Seat Count Schedule

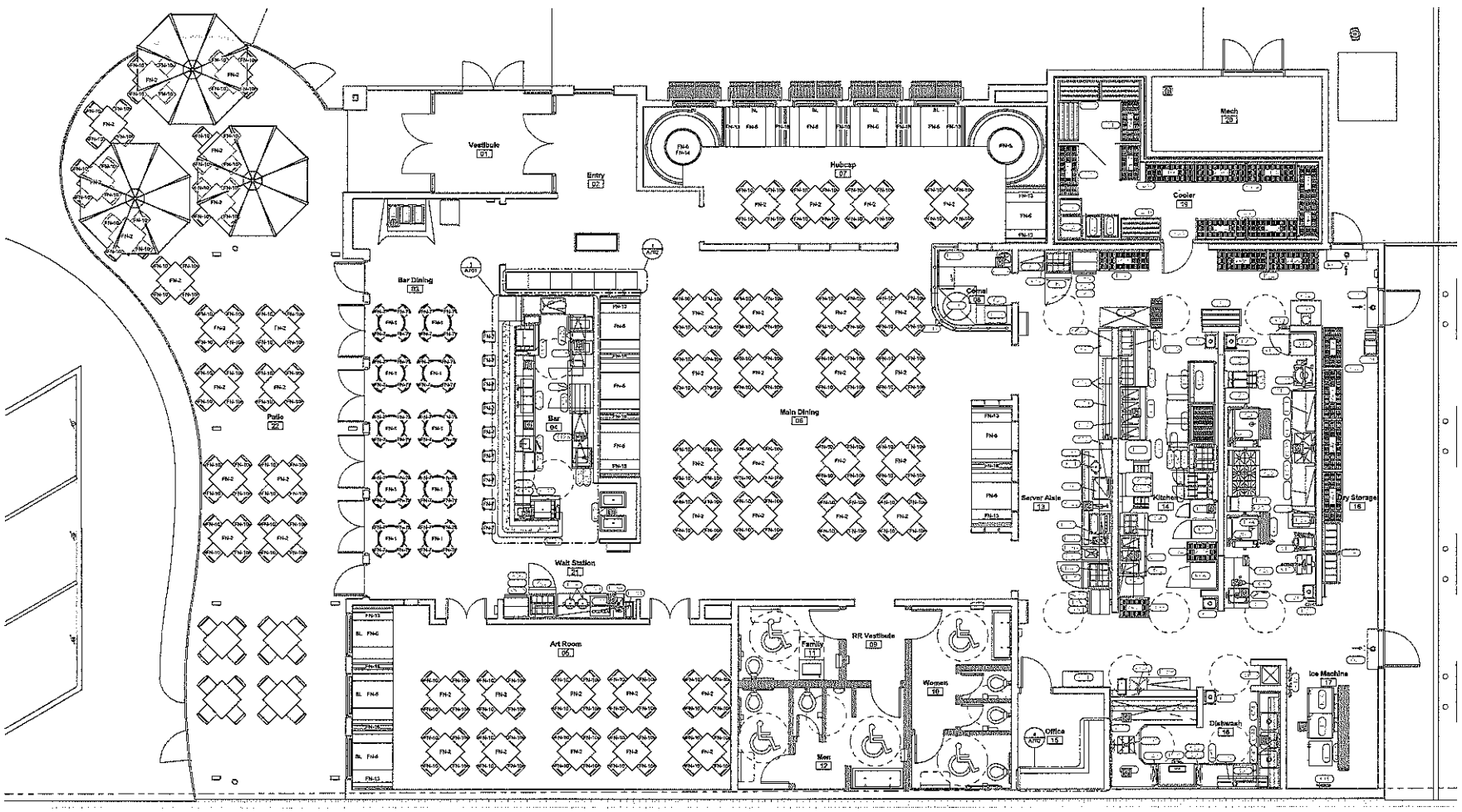
Type	Description	Count	Seats
FN-7	Bar Stool	49	49
FN-10	Multi colored stackable dining chair	200	200
FN-13	Booth - Single bench two seater	19	38
FN-14	Booth - Corner	2	12
FN-15	Booth - Double bench four seater	8	32
			313

