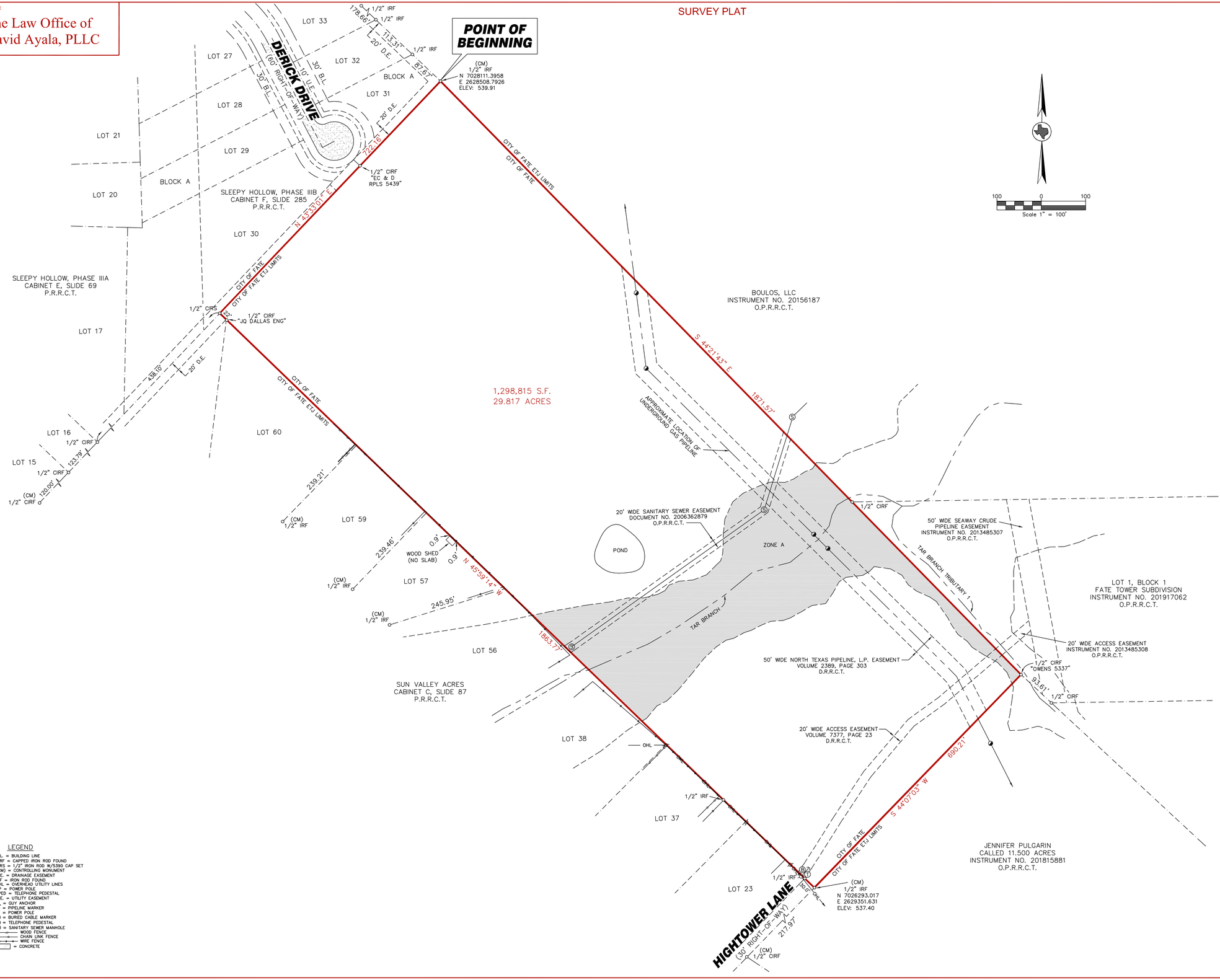
ORDER BY:

The Law Office of
David Ayala, PLLC

SURVEY PLAT



LEGEND

B.L. = BUILDING LINE
CIRF = CAPPED IRON ROD FOUND
CIRS = 1/2" IRON ROD W/5390 CAP SET
(CM) = CONTROLLING MONUMENT
D.E. = DRAINAGE EASEMENT
IRF = IRON ROD FOUND
OHL = OVERHEAD UTILITY LINES
PP = POWER POLE
TPED = TELEPHONE PEDESTAL
U.E. = UTILITY EASEMENT
= GUY ANCHOR
= PIPELINE MARKER
= POWER POLE
= BURIED CABLE MARKER
= TELEPHONE PEDESTAL
= SANITARY SEWER MANHOLE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
= CONCRETE

