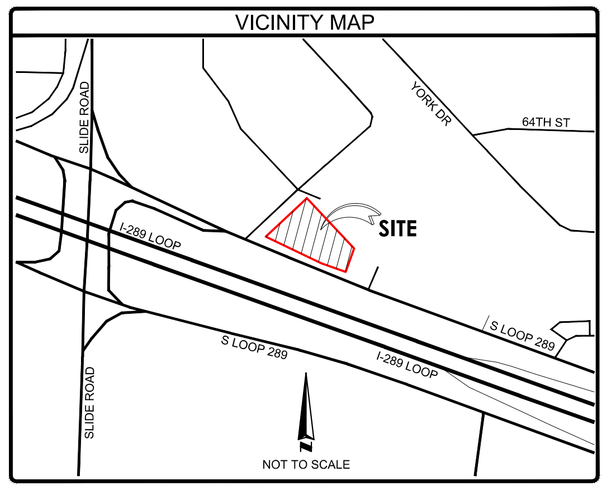
VICINITY MAP



BASIS OF BEARING

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), NORTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48303 0295 G (MAP NO. 48303C0295G), WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY:03/2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO SOUTH LOOP 289, A DEDICATED PUBLIC RIGHT-OF-WAY.

3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.

7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.

9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.

10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

11. UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS. THE SURVEY LAND FORMS A MATHEMATICALLY CLOSED FIGURE.

12. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

OBSERVED SIGNIFICANT OBSERVATIONS

PORTABLE BUILDING 5.98' OUTSIDE THE EAST PROPERTY LINE

BUILDING AREA

BUILDING 1 : FOOTPRINT ±4433 SQ. FT. (2 STORY)

BUILDING HEIGHT

BUILDING 1: ±20'

LAND AREA

PARCEL 1: ±29908 SQ. FT. OR ±0.68 ACRES

PARKING

REGULAR:	33
COVERED:	00
HANDICAP:	03
TOTAL PARKING:	36

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

ZONING INFORMATION

ITEM		CONTACT: PARTNER ENGINEERING & SCIENCE
ZONING DESIGNATION	General Retail District (C-3)	
MINIMUM LOT AREA (SQ. FT.)	NONE	REPORT DATE: May 4, 2023
MINIMUM FRONTAGE	NONE	REPORT #: 23-405174.81
MINIMUM LOT WIDTH	NONE	
MAX IMPERVIOUS COVERAGE	NONE	
MAX BUILDING HEIGHT	NONE	
MINIMUM SETBACKS		
FRONT	43'	
SIDE	NONE	
REAR	NONE	

PARKING REQUIREMENTS:

FOR RESTAURANT USE SERVING MIXED ALCOHOLIC BEVERAGES
1 SPACE PER 75 SQUARE FEET OF GROSS FLOOR AREA
4,750 SQUARE FEET / 75 SQUARE FEET = 63 SPACES

TOTAL REQUIRED PARKING SPACES = 63 SPACES
TOTAL EXISTING PARKING SPACES = 55 SPACES
TOTAL DEFICIENT PARKING SPACES = 8 SPACES

