

Valentino's Pizza TABC Compliance Statement

Valentino's Pizza is committed to full compliance with all applicable Texas Alcoholic Beverage Commission (TABC) laws, regulations, and requirements governing the sale, service, storage, and distribution of alcoholic beverages. The business will maintain all required permits and licenses and will operate in accordance with the Texas Alcoholic Beverage Code and TABC rules.

All employees involved in the sale or service of alcoholic beverages will be required to complete TABC-approved Seller/Server Training and maintain current certification. Staff will be trained to verify valid identification, prevent sales to minors, recognize signs of intoxication, refuse service when appropriate, and follow all responsible alcohol service practices.

Valentino's Pizza will implement procedures to ensure that alcoholic beverages are sold and served only during legally authorized hours and in compliance with all state and local regulations. Management will actively supervise alcohol service, maintain accurate records, cooperate with TABC inspections, and promptly address any compliance concerns.

Through ongoing employee education, management oversight, and adherence to responsible service standards, Valentino's Pizza is dedicated to promoting public safety and maintaining full compliance with all TABC regulations and requirements.

TEXAS ALCOHOLIC BEVERAGE COMMISSION

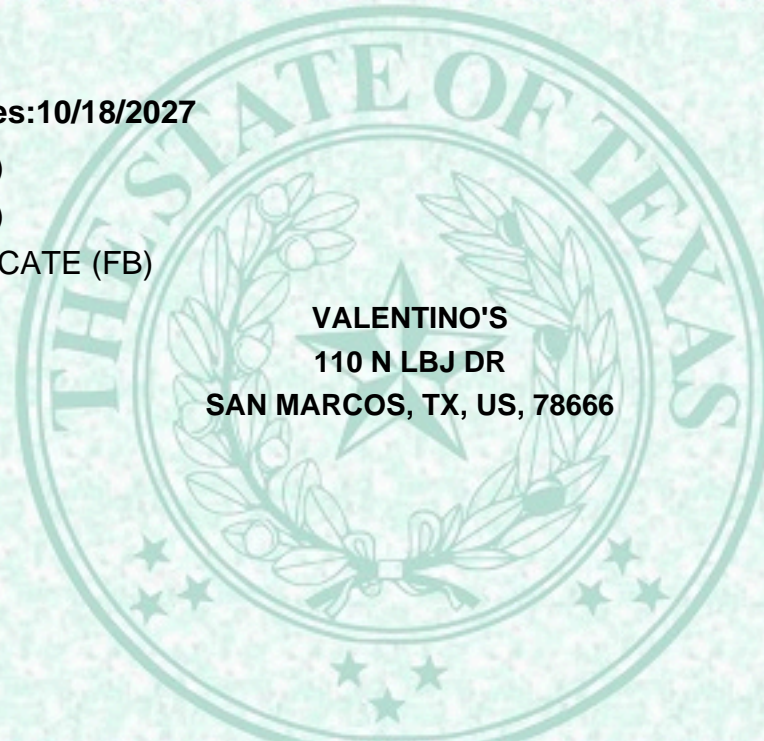
MB -200036892

Expires:10/18/2027

MIXED BEVERAGE PERMIT (MB)

LATE HOURS CERTIFICATE (LH)

FOOD AND BEVERAGE CERTIFICATE (FB)