Table Counts Schedule

	2 - Top	4 - Top	6 - Top	Count
01 - Main Dining	0	20	0	20
02 - Hubcap	0	9	2	11
03 - Art Room	0	13	0	13
04 - Bar	0	10	0	10
05 - Patio	0	20	0	20
	0	72	2	74

Square Footage Summary

Space	Area	Comments
Building - Enclosed	6701 SF	Enclosed/Conditioned Space
Building - Walk-In Cooler	265 SF	Enclosed/Conditioned Space
Total	7149 SF	Building square footage
Canvas Entry	92 SF	Covered/Unconditioned, Not included in Building SF
Open Patio	1430 SF	Uncovered/Unconditioned, Not included in Building SF
Dumpster	1056 SF	Uncovered/Unconditioned, Not included in Building SF



1 Furniture Plan
3/4" = 1'-0"

CONSTRUCTION • ARCHITECTURE

PARKWAY
1000 Civic Circle Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979

Project Manager: Gerard Cole Hubbard (972) 221-1979

Architect: Gregory Charles Klinko (972) 221-1979

Chuy's Mexican Food

Springtown Shopping Center
1121 IH-35
San Marcos, TX 78666

Owner:
Chuy's OPCO
1623 Toomey Road
Austin, TX 78704
Ph: (512) 473-2783
Contact: Michael Hastings

Architect:
Parkway Construction & Assoc.
1000 Civic Circle
Lewisville, TX 75067
Ph: (972) 221-1979
Contact: Gregory Klinko

MEP Engineer:
Texas Professional Group, PLLC
3701 Grapevine Mills Pkwy
#1029
Grapevine, TX 76051
Ph: (214) 484-1198
Contact: Thomas Duncan, P.E.

Structural Engineer:
TechnoStructures, Inc.
5201 N. Kenny Ave. Suite 310
Dallas, TX 75206
Ph: (214) 528-1723
Contact: Keith Leslie, P.E.

Landscape Architect:
Halle Hines
4245 North Central Exp. Suite 230
Dallas, TX 75205
Ph: (214) 443-1197
Contact: Kori Hogg

Architect: Gregory Charles Klinko

No.	Description	Date
A	Issue for Permit	2015.01.12

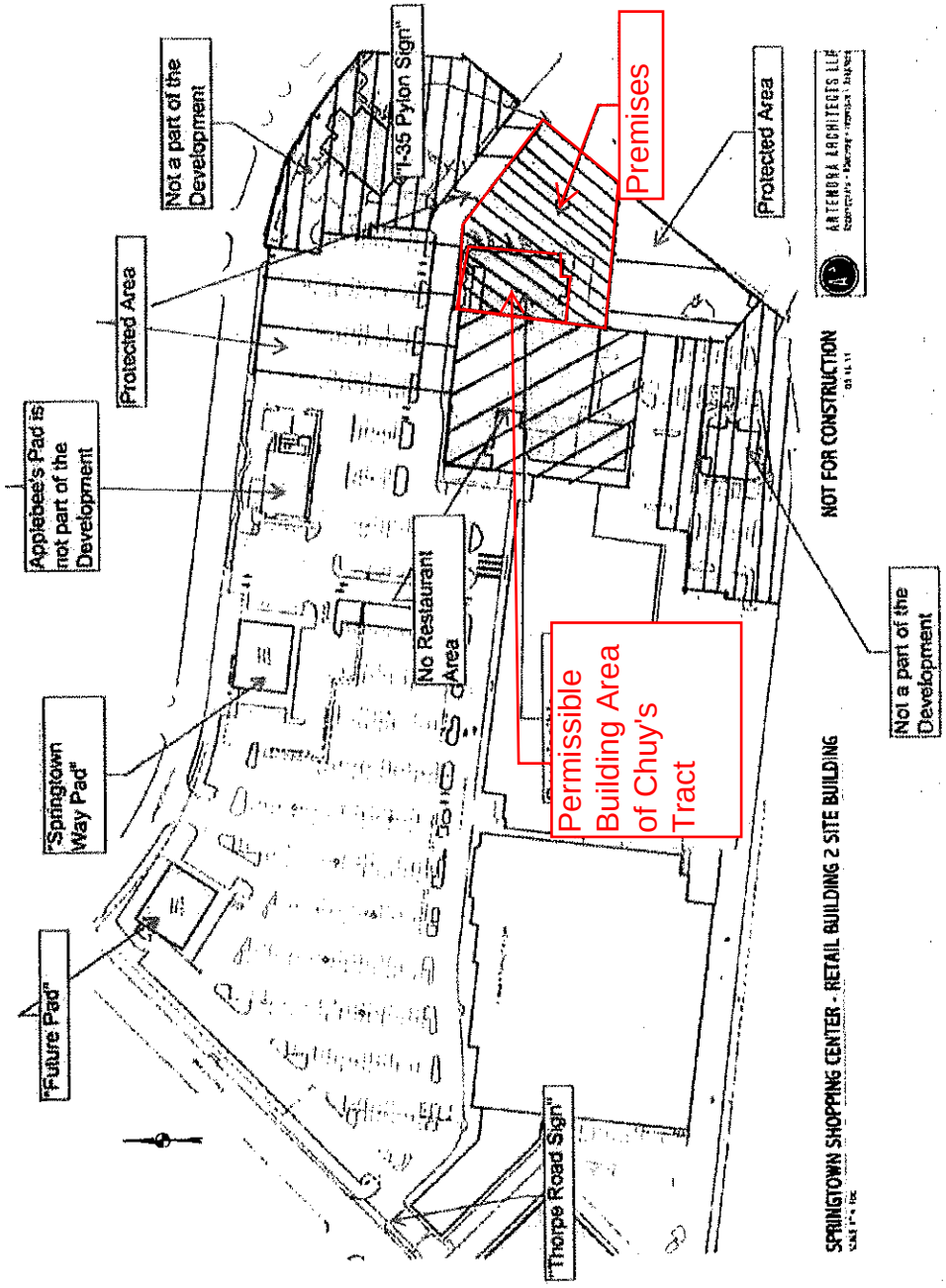
DRAWN: VG
CHECKED: PR
PROJECT #: 04-153M7

