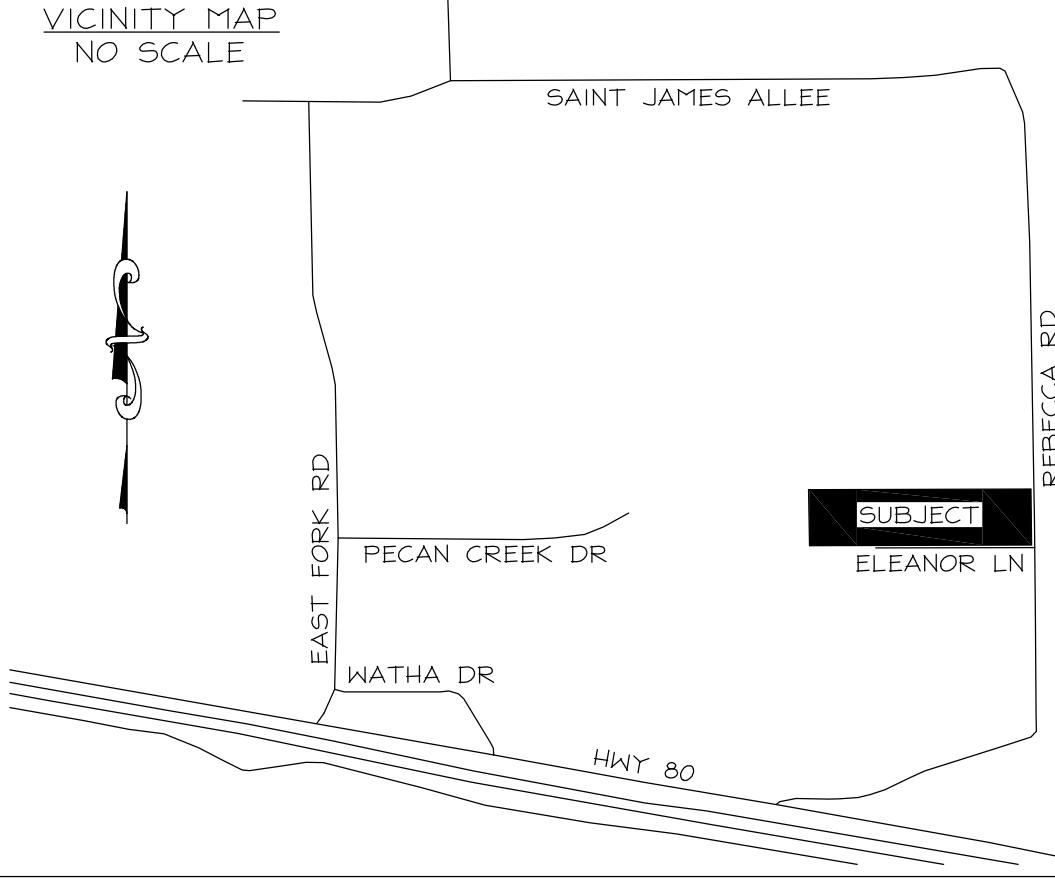


## LEGEND

|   |
|---|
| CM CONTROLLING MONUMENT                         |
| SRF = STEEL ROD FOUND                           |
| ○ 1/2" STEEL ROD FOUND (UNLESS OTHERWISE NOTED) |
| ◎ WATER METER                                   |
| ◎ WATER VALVE                                   |
| ■ SIGN  |
| ● POWER POLE                                    |
| ■ TELEPHONE PEDESTAL                            |
| ● FH FIRE HYDRANT                               |
| — DHP — DHP — OVERHEAD ELECTRIC                 |
| — ASPHALT                                       |
| — GRAVEL  |
| — CONCRETE                                      |

## VICINITY MAP



## LEGAL DESCRIPTION

BEING all of that tract of land in Dallas County, Texas, out of the T. Coats Survey, Abstract No. 330, and being part of that tract of land described in a deed to Tambuli N. G. Panginoon as recorded in Volume 92165, Page 3801 of the Official Public Records of Dallas County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being further described as follows:

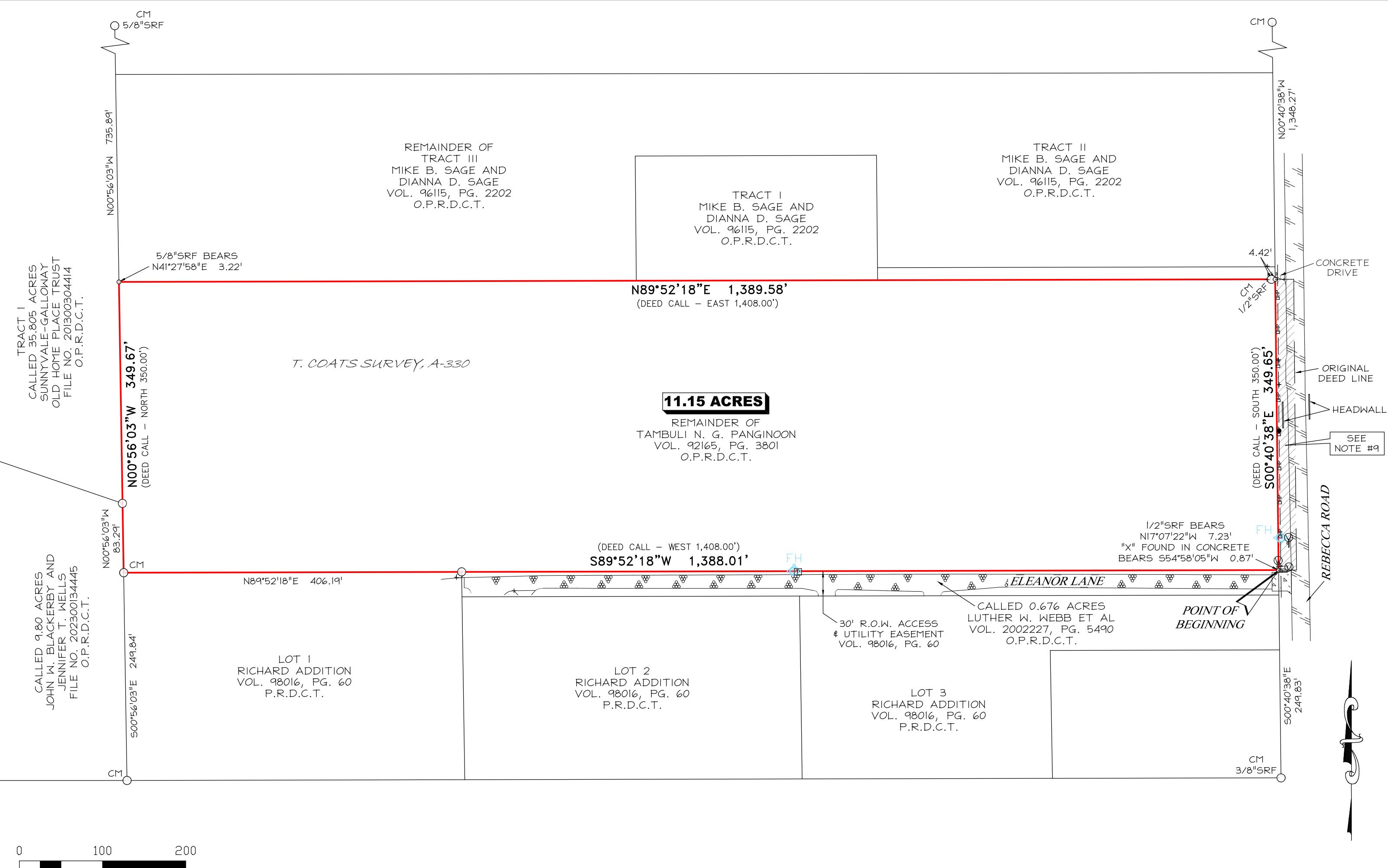
BEGINNING at a point for corner at the intersection of the of the South line of said Tambuli N. G. Panginoon deed with the monumented West line of Rebecca Road, from which a 1/2 inch steel rod found bears North 17 degrees 07 minutes 22 seconds West, 7.23 feet for witness and from which a 'x' found in concrete bears South 54 degrees 58 minutes 05 seconds West, 0.87 feet for witness and from which a 3/8 inch steel rod found bears South 00 degrees 40 minutes 38 seconds East, 249.83 feet for witness;

