

This is to certify that I have, this date, made an on the ground survey of the property located on 6801 U. S. Highway 287 in the City of Arlington, Tarrant County, Texas, described as follows:

Being a 4.753 acres of land situated in the S. B. Russell Survey, Abstract No. 1360, the J. W. Haynes Survey, Abstract No. 790, and the A. J. Russell Survey, Abstract No. 1279, City of Arlington, Tarrant County, Texas and being all of that certain tract of land conveyed to Chapps Hamburgers, Inc. by deed as recorded in Instrument No. D221121212, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the most westerly southwest corner of said 4.753 acre tract of land being described, said point being northwesterly end of a corner clip in the northeasterly R.O.W. line of U.S. Highway No. 287 (a variable width R.O.W.);

THENCE North 30 Degrees 19 Minutes 18 Seconds West, along the northeasterly R.O.W. of said U. S. Highway No. 287, a distance of 551.67 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set in the southerly right-of-way line of Kelly Elliott Road (70' R.O.W.) as conveyed to the City of Arlington in Volume 11790, Page 346, Deed Records of Tarrant County, Texas, said point being the beginning of a non-tangent curve to the left with a radius of 834.86 feet, a delta angle of 16 degrees 48 minutes 41 seconds and a chord bearing and distance of North 40 Degrees 18 Minutes 32 Seconds East, 244.08 feet;

THENCE in a northeasterly direction along said curve to the left and along the southerly right-of-way line of said Kelly Elliott Road, an arc distance of 244.96 feet to a 1/2 inch iron rod found with cap, said point being the north corner of said 4.753 acre tract of land being described, same point being the southwest corner of Lot 1, Block 5, Bent Oaks Estates, an addition to the City of Arlington, according to the plat thereof recorded in Cabinet A, Slide 4101, Plat Records of Tarrant County, Texas;

THENCE South 48 Degrees 15 Minutes 31 Seconds East, along the southwesterly line of said Block 5, a distance of 524.04 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set at an angle point in Lot 1, Block 5, Bent Oaks Estates, an addition to the City of Arlington, according to the plat thereof recorded in Cabinet A, Slide 4101, Plat Records of Tarrant County, Texas, said point being the northwest corner of a tract of land conveyed to the City of Arlington as recorded in Volume 12915, Page 192, Deed Records of Tarrant County, Texas, a 1/2 inch iron rod found bears South 11 Degrees 35 Minutes 23 Seconds East, 1.77 feet;

THENCE South 03 Degrees 19 Minutes 05 Seconds West, along the common line of said 4.753 acre tract of land being described and said City of Arlington tract, a distance of 269.32 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set at the southwest corner of said City of Arlington tract, said point being the southeast corner of said 4.753 acre tract of land being described, same point being in the northerly right-of-way line of Eden Road (a variable width right-of-way);

THENCE South 74 Degrees 28 Minutes 10 Seconds West, along the northerly line of said Eden Road, a distance of 208.69 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner in the aforementioned corner clip of the northeasterly right-of-way line of said U. S. Highway No. 287;

THENCE North 78 Degrees 07 Minutes 12 Seconds West, along the northeasterly right-of-way line of said U. S. Highway No. 287, a distance of 54.92 feet to the PLACE OF BEGINNING and containing 207,051 square feet or 4.753 acres of computed land.

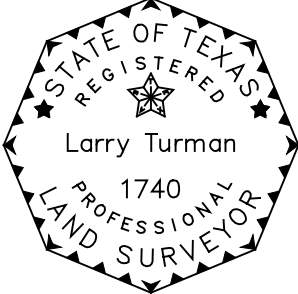
Only those easements and restrictions provided by Schedule A & B of GF Number: FT-44122-9001222400797-NJ, effective date April 30, 2024, and shown below have been reviewed and impact the subject property as detailed below

Schedule B, Item 10.  
a. Subject to Rights of parties in possession.  
b. Subject to The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgage Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.  
Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.  
c. Subject to If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:  
Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.  
Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.  
Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.  
d. Subject to All leases, grants, exceptions or reservations of coal, lignite, oil, gas and 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 interest that are not listed.  
e. Subject to All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, 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 the geothermal energy and associated resources below the surface of the Land that are not listed.  
f. Subject to Rights of tenants in possession, as tenants only, under unrecorded lease agreements.  
g. Subject to Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Tarrant County  
Purpose: As provided in said document  
Recording Date: March 13, 1947  
Recording No: Volume 1885, Page 590, Deed Records, Tarrant County, Texas. Affects and creates the right-of-way of Eden Road.  
h. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Texas Electric Service Company  
Purpose: As provided in said document  
Recording Date: December 9, 1964  
Recording No: Volume 4007, Page 355, Deed Records, Tarrant County, Texas. Does not affect subject property.  
i. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: November 10, 1994  
Recording No: Volume 11790, Page 353, Deed Records, Tarrant County, Texas. Affects subject property and plotted on survey.  
j. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: February 3, 2003  
Recording No: Volume 16359, Page 333, Real Property Records, Tarrant County, Texas  
k. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: April 1, 2003  
Recording No: under Clerk's File No(s). D203111211, Real Property Records, Tarrant County, Texas. Affects subject property and plotted on survey.  
l. Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: April 24, 2018  
Recording No: under Clerk's File No(s). D218086595, Real Property Records, Tarrant County, Texas. Affects subject property and plotted on survey.  
m. Subject to Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

TO: SP Family Ventures, LLC, Chapps Hamburgers, Inc., a Texas Corporation, AND 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 2016 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, 5, 6(a), 7(a), 8, 9, 10(a), 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 25, 2025.

