American National

Commercial Real Estate
Due Diligence Management

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ALTA/NSPS Land Title Survey

PROJECT SUNRISE

SURVEYOR CERTIFICATION

0485 - UNIT 0485

2474 STATE HIGHWAY 361
INGLESIDE, TX 78362
COUNTY OF SAN PATRICIO

TO: CHICAGO TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL, LLC, 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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17, 18, 19, 20, 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/12/2019.

DAVID A. NIX

LAND SURVEYOR NUMBER: 6727
FIRM REGISTRATION NUMBER: 10194275
IN STATE OF: TEXAS
DATE OF PLAT OR MAP: 06/13/2019
DATE OF LAST REVISION:

NETWORK REFERENCE #20190467-0239

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703

PRELIMINARY

DRAWN BY: AK
JOB REF. #: 19-1970

Legal Description

LOT ONE (1), TRACT THREE (3), DOWNTOWN INGLESIDE, A MASTER PLANNED BUSINESS COMMUNITY, A SUBDIVISION IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 365552, ENVELOPE A-77, MAP RECORDS OF SAN PATRICO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PERTINENT PURPOSES.

BEING THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: TX-0485 (CTIC-1900891), WITH AN EFFECTIVE DATE OF APRIL 15, 2019.

Site Information

OWNER: ARC CAGEHLD001, LLC
ADDRESS: 2474 STATE HIGHWAY 361, INGLESIDE, TX 78362
TOTAL AREA: 24,576 SQ. FT. / 0.564 ACRES±
APN: 0176-0003-0001-000

Legend of Symbols & Abbreviations

SURVEY FEATURES
- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE

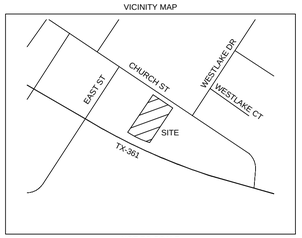
SURVEYING SYMBOLS
- SET/FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- R/W RIGHT-OF-WAY
- C/L CENTERLINE OF ROAD
- PS PARKING SPACE(S)
- DA DUMPSTER AREA

EASEMENTS / BUILDING SETBACKS
- EASEMENT
- BUILDING SETBACK

UTILITY SYMBOLS
- SANITARY SEWER
- POWER POLE
- WATER VALVE
- FLAG POLE
- SIGN
- WATER METER
- FIRE HYDRANT
- STORM WATER
- LIGHT
- HANDICAP PARKING

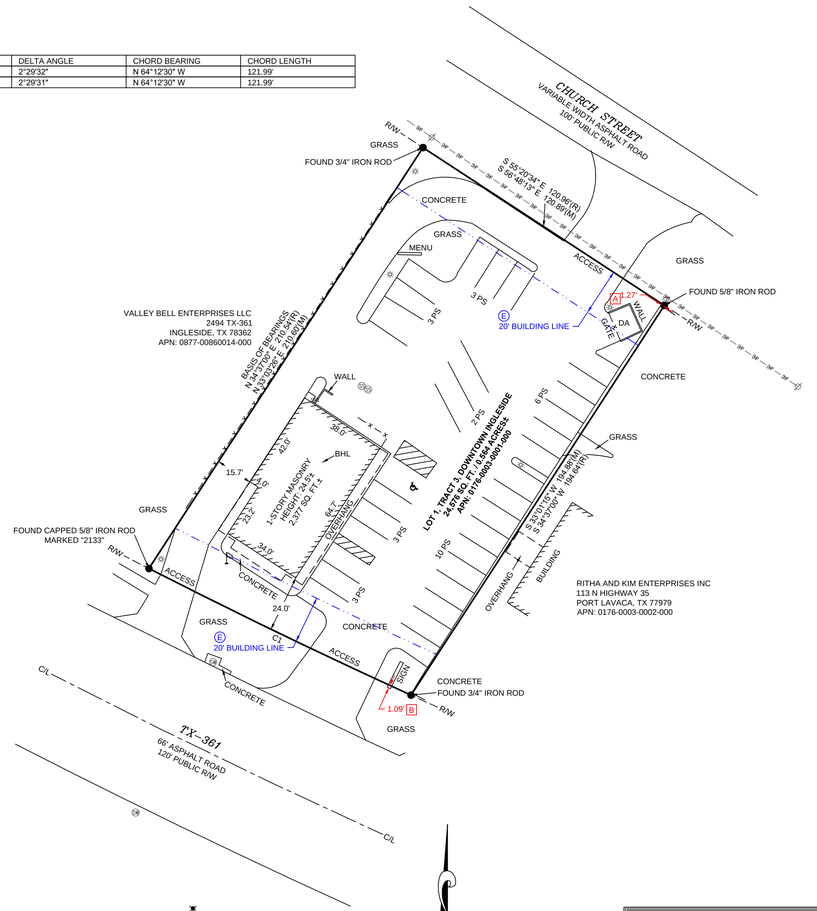
UTILITY LINES
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

VICINITY MAP



NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	2804.93'	122.00'	2°29'32"	N 64°12'30" W	121.99'
C1(R)	2804.93'	122.00'	2°29'31"	N 64°12'30" W	121.99'



RITHA AND KIM ENTERPRISES INC
113 N HIGHWAY 35
PORT LAVACA, TX 77979
APN: 0176-0003-0002-000

SCALE: 1" = 30'

0 30 60 90

FLOOD NOTE: At the time this survey was completed, the FEMA flood mapper was experiencing technical issues. The surveyor will revisit this issue prior to finalizing the survey.

