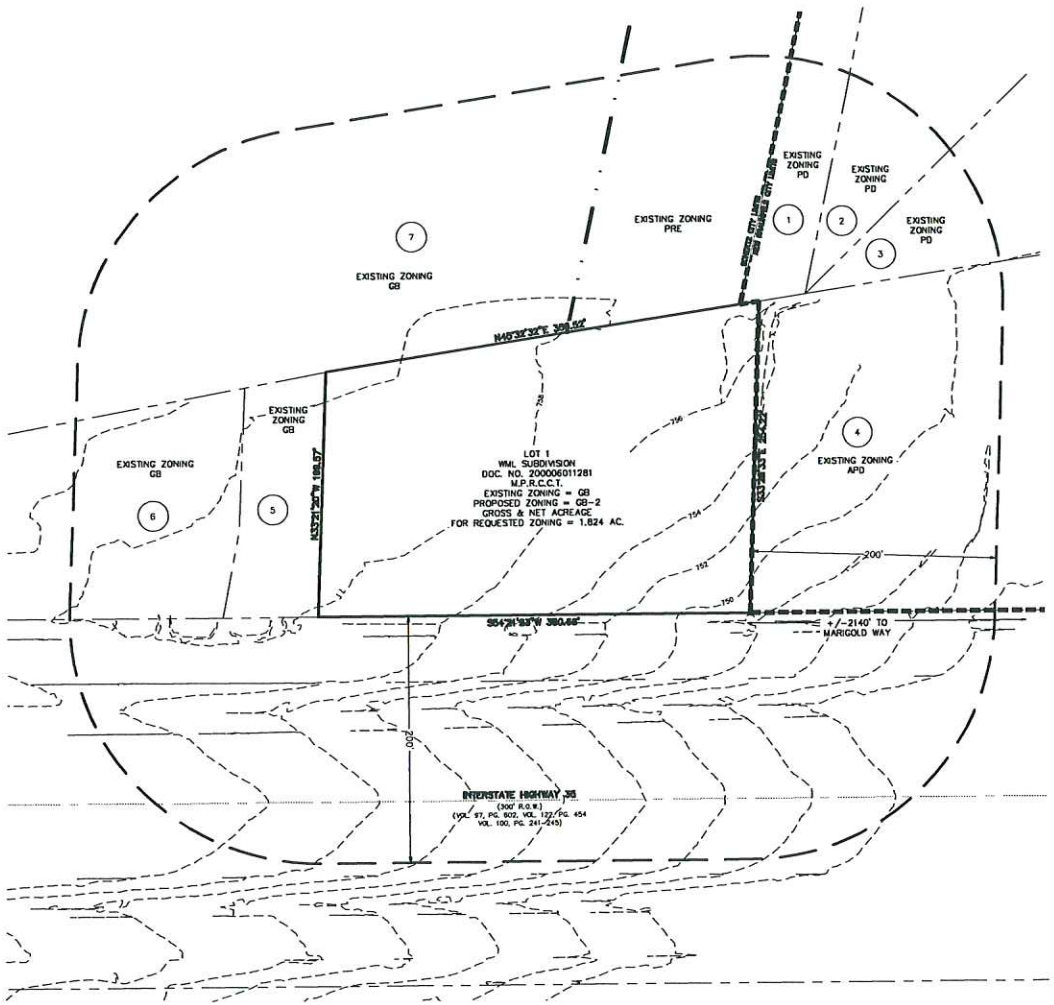

LOCATION MAP
NOT TO SCALE

HORIZONTAL SCALE: 1:100

LEGEND:
R.O.W. = RIGHT-OF-WAY
M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
(1) = PROPERTY IN 200' NOTIFICATION AREA (SEE TABLE FOR DETAILS)
= ZONING BOUNDARY
= 200' NOTIFICATION BOUNDARY

PROPERTIES IN 200' NOTIFICATION AREA

	PROPERTY ID NO.	OWNER NAME + ADDRESS	LAND USE	CITY JURISDICTION + ZONING	SUBDIVISION AND/OR RECORDING INFO
1	407740	MAGNOLIA SPRINGS HOA, INC C/O FIRSTSERVICE RESIDENTIAL P.O. BOX 342585 AUSTIN, TEXAS 78734	DRAINAGE	NEW BRAUNFELS PD	MAGNOLIA SPRINGS, UNIT 8 LOT 24, BLOCK 1 DOC. NO. 201706037194 M.P.R.C.C.T.
2	407739	HARRY SYKES III 6397 HIBISCUS NEW BRAUNFELS, TEXAS 78132	RESIDENTIAL	NEW BRAUNFELS PD	MAGNOLIA SPRINGS, UNIT 8 LOT 23, BLOCK 1 DOC. NO. 201706037194 M.P.R.C.C.T.
3	407741	KEVIN JOHNS & RACHEL G N THOMPSON 6393 HIBISCUS NEW BRAUNFELS, TEXAS 78132	RESIDENTIAL	NEW BRAUNFELS PD	MAGNOLIA SPRINGS, UNIT 8 LOT 25, BLOCK 1 DOC. NO. 201706037194 M.P.R.C.C.T.
4	67797	119-17 ATLANTIC REALTY CORP 1102 N CHERRY SAN ANTONIO, TEXAS 78202	COMMERICAL	NEW BRAUNFELS APD	W M L SUBDIVISION LOT 1 DOC. NO. 200006011281 M.P.R.C.C.T.
5	78252	CITY OF NEW BRAUNFELS ATTN: REAL ESTATE MNGR 550 LANDA STREET NEW BRAUNFELS, TEXAS 78130	OPEN	SCHERTZ GB	UNPLATTED VOL. 586, PG. 849 O.P.R.C.C.T.
6	78222	ROBERT W NILLET ENTERPRISES, LLC 7 MOSS ROCK DR NEW BRAUNFELS, TEXAS 78130	COMMERCIAL	SCHERTZ GB	UNPLATTED 2.453 ACRES DOC. NO. 201506031413 O.P.R.C.C.T.
7	78178	I-35 INVESTMENT PROPERTIES 61 PIPERS WALK SUGAR LAND, TEXAS 77479	OPEN	SCHERTZ GB & PRE	UNPLATTED 81.8 ACRES DOC. NO. 200806006653 O.P.R.C.C.T.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100 NEW
BRAUNFELS, TX 78130
(830) 625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153800

OWNER/APPLICANT:
RANCHO WAYNO, LLC
1157 URSCHEL RD
SPRING BRANCH, TX 78070

NOTE:
NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

ZONING EXHIBIT OF

LOT 1, W M L SUBDIVISION, DOCUMENT NO. 200006011281, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

PREPARED JANUARY 28, 2021

Drawing Name: T:\404 - Michael Morris\Zoning\Exhibit.dwg User: kathyk Jan 28, 2021 - 6:03pm