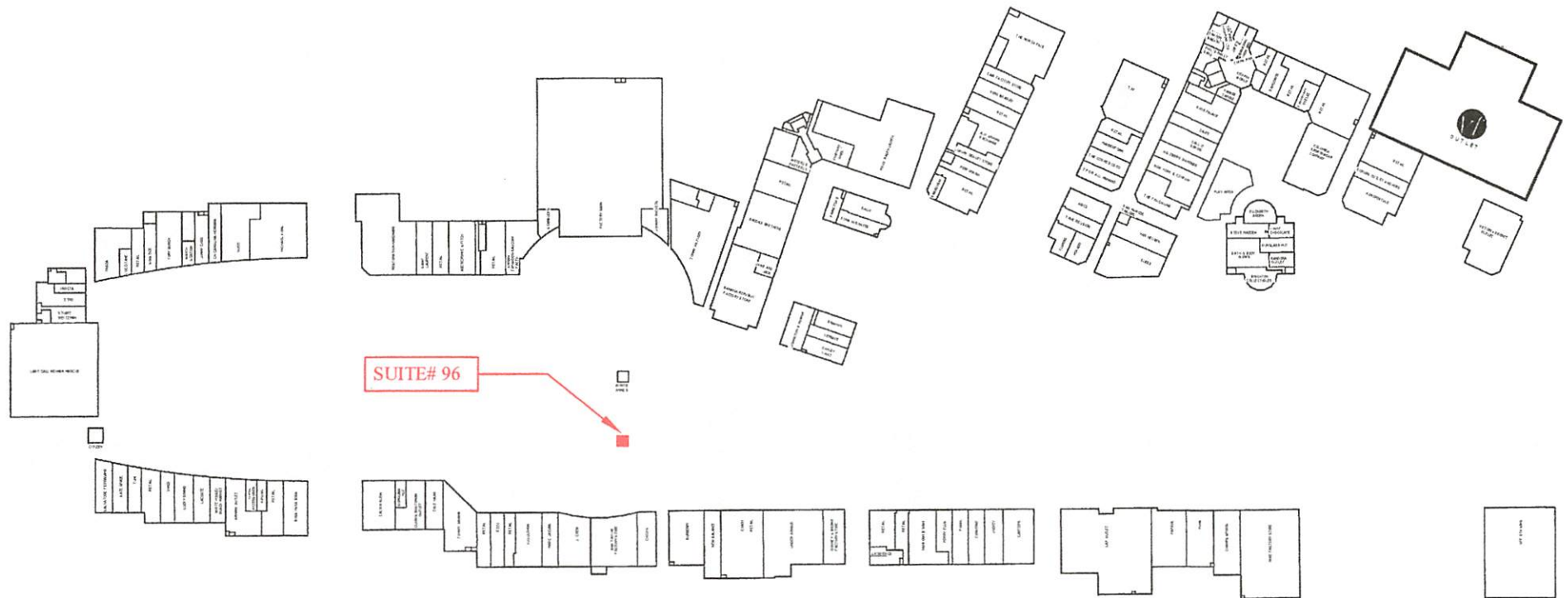


Site Plan

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or spaces will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



