

LAKE  
RAY  
HUBBARD

0.517 ACRES

( 22,507 SQ. FT. )

356.0' SL

252.9' LF

CRITICAL  
ACTION AREA

EXHIBIT "A"

435.5 CONTOUR LINE  
AS DEFINED AT THE  
TIME OF THE SURVEY

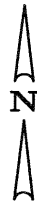
438 CONTOUR LINE  
AS DEFINED AT THE  
TIME OF THE SURVEY

LEGEND

AM = 3.5" Aluminum Monument  
Stamped "CITY OF ROCKWALL  
LAKE RAY HUBBARD SUB LEASE  
MARKER 2004"

SL = Shoreline Length at the time of Survey

LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-131

LOT 3, BLOCK A

1608 LAKESHORE DRIVE

ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The Surveyor has not abstracted the record title and / or easements of the subject property and prepared this survey without the benefit of a title commitment and assumes no liability for easements, reservations, and restrictions that may be of record. This property is subject to change due to natural and / or man made changes.

**Winkelmann  
& Associates, Inc.**

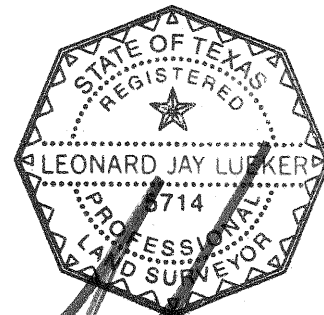
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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DATE : May 05



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CONCRETE  
WALL

PUMP

STAIRS

PROPOSED 35"  
SANITARY SEWER ESMT.

STAIRS  
CONCRETE  
WALL

CONCRETE  
WALL

SSMH ©

WROUGHT IRON  
FENCE

POINT OF  
BEGINNING

PLANTER

CONC

1608 LAKESHORE DRIVE

TL2004-131  
LOT 3

BLOCK A

THE ESTATES OF COAST ROYALE NO. 2

LOT 2

LOT 1

EBOX

ROCK  
WALL

WROUGHT IRON  
FENCE

15' UE

124.56'  
CONTOUR LINE  
SSMH

42.20'  
CONTOUR LINE  
SSMH

1/2" IRF

250.00'

S 12°42'17" W

230.09'

11.04'

N 12°36'01" E

17.50'

17.50'

N 14°40'45" E

15.96'

N 99' TO 438

CONTOUR LINE

104.14'

1/2" IRF

10.92' AM

S 50°08'54"

11.04'

11.04'

11.04'

11.04'

11.04'

11.04'

11.04'

11.04'

11.04'

11.04'

11.04'

11.04'

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-131

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." at the most northwesterly corner of LOT 3, BLOCK A of THE ESTATES OF COAST ROYALE NO. 2, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 3, BLOCK A South 12 deg 42 min 17 sec West a distance of 250.00 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 3, BLOCK A;

THENCE departing the westerly line of said LOT 3, BLOCK A North 45 deg 25 min 59 sec West passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 88.18 feet, continuing in all a distance of 104.14 feet to a point for corner in the 435.5 contour line as defined at the time of the survey;

THENCE along the meanders of said 435.5 contour line in a northeasterly direction a distance of 356.0 feet to a point for corner;

THENCE departing said 435.5 contour line South 50 deg 08 min 54 sec East passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 10.92 feet, continuing in all a distance of 124.56 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.517 acres or 22,507 square feet of land, more or less. This Sub Lease description was prepared from an actual on the ground survey performed in the field from January 2004 to December 2004 and is subject to change due to natural and / or man made changes after the survey.

PROJECT NO. TL2004-131  
LOT 3, BLOCK A  
1608 LAKESHORE DRIVE  
ROCKWALL, TEXAS