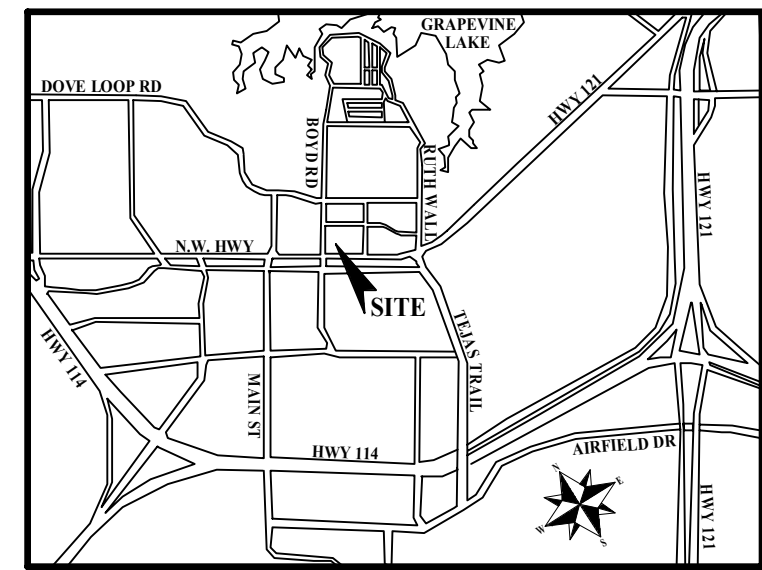


SCALE 1"=30'

- LEGEND**
- IRON ROD FND.
 - × "X" IN CONC.
 - CAPPED LR. SET
 - ⊗ POWER POLE
 - ⊗ LIGHT POLE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ ELEC. MANHOLE
 - ⊗ SAN. SEW. M.H.
 - ⊗ GAS RISER
 - ⊗ TEL. PED.
 - ⊗ FENCE CORNER
 - ⊗ UNDERG. CABLE
 - ⊗ FIRE HYDRANT



VACINITY MAP NOT TO SCALE

PROPERTY DESCRIPTION

Lot 4R1, Block 1, of OPRYLAND SECOND ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Clerk's File No. D222026226 Official Public Records, Tarrant County, Texas.

803 E. NORTHWEST HIGHWAY, GRAPEVINE, TX. 76051

TITLE COMMITMENT NOTE

THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, REFERENCED BY G.F. NO. 11010872T, WITH AN EFFECTIVE DATE OF December 18, 2023.

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO AFFECT THIS TRACT

10 l. Document(s) recorded in Cabinet A, Slide 8191; Cabinet A, Slide 9044; and Clerk's File No. D222026226, Plat Records, Tarrant County, Texas; Clerk's File No(s). D216269101; D218145450; D218242736; D220051050; D222267560, Real Property Records, Tarrant County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

10g. Easement(s) and/or building setback lines for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
 Recording No: in Clerk's File No. D222026226, Map/Plat Records, Tarrant County, Texas
 i. 25 foot Building Line along West & South property lines
 ii. 25 foot Water and Wastewater Easement along South property line
 iii. 25 foot Cross Access Easement in Southeast portion property
 iv. 10 foot Utility Easement along Northeast property line
 v. Variable width Utility Easement in Northeast corner
 vi. Avigation Release as set forth on said Map/Plat

10h. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of Grapevine, Texas
 Purpose: As provided in said document
 Recording Date: December 11, 1980
 Recording No: in Volume 7043, Page 1106, Real Property Records, Tarrant County, Texas; and shown on Map/Plat recorded in Clerk's File No. D222026226, Map/Plat Records, Tarrant County, Texas

10i. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of Grapevine, Texas
 Purpose: As provided in said document
 Recording Date: December 11, 1980
 Recording No: in Volume 7043, Page 1112, Real Property Records, Tarrant County, Texas

10r. Matters contained in that certain document
 Entitled: Grant and Dedication of Public Utility Easement
 Dated: February 22, 2022
 Executed by: GVS North, LLC, a Texas limited liability company
 Recording Date: February 23, 2022
 Recording No: in Clerk's File No. D222048877, Real Property Records, Tarrant County, Texas

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO NOT AFFECT THIS TRACT

10j. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: City of Grapevine, Texas
 Purpose: As provided in said document
 Recording Date: January 8, 1981
 Recording No: in Volume 7055, Page 2042, Real Property Records, Tarrant County, Texas; and shown on Map/Plat recorded in Clerk's File No. D222026226, Map/Plat Records, Tarrant County, Texas

