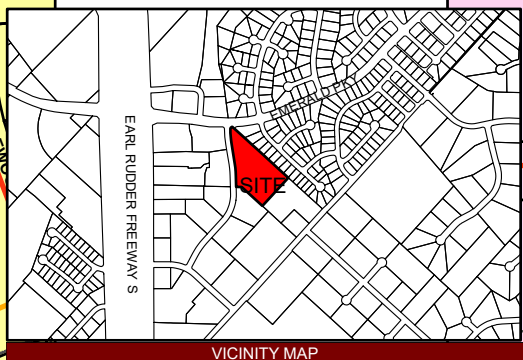
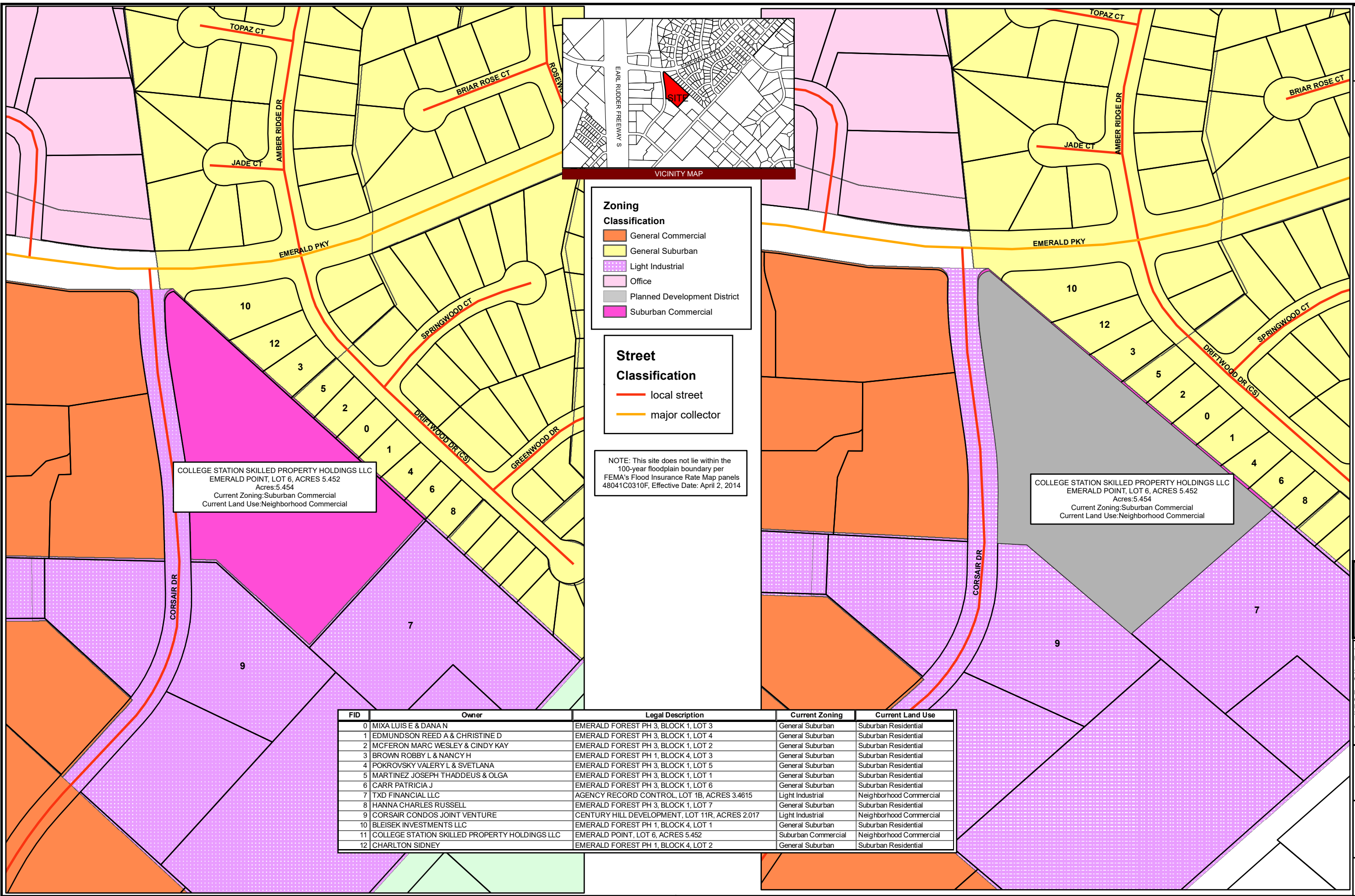




1 inch = 200 feet



- Zoning Classification**
- General Commercial
  - General Suburban
  - Light Industrial
  - Office
  - Planned Development District
  - Suburban Commercial

