



6767 Silver Saddle Road

Being a tract of land situated in the Robert Bissett Survey, Abstract No. 192, Tarrant County, Texas, same being a portion of that tract of land conveyed to Betty Gene (Jones) Richardson, by deed recorded in Volume 11649, Page 1073, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to R.F. Richardson, Jr., and wife, Sara Richardson, by deed recorded in Instrument No. D202308757, Official Public Records of Tarrant County, Texas, and lying along the North line of Lot 4, Block 2, West 20 Business Park, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 7141, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 59 seconds East, along said North line of Lot 4 Block 2, West 20 Business Park, a distance of 83.40 feet to a point for corner, said corner being the POINT OF BEGINNING of that tract herein described tract;

THENCE North 00 degrees 16 minutes 01 second West, a distance of 120.00 feet to a point for corner;

THENCE North 89 degrees 43 minutes 59 seconds East, a distance of 20.00 feet to a point for corner;

THENCE North 00 degrees 16 minutes 01 second West, a distance of 91.00 feet to a point for corner, said corner lying along the South line of Richard Forest Richardson, Jr., and Sara Armstrong Richardson, by deed recorded in Volume 11172, Page 1088, Deed Records of Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 59 seconds East, along said South line of Richardson tract (11172/1088), passing at a distance of 49.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying", at the Southeast corner of said Richardson tract (11172/1088), and continuing a total distance of 134.54 feet to a point for corner;

THENCE North 00 degrees 16 minutes 01 second West, a distance of 284.73 feet to a point for corner, said corner being the Northeast corner of said remainder tract, and lying along the South line of Silver Saddle Road (60 foot right-of-way, as recorded in Volume 5861, Page 710, Deed Records of Tarrant County, Texas);

THENCE North 89 degrees 43 minutes 59 seconds East, along said South line of Silver Saddle Road, passing at a distance of 183.17 feet to a 100d nail found on-line for reference, and continuing a total distance of 197.17 feet to a 1/2 inch iron rod found for corner, said corner lying in the centerline of a Road Easement, as recorded in Volume 6276, Page 953, Deed Records of Tarrant County, Texas and Northwest corner of that tract of land conveyed to Riki Lee Clements, by deed recorded in Instrument No. D216050992, Official Public Records of Tarrant County, Texas;

THENCE South 00 degrees 16 minutes 01 second East, along the centerline of said Road Easement and West line of said Clements tract, a distance of 495.73 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to P & P Management, LLC, a Texas limited liability company, by deed recorded in Instrument No. D216050995, Official Public Records of Tarrant County, Texas, same lying along the centerline of a Road Easement, by deed recorded in Volume 6787, Page 2383, Deed Records of Tarrant County, Texas, and lying along the North line of Lot 6 in Block 2, West 20 Business Park, from which a 1/2 inch iron rod found bears North 89 degrees 43 minutes 59 seconds East, a distance of 14.00 feet at the Southeast corner of said Road Easement (6787/2383);

THENCE South 89 degrees 43 minutes 59 seconds West, along said North line of Lot 6 in Block 2, West 20 Business Park, passing at a distance of 14.00 feet to a 100d nail found on-line for reference, and continuing a total distance of 351.71 feet to the POINT OF BEGINNING and containing 128,531 square feet or 2.95 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Richard Forest Richardson, Jr. and Rattikin Title Company, in connection with the transaction described in G.F. No. 25-0597 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey, by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 29th day of April, 2025

*Abel P. Stendahl*  
Registered Professional Land Surveyor



NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 5890, PAGE 561, VOLUME 5895, PAGE 333, VOLUME 1722, PAGE 202, VOLUME 5829, PAGE 573, VOLUME 5861, PAGE 710, VOLUME 5890, PAGE 557, VOLUME 16094, PAGE 20, VOLUME 5938, PAGE 592, VOLUME 6276, PAGE 953, VOLUME 6787, PAGE 2383, VOLUME 6982, PAGE 1181

NOTE:  
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

LINE	BEARING	DISTANCE
L1	N 89°43'59" E	20.00'

RATTIKIN TITLE

REVISIONS		
DATE	BY	NOTES

NOTE: According to the F.I.R.M. in Map No. 48439C0260K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

