

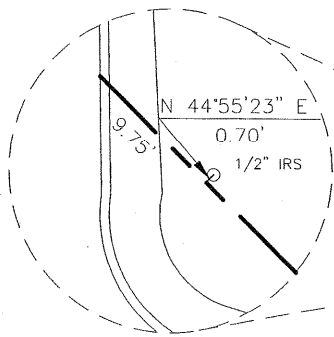
EXHIBIT "A"

LOT 3

BLOCK A

THE ESTATES OF COAST ROYALE NO. 2

LAKE RAY HUBBARD



CONCRETE WALL

1/2" IRF

SSMH @

S 45°04'37" E

74.94'

71' TO 438 CONTOUR LINE

WROUGHT IRON FENCE

WROUGHT IRON FENCE

POINT OF BEGINNING

N 14°13'56" E
14.85'

BOX SSMH

PUMP SSMH

IV

17.50'

58.82'

1/2" IRF

146.59'

136.56'

PROPOSED 35" SANITARY SEWER ESMT.

METAL POST

12.42' W

15' UE

WROUGHT IRON FENCE

METAL POST

11'15'28" E

CONCRETE WALL

9.92'

HDWL 18" RCP

AM

53.75'

1/2" IRF

15' DE

WOOD WALL

PLANTER

62' TO 438 CONTOUR LINE

72.72'

N 47°38'28" W

PLAYGROUND

GI

0.192 ACRES
(8,379 SQ. FT.)

157.9' SL
150.6' LF

LOT 4

LOT 5

TL2004-133

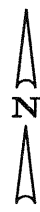
1614 LAKESHORE DRIVE

438 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

435.5 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. TL2004-133
LOT 5, BLOCK A
1614 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.



Leonard J. Lutzer
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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-133

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 5, 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 5, BLOCK A South 12 deg 42 min 17 sec West a distance of 146.59 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southwesterly corner of said LOT 5, BLOCK A;

THENCE departing the westerly line of said LOT 5, BLOCK A North 47 deg 38 min 28 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 62.80 feet, continuing in all a distance of 72.72 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 northerly direction a distance of 157.9 feet to a point for corner;

THENCE departing said 435.5 contour line South 45 deg 04 min 37 sec East a distance of 74.94 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.192 acres or 8,379 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. TL2004-133
LOT 5, BLOCK A
1614 LAKESHORE DRIVE
ROCKWALL, TEXAS