- Street Classification**
- local street
  - major collector

NOTE: This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panels 48041C0310F, Effective Date: April 2, 2014

COLLEGE STATION SKILLED PROPERTY HOLDINGS LLC  
EMERALD POINT, LOT 6, ACRES 5.452  
Acres: 5.454  
Current Zoning: Suburban Commercial  
Current Land Use: Neighborhood Commercial

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FID	Owner	Legal Description	Current Zoning	Current Land Use
0	MIXA LUIS E & DANAN	EMERALD FOREST PH 3, BLOCK 1, LOT 3	General Suburban	Suburban Residential
1	EDMUNDSON REED A & CHRISTINE D	EMERALD FOREST PH 3, BLOCK 1, LOT 4	General Suburban	Suburban Residential
2	MCFERON MARC WESLEY & CINDY KAY	EMERALD FOREST PH 3, BLOCK 1, LOT 2	General Suburban	Suburban Residential
3	BROWN ROBBY L & NANCY H	EMERALD FOREST PH 1, BLOCK 4, LOT 3	General Suburban	Suburban Residential
4	POKROVSKY VALERY L & SVETLANA	EMERALD FOREST PH 3, BLOCK 1, LOT 5	General Suburban	Suburban Residential
5	MARTINEZ JOSEPH THADDEUS & OLGA	EMERALD FOREST PH 3, BLOCK 1, LOT 1	General Suburban	Suburban Residential
6	CARR PATRICIA J	EMERALD FOREST PH 3, BLOCK 1, LOT 6	General Suburban	Suburban Residential
7	TXD FINANCIAL LLC	AGENCY RECORD CONTROL, LOT 1B, ACRES 3.4615	Light Industrial	Neighborhood Commercial
8	HANNA CHARLES RUSSELL	EMERALD FOREST PH 3, BLOCK 1, LOT 7	General Suburban	Suburban Residential
9	CORSAIR CONDOS JOINT VENTURE	CENTURY HILL DEVELOPMENT, LOT 11R, ACRES 2.017	Light Industrial	Neighborhood Commercial
10	BLEISEK INVESTMENTS LLC	EMERALD FOREST PH 1, BLOCK 4, LOT 1	General Suburban	Suburban Residential
11	COLLEGE STATION SKILLED PROPERTY HOLDINGS LLC	EMERALD POINT, LOT 6, ACRES 5.452	Suburban Commercial	Neighborhood Commercial
12	CHARLTON SIDNEY	EMERALD FOREST PH 1, BLOCK 4, LOT 2	General Suburban	Suburban Residential



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Rezoning Map

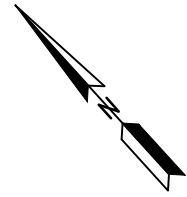
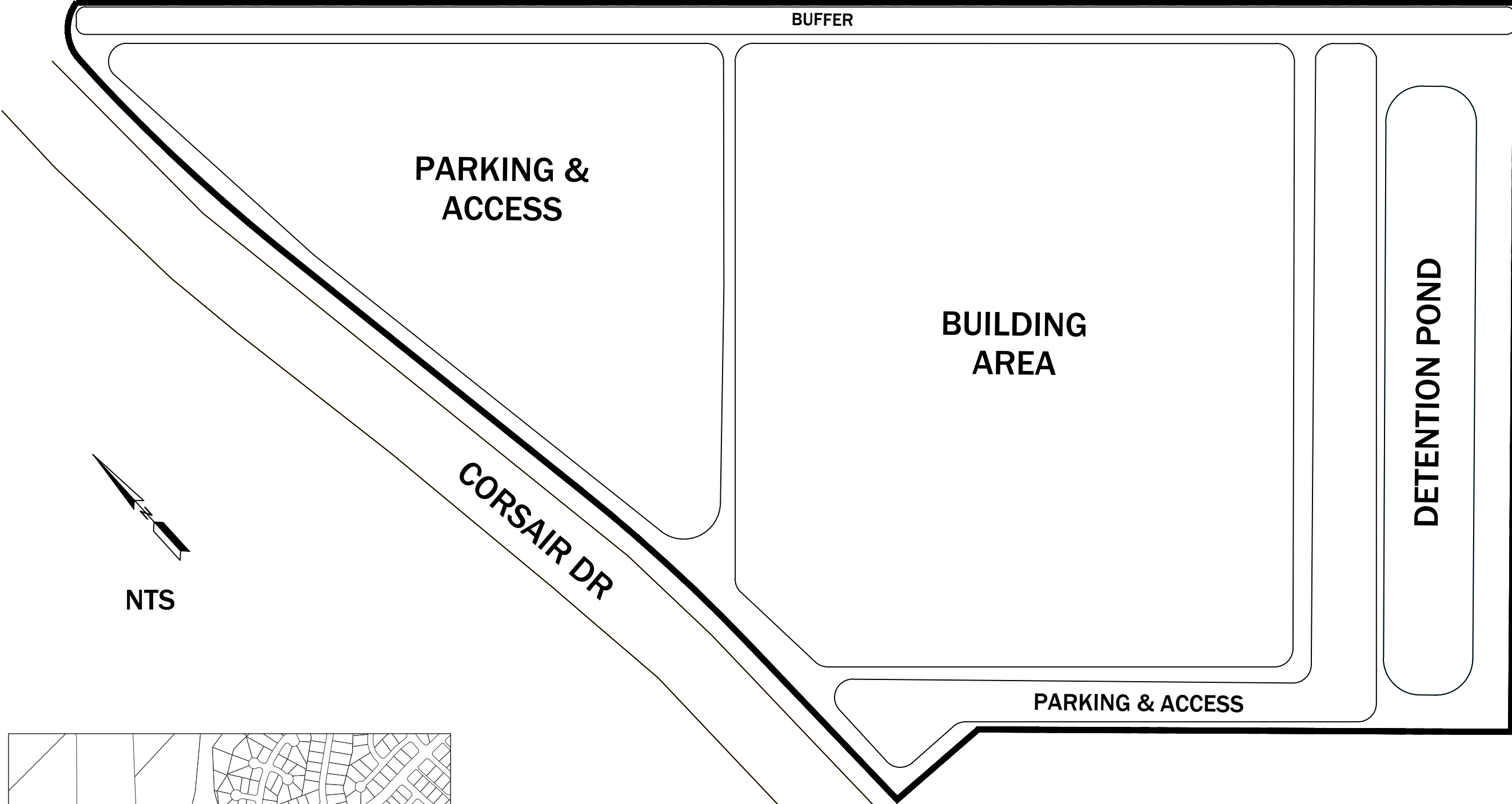
3105 Corsair Drive