10k. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Texas Utilities Electric Company, a Texas corporation
 Purpose: As provided in said document
 Recording Date: January 22, 1992
 Recording No: in Volume 10510, Page 332, Real Property Records, Tarrant County, Texas; and shown on Map/Plat recorded in Clerk's File No. D222026226, Map/Plat Records, Tarrant County, Texas

10l. Matters contained in that certain document
 Entitled: Mutual Access, Ingress and Utility Easement
 Dated: October 23, 1998
 Executed by: Trinity/Tarrant Partners, Ltd. and Jerry Spencer
 Recording Date: October 26, 1998
 Recording No: in Volume 13482, Page 325, Real Property Records, Tarrant County, Texas

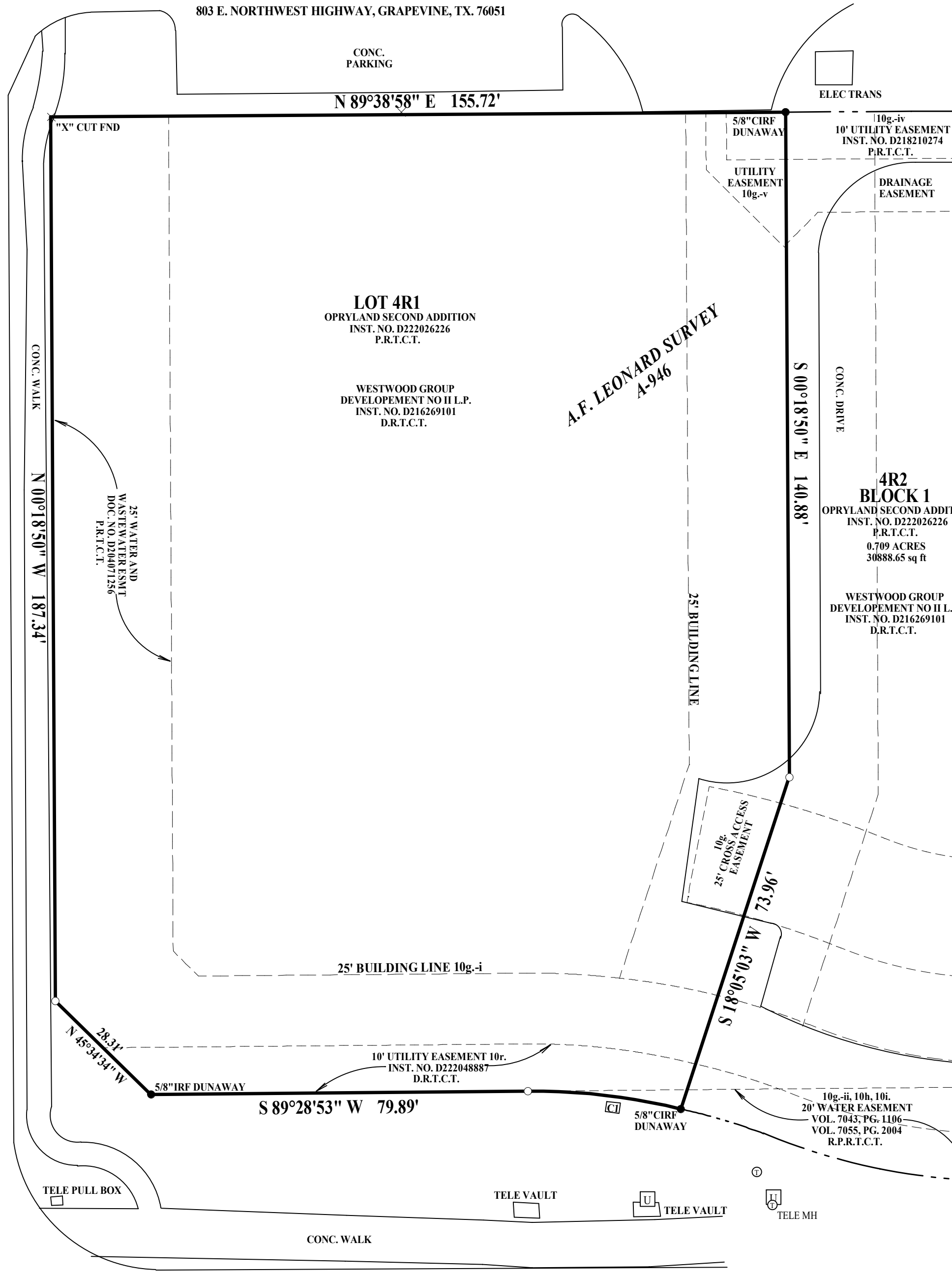
10m. Matters contained in that certain document
 Entitled: Mutual Access, Ingress and Utility Easement
 Dated: November 11, 1998
 Executed by: Trinity/Tarrant Partners, Ltd. and Jerry Spencer
 Recording Date: December 15, 1998
 Recording No: in Volume 13564, Page 404, Real Property Records, Tarrant County, Texas
 Reference is hereby made to said document for full particulars.
 As affected by Partial Release of Easement Agreement filed October 19, 2018 and recorded in Clerk's File No. D218233821, Real Property Records, Tarrant County, Texas.

