

RETAIL PADS AT

OLD PEARSALL RD. & SW LOOP 410



RECENT CONSTRUCTION UPGRADES

DECELERATION LANE ADDED

SHARED ACCESS DRIVE ADDED



RETAIL PADS AT

OLD PEARSALL RD. & SW LOOP 410



FULLY
PLATTED

ACCESS TO LOOP
410 ACCESS
RD. AND OLD
PEARSALL RD.

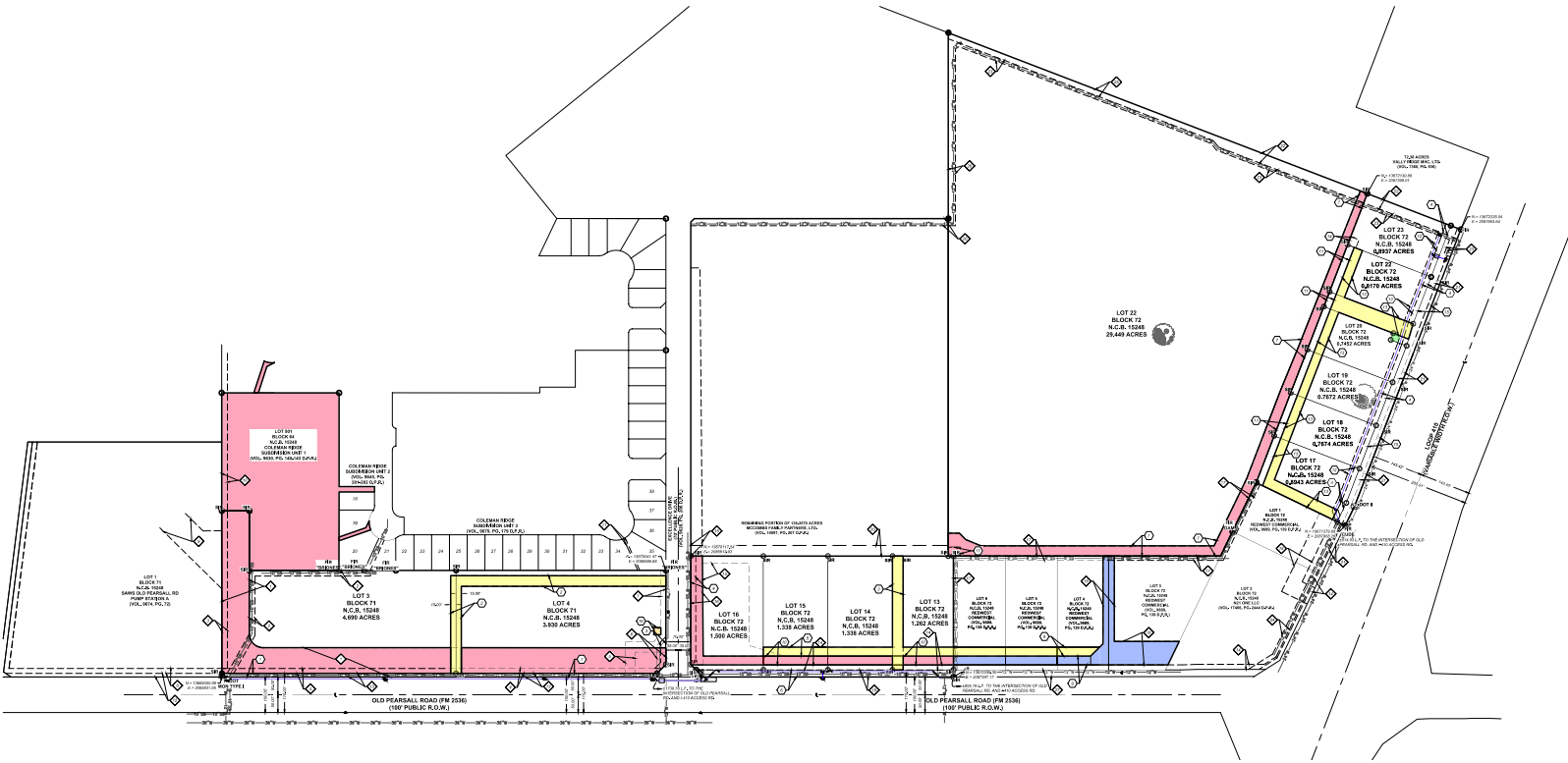
UTILITIES
ON SITE

CONSTRUCTED
SHARED
ACCESS
AND ENTRY DRIVE
ON LOOP 410
FRONTAGE PADS

ZONED:
C3 & C2

RETAIL PADS AT

OLD PEARSALL RD. & SW LOOP 410



KEY NOTES

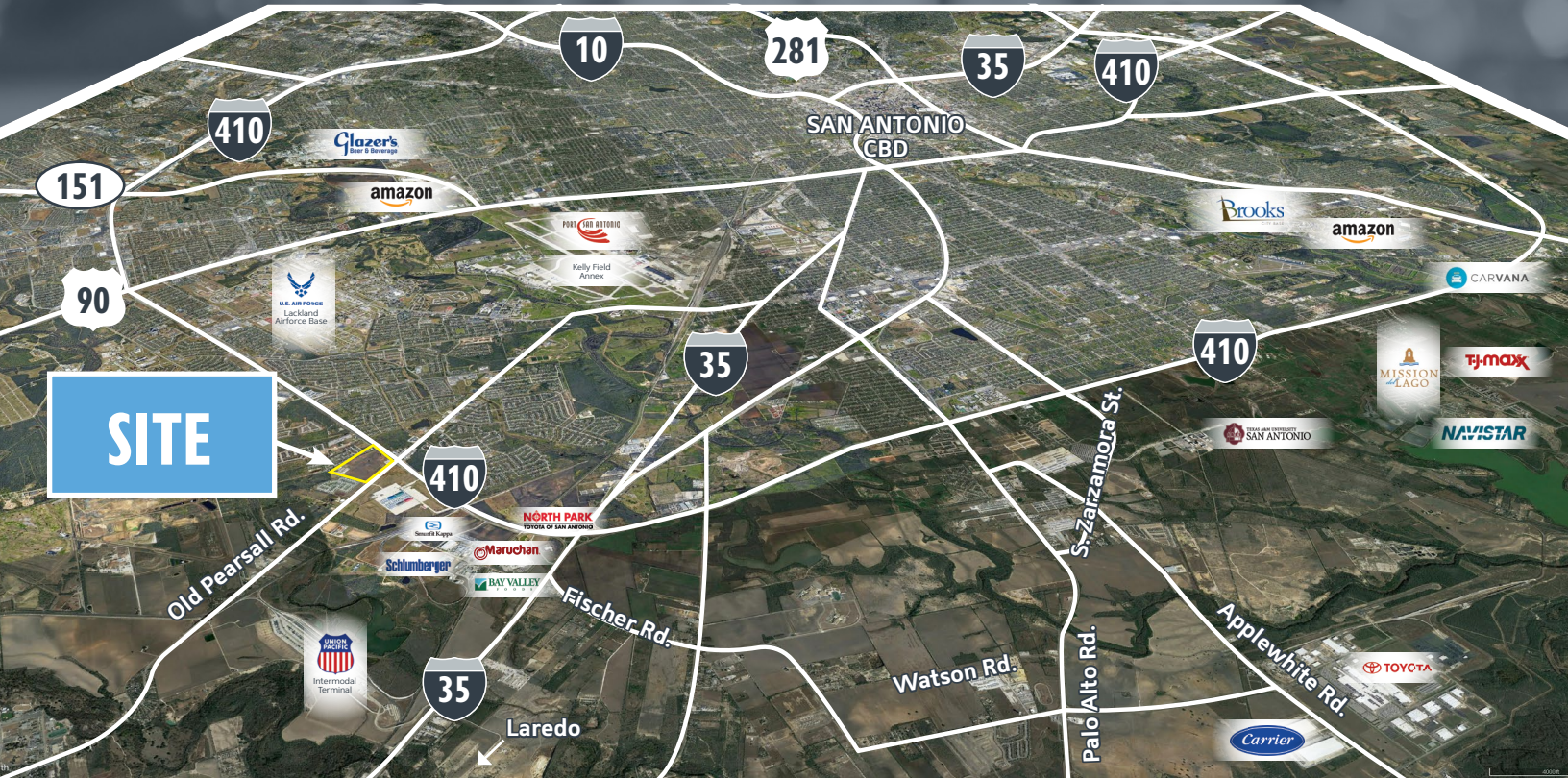
- 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.)
- 2 16' SANITARY SEWER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
- 3 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
- 4 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.)
- 5 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.)
- 6 VARIABLE WIDTH WATER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
- 7 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.)
- 8 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9674 PG. 72 D.P.R.)
- 9 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9674 PG. 72 D.P.R.)
- 10 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
- 11 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9679 PG. 179 D.P.R.)
