

April 11, 2023

**Revised** Four Corners Shopping Center, Block A, Lots 12 and 21  
**Conveyance Plat:** (CP23-0005)  
**Owner(s):** HEB Grocery Company, LP.

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**DESCRIPTION:**

One big box retail grocery store with two drive-throughs, accessory gas pumps and a car wash on two lots on 23.6± acres on the west side of FM 423, 395± feet south of US Highway 380 "University Drive". Zoned Planned Development-254-Retail. Neighborhood #50. CJ

**REMARKS:**

This revised conveyance plat reconfigures the common lot line between Lots 11 and 12 to combine the two lots into one Lot 12 and a new Lot 21 and dedicates the easements necessary for development. This plat conforms to the site plan SP22-0135 that the Planning & Zoning Commission approved on January 24, 2023.

**RECOMMENDATION:**

Recommended for approval as submitted.