**VALENTINO'S
110 N LBJ DR
SAN MARCOS, TX, US, 78666**

FLOUR POWER LLC

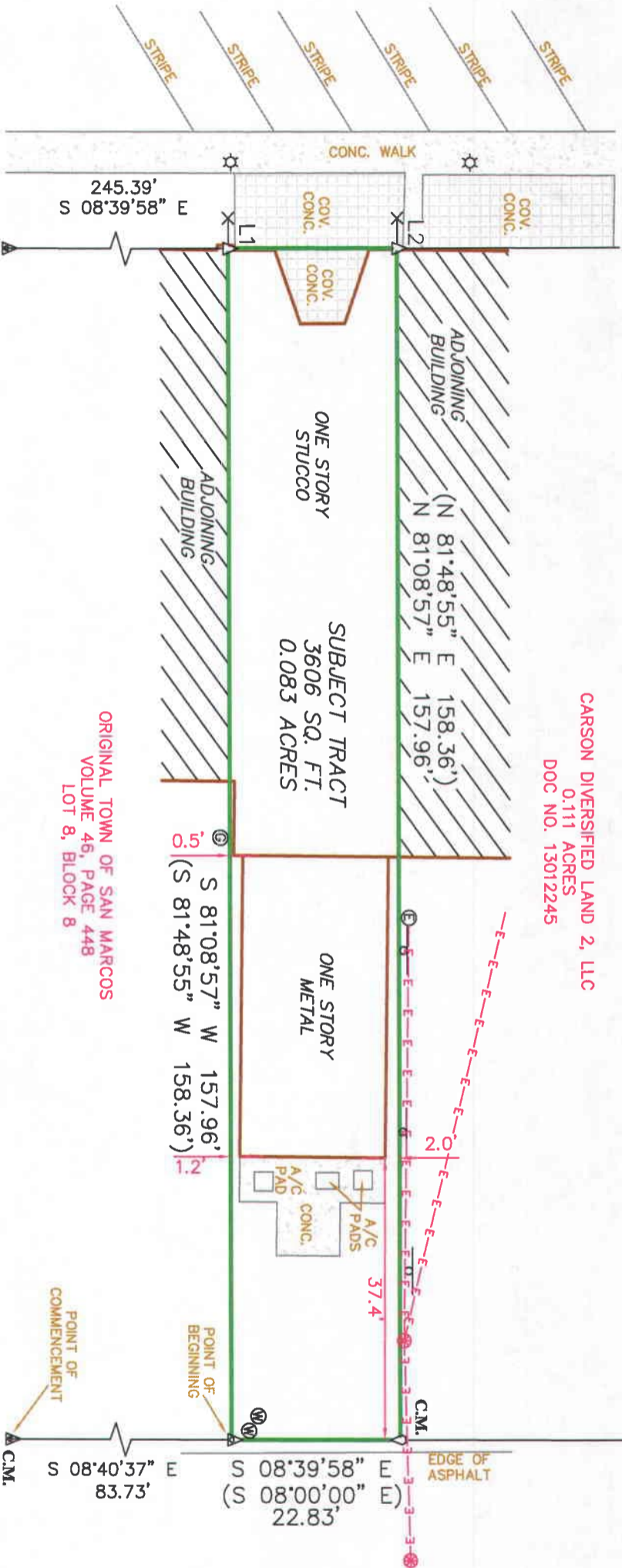
A handwritten signature in black ink, appearing to read "Tommy" followed by a stylized surname.

EXECUTIVE DIRECTOR

THIS PERMIT IS NOT TRANSFERABLE, MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITEES TO PERFORM ANY DUTY IMPOSED UPON HIM.

LYNDON B. JOHNSON STREET (83.33' R.O.W.)(PER PLAT)

22.83'
(N 08°00'00" W)
(N 08°39'58" W)



CARSON DIVERSIFIED LAND 2, LLC
0.111 ACRES
DOC NO. 13012245

ORIGINAL TOWN OF SAN MARCOS
VOLUME 46, PAGE 448
LOT 8, BLOCK B

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS. AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 482209C, Panel No. 0389 E, which is Dated 9/27/2005. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://msc.fema.gov/portal>.

LINE	BEARING	DISTANCE
L1	S 81°08'57" W	4.00'
L2	S 81°08'57" W	4.00'

SCALE: 1"=20'

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

FIRM REGISTRATION NO.
10111700



- LEGEND**
- ▲ CALCULATED POINT
 - ▲ FIND PK NAIL
 - RECORD INFORMATION
 - BUILDING SETBACK
 - CONTROLLING MONUMENT
 - GAS METER
 - WATER METER
 - ELECTRIC METER
 - SIGN
 - POWER POLE
 - LIGHT POST

Property Address:
110 NORTH LBJ DRIVE (LYNDON B. JOHNSON STREET PER PLAT)
Property Description:
Being 0.083 acres more or less, being out of Lot 7, Block 8 of the Original Town of San Marcos, recorded in Volume 46, Page 448 of the Deed Records of Hays County, Texas, and being that same tract of land described by Deed recorded in Volume 4395, Page 344, Official Public Records of Hays County, Texas, said 0.083 acres being more particularly described by metes and bounds attached hereto.



