



Document reference ID : 370970

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 370970
Applicant Name: Fuego San Marcos, LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 934639617
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 0805321766
Date Filed: 11/30/2023
Filing State: DE

Primary Business Entity Contact Information

Legal First Name: John
Legal Middle Name: Franken
Email Address: jfranken@uncommonbrands.com
Phone Number: 816-916-8296

Initial Application Information

Authority Type:

I am an authorized user without binding authority

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Fuego San Marcos, LLC	Fuego OpCo LLC,	Manager and/or Officer	100

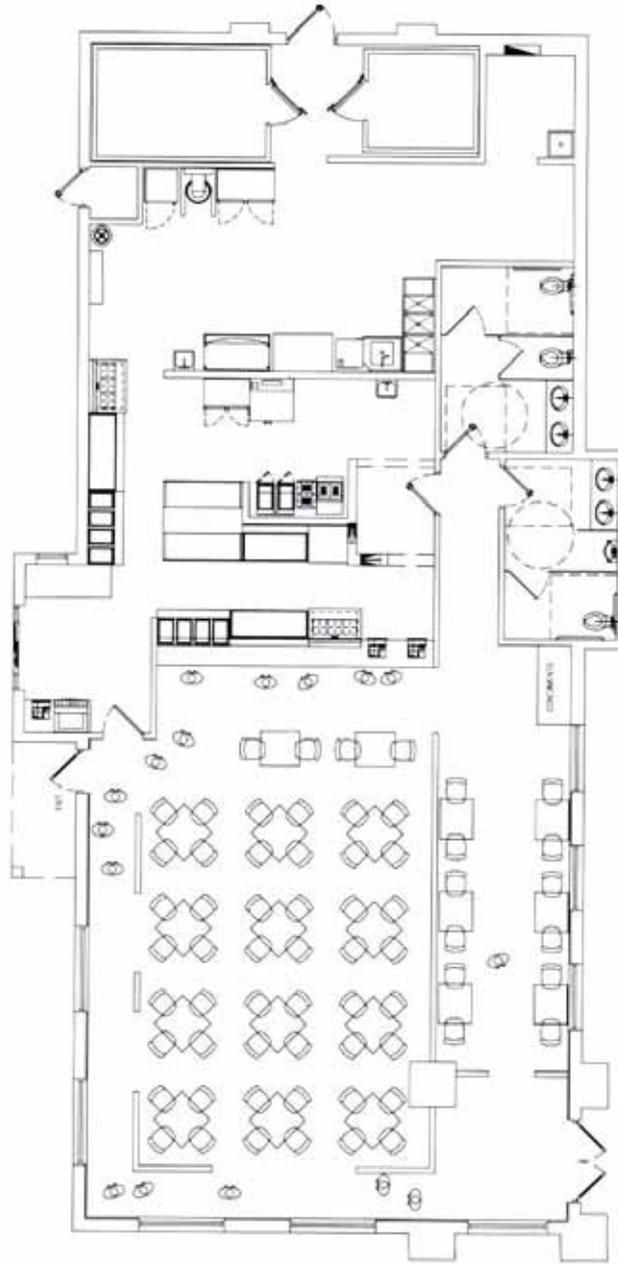
41674

Fuego Tortilla Grill

913 N. IH-35, San Marcos, Texas 78666

Date: 02.24.14

PRELIMINARY
THIS DOCUMENT IS FOR INTERIM REVIEW AND
NOT INTENDED FOR BIDDING - PERMIT OR
CONSTRUCTION PURPOSES
CHARLES W. POPE TX#13356



PROPOSED FLOOR PLAN Version A
SCALE: 3/32" = 1'-0"