Current Web Lease Plan

Modified: September 30, 2020

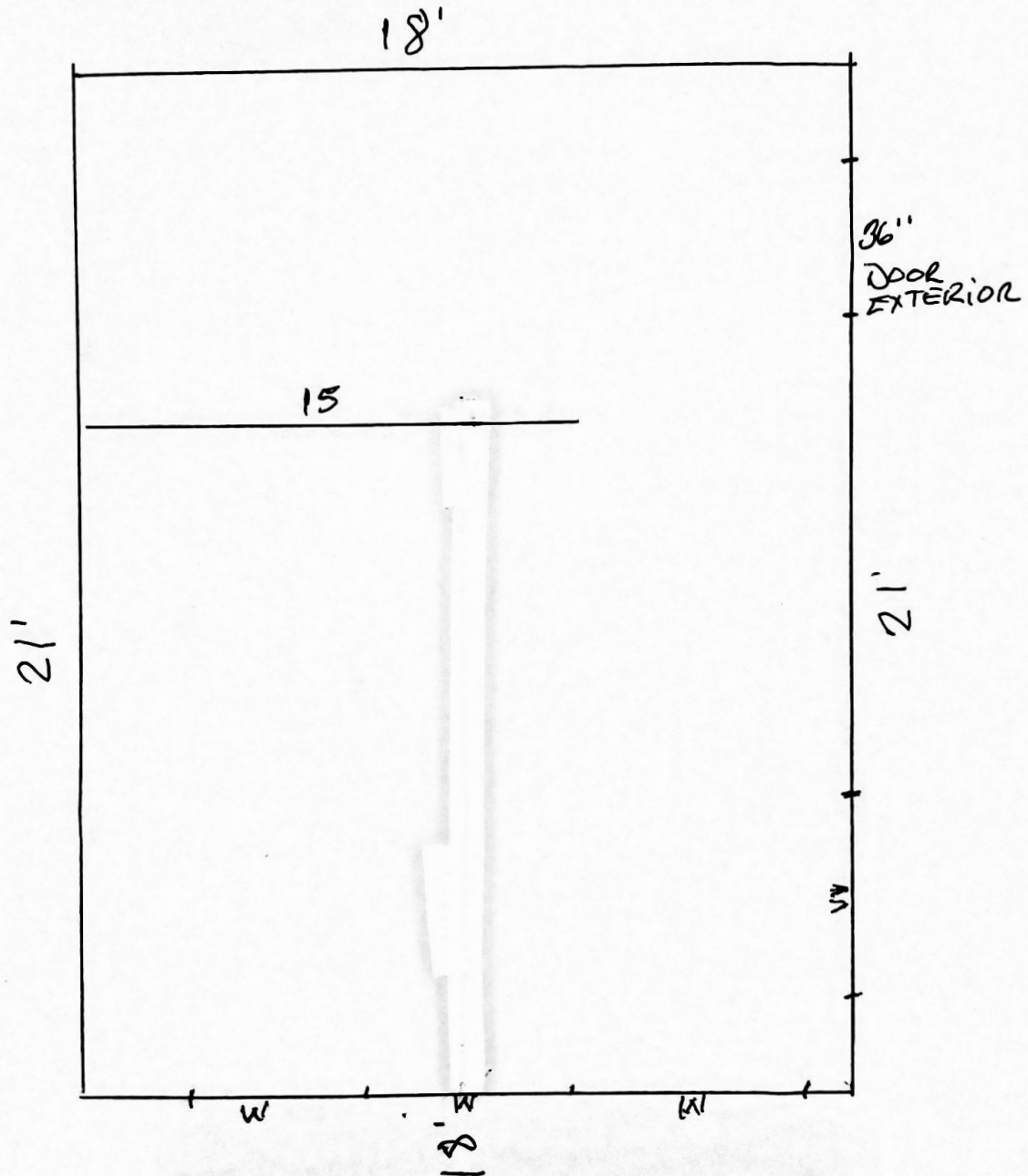
San Marcos Premium Outlets
3939 IH-35 South #900
San Marcos, TX 78666
CORP # 7882

Outlets
South #900
s, TX 78666
CORP # 7982


SIMON®
PREMIUM OUTLETS

Floor Plan

Floor Plan for Margarita Villa LLC
DBA Tiny Cantina at San Marcos Outlets
TINY CANTINA



Total Square footage: 378 sq. Ft.

There will be no indoor seating area or bathrooms

SAN MARCOS OUTLET

Entertainment Facilities

November 19, 2020

RE: Margarita Villa LLC

Db a Tiny Cantina at San Marcos Outlet

To City of San Marcos

This location will have for entertainment within the facility will have speakers, Televisions (2) and will have at times music playing through the speakers using Pandora/Spotify (online music services). This location do not have indoor seating so the T.V.s and Speakers will be facing the outdoor “patio” area.

Thank you,
Aaron Watson
Margarita Villa LLC
Db a Tiny Cantina at San Marcos Outlets

Tiny Cantina @ San Marcos Outlets

MARGARITAS \$10

Mangonada
Strawberry
Crisp Cucumber
Wacky Watermelon
Very Peachy
Monster Melon
Prickly Pear
Sangria - Rita

MARGARITA FLIGHT \$13

Mangonada
Cucumber
Strawberry

\$3 SHOTS

Refer to bartender for shot list

DOMESTICS

Coors Light
Budlight
Miller Light
Lonestar
Lonestar Light
Michelob Ultra
White Claws

DAQUIRIES \$10

Ocean Potion
Mega Mojito
Boozy Horchata
Tahitian Hurricane
Piña Colada

IMPORTS

Tecate Light	Pacifico
Stella Artois	Samuel Adams
Dos Equis	
Sol	
Corona	
Corona Light	
Modelo	