CONTROLLING MONUMENT		LEGEND	
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	ASPHALT PAVING	CHAIN LINK FENCE
1/2" IRON ROD SET	COLUMN	WOOD FENCE	0.5" WIDE TYPICAL BARBED WIRE
1" IRON PIPE FOUND	AC - AIR CONDITIONING	IRON FENCE	PIPE FENCE
5/8" ROD FOUND	FIRE HYDRANT	COVERED PORCH/DECK OR CARPORT	OVERHEAD ELECTRIC SERVICE
FENCE POST CORNER	1000 NAIL FOUND	OVERHEAD POWER LINE	CONCRETE PAVING
UNDERGROUND ELECTRIC	POINT FOR CORNER	DOUBLE SIDED WOOD FENCE	
POWER POLE			

**CBG**  
SURVEYING TEXAS LLC

419 Century Plaza Dr.  
Suite 210  
Houston, TX 77073  
P 214.349.9485  
F 214.349.2216  
Firm No. 10194280  
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	04/29/2025	2506063	SEE CERT.	MARIA

**2.95 ACRES**

ROBERT BISSETT SURVEY, ABSTRACT NO. 192

TARRANT COUNTY, TEXAS

6767 SILVER SADDLE ROAD

STATE OF TEXAS  
COUNTY OF TARRANT

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## KNOW ALL MEN BY THESE PRESENTS:

That DAY AND NIGHT FOOD STORES, INC., a corporation, acting herein by and through its duly authorized officer,

of Tarrant County, Texas, in consideration of the sum of  
TEN AND NO/100 Dollars (\$ 10.00 )  
and other good and valuable consideration, cash  
paid by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the further  
consideration that said grantees

have executed one promissory note of even date herewith for the sum of  
THIRTY THOUSAND AND NO/100 Dollars  
(\$ 30,000.00 ), payable to the order of DAY AND NIGHT FOOD STORES, INC.  
at Fort Worth, Texas

bearing interest at the rate of 9% per cent per annum from date until maturity, past due principal and in-  
terest to bear 10% interest per annum from maturity until paid, principal and interest being payable in  
quarter annual  
/ monthly installments of ONE THOUSAND ONE HUNDRED FORTY FIVE AND 40/100 Dollars  
(\$ 1,145.40 ), commencing each, payable on the 9th day of each and every month;  
DECEMBER, MARCH, JUNE and SEPTEMBER of each year,  
beginning DECEMBER 9, 1975 and continuing until the whole of said sum, with interest, has  
been duly paid, interest being calculated on the unpaid principal to the date of each installment paid, and  
the payment made then credited, first to the discharge of the interest accrued, and the balance to the  
reduction of the principal;

said note subject to prepayment privilege as therein set forth; said note also  
being subject to the partial release provisions contained in the Deed of Trust  
securing it;

said note containing the usual provision for 10% attorney's fees and acceleration of maturity clause  
and being secured by a VENDOR'S LIEN herein and hereby expressly retained in favor of the holder  
thereof on the property hereinafter described, and also by a DEED OF TRUST thereon of even date here-



with to Edward Macleod

Trustee have GRANTED, SOLD AND CONVEYED and by

these presents do

GRANT, SELL AND CONVEY unto

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R. F. RICHARDSON and wife, BETTY JONES RICHARDSON

of Tarrant County, Texas, all that certain property situated in Tarrant

County, Texas, described as follows, to-wit:

Tract 1:

Situated in Tarrant County, Texas, and being a tract of land in the ROBERT BISSETT SURVEY, Abstract No. 192, and being a portion of that certain 45.9 acre tract of land conveyed to Day and Night Food Stores, Inc. by Deed recorded in Volume 5829, page 573, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in place at the Southwest corner of said Day and Night Food Stores, Inc. tract;  
THENCE NORTH 1 degree, 19 minutes, East with the West line of said Day and Night Food Stores tract, 485.73 feet to an iron rod for corner;  
THENCE SOUTH 89 degrees, 18 minutes East and parallel with the South line of said Day and Night Food Stores tract, 261.47 ft. to an iron rod for corner in the Westerly end of that certain tract dedicated for a road by instrument recorded in Volume 5861, page 710, of said Deed Records;  
THENCE SOUTH 0 degrees, 42 minutes West with the West line of that certain 60 ft. wide road easement described in said Deed to Day and Night Food Stores, 485.7 ft. to an iron rod in the South line of said Day and Night Food Stores tract;  
THENCE NORTH 89 degrees 18 minutes West with said South line of Day and Night Food Stores tract, 266.7 ft. to the PLACE OF BEGINNING, and containing 2.945 acres, more or less.