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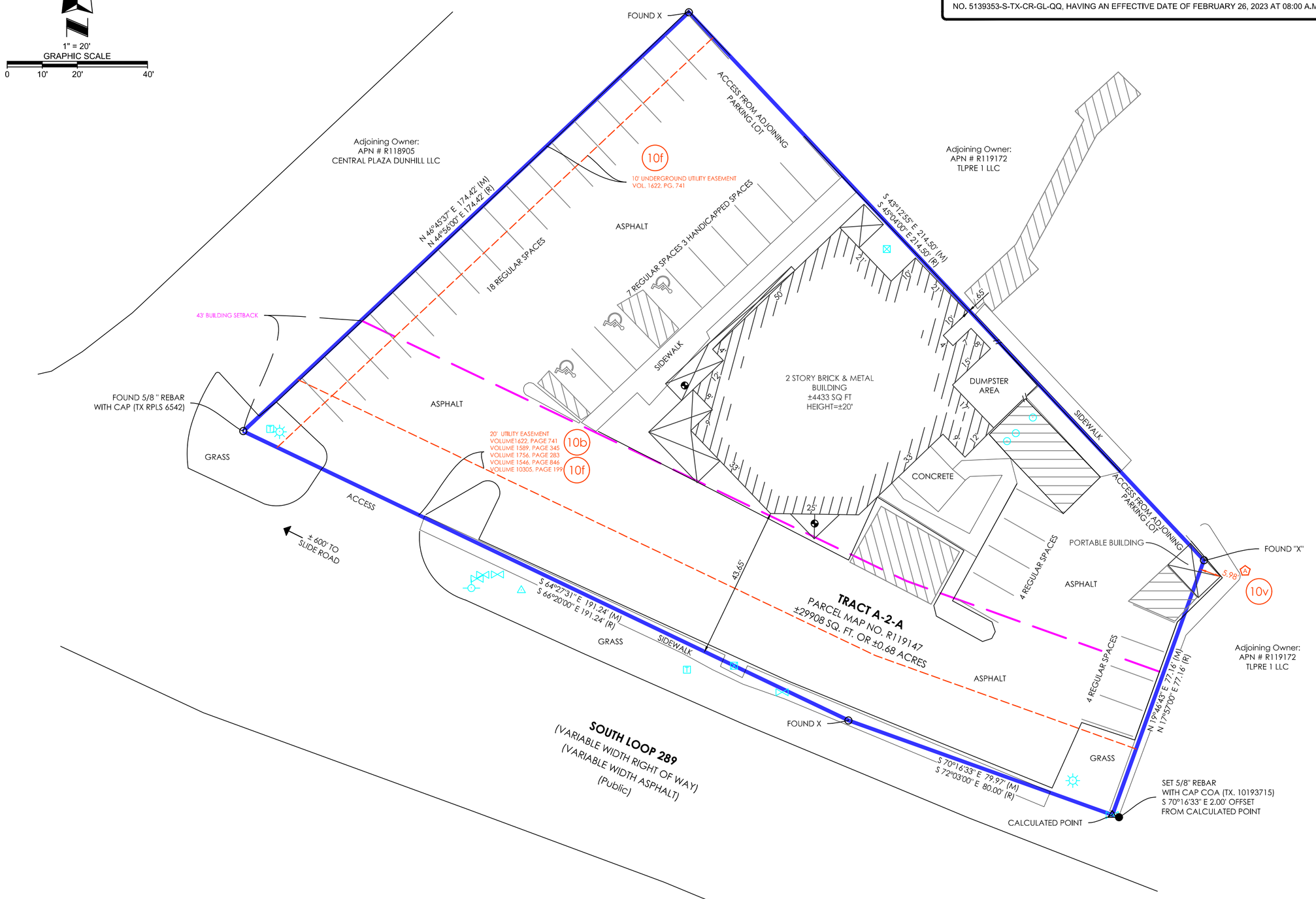
1" = 20'
GRAPHIC SCALE
0 10' 20' 40'



LEGEND

P.O.B.	POINT OF BEGINNING		FOUND MONUMENT (AS NOTED)
P.O.C.	POINT OF COMMENCEMENT		SET MONUMENT (AS NOTED)
(M)	MEASURED CALL		CALCULATED POSITION
(D)	DEEDED CALL		BLDG HT. MEASUREMENT
(R)	RECORD CALL		POWER POLE
	EASEMENT		LIGHT POLE
	PROPERTY LINE		TRANSFORMER / JCT. BOX
	SETBACK LINE		TELEPHONE BOX/PEDESTAL
	OVERHEAD ELECTRIC		FIRE HYDRANT
	CHAIN LINK FENCE		WATER VALVE
			SEWER MANHOLE
			GAS METER

TITLE DESCRIPTION

LEGAL DESCRIPTION

TRACT A-2-A, A REPLAT OF **TRACT A-2**, A REPLAT OF TRACTS A THROUGH G, AVALON ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN **VOLUME 1622, PAGE 741**, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

