

EXHIBIT "A"

LAKE
RAY
HUBBARD

435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

HDWL
28" RCP

AM
10.08'

AM
10.11'

AM
10.08'

100.5' SL
95.3' LF

N 89°29'35" W
149.63'

N 72°58'46" W
164.24'

0.269 ACRES
(11,720 SQ. FT.)

N 86°34'37" E 233.01'

S 89°44'58" E 124.98'

N 79°41'11" E 98.41'

63' TO 438 CONTOUR LINE

33' TO 438 CONTOUR LINE

278' TO 438 CONTOUR LINE

POINT OF BEGINNING

WROUGHT IRON FENCE

PLANTER

SSMH

600 NAIL FOUND

NON-LEASE AREA

COMMON AREA 2

100 YEAR FLOOD PLAIN

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

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LOT 265

LOT 266

LOT 267

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-151

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 70R, BLOCK A of TURTLE COVE ADDITION THIRD REPLAT, an addition to the City of Rockwall as recorded in Cabinet C, Page 368 of the Plat Records of Rockwall County, Texas;

THENCE along the westerly line of said LOT 70R, BLOCK A South 19 deg 40 min 19 sec East a distance of 70.00 feet to a 60D nail found for corner at the most southwesterly corner of said LOT 70R, BLOCK A;

THENCE departing the westerly line of said LOT 70R, BLOCK A South 87 deg 41 min 10 sec West a distance of 76.74 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

THENCE North 72 deg 58 min 46 sec West a distance of 164.24 feet to a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" set for corner;

THENCE North 89 deg 29 min 35 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 140.12 feet, continuing in all a distance of 149.63 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 westerly direction a distance of 100.5 feet to a point for corner;

THENCE departing said 435.5 contour line North 79 deg 41 min 11 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 10.04 feet, continuing in all a distance of 98.41 feet to a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" set for corner;

THENCE South 89 deg 44 min 58 sec East a distance of 124.98 feet to a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" set for corner;

THENCE North 86 deg 34 min 37 sec East a distance of 233.01 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.269 acres or 11,720 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. TL2004-151
LOT 70R, BLOCK A
727 TURTLE COVE BOULEVARD
ROCKWALL, TEXAS