

TABLE OF REFERENCES	
VOLUME	3225, PAGE 844
VOLUME	453, PAGE 386
VOLUME	977, PAGE 575
VOLUME	4943, PAGES 119
VOLUME	4943, PAGE 126
PLAT VOLUME	3, PAGE 31
PLAT VOLUME	3, PAGE 98
PLAT VOLUME	4, PAGE 135
PLAT VOLUME	6, PAGE 3
PLAT VOLUME	6, PAGE 36

5E: "SCHEDULE B - SECTION 2" ITEMS (CONTINUED)

10n	TERMS AND PROVISIONS OF LEASE AGREEMENT FROM EMC REALTY TEXAS, LLC, LESSOR TO KONA RESTAURANT GROUP, INC., A DELAWARE CORPORATION, 15000 W. 15TH STREET, SUITE 200, DALLAS, TEXAS 75244, RECORDED IN MEMORANDUM OF LEASE, FILED: JUNE 20, 2008, RECORDED IN VOLUME 3441, PAGE 659, RECORD PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS; BLANKET IN NATURE--NOTHING TO PLOT.)
10c	THE EXISTENCE OF ENVIRONMENTAL GROUNDWATER QUALITY AND USE LIMITATIONS, AS DISCLOSED BY TEXAS RISK REDUCTION PROGRAM RESTRICTIVE COVENANT FILED SEPTEMBER 24, 2010, RECORDED IN VOLUME 3971, PAGE 182, RECORD PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS; BLANKET IN NATURE--NOTHING TO PLOT.)
10p	RIGHTS OF THE STATE OF TEXAS AND/OR THE MUNICIPALITY IN AND TO THAT PORTION OF SUBJECT PROPERTY, IF ANY, AS MAY BE AFFECTED BY LAWS, ORDINANCES, OR GOVERNMENTAL REGULATIONS RELATING TO ENVIRONMENTAL PROTECTION AND CONCERNING THE ENVIRONMENTAL CONDITIONS AND USE OF THE LAND. (NOTHING TO ADDRESS.)
10u	TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN ACCESS EASEMENT DATED JANUARY 4, 2014, ENTERED INTO BY AND BETWEEN SAN MARCOS 123 AND 35 PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, GRANTOR TO EMC REALTY TEXAS, LLC, GRANTEE; FILED JUNE 11, 2014, RECORDED IN VOLUME 4043, PAGE 108, AND 126 OF THE OF REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. (AFFECTS; CROSS-ACCESS DRIVEWAY AS SHOWN.)

8 SUBSTANTIAL FEATURES OBSERVED

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	PW	DRAWING SCALE	1"= 30'
.	DRAWN BY	WRT	QC BY	DWK 11/23/18
.	DRAWING NAME	1807470-19224-SAN MARCOS-TX.DWG		
.	.	.	11/23/18	SURVEYOR COMMENTS	WRT				

<p>6Ding SURVEYOR'S NOTES</p> <ol style="list-style-type: none"> 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS. 	<p>SURVEY</p> <p>RESTAURANT</p> <p>E 35</p> <p>SAN MARCOS, TEXAS</p>
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4	LAND AREA	99,961± SQUARE FEET	2.29±± ACRES
6Biv	BEARING BASIS	BEARINGS SHOWN HEREON ARE BASED ON NORTHEASTERLY LINE OF TRACT 1, WHICH BEARS S47°28'45"E, PER VOLUME 3225, PAGE 844.	
5F	CEMETERY NOTE	THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.	
9	PARKING SPACES	REGULAR = 135 HANDICAP = 6 TOTAL = 141	
5Biii	ACCESS TO PROPERTY	THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO INTERSTATE 35 (ACCESS ROAD), A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO INTERSTATE 35 (ACCESS ROAD) AND STATE HIGHWAY NO. 123. A DEDICATED PUBLIC STREET OR HIGHWAY VIA ACCESS TO INTERSTATE 35 (ACCESS ROAD) CROSS-AGREEMENT PER VOLUME 453, PAGE 386. VOLUME 977, PAGE 575, VOLUME 4943, PAGES 119, VOLUME 4943 PAGE 126.	