10n. Terms, conditions and stipulations contained in Ordinance No. 2003-43, executed by the City of Grapevine, dated July 15, 2003, filed July 31, 2003, recorded in Volume 17000, Page 155 of the Official Records of Tarrant County, Texas.

10p. Matters contained in that certain document
 Entitled: Consent for Contour Adjustment & Hold Harmless and Indemnity
 Dated: September 16, 2016
 Executed by: Department of the Army Corps of Engineers, RHP Properties GT, LP, and Ryman Hospitality Properties, Inc.
 Recording Date: June 28, 2017
 Recording No: in Clerk's File No. D217147022, Real Property Records, Tarrant County, Texas

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT MAY AFFECT THIS TRACT

10q. Covenants, conditions, restrictions, setback lines, easements, assessments, fees, charges and liens, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
 Recording Date: March 3, 2020
 Recording No: in Clerk's File No. D220051050, Real Property Records, Tarrant County, Texas



LOT 4R1
 OPRYLAND SECOND ADDITION
 INST. NO. D222026226
 P.R.T.C.T.

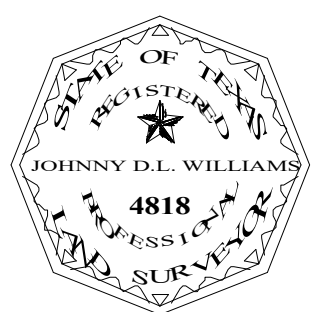
WESTWOOD GROUP
 DEVELOPEMENT NO II L.P.
 INST. NO. D216269101
 D.R.T.C.T.

4R2 BLOCK 1
 OPRYLAND SECOND ADDITION
 INST. NO. D222026226
 P.R.T.C.T.
 0.709 ACRES
 30888.65 sq ft

WESTWOOD GROUP
 DEVELOPEMENT NO II L.P.
 INST. NO. D216269101
 D.R.T.C.T.

CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bear
CI	14°24'56"	130.00'	32.71'	32.62'	N 83°18'28" W



The undersigned does hereby certify to Westwood Group Development No. II L.P., a Texas Limited Partnership, Stewart Title Guaranty Company, that this survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2021, includes Items 1-4, 6, 7a, 8-10, 11a, 13, 16 and 18 of Table A, and also in all respects meets the requirements of all applicable law. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance, as defined therein.

January 3, 2024

DATE

Johnny D.L. Williams
 Johnny D.L. Williams
 Registered Professional Land Surveyor
 Texas Registration No. 4818

WHITFIELD - HALL SURVEYORS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 3559 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916

TPELS FIRM REG. NO. 10138500

JOB NO. 16-148

- NOTE:
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN CLERK'S FILE NO. D218210274 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
 - NO PORTION OF THIS TRACT IS WITHIN THE EXISTING 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C0105K, REVISED SEPTEMBER 25, 2009.
 - NO EVIDENCE WAS FOUND THAT THE PROPERTY WAS EVER USED AS A CEMETERY.
 - NO EVIDENCE WAS FOUND THAT THE PROPERTY WAS EVER USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
 - THERE WAS NO OBSERVABLE EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES.
 - THIS PROPERTY IS ZONED CC - COMMUNITY COMMERCIAL.
 - UNLESS NOTED, ALL EASEMENTS AND SETBACK LINES ARE AS THEY APPEAR IN CLERK'S FILE NO. D218210274 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

CS 201616148 OPRYLAND 027 E. NW HWY 116-148 LOT 4R1, BLOCK 1, P. 1