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

LEGEND CONT.
X = SET "X" ON CONCRETE
▲ = SET PK NAIL

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

METES AND BOUNDS

Being 0.083 acres more or less, being out of Lot 7, Block 8 of the Original Town of San Marcos, recorded in Volume 46, Page 448 of the Deed Records of Hays County, Texas, and being that same tract of land described by Deed recorded in Volume 4395, Page 344, Official Public Records of Hays County, Texas, said 0.083 acres being more particularly described by metes and bounds as follows:

COMMENCING at a Pk Nail found for the southeast corner of Lot 8, of said Original Town of San Marcos, same being on the West Right-of-Way line of a 16 foot Alley;

THENCE North 08 degrees 40 minutes 37 seconds West, a distance of 83.73 feet (called 83.4 feet) to a Pk Nail set for the southeast corner of this 0.083 acres, same being the northeast corner of said Lot 8, and the **POINT OF BEGINNING**;


THENCE with the line common to this 0.083 acres and said Lot 8, South 81 degrees 08 minutes 57 seconds West (called South 81 degrees 48 minutes 55 seconds West), a distance of 157.96 feet (called 158.36 feet) to a point for the southwest corner of this 0.083 acres, from which a X in concrete set for witness bears South 81 degrees 08 minutes 57 seconds West, a distance of 4.00 feet, said point being the northwest corner of said Lot 8 and on the East Right-of-Way of Lyndon B. Johnson Street;

THENCE along the East Right-of-Way of said Lyndon B. Johnson Street, North 08 degrees 39 minutes 58 seconds West (called North 08 degrees 00 minutes 00 seconds West), a distance of 22.83 feet to a point for the northwest corner of this 0.083 acres, from which a X in concrete set for witness bears South 81 degrees 08 minutes 57 seconds West, a distance of 4.00 feet, said point being the southwest corner of the Carson Diversified Land 2, LLC 0.111 acres (Document No. 13012245);

THENCE along the line common to this 0.083 acres and said Carson 0.111 acres, North 81 degrees 08 minutes 57 seconds East (called North 81 degrees 48 minutes 55 seconds East), a distance of 157.96 feet (called 158.36 feet) to a railroad spike found for the northeast corner of this 0.083 acres, same being the southeast corner of said Carson 0.111 acres and being on the West Right-of-Way of said 16 foot Alley;

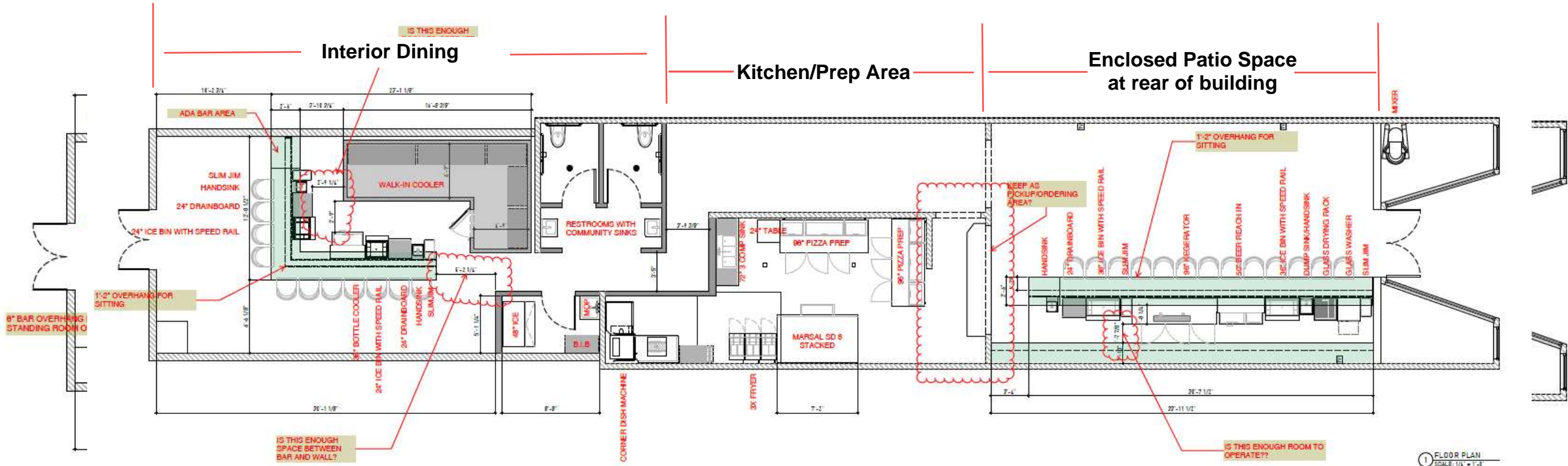
THENCE along the West Right-of-Way of said 16 foot Alley, South 08 degrees 39 minutes 58 seconds East (called South 08 degrees 00 minutes 00 seconds East), a distance of 22.83 feet to the **POINT OF BEGINNING**, and containing 0.083 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