Zoning Information

STATUS	*PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT*		STATUS
ITEM	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	N/A	RESTAURANT	
MIN. LOT AREA	N/A	24,576 SQ. FT.	
MIN. FRONTAGE	N/A	120.89'	
MAX. BLDG COVERAGE	N/A	9.7%	
MIN. SETBACKS FRONT	N/A	24.0'	
MIN. SETBACKS SIDE	N/A	15.7'	Notes:
MIN. SETBACKS REAR	N/A	N/A	Because there may be a need for interpretation of the applicable zoning codes, we refer you to San Patricio County Planning for zoning laws and applicable codes.
MAX BUILDING HEIGHT	N/A	24.5'	
PARKING REGULAR	N/A	30	
PARKING HANDICAP	N/A	1	
PARKING TOTAL	N/A	31	

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

(1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

COVENANTS, CONDITIONS AND RESTRICTIONS 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, AS SHOWN ON MAP/PLAT AND DOCUMENT SET FORTH BELOW:

CLERK'S FILE NO. 352112, REAL PROPERTY RECORDS, SAN PATRICIO COUNTY,TEXAS.
CLERK'S FILE NO. 366051, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS
AFFECTS, BLANKET IN NATURE

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

(E) TWENTY FOOT (20') BUILDING LINE ALONG THE SOUTHWESTERLY SIDE OF SUBJECT PROPERTY, ADJACENT TO STATE HIGHWAY NO. 361; TWENTY FOOT (20') BUILDING LINE ALONG THE NORTHEASTERLY SIDE OF SUBJECT PROPERTY, ADJACENT TO CHURCH STREET, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE A-77, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS;
AFFECTS, AS SHOWN

(F) TERMS, CONDITIONS AND STIPULATIONS SET FORTH IN MEMORANDUM OF LEASE, EXECUTED BY FFCA/IIP 1986 PROPERTY COMPANY, LESSOR AND WHATABURGER, INC., FILED FOR RECORD UNDER CLERK'S FILE NO. 374292, REAL PROPERTY RECORDS, SAN PATRICIO COUNTY, TEXAS; AMENDED UNDER CLERK'S FILE NO. 629209, REAL PROPERTY RECORDS, SAN PATRICIO COUNTY, TEXAS; ASSIGNED AND ASSUMED UNDER CLERK'S FILE NO. 630441, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

ASSIGNED FROM WHATABURGER RESTAURANTS, LLC TO _____, AS SET FORTH IN INSTRUMENT RECORDED UNDER SAN PATRICIO COUNTY CLERK'S FILE NO. _____.
AFFECTS, BLANKET IN NATURE

(G) EASEMENT DATED FEBRUARY 21, 1956, FROM NETTIE A. EDWARDS TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 211, PAGE 328, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.
DOCUMENT PROVIDED IS AN ASSIGNMENT OF OIL, GAS, AND MINERAL LEASE AND IS NOT SURVEY RELATED

(H) INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN DEED DATED JANUARY 31, 1969, FROM W. A. EDWARDS AND RAY H. EDWARDS, ET AL, TO JOHN D. WILLIAMSON, RECORDED IN VOLUME 384, PAGE 452, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
AFFECTS, NOT SURVEY RELATED

Encroachment Notes

A THE CONCRETE POTENTIALLY ENCROACHES THE PROPERTY LINE BY AS MUCH AS 1.27'.

B THE SIGN POTENTIALLY ENCROACHES THE PROPERTY LINE BY AS MUCH AS 1.09'.

Miscellaneous Notes

MN1 SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

MN2 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

MN3 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

MN4 AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

MN5 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

MN6 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.

MN7 TOTAL NUMBER OF PARKING SPACES IS 31, WHICH INCLUDES 1 DESIGNATED HANDICAPPED SPACE.

MN8 COMPLETED FIELD WORK WAS JUNE 12, 2019.

MN9 THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHWEST LINE WHICH BEARS N 33°03'26" E PER GPS GRID NORTH FOR TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD83.
LATITUDE = 27°52'50.49983"
LONGITUDE = 97°12'23.46788"
CONVERGENCE ANGLE = 00°35'14.09747"
DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTO (GRID TO GROUND) = 0.99998377.

MN10 THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CHURCH STREET AND WESTLAKE DRIVE, WHICH IS APPROXIMATELY 120' FROM THE NE CORNER OF THE SUBJECT PROPERTY.

MN11 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO TX-361 AND CHURCH STREET, BOTH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.

MN12 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

MN13 THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

MN14 NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

MN15 THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.