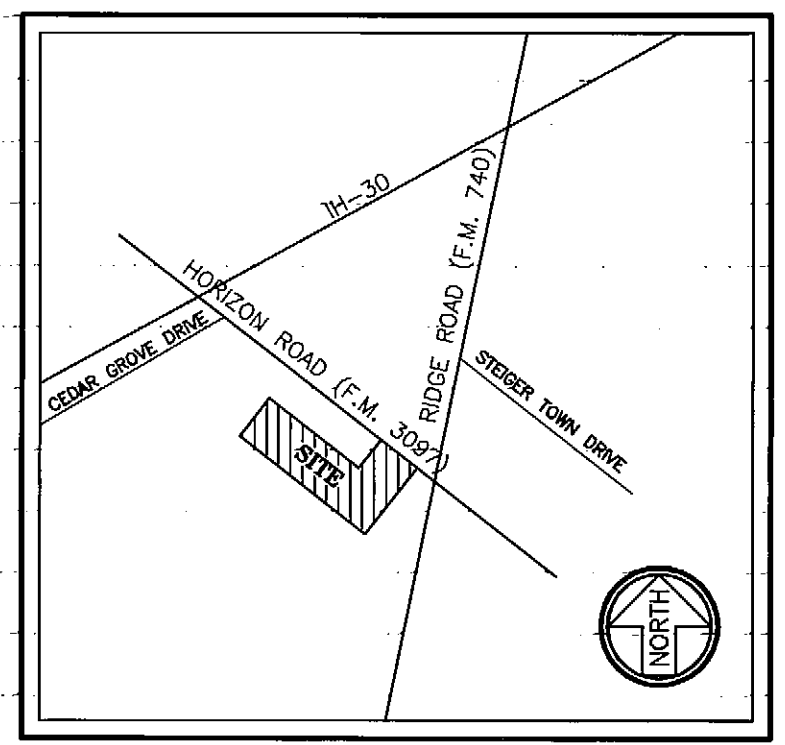


SOUTHWEST BOUNDARY LINE OF LOT 1 "A" AS SHOWN IN CAB. A, SLD. 57, P.R.R.C.T.



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



VICINITY MAP
NOT TO SCALE

- LEGEND**
- CM CONTROLLING MONUMENT
 - LRFO IRON PIPE FOUND
 - CLRFIO CAPPED IRON ROD FOUND
 - LRFO IRON ROD FOUND
 - LRSO IRON ROD SET

Song Addition

GEORGE MORTON ADD
CAB. A, SLIDE 147
P.R.R.C.T.

LOT 8
WILLIE MAE GREEN
CAB. A, SLIDE 57
P.R.R.C.T.

LOT 7
MINNIE TURNER
CAB. A, SLIDE 57
P.R.R.C.T.

LOT 6
IDA JOHNSON
CAB. A, SLIDE 57
P.R.R.C.T.

ISAAC BROWN'S LAND
PARTITIONED TO HIS HEIRS
CAB. A, SLIDE 57
P.R.R.C.T.

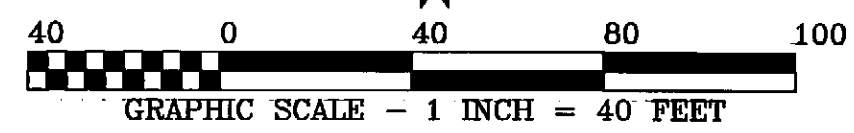
EDWARD TEAL SURVEY
ABSTRACT No. 207

LOT 1, BLOCK A
SONG ADDITION
2.222 ACRES
(96,792.5113 sq.ft.)

LOT 2 "A"
IDA JOHNSON
CAB. A, SLIDE 57
P.R.R.C.T.

LOT 1, BLOCK A
ECKERD ADDITION
CAB. D, PG. 61
P.R.R.C.T.

FILED FOR RECORD
ROCKWALL, TEXAS
04 JUL 22 AM 9:49
TAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY



NOTE:
IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE .83-54.

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. F, SLIDE 75-76, DATE: _____

**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

1 LOT
JULY 2, 2004
SHEET 1 OF 2 SHEETS

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 and/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
WHO-~~IK~~ SONG

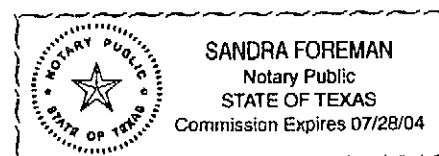
STATE OF TEXAS
COUNTY OF ROCKWALL Dallas

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 2nd day of July, 2004

Sandra Foreman
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

[Signature] 7/21/04
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 11th day of *March*, 2004.
WITNESS OUR HANDS, this 21st day of *July*, 2004.

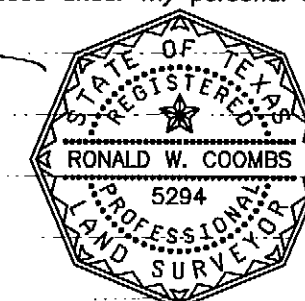
[Signature] MAYOR, CITY OF ROCKWALL
[Signature] CITY SECRETARY OF ROCKWALL
[Signature] CITY OF ROCKWALL ENGINEER



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.