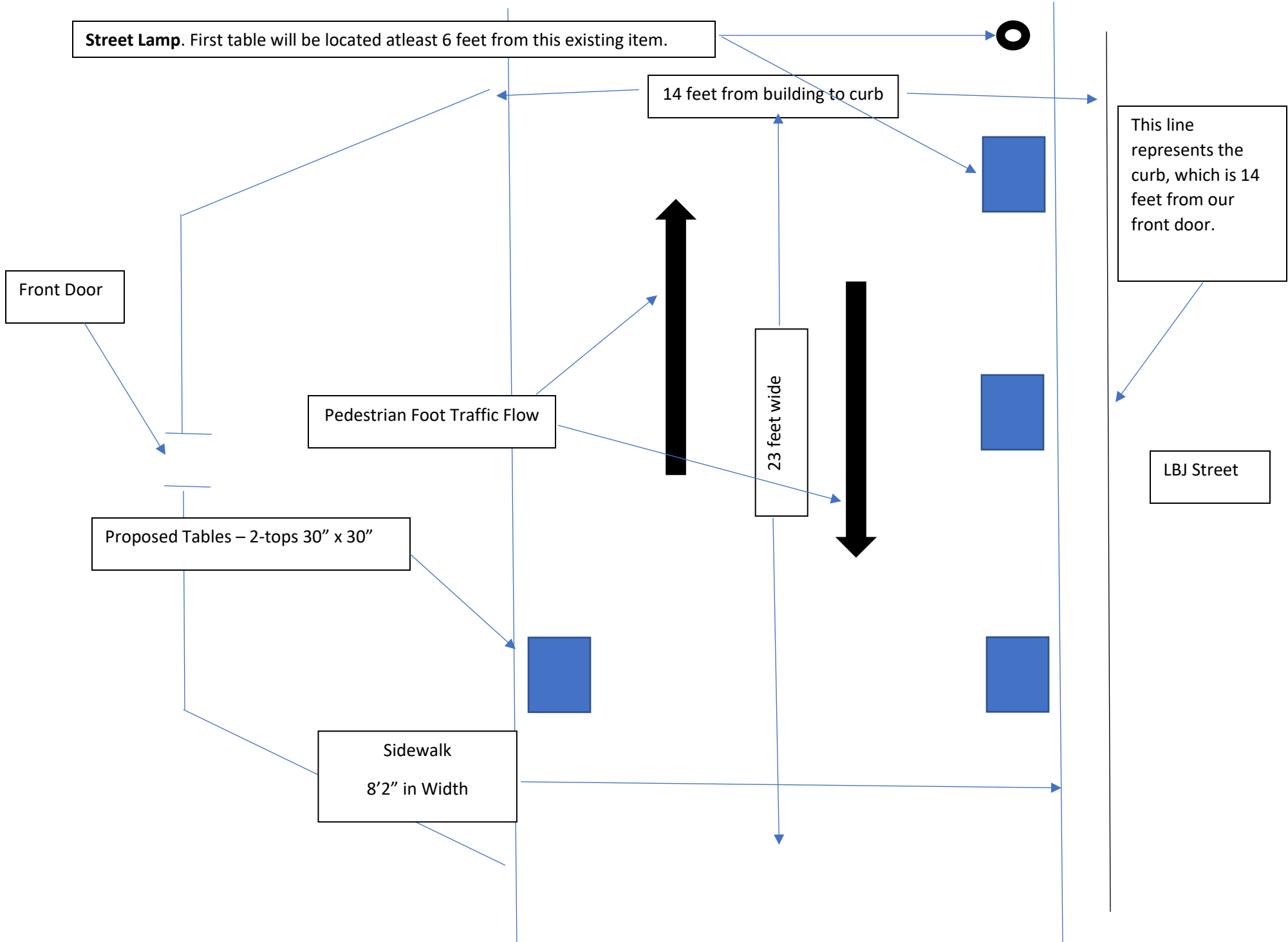


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
December 12, 2018





1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



Street Lamp. First table will be located atleast 6 feet from this existing item.

14 feet from building to curb

This line represents the curb, which is 14 feet from our front door.