CHARLES WILLIAM POPE
& ASSOCIATES - ARCHITECTS
TEL: (210) 349-6005

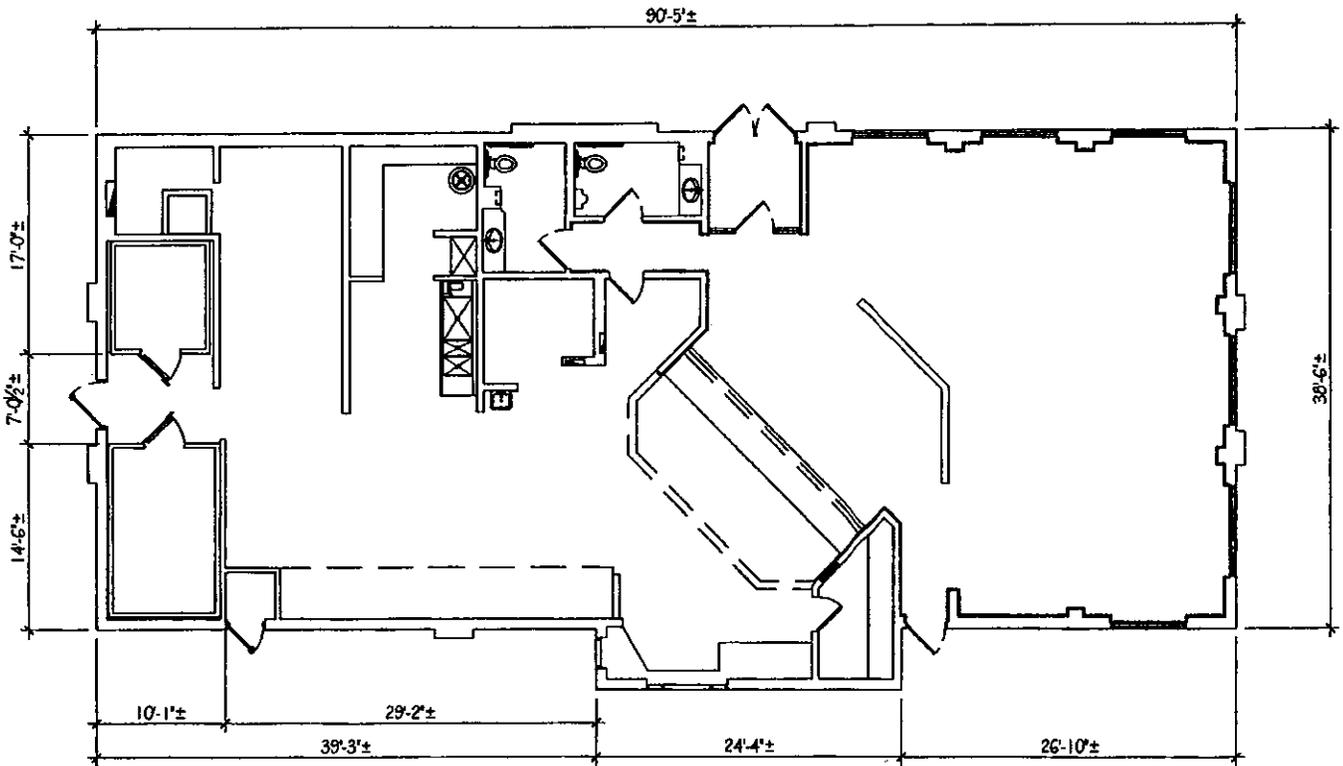
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Fuego Tortilla Grill

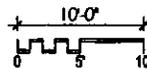
913 N. IH 35, San Marcos, Texas 78666

PRELIMINARY
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CONSTRUCTION PURPOSES.
CHARLES W. POPE TX#13358

Date: 02.13.14



EXISTING FLOOR PLAN
SCALE: 3/32" = 1'-0"