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



FILED FOR RECORD
ROCKWALL COUNTY TEXAS
04 JUL 22 AM 9:49
LAURETTE BURKS
CO. CLERK
DEPUTY

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 2nd day of JULY, 2004

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: JULY 17, 2006



**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. *F*, SLIDE *75-76*, DATE: _____

1 LOT
JULY 2, 2004
SHEET 2 OF 2 SHEETS

Song Addition

REVIS: 8/10/11 - RTUNNELL
M:\projects\11010\Drawings\11010 song addition RE-PLAT.dwg

40' ACCESS ROAD ESMT. PER PLAT
CAB. A, SLIDE 57
P.R.R.C.T.

SUMMER LEE DR.
(VARIABLE WIDTH R.O.W.)

NORTH 1/2 LOT 8, BLOCK A
SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
VOL. 550, PG. 327
D.R.R.C.T.

SOUTH 1/2 LOT 8, BLOCK A
SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
VOL. 550, PG. 329
D.R.R.C.T.

LOT 7, BLOCK A
SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
VOL. 550, PG. 329
D.R.R.C.T.

ISAAC BROWN PARTITION
& DIVISION

TRACT 1
LOT 6, BLOCK A
GRACE & LINDA JEAN BRUNETTE
&
DOUGLASS FREDERICK WYGAL
VOL. 5948, PG. 254
D.R.R.C.T.

N 7014762.2834
E 2590686.7605

LOT 2
29,274.66 SQ. FT.
(0.6721 AC.)

LOT 1, BLOCK A
SONG CORPORATION
CAB. F, SLIDE 75
P.R.R.C.T.

LOT 3
67,519.06 SQ. FT.
(1.5500 AC.)

EDWARD TEAL SURVEY
ABSTRACT NO. 207

TRACT 2
LOT 2A, BLOCK A
GRACE & LINDA JEAN BRUNETTE
&
DOUGLASS FREDERICK WYGAL
VOL. 5948, PG. 254
D.R.R.C.T.

EDWARD TEAL SURVEY
ABSTRACT NO. 207

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE, ALL DISTANCES AND
COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED
TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000146135

RE - PLAT

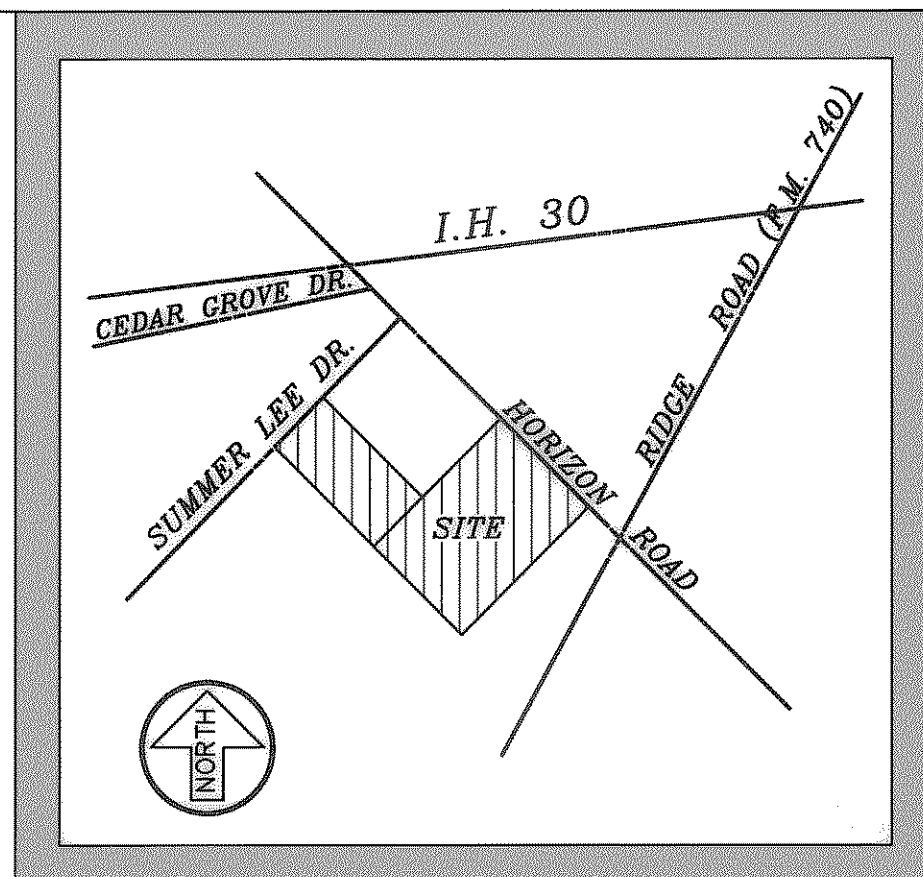
SONG ADDITION

LOT 2, LOT 3 BLOCK A - 2.221 AC.
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 11010
DATE: JULY 2011
SCALE: 1"=40'
DRAWN: R.C.T.
CHK'D: H.W.K.

DOUPHRA
& ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTE: ALL CORNERS ARE 1/2" IRON RODS SET
UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER

WHO-IK SONG
7513 WELLESLEY AVENUE
GARLAND, TEXAS 75044
(972) 530-8894

ENGINEER/SURVEYOR

DOUPHRA & ASSOCIATES, INC.
2235 RIDGE RD., # 200
ROCKWALL, TEXAS 75087
(972) 771-9004

POINT OF
BEGINNING

N 7014439.3210
E 2591013.8514

H173