Front Door

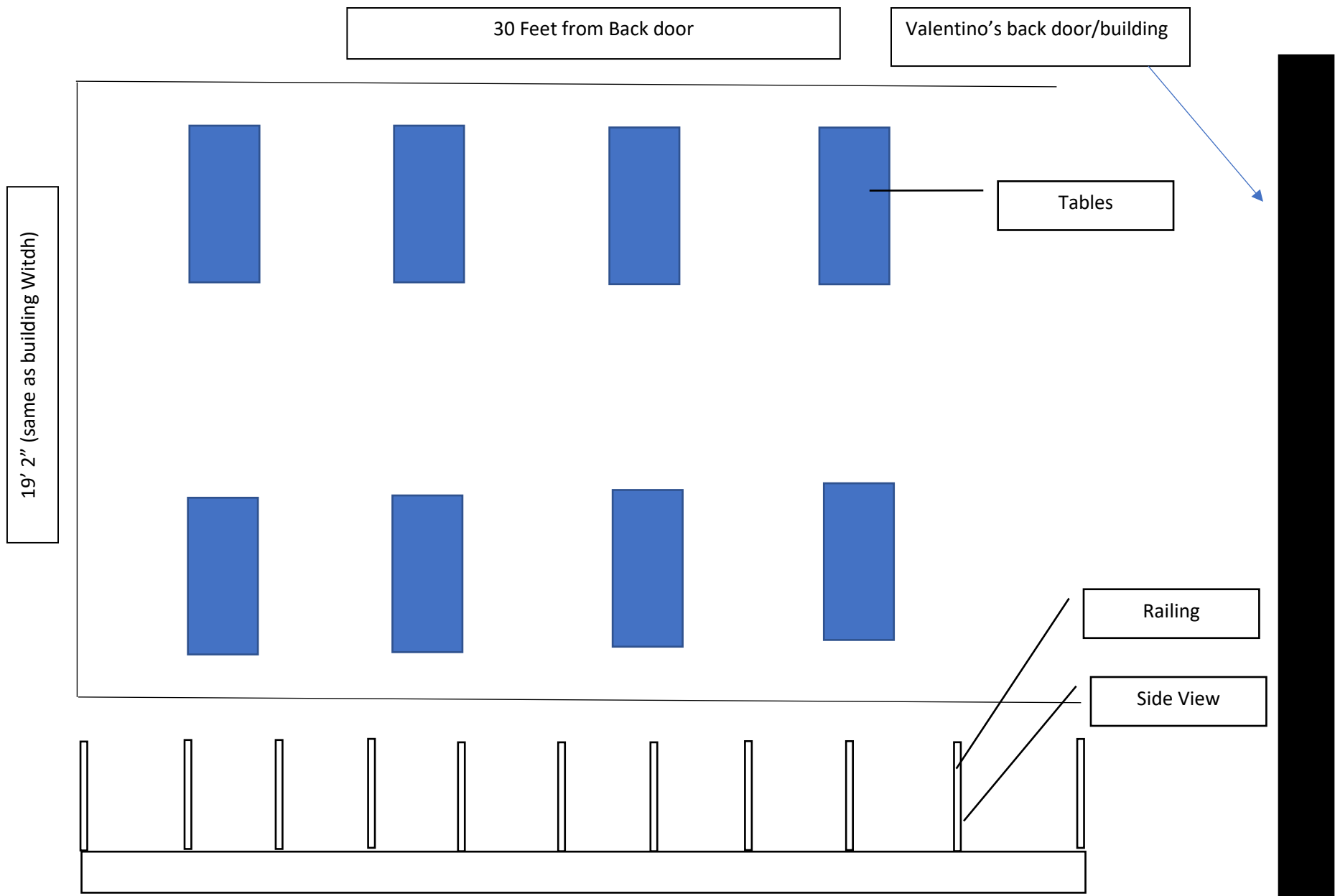
Pedestrian Foot Traffic Flow

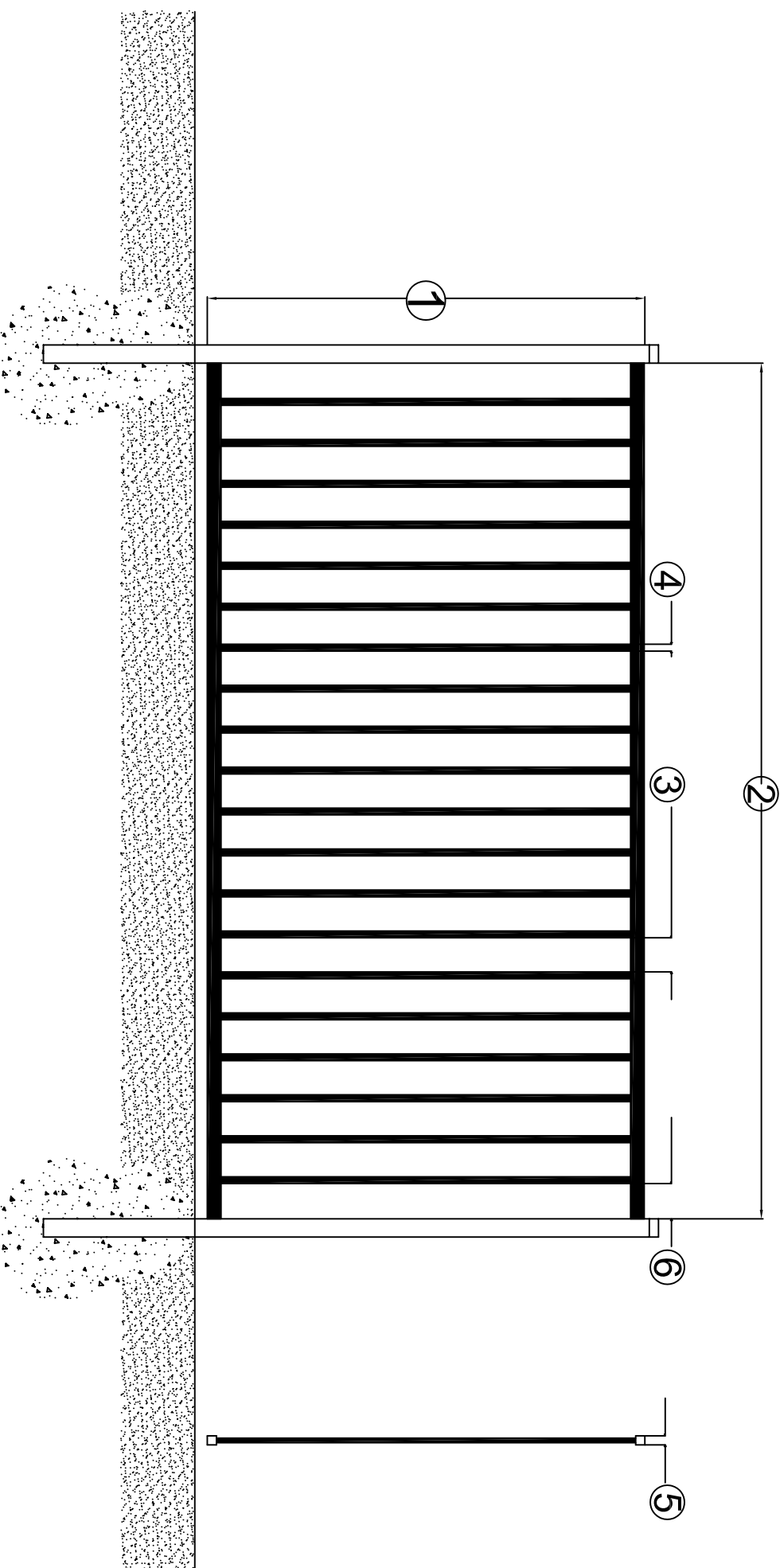
23 feet wide

LBJ Street

Proposed Tables – 2-tops 30" x 30"

Sidewalk
8'2" in Width





① 36"
② 7'-10"
③ 3 15/16"
④ 1/2" 16Ga

⑤ 1" X 16 Ga
⑥ 2 7/16"
⑦
⑧

PRODUCT: FLAT TOP PANEL

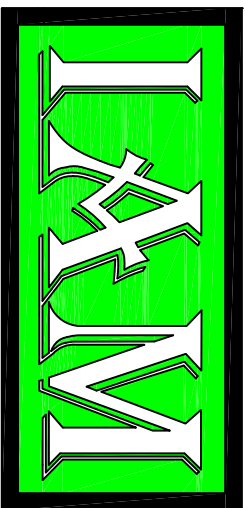
PRODUCT NUMBER: FT36X8-12

DRAWING REVISION DATE:

MISC NOTES:

Strength
ISALAH 40:29-31

206 East Hwy 80 Phone: (972)564-3388
Forney Texas, 75126 Fax: (972)564-3001
WWW.IAM-METALS.COM



Ornamental Fencing



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