BEING AND INTENDED TO BE THE SAME PREMISES DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES AS AGENT FOR STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 5139353-S-TX-CR-GL-QQ, HAVING AN EFFECTIVE DATE OF FEBRUARY 26, 2023 AT 08:00 A.M. ISSUED JUNE 2, 2023

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

10	THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
10a	INTENTIONALLY DELETED.
10b	DEDICATION DEED DATED MAY 22, 1978 RECORDED IN **VOLUME 1589, PAGE 345**, DEED RECORDS, LUBBOCK COUNTY, TEXAS. REFILED IN DEDICATION DEED DATED MAY 23, 1978, RECORDED IN **VOLUME 1756, PAGE 283**, DEED RECORDS, LUBBOCK COUNTY, TEXAS, AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BRADLEY G. RUSSELL, RPLS NO. 6349, UNDER PARTNER RESI JOB NO. **23-405174.131**, DATED MAY 18, 2023, LAST REVISED , THE "SURVEY". **DOES AFFECT, AS SHOWN**
10c	INTENTIONALLY DELETED.
10d	DEDICATION DEED DATED JULY 27, 1978 RECORDED IN **VOLUME 1622, PAGE 741**, DEED RECORDS, LUBBOCK COUNTY, TEXAS, AS NOTED ON THE SURVEY. **DOES AFFECT, BLANKET IN NATURE**
10e	INTENTIONALLY DELETED.
10f	BLANKET UNDERGROUND UTILITY AND TRANSFORMER PAD EASEMENT AS SET FORTH ON PLAT RECORDED IN **VOLUME 1622, PAGE 741**, DEED RECORDS, LUBBOCK COUNTY, TEXAS, AS SHOWN ON THE SURVEY. **DOES AFFECT, AS SHOWN**
10g	INTENTIONALLY DELETED.
10h	SHORT FORM LEASE DATED DECEMBER 31, 2013, BETWEEN SEFCIK CAPITAL MANAGEMENT, LLC, AS LANDLORD, AND TEXAS WINGS HOLDINGS, LLC, AS TENANT, RECORDED AS INSTRUMENT NO. **2014000546**, OFFICIAL PUBLIC RECORDS, LUBBOCK COUNTY, TEXAS, WITH NO RIGHT OF FIRST REFUSAL, OPTION TO PURCHASE, OR OTHER SIMILAR OPTION OR RIGHT. **DOES AFFECT, NOT SURVEY RELATED**
10i	ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER THE LAND CONVEYED IN DEED FROM G. C. WORRELL AND SID WORRELL, TO J. H. EVINS AND WIFE, DATED MARCH 3, 1960, RECORDED IN **VOLUME 785, PAGE 559**, LUBBOCK COUNTY, TEXAS. NOTE: TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT. **DOES AFFECT, NOT SURVEY RELATED**
10j	ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER THE LAND CONVEYED IN DEED FROM G. C. WORRELL AND SID WORRELL, TO MRS. MYRTIS PEARL ROSS, DATED OCTOBER 12, 1960, RECORDED IN **VOLUME 814, PAGE 265**, LUBBOCK COUNTY, TEXAS. NOTE: TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT. **DOES AFFECT, NOT SURVEY RELATED**
10k	ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER THE LAND CONVEYED IN DEED FROM G. WORRELL AND SID C. WORRELL, TO GORDON ROWELL, DATED AUGUST 8, 1963, RECORDED IN **VOLUME 995, PAGE 499**, LUBBOCK COUNTY, TEXAS.**DOES AFFECT, NOT SURVEY RELATED**
10l	ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER THE LAND CONVEYED IN DEED FROM C. C. WORRELL AND WIFE, TO JOHN D. ABNEY AND WIFE, DATED JANUARY 20, 1972, RECORDED IN **VOLUME 1291, PAGE 664**, LUBBOCK COUNTY, TEXAS, NOTE: TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT. **DOES AFFECT, NOT SURVEY RELATED**
10m	RESERVATION OF ALL OIL, GAS, HYDROCARBON AND ALL OTHER MINERALS IN SPECIAL WARRANTY DEED GRANTED BY FOURCORNERSTONES II, LTD. TO SEFCIK CAPITAL MANAGEMENT, LL DATED DECEMBER 31, 2013 AND RECORDED AS INSTRUMENT NO. **2014000543**, WITH WAIVER OF SURFACE RIGHTS. NOTE: TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT. (WAIVER OF SURFACE RIGHTS CONTAINED THEREIN) **DOES AFFECT, NOT SURVEY RELATED**
10n	ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED.
10o	INTENTIONALLY DELETED.
10p	INTENTIONALLY DELETED.
10q	INTENTIONALLY DELETED.
10r	INTENTIONALLY DELETED.
10s	INTENTIONALLY DELETED.
10t	INTENTIONALLY DELETED.
10u	INTENTIONALLY DELETED.
10v	THE FOLLOWING MATTER IS DISCLOSED ON THE SURVEY: 1. PORTABLE BUILDING 5.98' OUTSIDE THE EAST PROPERTY LINE. **DOES AFFECT, AS SHOWN**