Furniture Plan

I101

EXHIBIT B

SITE PLAN OF CENTER



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Seat Count Schedule

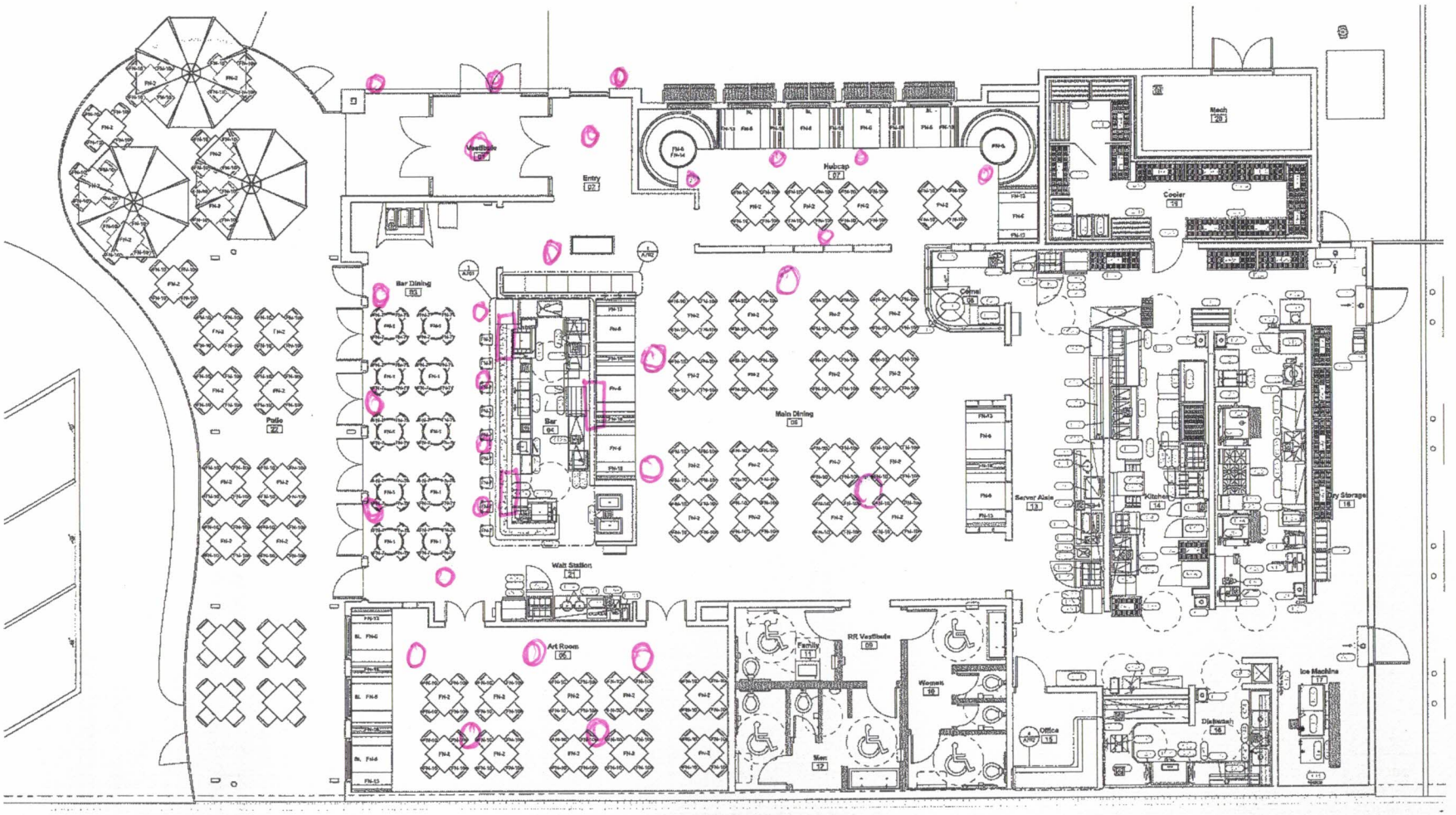
Type	Description	Count	Seats
FN-7	Bar Stool	48	48
FN-10	Multi colored stackable dining chair	200	200
FN-13	Booth - Single bench two seater	10	20
FN-14	Booth - Corner	2	12
FN-15	Booth - Double bench four seater	8	32
			313

