

PROPERTY DESCRIPTION

WHEREAS; WHO-IK SONG, is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain tract of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1 "A" and the remainder of Lots 4, and 5, of ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS, an addition to the City of Rockwall according to the Plat recorded in Cabinet A, Slide 57, of the Plat Records of Rockwall County, Texas, and being the same tract as described in deed to WHO-IK SONG recorded in Volume 214, Page 974 of the Real Property Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the most Westerly corner of Lot 1, Block A, Eckerd Addition, to the City of Rockwall, Texas, according to the Plat recorded in Cabinet D, Slide 61, of the Plat Records of Rockwall County, Texas, lying in the Southwest boundary line of aforesaid Lot "A", and lying in the Northeast boundary line of Lot 2"A";

THENCE N 45° 00' 00" W, at 459.67 feet passing a 1/2-inch iron rod set and continuing in all a total distance of 539.68 feet along the common boundary line between said Lots 1"A" and 2"A" to a 1/2-inch iron rod found at the most Westerly corner of said Lot 1"A" and lying in the Southeast boundary line of GEORGE MORTON ADDITION, to the City of Rockwall, Texas, according to the Plat recorded in Cabinet A, Page 147, of the Plat Records of Rockwall County, Texas;

THENCE N 44° 12' 43" E, 120.00 feet along the common boundary line between said Lot 1"A" and said Morton Addition to a 1/2-inch iron rod found at the most Northerly corner of said Lot 1"A" being the most Westerly corner of Lot 8 of aforesaid plat recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas;

THENCE S 45° 00' 11" E, along the Northeast boundary line of said Lot 1"A" at 80.01 feet passing a 1/2-inch iron rod set and continuing in all a total distance 324.71 feet to a 1/2-inch iron rod found at the most Southerly corner of Lot 6 and the most Westerly corner of Lot 5 of said plat recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas;;

THENCE N 44° 55' 30" E, 192.00 feet along the common boundary line between said Lots 5 and 6 to a 1/2-inch iron rod found in the Southwest right-of-way line of Horizon Road (a 70'right-of-way);

THENCE S 44° 57' 16-inch E, 216.46 feet along the said Southwest right-of-way line of Horizon Road, to a 1/2-inch iron rod found in the Southwest boundary line of aforesaid Lot 4, being the most Northerly corner of aforesaid LOT 1, BLOCK A, ECKERD ADDITION;

THENCE S 44° 55' 30" W, 311.84 feet along the common boundary line between said Lot 4 and said LOT 1, BLOCK A to the PLACE OF BEGINNING, containing 2.442 acres (106,393 square feet) of land.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, SONG ADDITION, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and the consideration therein expressed. I further certify that all other parties who have mortgage or lien interest in the SONG ADDITION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1) No building shall be constructed or placed upon, over or across the utility easements as described herein.
- 2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3) The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4) The developer and subdivision engineer shall bear total responsibility for storm drainage improvements.
- 5) The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6) No house or dwelling unit, or other structure shall be constructed on any lot in the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of escrow deposit, should the developer an/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the city be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done or;

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present growth and future needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

WHO-IK SONG

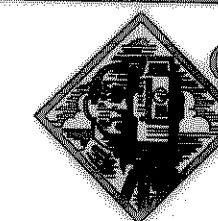
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared WHO-IK SONG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2004

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



Coombs Land Surveying, Inc.

P.O. Box 11370 Fort Worth Texas 76110  
4374 W. Vickery Blvd. Fort Worth Texas 76107  
(817) 731-6400 (817) 731-6402 FAX

CLS JOB No. 02-510

RECOMMENDED FOR APPROVAL

PLANNING AND ZONING COMMISSION DATE:

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY OF ROCKWALL

CITY OF ROCKWALL ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RONALD W. COOMBS, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RONALD W. COOMBS R.P.L.S.  
TEXAS REGISTRATION No. 5294



STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RONALD W. COOMBS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2004

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: JULY 17, 2006

RECORD DRAWING

FINAL PLAT  
LOT 1, BLOCK A  
SONG ADDITION

TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 2.442 ACRES OF LAND  
SITUATED IN THE EDWARD TEAL SURVEY,  
ABSTRACT No.207  
ROCKWALL COUNTY, TEXAS

OWNER:  
WHO-IK SONG  
7513 WELLESLEY AVENUE  
GARLAND, TEXAS 75044  
PH: (972) 530-8894  
FAX: (214) 328-7817

SURVEYOR:  
COOMBS LAND SURVEYING, INC.  
4374 W. VICKERY BLVD.  
FORT WORTH, TEXAS 76107  
PH: (817) 731-6400  
FAX: (817) 731-6042

ENGINEER:  
DMG ASSOCIATES, INC.  
5908 END O' TRAIL  
FORT WORTH, TEXAS 76112  
PH: (817) 457-9704  
FAX: (817) 457-4960

THIS PLAT RECORDED IN CAB. \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE: \_\_\_\_\_

1 LOT  
JULY 2, 2004  
SHEET 2 OF 2 SHEETS