- 12 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9674 PG. 72 D.P.R.)
- 13 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9630 PG. 206 D.P.R.)
- 14 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9689 PG. 139 D.P.R.)
- 15 PRIVATE OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE (VOL. 9689 PG. 139 D.P.R.)
- 16 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.)
- 17 12' SANITARY SEWER EASEMENT (VOL. 9689 PG. 139 D.P.R.)
- 18 VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT (VOL. 9689 PG. 139 D.P.R.)
- 19 OFF-LOT 20' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION PERMEABLE (VOL. 9689 PG. 139 D.P.R.)
- 20 30' PRIVATE INGRESS/EGRESS ESMT (VOL. 20001, PG. 2036 D.P.R.)
- 21 10' SANITARY SEWER EASEMENT (VOL. 5247 PG. 264 D.P.R.)
- 22 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.)
- 23 10' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.)
- 24 12' WATER EASEMENT (VOL. 9689 PG. 139 D.P.R.)
- 25 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.)
- 26 20' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.)
- 27 RIGHT-OF-WAY DEDICATION TO TXDOT 0.596 ACRES (VOL. 9689 PG. 139 D.P.R.)
- 1 10' R.O.W. DEDICATION TO TXDOT 0.2812 ACRES
- 2 30' IRREVOCABLE INGRESS/EGRESS EASEMENT
- 3 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT
- 4 14' ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT
- 5 25' INGRESS/EGRESS EASEMENT
- 6 20' R.O.W. DEDICATION TO TXDOT 0.3292 ACRES
- 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 8 OFF-LOT 25' INGRESS / EGRESS EASEMENT 0.2290 ACRES
- 9 OFF-LOT 25' DRAINAGE EASEMENT 0.2216 ACRES
- 10 25' DRAINAGE EASEMENT
- 11 20' SANITARY SEWER EASEMENT
- 12 VARIABLE WIDTH WATER EASEMENT
- 13 VARIABLE WIDTH INGRESS / EGRESS EASEMENT
- 14 25' X 25' SANITARY SEWER TURN AROUND EASEMENT
- 15 VARIABLE WIDTH R.O.W. DEDICATION TO TXDOT 0.5511 ACRES
- 16 20' X 20' SIGN EASEMENT
- 17 PUBLIC SANITARY SEWER EASEMENT

KEY NOTES

- ACCESS EASEMENTS
- DRAINAGE EASEMENTS
- ACCESS & DRAINAGE EASEMENTS
- SCHOOL SIGN EASEMENT
- LOT 25 SIGN LOCATION
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE

RETAIL PADS AT

OLD PEARSALL RD. & SW LOOP 410



DRIVE TIMES

LOOP 410
IMMEDIATE

LOOP 1604
6 MINUTES

I-35
5 MINUTES

US 90
7 MINUTES

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McCOMBS
PROPERTIES

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