Table Counts Schedule

	2 - Top	4 - Top	6 - Top	Count
01 - Main Dining	0	20	0	20
02 - Hubcap	0	5	2	11
03 - Art Room	0	12	0	13
04 - Bar	0	10	0	10
06 - Patio	0	20	0	20
	0	72	2	74

Square Footage Summary

Space	Area	Comments
Building - Enclosed	8184 SF	Includes all Conditioned Space
Building - Walk-In Cooler	356 SF	Included Conditioned Space
Total	7040 SF	Building square footage
Covered Entry	92 SF	Covered Pedestrian Area, Not included in Building SF
Open Patio	1432 SF	Uncovered Unconditioned, Not included in Building SF
Dumpster	1956 SF	Uncovered Unconditioned, Not included in Building SF



① Furniture Plan
1/8" = 1'-0"

CONSTRUCTION • ARCHITECTURE

PARKWAY
1000 Civic Circle Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979

Chuy's MEXICAN FOOD

Springtown Shopping Center
1121 IH-35
San Marcos, TX 78666

Owner:
Chuy's OPCO
1623 Toomey Road
Austin, TX 78704
Ph: (512) 473-2783
Contact: Michael Fletcher

Architect:
Parkway Construction & Assoc.
1000 Civic Circle
Lewisville, TX 75067
Ph: (972) 221-1979
Contact: Gregory Winks

MEP Engineer:
Triple Professional Group, PLLC
3701 Grapevine Mills Pkwy
#1229
Grapevine, TX 76051
Ph: (214) 484-1484
Contact: Thomas Stevens, P.E.

Structural Engineer:
Tech Structures, Inc.
5220 N. Mesa Ave. Suite 320
Dallas, TX 75206
Ph: (214) 528-1123
Contact: Keith Leafe, P.E.

Landscape Architect:
Bella Flora
4245 North Central Expy. Suite 330
Dallas, TX 75205
Ph: (214) 443-1180
Contact: Kurt Hoag

REGISTERED ARCHITECT GREGORY CHARLES WINKS STATE OF TEXAS

Architect: Gregory Charles Winks

No.	Description	Date
A	Issue for Permit	2019.01.12

DRAWN: VG
CHECKED: RB
PROJECT: 06-15347

Furniture Plan

I101

APPETIZERS

TAKE A DIP

QUESO
Blend of melted cheese, Green Chile & Ranchero Sauces.

