

LAKE RAY HUBBARD

EXHIBIT "A"

0.092 ACRES  
( 4,006 SQ. FT. )

71.1' SL

71.1' LF

N 74°25'44" W  
60.59'

S 61°21'32" E  
76.13'

NON LEASE AREA

EBOX

STAIRS

15' UTILITY ESMT B/194

6

BLOCK "C"  
CHANDLERS LANDING  
PHASE 17  
B/194

5

POINT OF BEGINNING

S 55°28'23" W  
14.17'

LOT 3, BLOCK "C"  
CHANDLERS LANDING  
PHASE 17  
C/17

S 13°58'14" W  
42.84'

LOT 1R, BLOCK "C"  
CHANDLERS LANDING  
PHASE 17

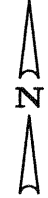
5716 SOUTHERN CROSS DRIVE

SEVERIGE COURT

BLOCK "A"  
CHANDLERS LANDING  
PHASE 18, SECTION 2  
B/198

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. TL2004-165  
LOT 3, BLOCK C  
5716 SOUTHERN CROSS DRIVE  
ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map hereon, 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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EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-165

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 C of CHANDLERS LANDING PHASE 17, an addition to the City of Rockwall as recorded in Cabinet C, Page 17 of the Plat Records of Rockwall County, Texas;

THENCE along the westerly line of said LOT 3, BLOCK C as follows:

South 55 deg 28 min 23 sec West a distance of 14.17 feet to a 1/2 inch iron rod found with a red plastic cap stamped "W.A.I." for corner;

South 13 deg 58 min 14 sec West a distance of 42.84 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 3, BLOCK C;

THENCE departing the westerly line of said LOT 3, BLOCK C North 74 deg 25 min 44 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 50.62 feet, continuing in all a distance of 60.59 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 71.1 feet to a point for corner;

THENCE departing said 435.5 contour line South 61 deg 21 min 32 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 7.58 feet, continuing in all a distance of 76.13 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.092 acres or 4,006 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.

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