OF
 JOHNNY CARINO'S RECD
 1207 INTERSTATE
 COUNTY

ALTA/NPS LAND TITLE

16	EARTH MOVING NOTE	6Dvi	2	HAYS
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.				

6Bvii CONTIGUITY STATEMENT

7	SURVEYOR'S CERTIFICATE
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY;	

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 1976 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALA NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA NSPS AND NSPS, AND INCLUDES ITEMS 2, 7(a), 7(b)(1), (c), 8, 9, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/21/2018. DATE OF PLAT OR MAP: 11/21/2018.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORD CASES, OR IMPLEMENTATION

DATE _____

PROFESSIONAL LAND SURVEYOR NO.
STATE OF TEXAS
PROJECT NO. 1807470-19224

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3181 MACQUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION #10146100
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD NOT BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL

ASMC
AMERICAN SURVEYING & MAPPING, INC.
3181 MACQUIRE BLVD., SUITE 200
ORLANDO, FL 32803
PHONE (407) 426-7979

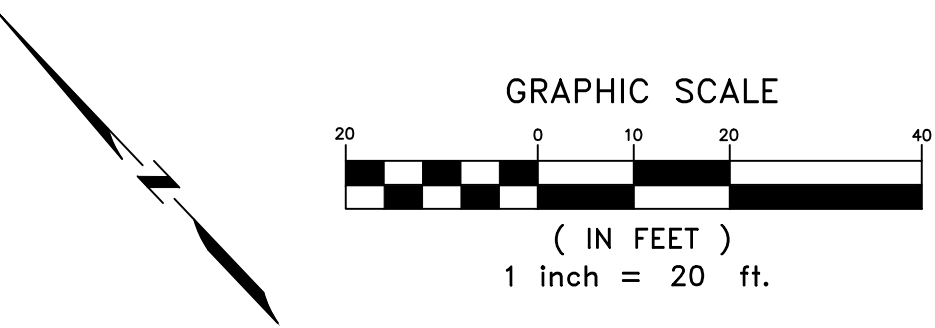
6DVI 2 ALTA/NSPS LAND TITLE SURVEY
OF
JOHNNY CARINO'S RESTAURANT
1207 INTERSTATE 35
HAYS COUNTY SAN MARCOS, TEXAS

ASMA AMERICAN
& MAPPING, INC.

3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FLORIDA 32803
PHONE (407) 426-7979
WWW.ASMCORPORATE.COM

EXHIBIT B

TWIN PEAKS SITE PLAN
WITH SECURITY
CONCERN NOTATIONS



IMPERVIOUS COVER CALCULATIONS

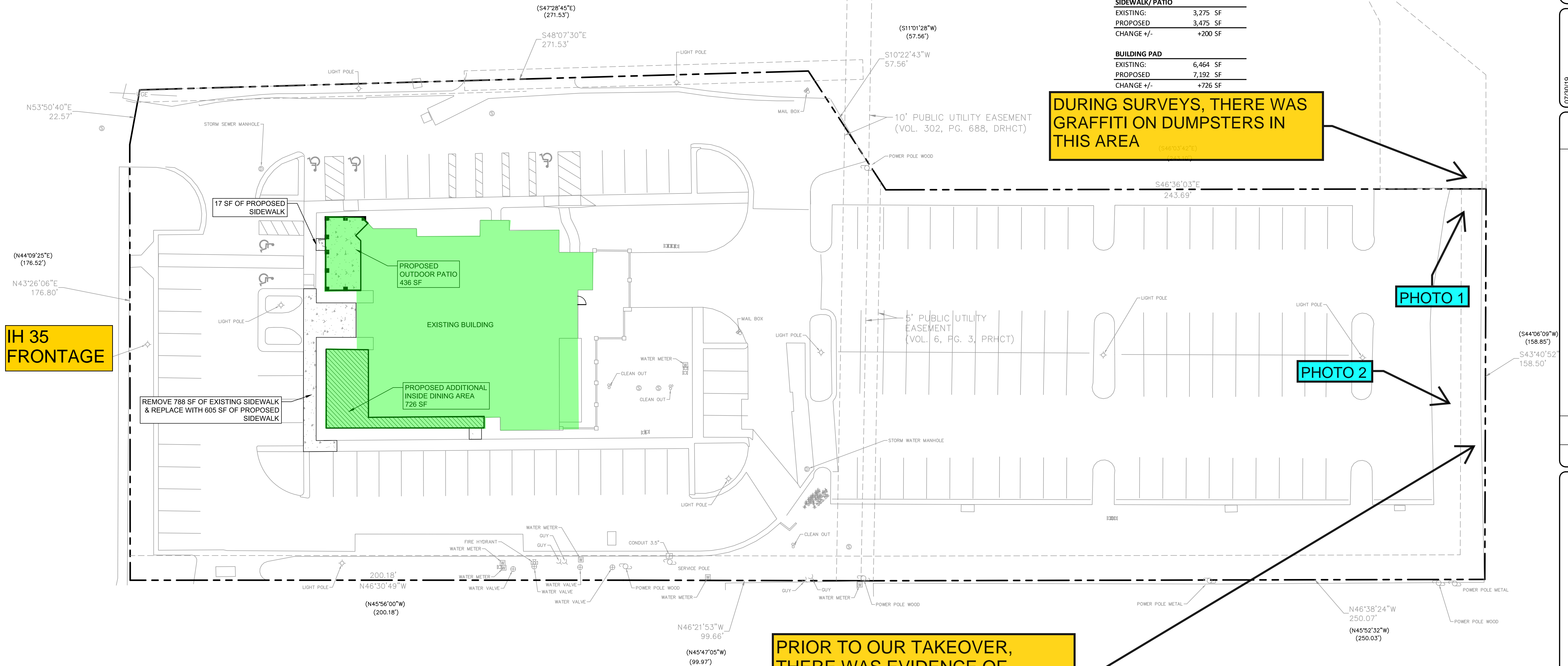
SITE PAVING	
EXISTING:	80,000 SF
PROPOSED	80,000 SF
CHANGE +/-	0 SF