Tract 2:

Situated in Tarrant County, Texas, and being a tract of land in the ROBERT BISSETT SURVEY, Abstract No. 192, and being a portion of that certain 45.9 acre tract of land conveyed to Day and Night Food Stores, Inc., by Deed recorded in Volume 5829, pg. 573 of the Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in the South line of said 45.9 acre tract, said point being 326.7 ft. South 89 degrees 18 minutes East from the Southwest corner of said tract and said point being the Southeast corner of a 60 ft. wide road easement described in said Day and Night Food Stores Deed;  
THENCE NORTH 0 degrees 42 minutes East with the East line of said road easement, 485.7 ft. to an iron rod in the Southerly line of that certain tract dedicated for road by instrument recorded in Volume 5861, pg. 710 of said Deed Records, said point being on a curve whose center bears North 36 degrees, 10 minutes 12 seconds West 50.0 feet;  
THENCE NORTHEASTERLY with said Southerly line of road, and with said curve, 14.19 ft. to an iron rod for corner;  
THENCE SOUTH 89 degrees 18 minutes East with the South line of said road, 610.11 feet to an iron rod for corner;  
THENCE SOUTH 0 degrees 42 minutes West 495.7 feet to an iron rod in said South line of said 45.9 acre tract for corner;  
THENCE NORTH 89 degrees 18 minutes West with said South line of 45.9 acre tract, 620.11 ft. to the PLACE OF BEGINNING, and containing 7.055 acres, more or less.

SAVE AND EXCEPT the following tract

Situated in Tarrant County, Texas, and being a tract of land in the ROBERT BISSETT SURVEY, Abstract No. 192, and being a portion of that certain 45.9 acre tract of land conveyed to Day and Night Food Stores, Inc., by deed recorded in Vol. 5829, pg. 573 Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in the South line of said 45.9 acre tract, said point being 419.55 ft. South 89 degrees 18 minutes East from the Southwest corner of said 45.9 acre tract;  
THENCE NORTH 0 degrees, 42 minutes East 495.7 ft. to an iron rod in the South line of that certain tract dedicated for a road by instrument recorded in Vol. 5861, pg. 710 of said Deed Records;  
THENCE SOUTH 89 degrees, 18 minutes East with said South line of road, 263.63 feet to an iron rod for corner;  
THENCE SOUTH 0 degrees 42 minutes West 495.7 ft. to an iron rod in said South line of 45.9 acre tract;  
THENCE NORTH 89 degrees, 18 minutes West with said South line of 45.9 acre tract, 263.63 ft. to the PLACE OF BEGINNING, and containing 3.0 acres, more or less.

Save and Except the Oil, Gas and other Minerals conveyed in:

- (a) Mineral Deed from R. C. Schulte et ux Dorothy L. Schulte to Bertha Langford Cook, dated September 11, 1952, rec. in Vol. 2605, pg. 120, Deed Records, Tarrant County, Texas.
- (b) Mineral Deed from R. C. Schulte et ux Dorothy L. Schulte to H. B. Harris dated September 11, 1952 rec. in Vol. 2474 pg. 96, Deed Records, Tarrant County, Texas.
- (c) Mineral Deed from R. C. Schulte et ux Dorothy L. Schulte, to Burt C. Johnson dated September 11, 1952, rec. in Vol. 2856 pg. 265, Deed Records, Tarrant County, Texas.

And the Minerals reserved in:

- (a) Deed from Kitty Tripp Mims, a feme sole, to C.K.S. Russom dated December 16, 1958, rec. in Vol. 3276 pg. 312, Deed Records, Tarrant County, Texas.
- (b) Deed from B. L. Markum et ux Frances Jean Markum to Day and Night Food Stores, Inc. dated May 9, 1975 rec. in Vol. 5829, pg. 573, Deed Records, Tarrant County, Texas.