PROPERTY DESCRIPTION

Being a tract of land situated in the S.C. Hart Survey, Abstract No. 105, in the City of Fate, Rockwall County, Texas, and being all that certain called 28.585 acre tract of land conveyed from Veterans Land Board of the State of Texas to Michael Wayne Pugh and Debra Jane Pugh Goeken as recorded in Volume 2381, Page 36 of the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner, said point being the East corner of Lot 31, Block A of Sleepy Hollow, Phase 11B, an addition to Rockwall County, Texas, as recorded in Cabinet F, Slide 285 of the Plat Records, Rockwall County, Texas, and also being the North corner of said 28.585 acre tract;

Thence, South 44°21'43" East, a distance of 1871.57 feet to a 1/2" iron rod with red plastic cap stamped "OWENS RPLS 5337" found for corner in the Southwest line of Lot 1, Block 1, Fate Tower Subdivision, an addition to Rockwall County, Texas, as recorded in 201917062 of the Official Public Records, Rockwall County, Texas, said point also being the North corner that certain called 11.500 acre tract of land conveyed to Jennifer Pulgarin, Martin Gomez and Hector Pulgarin as recorded in Instrument No. 201815881 of the Official Public Records, Rockwall County, Texas.

Thence, South 44°07'03" West, along the Northwest line of said 11.500 acre tract, a distance of 690.21 feet to a 1/2" iron rod found for corner, said point being the East corner of Sunny Valley Acres, an addition to Rockwall County, Texas, as recorded in Cabinet C, Slide 87 of the Plat Records, Rockwall County, Texas;

Thence, North 45°59'14" West, along the Northeast line of Sun Valley Acres addilton, a distance of 1863.77 feet to a 1/2" iron rod with red plastic cap stamped "RPLS 5390" set for corner in the Southeast line of Lot 30, Block A, of said Sleepy Hollow, Phase 11B;

Thence, North 43°33'01" East, along the Southeast line of said Sleepy Hollow, Phase 111B, a distance of 722.16 feet to the Point of Beginning and containing 1,298,815 square feet or 29.817 acres of land.

FLOOD NOTE

Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map No.48397C0065L, dated September 26, 2008. A portion of the subject property appears to be located in "Zone A" (Shaded) - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1 % annual chance flood. No base flood elevations determined.

NOTES

1. Bearings "Grid" and based on the Texas Steate Plane Coordinate System, North Central Zone (NAD83, CORS96).

2. The following items are from Schedule B, Commitment for Title Insurance, Fidelity National Title Insurance Company , G.F. No. 471066, issued August 22, 2023 at 8:00 am.

10g. All terms, conditions, and provisions of that certain Right of Way/Easement from Michael Wayne Pugh and Debra Jane Pugh Goeken to Kinder Morgan North Texas Pipeline, L.P., a Delaware limited partnership in instrument dated December 26, 2001, recorded in Volume 2389, Page 303, of the Official Public Records of Rockwall County, Texas.
(As shown.)

10h. All terms, conditions, and provisions of that certain Sanitary Sewer Easement from Michael Wayne Pugh and Debra Jane Pugh Goeken to World Land Developers, LP in instrument dated July 11, 2006, recorded in Volume 4749, Page 210, of the Official Public Records of Rockwall County, Texas.
(As shown.)

10i. All terms, conditions, and provisions of that certain Road Access Easement from Michael Wayne Pugh and Debra Jane Pugh Goeken to Seaway Crude Pipeline Company, LLC, a Delaware limited liability company in instrument dated November 15, 2012, recorded in Volume 7377, Page 23, of the Official Public Records of Rockwall County, Texas.
(As shown.)

10j. City of Fate, Texas recorded under Clerk's File No. 20170000010060, of the Official Public Records of Rockwall County, Texas.
(Subject to.)

Surveyor's Certification:

I hereby certify to Fidelity National Title Insurance Company, The Law Office of David Ayala, PLLC., Srinivasa Mocharla, Michael Wayne Pugh and Debra Jane Pugh Goeken, that on this date a survey was made on the ground, under my supervision. That the survey reflects a true and correct representation as to the dimensions and calls of property lines; location and type of improvements. There are no visible and apparent easements, encroachments, conflicts, or protrusions, except as shown. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company and this survey is made pursuant to that certain title commitment under the GF number shown hereon, provided by the Title Company named hereon and that this date, the easements, rights-of-way, or other locatable matters of record that the undersigned has knowledge or has been advised are as shown or noted hereon.

STATE OF TEXAS
REGISTERED
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL
LAND SURVEYOR

Raul Reyes, R.P.L.S.
Signed: September 5, 2023.

Raul Reyes
REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO.	DS23-0077
FIELDED	AC
DRAFTED	AC
CHECKED	R.R.

RAUL REYES SURVEYING
209 LAKEHURST DRIVE
WYLIE, TX 75098
PHONE: 214-475-7879
RAUL REYES, R.P.L.S. NO. 5390
SOLE PROPRIETOR