THENCE South 89 degrees 52 minutes 18 seconds West, 1,388.01 feet along the common line of Tambuli N. G. Panginoon deed, that called 0.676 acres of land described in a deed to Luther W. Webb et al as recorded in Volume 2002227, Page 5490 of the Official Public Records of Dallas County, Texas, Eleanor Lane and Lot 1 of the Richard Addition as recorded in Volume 98016, Page 60 of the Plat Records of Dallas County, Texas to a 1/2 inch steel rod found at the Southwest corner of said Tambuli N. G. Panginoon deed, at the Northwest corner of said Lot 1 and in the East line of that called 0.80 acres of land described in a deed to John W. Blackerby and Jennifer T. Wells as recorded in File No. 202300134445 of the Official Public Records of Dallas County, Texas, from which 1/2 inch steel rod found bears South 00 degrees 56 minutes 03 seconds East, 294.84 feet for witness and from which another 1/2 inch steel rod found bears North 00 degrees 56 minutes 03 seconds West, 83.29 feet for witness and from which another 1/2 inch steel rod found bears North 89 degrees 52 minutes 18 seconds East, 406.19 feet for witness;

THENCE North 00 degrees 56 minutes 03 seconds West, 349.67 feet along the common line of said Tambuli N. G. Panginoon deed, said 0.80 acres and the remainder of that called 35.805 acres of land described as Tract I in a deed to Sunnyvale-Galloway Old Home Place Trust as recorded in File No. 201300304414 of the Official Public Records of Dallas County, Texas to a point for corner at the Northwest corner of said Tambuli N. G. Panginoon deed and at the Southwest corner of that tract of land described as Tract III in a deed to Mike B. Sage and Dianna D. Sage as recorded in Volume 96115, Page 2202 of the Official Public Records of Dallas County, Texas, from which a 5/8 inch steel rod found bears North 41 degrees 27 minutes 58 seconds East, 3.22 feet for witness and from which a 5/8 inch steel rod found bears North 00 degrees 56 minutes 03 seconds West, 735.89 feet for witness;

THENCE North 89 degrees 52 minutes 18 seconds East, 1,389.58 feet along the common line of said Tambuli N. G. Panginoon deed, said Sage deed, that tract of land described as Tract I and Tract II in said Sage deed to a point for corner at the intersection of the North line of said Tambuli N. G. Panginoon deed with the monumented West line of Rebecca Road, from which a 1/2 inch steel rod found bears South 89 degrees 52 minutes 18 seconds West, 4.42 feet for witness and from which a 1/2 inch steel rod found bears North 00 degrees 40 minutes 38 seconds West, 1,348.27 feet for witness;

THENCE South 00 degrees 40 minutes 38 seconds East, 349.65 feet along the monumented West line of Rebecca Road to the POINT OF BEGINNING, containing 11.15 acres of land.



## SURVEYOR'S NOTES

- 1) Bearings are based on NAD83 (2011), Texas North Central Zone No. 4202, as observed by GPS. Area and distances shown hereon are at grid.
- 2) The property described and depicted hereon is the same property as described in First American Title Insurance Company No. 2400529-VVJA, with an Effective date of April 30, 2024, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 3) The legal description, shown hereon, creates a mathematically closed figure.
- 4) There is no observed evidence of current earth moving work, building construction or building additions, at the conclusion of field work.
- 5) There are no observed evidence of changes to the street right of way, to this surveyor's knowledge.
- 6) There is no observed evidence of recent street or sidewalk construction or repairs, at the conclusion of field work.
- 7) There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill except as noted below and shown hereon, at the conclusion of field work.
- 8) There is no observed evidence of the property being, or having been, used for cemetery, burial ground or grave site purposes, at the conclusion of field work.
- 9) Subject tract states: "Save & Except any portion that is in the right-of-way of Rebecca Road." No deed found or furnished defining the right-of-way of Rebecca Road. This surveyor used the monumented West line of Rebecca Road for the right-of-way line. There may be other documents recorded/unrecorded that may affect the subject, and this survey in no way imparts ownership of all or any part of the subject as shown hereon. Possible area of conflict.

## SURVEYOR'S CERTIFICATE

To First American 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 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, 8, 16, 17, 18, and 19 of Table A thereof. The field work was completed on February 21, 2024.

Date of Map or Plat: June 4, 2024

BY: SHANE GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6044

REVISED: 06/10/2024 - Changed subject deed info.

## FLOOD STATEMENT

By graphic plotting only, the subject tract appears to lie within F.E.M.A. Zone "X" according to the Flood Insurance Rate Map Panel No. 48113C0395K, having an effective date of July 7, 2014.

Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

## SCHEDULE B ITEMS

No plottable elements listed in schedule "B".

## ALTA/NSPS LAND TITLE SURVEY

11.15 ACRES  
T. COATS SURVEY, A-330  
CITY OF SUNNYVALE  
DALLAS COUNTY, TEXAS