SIDEWALK/ PATIO

PROPOSED	3,475 SF
CHANGE +/-	+200 SF

BUILDING PAD	
EXISTING:	6,464 SF
PROPOSED	7,192 SF
CHANGE +/-	+726 SF

DURING SURVEYS, THERE WAS GRAFFITI ON DUMPSTERS IN THIS AREA



PRIOR TO OUR TAKEOVER,
THERE WAS EVIDENCE OF
HOMELESS PEOPLE SLEEPING IN
THIS AREA



TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS
REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM
AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OF WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTION OF ANY NATURE THAT COULD BE DANGEROUS TO ANYONE IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVED FROM THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

RAMSEY ENGINEERING

Ramsey Engineering, LLC
Civil Engineering • Consulting
TBPE Firm No. F-12606

3206 Yellowpine Terrace
Austin, Texas 78757

Cell: 512-650-6800
ramsey-eng@aatt.net

DESIGNED: SR DRAWN: DED
REVIEWED: GTH

[illegible]

SMALL SITE PREPARATION PERMIT
1207 S. IH 35
SAN MARCOS TX 78666
SITE CONTROL AND DIMENSION PLAN

PROJECT No.

19-010-10

SHEET No.



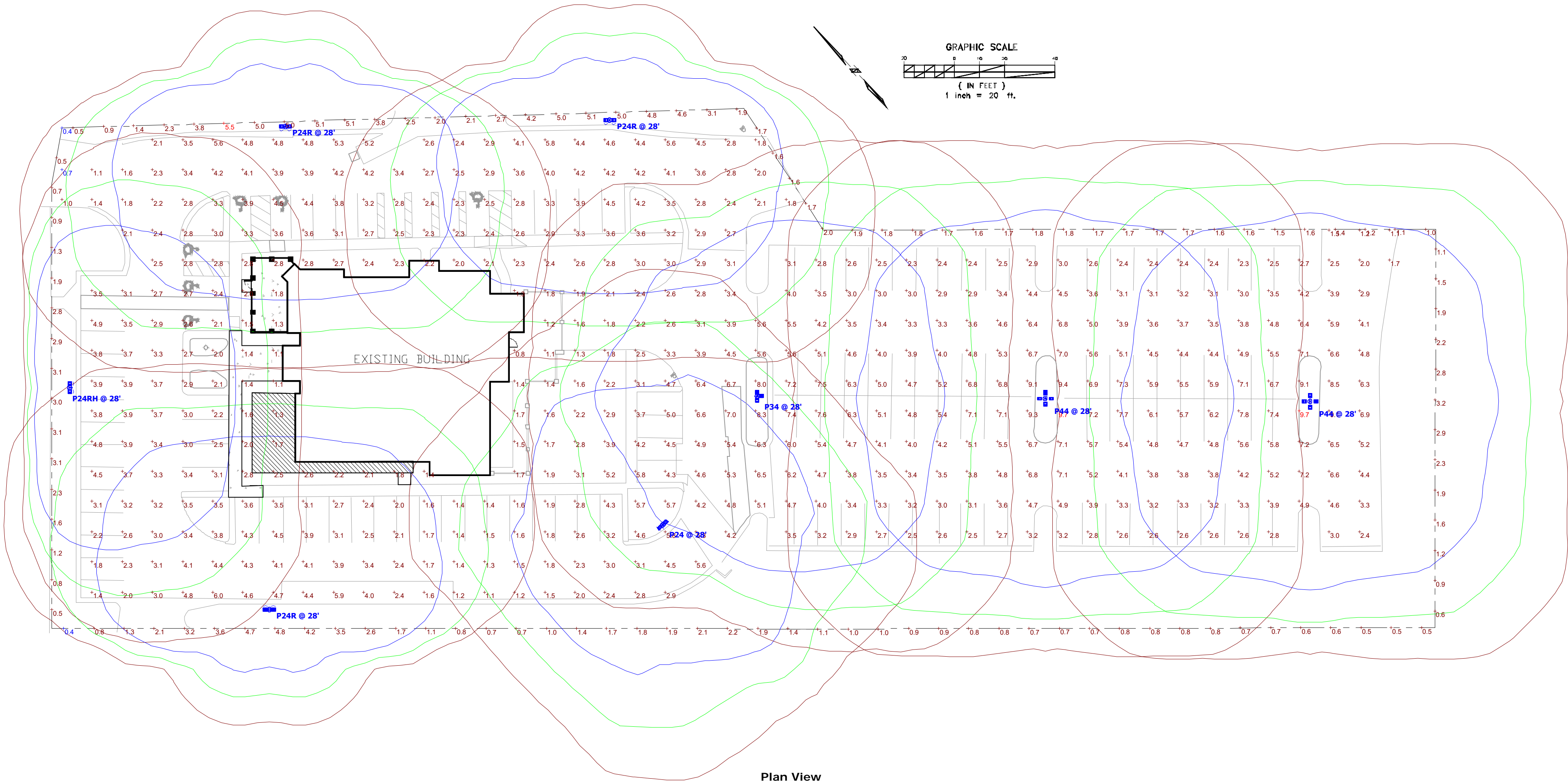
PRE CONSTRUCTION SURVEY
PHOTO
DUMPSTER ADJACENT TO
BACK PARKING LOT HAD
GRAFFITI

PHOTO 1



PRE CONSTRUCTION SURVEY PHOTO
- WE FOUND EVIDENCE OF