$7.49 930 Cal

ADD seasoned ground beef, guacamole & pico de gallo
+$1.00 1040 Cal

¡Sí, compuesto!

(M) GUACAMOLE
Fresh avocados & Salsa Fresca, all mashed up.

$6.99 840 Cal

OUR GUACAMOLE IS MADE FRESH EVERY SINGLE DAY

(M) NACHOS
Tostada chips, refried beans, cheese & jalapeños with lettuce & tomato.

$8.29 980 Cal

ADD guacamole & pico de gallo
$9.79 1160 Cal

PANCHOS*
Like if nachos had a big brother. Nachos with your choice of fajita chicken, fajita beef or seasoned ground beef, with guacamole & pico de gallo.

$10.79 1890 Cal

(M) QUESADILLAS
Flour tortillas stuffed with cheese, green chiles & onion. With guacamole, sour cream & pico de gallo.

$8.29 1280 Cal

ADD fajita chicken
$9.79 1300 Cal

CHUY'S CHOICE

APPETIZER PLATE
Queso, nachos, fajita chicken quesadillas & chicken flautas with guacamole & sour cream.

$11.29 1940 Cal

HECK! THESE GO WITH EVERYTHING

SOUP & SALADS

All salads start with a fresh mix of red leaf, green leaf & Boston lettuce, red cabbage & carrots.

SALAD DRESSINGS MADE FRESH DAILY, LIKE EVERYTHING ELSE.

CREAMY JALAPEÑO
HONEY MUSTARD
CILANTRO VINAIGRETTE
RANCH
360-590 Cal

CHUY'S FAMOUS RECIPE

TORTILLA SOUP
Homemade chicken broth with roasted chicken, corn, green chiles, tomatoes & cilantro, topped with cheese, diced avocado & tortilla strips.

SMALL **$5.29** 280 Cal
LARGE **$8.29** 560 Cal

TACO SALAD*
Handmade tortilla bowl, cheese, guacamole, tomatoes & your choice of fajita chicken, fajita beef or seasoned ground beef.

$10.49 920-990 Cal

CHUY'S CHOICE

MEXI-COBB SALAD
Fajita chicken, green chiles, cheese, avocados & tomatoes.

$10.79 1080 Cal

GRILLED CHICKEN SALAD
Fajita chicken, avocados & tomatoes.

$10.29 470 Cal

LARGE DINNER SALAD
Our fresh salad mix, cucumbers & tomatoes.

$5.79 50 Cal

MAKE IT A TEX-MEX COMBO!*
Large dinner salad with your choice of:

ENCHILADA 250-290 Cal
MINI BURRITO 690-790 Cal
FAJITA CHICKEN QUESADILLAS 720 Cal
SMALL TORTILLA SOUP 280 Cal

$9.79

TACOS

Served with Mexican or green chile rice & refried or charro beans. 120-160 Cal

SOFT TACOS
Flour tortillas with your choice of:

FAJITA CHICKEN 590 Cal
SEASONED GROUND BEEF 590 Cal
(M) GUACAMOLE 530 Cal

Served with lettuce, cheese, pico de gallo & guacamole.

$9.59

CRISPY TACOS
You know what we mean. Seasoned ground beef, lettuce, cheese & tomatoes.

$9.59 700 Cal

TACOS AL CARBON*
Fajita beef or chicken with grilled onions & green chiles in flour tortillas.

$10.99 680 Cal

CHUY'S CHOICE

BAJA TACOS
Flour tortillas with cilantro, red cabbage, Creamy Jalapeño (600 Cal) & your choice of lightly battered & fried:

FISH 650 Cal
SHRIMP 680 Cal

$10.79

"BIG AS YO' FACE" BURRITOS

ADD A SCOOP OF GUAC OR SOUR CREAM
WE WON'T TELL!