December 2021

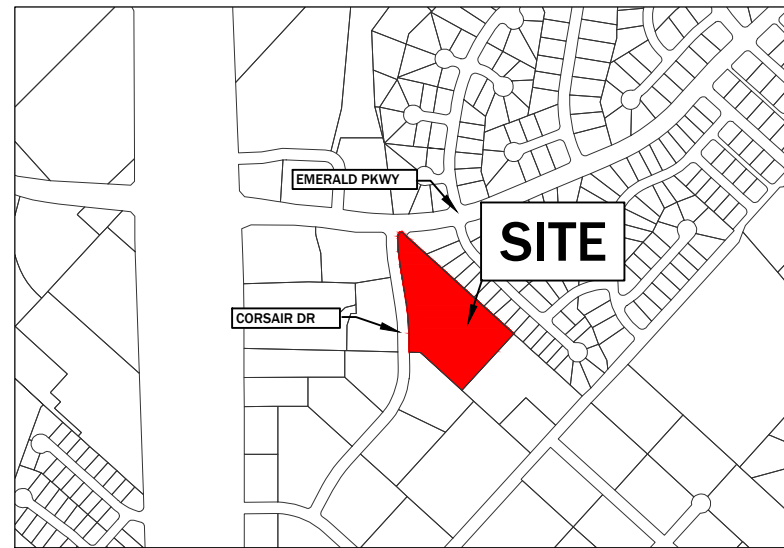
Ex. A

EXISTING

PROPOSED



NTS



BUFFER

PARKING &  
ACCESS

BUILDING  
AREA

DETENTION POND

CORSAIR DR

PARKING & ACCESS

**NOTES:**

1. TOTAL SITE AREA: 5.45 AC
2. THERE IS NO FEMA REGULATED 100-YEAR FLOODPLAIN ON THIS SITE PER FEMA MAP PANEL #48041C0310F DATED APRIL 2, 2014.
3. THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, SCHOOLS, OR TRAILS.
4. ALL SITE LIGHTING WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
5. BUFFER WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
6. MAXIMUM BUILDING EAVE HEIGHT: 10' - WILL MEET SINGLE FAMILY HEIGHT RESTRICTIONS.

For Interim Review Only  
These documents are not  
intended for construction,  
bidding, or permit purposes.  
Prepared by:  
Veronica J.B. Morgan, P.E.  
No. 77689

NOVEMBER, 2021  
Designed By: VJBM  
Drawn By: TTF  
Checked By: VJBM

Revisions



T.979.260.6963  
F.979.260.3564  
TX. FIRM # F-1443

3204 EARL RUDDER FWY S  
COLLEGE STATION, TX 77845

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CONCEPT PLAN  
SKILLED NURSING FACILITY

CP