CHARLES WILLIAM POPE
& ASSOCIATES - ARCHITECTS
TEL: (210) 349-6005

SURVEYOR'S NOTES

1. FENCES NEARBY

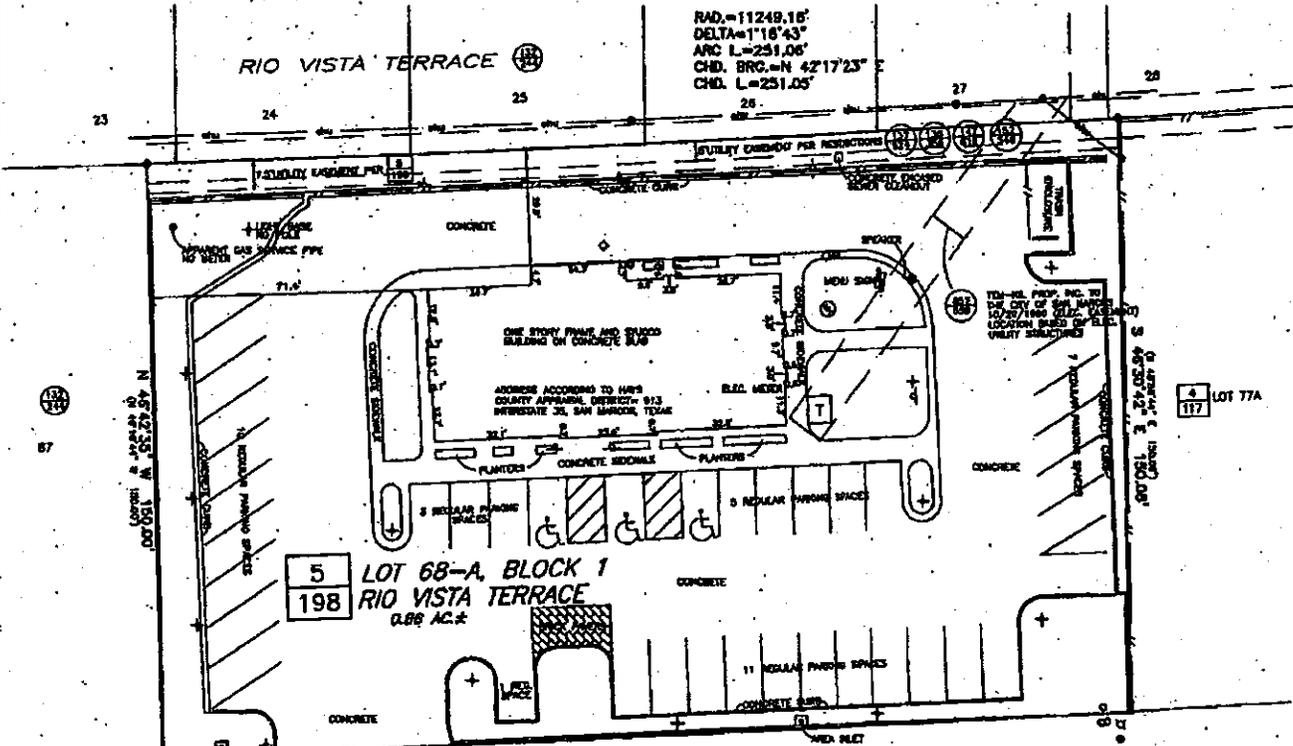
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.

3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 46200C0010, DATED 8/7/2004, THIS TRACT LIES WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT).

4. THIS SURVEY WAS DONE IN CONNECTION WITH TITLE COMMITMENT 017, NO. 120-13-1836, DATED AUGUST 6, 2013 PROVIDED BY TITLE GUARANTEE GUARANTY COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONTACTS IN TITLE OR EASEMENTS, INCLUDING CERTAIN EASEMENTS THAT HAVE BEEN GRANTED WHICH ARE NOT RECORDED HEREON.

5. THE BEARING BASE FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.



100' 5\" WIDE UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AND RECORDED IN VOLUME 137, PAGE 324, VOLUME 138, PAGE 208, VOLUME 140, PAGE 819 AND VOLUME 155, PAGE 846 OF THE 2002 RECORDS OF HAYS COUNTY, TEXAS, AFFECTS SUBJECT TRACT AND IS PLOTTED HEREON.

100' 7.5\" WIDE UTILITY EASEMENT ALONG THE REAR PROPERTY LINE RECORDED IN VOLUME 8, PAGE 186 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

100' 5\" EASEMENT LINE RECORDED IN VOLUME 802, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

EDGING REQUIREMENTS

ACCORDING TO THE CITY OF SAN MARCOS ON-LINE EDGING ATLAS THIS LOT IS ZONED "OC" (GENERAL COMMERCE) AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

MINIMUM FRONT YARD SETBACK - 20'

MINIMUM SIDE YARD SETBACK (FRONT) - 5'

MINIMUM SIDE YARD SETBACK (CORNER) - 15'

MINIMUM REAR YARD SETBACK - 5'

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE EDGING CODES, WE REFER YOU TO THE CITY OF SAN MARCOS PLANNING DEPARTMENT:

630 E. HOPKINS
SAN MARCOS, TX 78689
312-383-6230

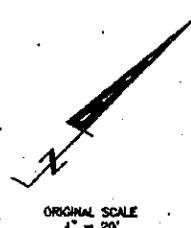
EXISTING EASEMENTS

REGULAR SPACES - 37

HANDICAPPED SPACES - 3

INTERSTATE HIGHWAY NO. 35

- LEGEND**
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY PLAT RECORDS
 - CONCRETE AND SET
 - WOOD FENCE
 - UTILITY LINE, POLE AND GUY
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - GUARD POST
 - CLEANOUT
 - LIGHT POLE
 - SIGN
 - MANHOLE



TO SAN MARCOS FOOD CORP., INC. AND TITLE RESOURCES GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, FULLY ESTABLISHED AND ADOPTED BY ALTA AND ACMA, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2014.

ALAN SMITH, P.E. No. 27914

BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78687
PHONE 312-383-2270 FAX 312-383-2843

ALTA/ACSM LAND TITLE SURVEY OF LOT 68-A, BLOCK 1, RIO VISTA TERRACE SUBDIVISION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

CLIENT: SAN MARCOS FOOD CORP. INC.
DATE: 10/7/2014
OFFICE: A. SMITH
DRAWN: C. SMITH, MADER
CHECKED: BTT/NO
PLAT NO. 27031-13-e

14-0210 REPORT:
Existing KFC Building: 10:00 am
41674 : Fuego Tortilla Grill
913 N. Interstate 35, San Marcos, Texas 78666

PRESENT:

- Charles Pope
- Jacob Gomez
- David Lovelace
- Wayne Pape
 - Plumbers, Electricians,
etc.



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CHECKLIST:

Status: ◦ Occupied ◦ Vacant w/ Equipment ■ Vacant Empty

Building: ■ Single Tenant ◦ Multi-Tenant

Assumed Area: 3,600 sq. ft.

Overall Dimension: 38'-6" Deep x 90'-6" Wide

Parking: ■ Stand Alone ◦ Shared (other tenants)

 Front: 23, Left Side: 10, Right Side: 6, Back: 0 (Drive Thru)

 Of total: 39 Spaces

Yard Lights Total Poles: 15 Pole, Color: Dk Bronze, Height: (did not measure)

 Single Head: 6, Double Head: 4, Triple Head: 2, Quad Head: 3

Dumpster Enclosure: ■ Front Load ◦ Side Load ◦ No Enclosure

Type of Construction: VB (assumed)

Studs: ■ Wood (assumed)

Storefront ◦ Single Pane ■ Dbl Pane ◦ Clear ◦ Tinted

Sprinkled ◦ Yes ■ No

Structure ◦ Wood Joist ■ Steel Open Web ◦ Steel Beam ◦ Metal Bldg

Structure Height:
General Measurement: BOJ: 10'-5" +/-, TOJ: 12'-2" +/-

Columns ◦ Wood ◦ Steel ■ Furred Out (can't see)