Served with Mexican or green chile rice. 150 Cal

A flour tortilla stuffed with refried beans, cheese & your choice of filling & topped with one of our Signature Sauces. 50-440 Cal

(M) BEAN & CHEESE
$9.59 900 Cal

SEASONED GROUND BEEF
$9.99 990 Cal

ROASTED CHICKEN
$10.69 980 Cal

FAJITA CHICKEN OR FAJITA BEEF*
$11.69 1020 Cal

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

*Contains or may contain raw or undercooked ingredients. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

(M) MEATLESS

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HOUSE SPECIALTIES

"★★★★★" – CHUY'S

Served with Mexican or green chile rice & refried or charro beans. 120-160 Cal

THE ELVIS PRESLEY MEMORIAL COMBO
A seasoned ground beef enchilada with Tex-Mex Sauce, chicken enchilada with Tomatillo Sauce, cheese enchilada with Ranchero Sauce, crispy taco & homemade tostada chips dipped in queso.

$12.29 1280 Cal

COMIDA DELUXE
Cheese enchiladas with Tex-Mex Sauce, chicken flautas, a crispy taco, guacamole & homemade tostada chips dipped in queso.

$11.99 1160 Cal

STEAK BURRITO*
A flour tortilla stuffed with grilled steak & jack cheese, topped with Hatch Green Chile Sauce. Served with green chile rice & charro beans.

$11.69 1010 Cal

ELVIS GREEN CHILE FRIED CHICKEN
A chicken breast breaded with Lay's® potato chips & fried to a golden brown, served with Green Chile Sauce & cheese. Fat Elvis's favorite!

$11.29 1130 Cal

A CHUY'S Original

SOUTHWESTERN ENCHILADAS*
A New Mexican tradition. Blue corn tortillas stacked with roasted chicken, cheese & Green Chile Sauce, topped with a fried egg.

$10.79 740 Cal

CHILE RELLENOS
A Chuy's classic! Fresh, fire-roasted Anaheim peppers with your choice of filling. Fried to order & served with one of our Signature Sauces & a drizzle of sour cream.

(M) **CHEESE $10.69** 850 Cal
SEASONED GROUND BEEF $10.79 1050 Cal
ROASTED CHICKEN & CHEESE $10.79 790 Cal
SHRIMP & CHEESE $10.99 750 Cal

FAJITAS*

Marinated in our signature blend of Shiner Bock® beer, serrano peppers, lime juice & secret spices. Grilled with onions & peppers. Served with lettuce, guacamole, sour cream, cheese, pico de gallo, flour tortillas, Mexican rice & refried beans. 1580-1600 Cal

	FOR 1	FOR 2
BEEF	$15.99	$29.99
CHICKEN	$14.99	$27.99
COMBO	$15.49	$28.99

EVERY HANDMADE TORTILLA IS FRESH OFF OUR VERY OWN COMAL

FAMOUS ENCHILADAS

ADD A CRISPY TACO + GUACAMOLE TO ANY ENTRÉE FOR **$3.99** 310 Cal

Hand-rolled to order with our homemade corn tortillas & served with Mexican or green chile rice & refried or charro beans. 120-160 Cal

STACKED ENCHILADAS
An authentic New Mexican recipe. Blue corn tortillas stacked with roasted chicken, cheese & Tomatillo Sauce, topped with sour cream.

$10.29 710 Cal

CHUY'S CHOICE
CLASSIC TEX-MEX
Straight to you from South Texas. Cheese & red onion with our signature Tex-Mex Sauce.

$9.79 680 Cal

CHUY'S CHOICE
CHICKA-CHICKA BOOM-BOOM
Roasted chicken & cheese with our fan favorite Boom-Boom Sauce.

$11.29 1080 Cal

(M) VEGGIE
Blue corn tortillas with spinach, onions, zucchini, yellow squash, red bell peppers, serranos, roasted green chiles, corn & cheese with Ranchero Sauce.

$9.49 430 Cal

CUSTOM ENCHILADAS
Seasoned ground beef, roasted chicken or cheese with your choice of Signature Sauce.

$10.29 430-1080 Cal

DELUXE CHICKEN
Roasted chicken & cheese with Deluxe Tomatillo Sauce.

$10.29 590 Cal

EAT LIKE THE KING: ADD AN ENCHILADA TO ANYTHING FOR **$3.00**

COMBOS. THEY'RE LIKE SHARING WITH YOURSELF

TEX-MEX CLASSICS

Served with Mexican or green chile rice & refried or charro beans. 120-160 Cal

TACO & ENCHILADA
A crispy taco & cheese enchilada with Tex-Mex Sauce.