CRAFTS

Blue Moon
Belgian-style Witbeer
5.4% ABV

Hopadillo
Karch Brewing Co
Texas IPA
6.6% ABV

Love Street
Karch Brewing Co
Kolsch
4.9% ABV

San Antonio Lager
Ranger Creek Brewing
Texas Light Lager
5.2% ABV

Love Struck
Ranger Creek
Hefeweizen
5.4% ABV

Slippery Rock
Busted Sandal
Indian Pale Ale
7.1% ABV

Shiner Bock
Shiner Brewery
German Bock
4.4% ABV

Firemans #4
Real Ale Brewing
Blonde Ale
5.1% ABV

Austin Eastsiders
Cider 5% ABV
Blood Orange
Pineapple

Freaky deaky
Texan local blond
DF Dub
5% tint IPA
Crawford buck
Sam Adam's

Ask cashier about our Wine List

****ALL DRINKS ARE MADE WITH WINE BASED ALCOHOL****

December 11, 2020

RE: Margarita Villa LLC

DbA Tiny Cantina at San Marcos Outlet

Proposed Food menu

To City of San Marcos,

The food that we intend to sale will be pre-made and not on site. Will be purchased from an outside vendor and then cooked/re-heated on site. We are planning to have Pizza:

Pizza by the Slice

Types of Pizza

Cheese

Pepperoni

Italian Sausage

Meatball

We will not have any table and chairs that will be owned by Tiny Cantina at San Marcos. There are tables and chairs that are in the common area that will be shared with the Pretzel place next to the location. I believe there are 10 tables with 4 chairs available.

Thank you,

Aaron Watson

Margarita Villa LLC

DbA Tiny Cantina at San Marcos Outlets

Site Photos











TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number _____

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number _____

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number _____

2. Type of On-Premise License/Permit

- | | |
|---|---|
| <input checked="" type="checkbox"/> BG Wine and Beer Retailer's Permit | <input type="checkbox"/> LB Mixed Beverage Late Hours Permit |
| <input type="checkbox"/> BE Beer Retail Dealer's On-Premise License | <input type="checkbox"/> MI Minibar Permit |
| <input type="checkbox"/> BL Retail Dealer's On-Premise Late Hours License | <input type="checkbox"/> CB Caterer's Permit |
| <input type="checkbox"/> BP Brewpub License | <input checked="" type="checkbox"/> FB Food and Beverage Certificate |
| <input type="checkbox"/> V Wine & Beer Retailer's Permit for Excursion Boats | <input type="checkbox"/> PE Beverage Cartage Permit |
| <input type="checkbox"/> MB Mixed Beverage Permit | <input type="checkbox"/> RM Mixed Beverage Restaurant Permit with FB |
| <input type="checkbox"/> O Private Carrier's Permit -Brewpubs (BP) with a BG only | <input type="checkbox"/> E Local Cartage Permit - Wine/Beer retailers (BG) Only |

3. Indicate Primary Business at this Location

- | | | |
|---|--|--|
| <input type="checkbox"/> Restaurant | <input type="checkbox"/> Sporting Arena, Civic Center, Hotel | <input checked="" type="checkbox"/> Bar |
| <input type="checkbox"/> Grocery/Market | <input type="checkbox"/> Sexually Oriented | <input type="checkbox"/> Miscellaneous _____ |

4. Trade Name of Location (Name of restaurant, bar, store, etc.)

Tiny CANTINA at San Marcos Outlets

5. Location Address

3939 IH-35 South # 96

City <i>San Marcos</i>	County <i>HAYS</i>	State <i>TX</i>	Zip Code <i>78666</i>
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6. Mailing Address

10004 Wurzbach Road #395	City San Antonio	State TX	Zip Code 78230
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7. Business Phone No.

2103261233

Alternate Phone No.

E-mail Address

MARGARITA VILLASACT@gmail.com

OWNER INFORMATION

8. Type of Owner

- | | | |
|---|--|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Corporation | <input type="checkbox"/> City/County/University |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Joint Venture | |
| <input checked="" type="checkbox"/> Limited Liability Partnership | <input type="checkbox"/> Trust | |

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)

Margarita Villa LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your license/permit.

10. Contact Person: <i>Aaron Watson</i>	Relation to Business: <i>Office Manager</i>
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Phone (mandatory): <i>210 825 0230</i>	Email (mandatory): <i>margarita villa acct@gmail.com</i>
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TABC DATESTAMP