Ceiling ■ Suspended ◦ Open

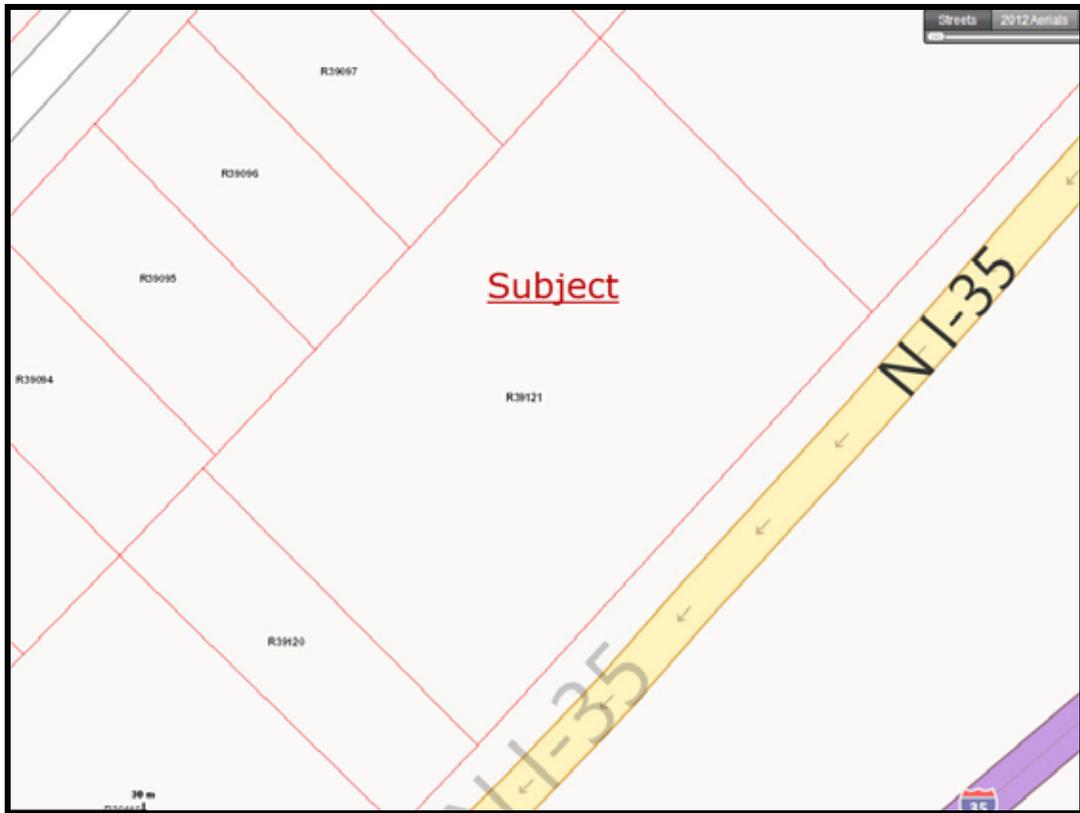
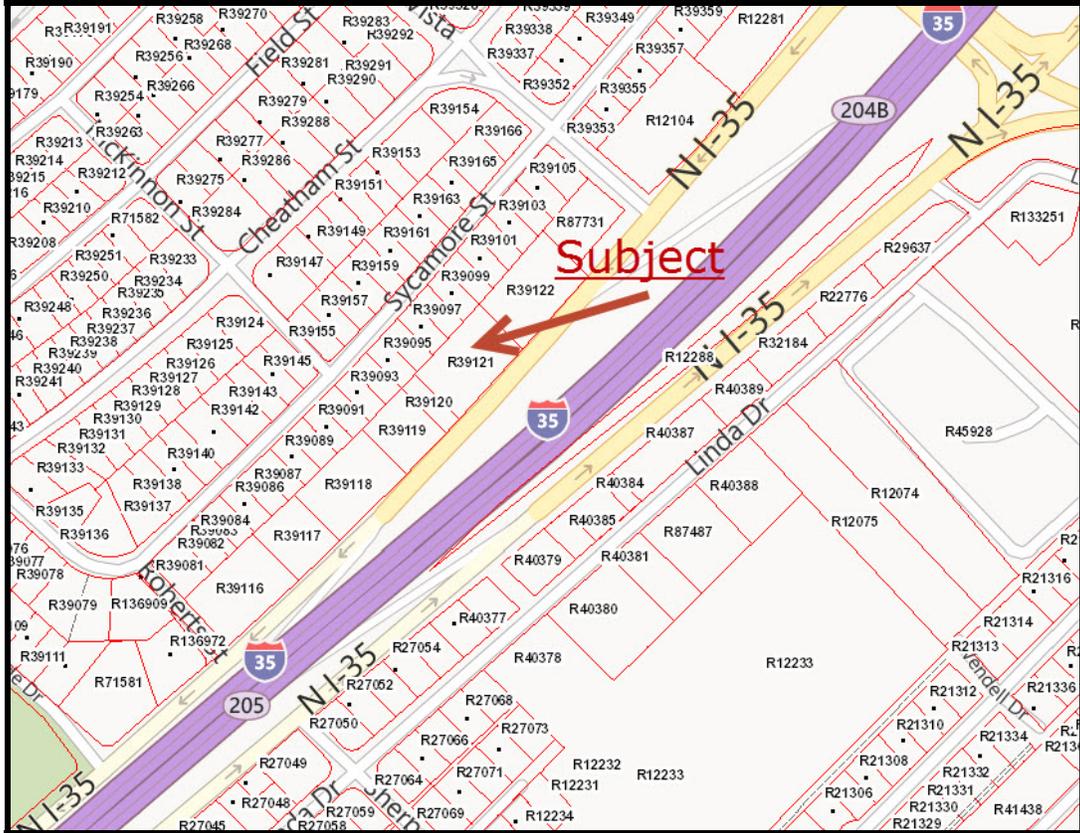
Exterior ◦ Tilt Wall ■ Stucco ◦ Metal Bldg