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, AS AGENT, FOR STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 5139353-S-TX-CR-GL-QQ, ISSUED 06/02/2023 WITH AN EFFECTIVE DATE OF 02/26/2023.:

SURVEYOR'S CERTIFICATE

TO: VOYA INVESTMENT MANAGEMENT LLC; A DELAWARE LIMITED LIABILITY COMPANY; AND ITS SUCCESSORS AND ASSIGNS, AS ADMINISTRATIVE AGENT FOR THE LENDERS OF A LOAN IN CONNECTION WITH THE PROPERTY REFERENCED AND DESCRIBED HEREIN, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND PARTICIPANTS, C/O VOYA INVESTMENT MANAGEMENT LLC, 5780 POWERS FERRY ROAD NW, ATLANTA, GEORGIA 30327-4347, FSLRO 4950 SOUTH LOOP LUBBOCK, LP; KENSINGTON VANGUARD NATIONAL LAND SERVICES OF TX, LLC AND LPC RETAIL LLC, A DELWARE LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY; REED SMITH LLP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18 (GRAPHICALLY DEPICTED), 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/13/2023.

DATE OF PLAT OR MAP: 06/14/2023

CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgelawn Dr.
Conway, AR 72034

BRADLEY G. RUSSELL,
PLS #6349, COA # 10193715
BRAD.RUSSELL@CRAFTONTULL.COM

STATE OF TEXAS
BRADLEY G RUSSELL
6349
SURVEYED
LAND SURVEYOR

X 6/14/2023

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 1 OF 1

2021 ALTA/NSPS LAND TITLE SURVEY

HOOTER'S
SITE ADDRESS
4950 S. LOOP 289
CITY OF LUBBOCK 79414
LUBBOCK COUNTY, TEXAS

PARTNER PROJECT NUMBER: 23-405174.131

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: CLA	DRAWING SCALE: 1"= 20'
		CHECKED BY: DT	JOB NO.: 23-405174.131
		FILENAME: 23-405174.131 4950 S LOOP 289 LUBBOCK TX_RECOVER.DWG	

CRAFTON TULL, & ASSOC.
1000 LEDGELAWN DRIVE
CONWAY, AR 72034
(501) 328-3316
EMAIL: CON-ALTA-OFFICE@CRAFTONTULL.COM

DRAWING: G:\PARTNER ENGINEERING\ALTA\230523_23-405174.131 (5107)\16 4950 S LOOP 289 LUBBOCK TX\23-405174.131 4950 S LOOP 289 LUBBOCK TX_RECOVER.DWG
LAYOUT: LAYOUT1 (2) | LAST SAVED: CLA, 6/14/2023 2:26:30 PM
PLOTTED BY: PARTNER ASSOCIATES, INC. | PLOTTED ON: Wed, Jun 14, 2023 2:26:30 PM | PLOTTED BY: "VALID ON HARD COPY ONLY"