$9.49 520 Cal

CHUY'S CHOICE
RELLENO & ENCHILADA
Your choice of chile relleno & enchilada.

$10.29 490-680 Cal

(M) Make it Veggie! A cheese relleno with Ranchero Sauce & Veggie Enchilada.

$9.79 640 Cal

CHALUPA & ENCHILADA
A chicken chalupa & Deluxe Chicken Enchilada.

$9.79 620 Cal

ENCHILADA, TACO & CHALUPA
A cheese enchilada with Tex-Mex Sauce, crispy taco & chicken chalupa.

$10.99 880 Cal

CHUY'S CHOICE
CHUYCHANGA*
A flour tortilla filled with roasted chicken, cheese, cilantro & green chiles, deep fried & served with one of our Signature Sauces & a drizzle of sour cream.

$11.29 790 Cal

CHICKEN FLAUTAS
Corn tortillas filled with roasted chicken & cheese, rolled, fried & topped with our smoky Chipotle Sauce. Served with guacamole & sour cream.

$9.79 1410 Cal

RICE & BEANS NOT INCLUDED

CHICKEN COMBO
A chicken chalupa, soft taco with fajita chicken & guacamole.

$8.79 600 Cal

CHUY'S LITE PLATE
A crispy taco, guacamole & queso.

$7.49 625 Cal

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

*Contains or may contain raw or undercooked ingredients. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

(M) MEATLESS

© Chuy's Opco, Inc. 2020 T1 01/20

WHAT MADE US FAMOUS

Since opening in 1982, Chuy's has always used freshly squeezed lime juice and homemade sugar water. No stinkin' premade mixes here!

CHUY'S FAMOUS RITA 220-300 CAL 6.75
Rocks, Frozen, Strawberry, Swirl or Dot
Ask about our seasonal flavors!

Make it a Grande in our 18 oz shaker 380-540 cal 9.75

THE ORIGINAL TEXAS TINI 300 CAL 10.25
Served in our 18 oz shaker with a salt-rimmed martini glass and jalapeño olives, hand-stuffed daily

MAKE IT TOP-SHELF

RITA 220-300 CAL 10.25
TEXAS TINI 220-300 CAL 13.00
Choose your tequila and liqueur

SILVER
- Don Julio
- Hornitos

REPOSADO
- Herradura
- Cazadores

AÑEJO
- Tres Generaciones

+

LIQUEUR
- Grand Marnier
- Cointreau
- Patrón Citrónge (Orange or Lime)

NEW! CASAMIGOS BLANCO Chuy's & Clooney's favorite

FLOAT IT

TOP WITH FIREBALL, JAMESON OR YOUR FAVORITE TEQUILA!
50-55 CAL ½ OZ POUR

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

T11.20

CHUY'S PICKS

SIGNATURE RITAS

GRAND MA'S ROCKIN' RITA

GRAND MA'S ROCKIN' RITA 310 CAL 10.25
1800 Silver tequila and extra Grand Marnier

THE PERFECT MARGARITA 200 CAL 9.75
Patrón Silver tequila and Patrón Citrónge Orange

Make it Deluxe with Roca Patrón Silver tequila 220 cal 13.25

TOP-SHELF SKINNY RITA 250 CAL 9.75
Cazadores Reposado tequila and agave nectar

FATHER AGAVE 200 CAL 9.75
Hornitos Silver tequila and Grand Marnier

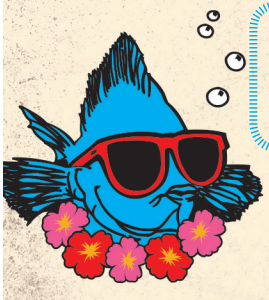
TEXAS-SIZED

PINK CADILLAC

NEW! PINK CADILLAC 200 CAL 10.50
el Jimador Silver tequila, Cointreau, cranberry and lime juices

NEW MEXICAN MARTINI 270 CAL 10.50
el Jimador Silver tequila infused with green chiles and Cointreau

TIKI-STYLE



THE KING'S PUNCH 290 CAL 10.00
Mount Gay Eclipse rum, Malibu rum and fruit juices

LA PIÑA COLADA 310 CAL 9.25
1800 Coconut tequila and Malibu rum

LA PIÑA COLADA

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Additional nutrition information available upon request.