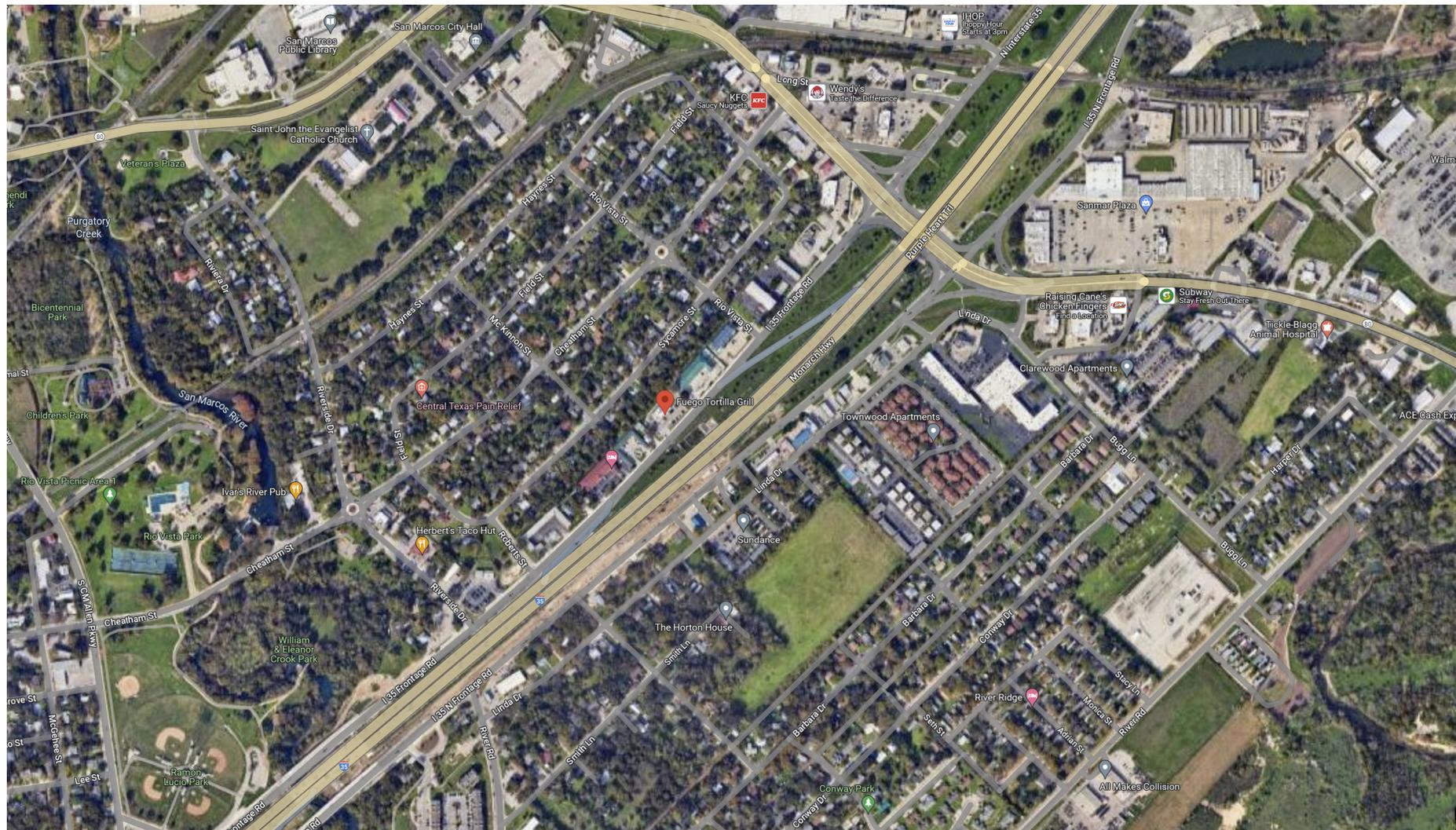
Elevation Parapet Height: 14'-0" +/- and pop up at approx.: 20'-0" +/-

