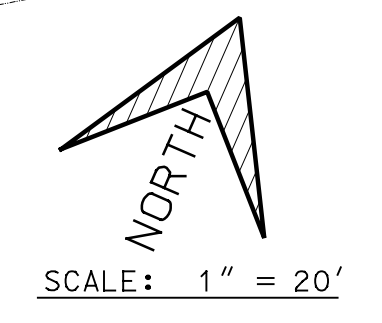


GRISSOM ROAD
RIGHT OF WAY VARIES

EXISTING ZONING B-3



PROPERTY OWNER:
TC OUTPARCELS LTD
C/O KEVIN WHITE
3602 PAESANOS PKWY
SAN ANTONIO, TEXAS 78231
210 492-1300

APPLICANT:
STAN JONES
OXEYE DEVELOPMENT
210 843-6066

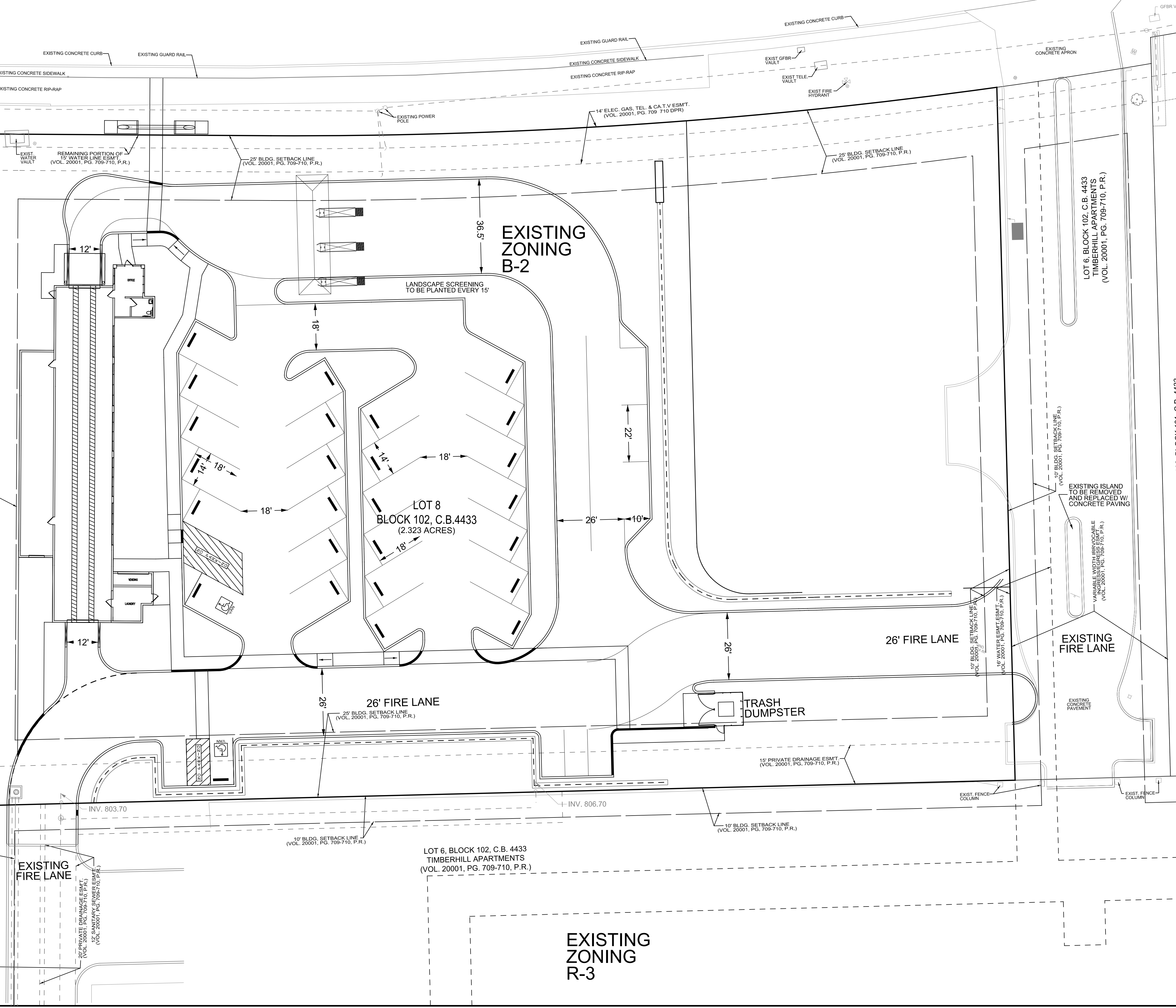
PLAN PREPARER:
TONY OLFERS
MBC ENGINEERS
210 545-1122

IMPERVIOUS COVER:
- 64,684 SQFT
- 1.485 ACRE
- 64%
PERVIOUS COVER:
- 36,503 SQFT
- 0.838 ACRE
- 36%

DEVELOPMENT PLAN FOR:
GRISSOM CAR WASH. FOR:
AN AUTOMATED TUNNEL
TYPE CARWASH ON 2.32
ACRES EAST OF THE
INTERSECTION OF
TIMBERHILL AND GRISSOM
ROAD IN LEON VALLEY.

LOT 103, BLOCK 101, C.B. 4433
VAUGHN-WATSON SUBDIVISION
(VOL. 9508, PG. 144, O.P.R.)

EXISTING ZONING B-3



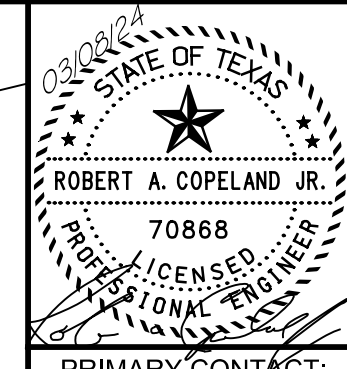
LOT 8
BLOCK 102, C.B. 4433
(2.323 ACRES)

LOT 6, BLOCK 102, C.B. 4433
TIMBERHILL APARTMENTS
(VOL. 20001, PG. 709-710, P.R.)

LOT 6, BLOCK 102, C.B. 4433
TIMBERHILL APARTMENTS
(VOL. 20001, PG. 709-710, P.R.)

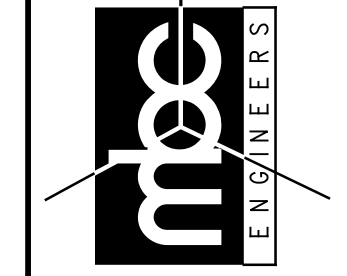
LOT 102, BLOCK 101, C.B. 4433
TIMBERHILL APARTMENTS
(VOL. 20001, PG. 709-710, P.R.)

EXISTING ZONING R-3



PRIMARY CONTACT:
Tony Olfers

MBC ENGINEERS
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION T.B.P.E. F-784, T.B.P.L.S. 10011700



GRISSOM CARWASH
LEON VALLEY, TEXAS
SITE PLAN



REVISIONS:	DATE	DESCRIPTION

PLAT ID#	TOO
DESIGN	FGG
DRAWN	
CHECKED	
DATE	01-04-24
JOB NO.	33481-0872
SHT.	C05.00

11/10/24 1:41 PM C:\p\2024\33481-0872\33481-0872.dwg User: tony.olfers
 P:\2024\33481-0872\33481-0872.dwg User: tony.olfers