HOMELESS OCCUPANCY IN BACK OF
PARKING. THIS WAS ALL CLEANED
UP AND TRIMMED UP AS PART OF
CONSTRUCTION PRIOR TO OPENING

PHOTO 2



Plan View

Scale - 1" = 30'

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	3.7 fc	9.7 fc	0.7 fc	13.9:1	5.3:1
Property Line Light Levels	+	2.0 fc	5.5 fc	0.4 fc	13.8:1	5.0:1

Schedule									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	LLF	Wattage
	P24	1	PRV-C60-D-UNV-T4-SA-BZ-L90/R90	Double Head D180 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	306
	P24R	3	PRV-C60-D-UNV-T4-SA-BZ-L90/R90	Double Head D180 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution & Rotated Optics (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	306
	P24RH	1	PRV-C60-D-UNV-T4-SA-BZ-L90/R90-HSS	Double Head D180 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution & Rotated Optics (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base) House Side Shielding	LED/4000K	2	7759	0.95	262
	P34	1	PRV-C60-D-UNV-T4-SA-BZ-L90/R90	Triple Head T90 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	459
	P44	2	PRV-C60-D-UNV-T4-SA-BZ-L90/R90	Quad Head Q90 Eaton Lumark Prevail C60 Series LED Area Unit w/Type T4 Distribution (ESTIMATED 25ft. Pole Height w/3ft. Concrete Base)	LED/4000K	2	9993	0.95	612