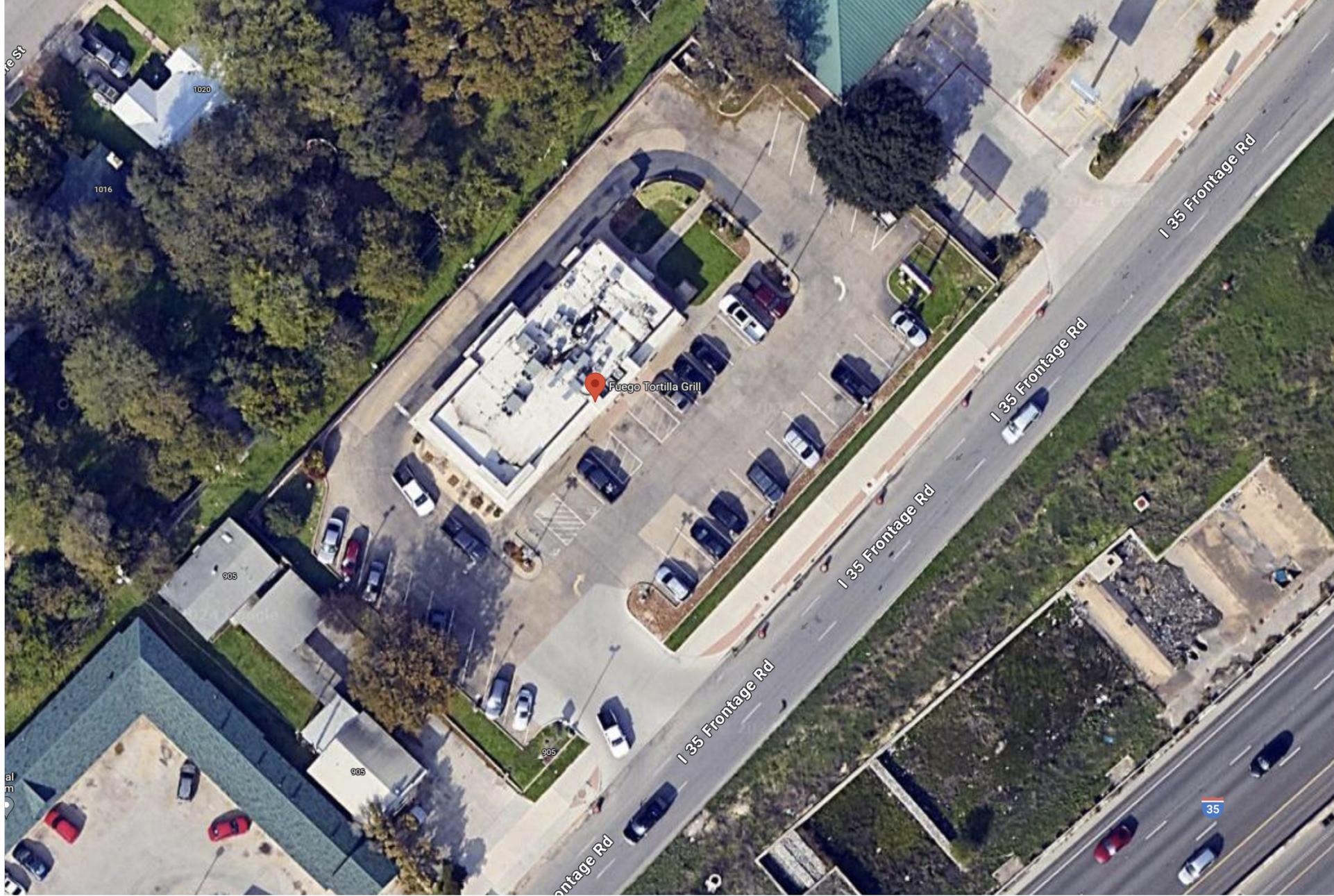
A/C: ■ RTU (on Roof) ◦ RTU (on Ground)

 ◦ Split (in attic) ◦ Split (in closet)

(See following page...)









Entertainment Facilities