T11.20

TWISTED

MOJITOS

Hand-shaken with fresh mint

CLASSIC
170 CAL 7.75
Bacardí Superior rum

STRAWBERRY
170 CAL 8.25
Bacardí Dragonberry rum
and fresh strawberries

NEW! BLACKBERRY 190 CAL 8.25
Bacardí Dragonberry rum and blackberries

SANGRIA 300 CAL 6.75
el Jimador Silver tequila, red wine and fresh fruit juices

FLAVORED ROCKS RITA 260 CAL 8.50
Blackberry, Watermelon, Pomegranate
or Blood Orange with Exotico Silver tequila

NEW! WHISKEY SMASH 240 CAL 9.50
Jack Daniel's, blackberries and fresh lime juice

For a twist, try it with Jameson

NEW! AUSTIN ORIGINALS

Tito's and Deep Eddy - handcrafted in Austin, TX just like us!

TITO'S CHERRY LIMEADE 260 CAL 9.25
Made with fresh lime juice and spiked with
Tito's Handmade vodka

RUBY RED ROCKS RITA 220 CAL 9.25
Deep Eddy Ruby Red vodka and Camarena Silver tequila

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

T11.20

BEER + MORE

CHUY'S BREW 380 CAL 9.50
Famous frozen lime rita topped with a 7 oz Coronita

Make it a Grand Pa's Brew with a sidecar of Patrón Citrónge Orange or Lime 420 cal 11.00

GRAND PA'S BREW

DOMESTIC BEER 4.00
Bud 150 cal ▪ Bud Light 110 cal
Coors Light 100 cal ▪ Miller Lite 100 cal
Michelob Ultra 100 cal ▪ Heineken 0.0 70 cal

PREMIUM BEER 5.00
Blue Moon 170 cal ▪ Corona Extra 150 cal ▪ Corona Light 100 cal
Dos XX Lager 140 cal ▪ Dos XX Ambar 150 cal
Modelo Especial 150 cal ▪ Modelo Negra 150 cal ▪ Pacifico 150 cal
Sam Adams 180 cal ▪ Shiner Bock 140 cal ▪ Tecate 140 cal

Ask about our local craft

TITO'S BLOODY MARY 140 CAL 6.50
Tito's Handmade Vodka and Zing Zang Bloody Mary Mix

VINO

CHUY POURS 9 OZ

WHITE
Canyon Road Chardonnay 225 cal/gl
7.00 GL / 20.00 BTL
Ecco Domani Pinot Grigio 225 cal/gl
8.00 GL / 23.00 BTL

RED
Canyon Road Pinot Noir 220 cal/gl
7.00 GL / 20.00 BTL
Dark Horse Cabernet Sauvignon 220 cal/gl
8.00 GL / 23.00 BTL

DESSERTS

SOPAPILLAS 1,210 CAL 4.49
TRES LECHES 1,140 CAL 6.79
FLAN 440 CAL 4.79

TRES LECHES

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

T11.20

HAPPY HOUR

weekdays 4-7 pm

FROZEN STRAWBERRY

GRANDE ROCKS

HOUSE RITAS
REGULAR 5.25 • GRANDE 8.25

THE ORIGINAL TEXAS TINIS 9.25

DOMESTIC BEERS 3.25

TECATES 1.00 OFF

WINE 1.00 OFF GLASSES
3.00 OFF BOTTLES

APPS

QUESO 930 CAL 7.49
Add seasoned ground beef, guacamole & pico de gallo 1,040 cal +1.00

GUACAMOLE 840 CAL 6.99

QUESADILLAS 1,280 CAL 8.29
Cheese, green chiles & onions with guacamole & pico de gallo
Add fajita chicken 1,300 cal 9.79

NACHOS 980 CAL 8.29
Refried beans, cheese & jalapeños
Add guacamole & pico de gallo 1,160 cal 9.79

PANCHOS 1,890 CAL 10.79
Nachos with your choice of fajita chicken, fajita beef or seasoned ground beef, with guacamole & pico de gallo

APPETIZER PLATE

APPETIZER PLATE 1,940 CAL 11.29
Queso, nachos, fajita chicken quesadillas, chicken flautas, guacamole & sour cream

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

T11.20