*Larry Turman*  
Larry Turman  
Registered Professional Land Surveyor No. 1740



ALTA / NSPS LAND TITLE SURVEY  
OF  
4.753 ACRE TRACT  
BEING ALL  
OF  
THAT CERTAIN  
TRACT OF  
LAND CONVEYED TO  
CHAPPS HAMBURGERS, INC  
INSTRUMENT NO. D221121212  
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
SITUATED IN  
S. B. RUSSELL SURVEY, ABSTRACT NO. 1360  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

SHEET: 1 OF 1

LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		IRON PIPE FENCE
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		TELEPHONE MANHOLE
	TRAFFIC SIGNAL POLE		
	TRAFFIC SIGNAL BOX		
	SWB MAN HOLE		
	GAS MAN HOLE		
	VAULT		
	SIGN POLE		
	LIGHT POLE		
	OVER HEAD ELECTRIC TREE		

NO.	DATE	REVISION
1.		
2.		
3.		

<b>LARRY TURMAN, RPLS #1740</b> TBPS No. 10194928		JOB NO.: 25-003	
		DATE: JANUARY 19, 2025	
		SCALE: 1" = 30'	
		DRAWN BY: RM	
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		(817) 798-4039 CELL surveygroup@att.net	



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BEGINNING at a 5/8 inch iron rod found at the most westerly southwest corner of said 4.753 acre tract of land being described, said point being northwesterly end of a corner clip in the northeasterly R.O.W. line of U.S. Highway No. 287 (a variable width R.O.W.);

THENCE North 30 Degrees 19 Minutes 18 Seconds West, along the northeasterly R.O.W. of said U. S. Highway No. 287, a distance of 551.67 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set in the southerly right-of-way line of Kelly Elliott Road (70' R.O.W.) as conveyed to the City of Arlington in Volume 11790, Page 346, Deed Records of Tarrant County, Texas, said point being the beginning of a non-tangent curve to the left with a radius of 834.86 feet, a delta angle of 16 degrees 48 minutes 41 seconds and a chord bearing and distance of North 40 Degrees 18 Minutes 32 Seconds East, 244.08 feet;

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THENCE South 74 Degrees 28 Minutes 10 Seconds West, along the northerly line of said Edén Road, a distance of 208.69 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner in the aforementioned corner clip of the northeasterly right-of-way line of said U. S. Highway No. 287;

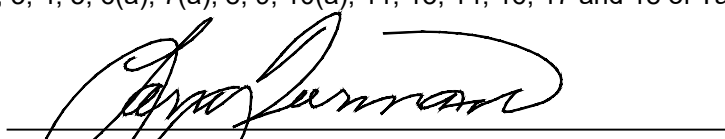
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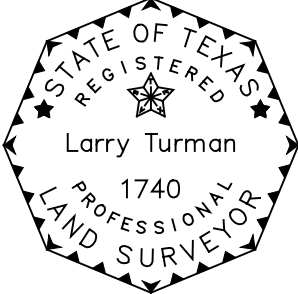
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- Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.
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- Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.
- Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.
- Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.
- d. Subject to All leases, grants, exceptions or reservations of coal, lignite, oil, gas and 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 interest that are not listed.
- e. Subject to All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, 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 the geothermal energy and associated resources below the surface of the Land that are not listed.
- f. Subject to Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
- g. Subject to Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: Tarrant County  
Purpose: As provided in said document  
Recording Date: March 13, 1947  
Recording No: Volume 1885, Page 590, Deed Records, Tarrant County, Texas. Affects and creates the right-of-way of Edén Road.
- h. Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: Texas Electric Service Company  
Purpose: As provided in said document  
Recording Date: December 9, 1984  
Recording No: Volume 4007, Page 355, Deed Records, Tarrant County, Texas. Does not affect subject property.
- i. Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: November 10, 1994  
Recording No: Volume 11790, Page 353, Deed Records, Tarrant County, Texas. Affects subject property and plotted on survey.
- j. Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: February 3, 2003  
Recording No: Volume 16359, Page 333, Real Property Records, Tarrant County, Texas
- k. Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: April 1, 2003  
Recording No: under Clerk's File No(s). D203111211, Real Property Records, Tarrant County, Texas. Affects subject property and plotted on survey.
- l. Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: City of Arlington  
Purpose: As provided in said document  
Recording Date: April 24, 2018  
Recording No: under Clerk's File No(s). D218086595, Real Property Records, Tarrant County, Texas. Affects subject property and plotted on survey.
- m. Subject to Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

TO: SP Family Ventures, LLC, Chapps Hamburgers, Inc., a Texas Corporation, AND 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 2016 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, 5, 6(a), 7(a), 8, 9, 10(a), 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 25, 2025.

  
Larry Turman  
Registered Professional Land Surveyor No. 1740



TOPOGRAPHIC SURVEY  
OF  
4.753 ACRE TRACT  
BEING ALL  
OF  
THAT CERTAIN  
TRACT OF  
LAND CONVEYED TO  
CHAPPS HAMBURGERS, INC  
INSTRUMENT NO. D221121212  
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
SITUATED IN  
S. B. RUSSELL SURVEY, ABSTRACT NO. 1360  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

SHEET: 1 OF 1

LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		SIGN
	TRAFFIC SIGNAL POLE		LIGHT POLE
	TRAFFIC SIGNAL BOX		IRON PIPE FENCE
	SWB MAN HOLE		OVER HEAD ELECTRIC
	GAS MAN HOLE		TREE
	VAULT		
	TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

<b>LARRY TURMAN, RPLS #1740</b> TBPS No. 10194928		JOB NO.: 25-003	
		DATE: JANUARY 19, 2025	
		SCALE: 1" = 30'	
		DRAWN BY: RM	
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		(817) 798-4039 CELL surveygroup@att.net	