This conveyance is made subject to:

- (a) Oil and Gas Lease: B. L. Markum and wife, Jean Markum to W. A. Moncrief, dated May 30, 1974 recorded in Vol. 5677, pg. 689, Deed Records, Tarrant County, Texas.

The above described property is hereby impressed with the following restrictive covenants on said property, which shall run with the title to said land and be binding on the grantor, its successors and assigns, which shall be enforceable by the grantor or any of its successors or assigns in title to the original 45.9 acre tract out of which the above land is carved:

1. Said land shall be for residential purposes only. No building erected on said land shall be erected nearer than fifty (50) feet to any boundry along a street, except as follows: A residential building may be built within thirty five (35) feet of the front street line if the building lot fronts on a cul de sac. No residence shall be built closer than ten (10) feet to any property line. No tract shall be sold or subdivided into an area of less than one-half (1/2) acre.
2. No residential structure shall be permitted on any lot the habitable floor space of which, inclusive of garage if the garage is an integral part of the structure, but exclusive of porches and basements, is less than 2000 square ft. of habitable floor space. Appropriate ancillary buildings with no minimum dimensions, in keeping with the architecture of the principal building shall be permitted; provided, however, that no used or previously erected or temporary house, structure, or non-permanent out building shall be placed, erected or allowed to remain on any of the land except during construction periods and no dwelling shall occupied in any way prior to its completion. Mobile homes shall not be permitted and the use of house trailers or other mobile units for the purpose of habitation shall not be permitted. Any residential structure shall be at least forty (40) per cent masonry or stone construction.
3. No swine or poultry shall be kept on said land.
4. Once construction shall have been initiated on any structure, including walls, fences, residences, ancillary buildings or other structure, construction of that particular structure, wall, fence, residence, ancillary building, or other structure, shall be completed within one (1) year.
5. Said land shall not be occupied or used for any commercial or business purposes nor for any noxious or offensive activity and nothing shall be done or permitted to be done on said lands which is a nuisance or might become a nuisance to the owner or owners of any surrounding lands.
6. Enforcement of these covenants shall be by proceeding at law or in equity to restrain violations or to recover damages against any person or persons violating or attempting to violate any covenant.
7. The operation of a water well for the sale of water to residents of this tract and adjoining tracts shall not be considered a commercial enterprise and it is not the intention of item 5 above to restrict this enterprise.

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TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said grantees above named, their heirs and assigns forever. Grantor does hereby bind itself, its successors and assigns. And / ~~do hereby bind~~ ~~its successors and assigns~~ to WARRANT AND FOREVER DEFEND the title to said property unto the said grantees above named, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED the 9th day of SEPTEMBER, 1975.

DAY AND NIGHT FOOD STORES, INC.

ATTEST

By

*C. E. Shriver*  
Pres.

*Yvonne Shriver*  
Secretary

STATE OF TEXAS }  
COUNTY OF TARRANT }

Before me, the undersigned authority, on this day personally appeared C. E. Shriver

Pres. of DAY AND NIGHT FOOD STORES, INC. subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

Given under my hand and seal of office, this 9th day of SEPTEMBER, 1975.

HOWARD K. KUNNEY

Notary Public

Tarrant

County, Texas.

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Form 13 FRED P. HUNTER, GALVESTON, TEXAS

**General Warranty Deed  
With Vendor's Lien**

DAY & NIGHT FOOD STORES, INC.  
BY C. E. SHRIVER, PRESIDENT

TO  
R. F. RICHARDSON ET UX BETTY JONES

STATE OF TEXAS  
COUNTY OF TARRANT

I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the DEED RECORDS  
of Tarrant County, Texas, as stamped hereon by me.

SEP 22 1975



COUNTY CLERK  
TARRANT COUNTY, TEXAS

MR. & MRS. R. F. RICHARDSON  
1809 DAKAR RD. E.  
FORT WORTH, TEXAS 76116

Return to

FILED  
TARRANT COUNTY, TEXAS  
15 SEP 22 PM 3:41