

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 61

0.498-ACRE TRACT OF LAND

BEING SITUATED IN THE

JOHN LITTLE SURVEY, A-761

CITY OF DALLAS, DALLAS COUNTY, TEXAS

110.79 Acres  
 From: CHARLES M. JOYCE  
 Aug. 08, 1969  
 To:  
**CITY OF DALLAS**  
 VOL. 69154, PG. 1006  
 D.R.D.C.T.

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING SANITARY SEWER EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 85083, AT PAGE 3487 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

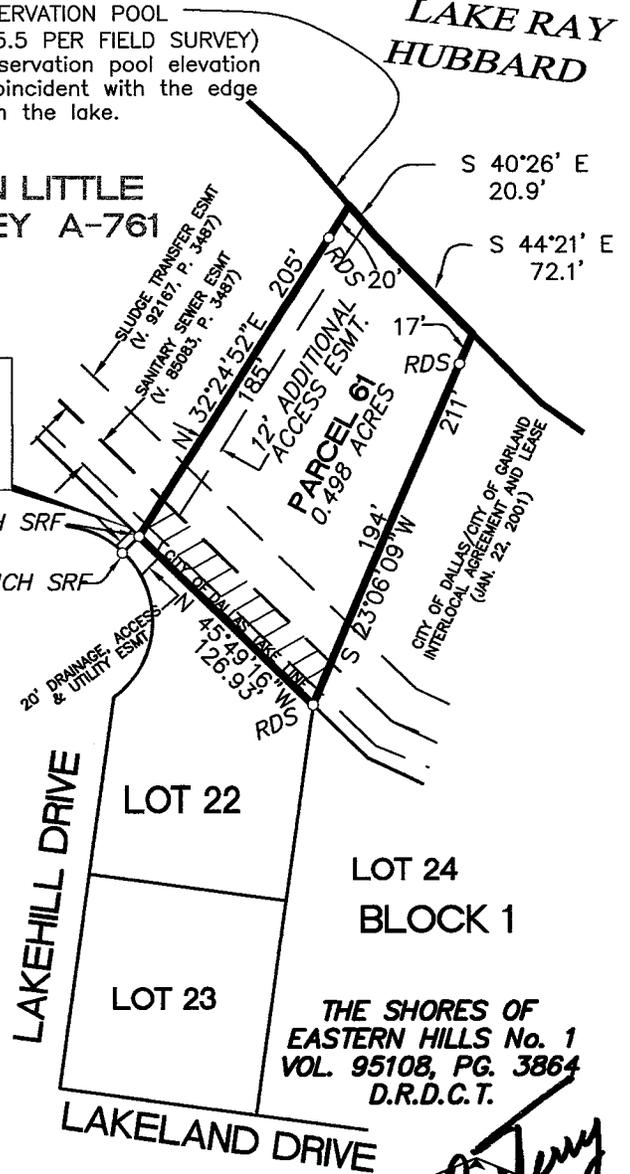
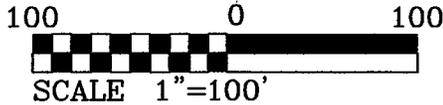
LIMIT OF CONSERVATION POOL  
 (ELEVATION 435.5 PER FIELD SURVEY)  
 NOTE: The conservation pool elevation may not be coincident with the edge of the water in the lake.

**LAKE RAY  
 HUBBARD**

**JOHN LITTLE  
 SURVEY A-761**

See sheet 2 of 3 of  
 this document for  
 easement connections.

**POINT OF  
 BEGINNING**  
 N=7,003,805.96  
 E=2,557,480.44



- C. M. = Control Monument
  - SRF = Steel Rod Found
  - MON = City of Dallas Concrete Monument found
  - RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
  - NAVD88 = North American Vertical Datum of 1988
  - GPS = Global Positioning Satellites
  - D.R.D.C.T. = Deed Records of Dallas County, Texas
- A field note description of even date accompanies this exhibit.

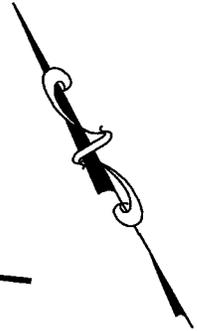
Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

*Wayne C. Terry*  
 STATE OF TEXAS  
 REGISTERED  
 WAYNE C. TERRY  
 4184  
 PROFESSIONAL  
 LAND SURVEYOR  
*Oct. 18, 2007*

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 61

LAKE RAY  
HUBBARD



THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING SANITARY SEWER EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 85083, AT PAGE 3487 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

- T1 7.1'
- T2 15.3'
- T3 0.6'
- T4 21.4'
- T5 7.9'
- T6 16.1'
- T7 0.2'
- T8 22.4'

NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

PARCEL 61

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

LOT 21

12' ADDITIONAL  
ACCESS ESMT.

CITY OF DALLAS TAKE LINE

PARKVIEW DRIVE

BLOCK 1

LOT 24

LOT 22

THE SHORES OF  
EASTERN HILLS No. 1  
VOL. 95108, PG. 3864  
D.R.D.C.T.

LAKEHILL DRIVE

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 61

BEING, a 0.498-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 22, Block 1 of the Shores of Eastern Hills No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 95108, at Page 3864 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,003,805.96 E. 2,557,480.44);

THENCE North 32°24'52" East departing said northeast line of Lot 22, passing at a distance of 185 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 20 feet for a total distance of 205 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the follow two calls;

1. South 40°26' East for a distance of 20.9 feet;
2. South 44°21' East for a distance of 72.1 feet;

THENCE South 23°06'09" West departing said Limit of Conservation Pool, passing at a distance of 17 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 194 feet for a total distance of 211 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northeast corner of said Lot 22;

THENCE North 45°49'16" West with a northeast line of said Lot 22 for a distance of 126.93 feet to the POINT OF BEGINNING;

CONTAINING 0.498-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
  
*Oct. 18, 2007*  
Sheet 3 of 3

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 9:21:27  
\*-----

LOT 22

	Bearing	Distance
N	45°49'16"W	126.93
N	32°24'52"E	205.00
S	40°26'27"E	20.85
S	44°20'44"E	72.11
S	23°06'09"W	210.99

Perimeter: 635.88

Approx: Sq. Feet: 21680 Acres: 0.498

Correct Ending Coordinates, North: 7004206.9630 East: 2557750.1871

Ending Coordinates, North: 7004206.9746 East: 2557750.1846

Error, N: 0.01 E: -0.00 Total: 0.01 Brg: S 12°13'45"E

Distance Traversed: 635.88 Closure: 53621

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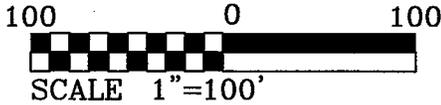
# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 62

1.171-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.



JOHN LITTLE  
SURVEY A-761

**POINT OF  
BEGINNING**

N=7,003,954.27  
E=2,557,300.56

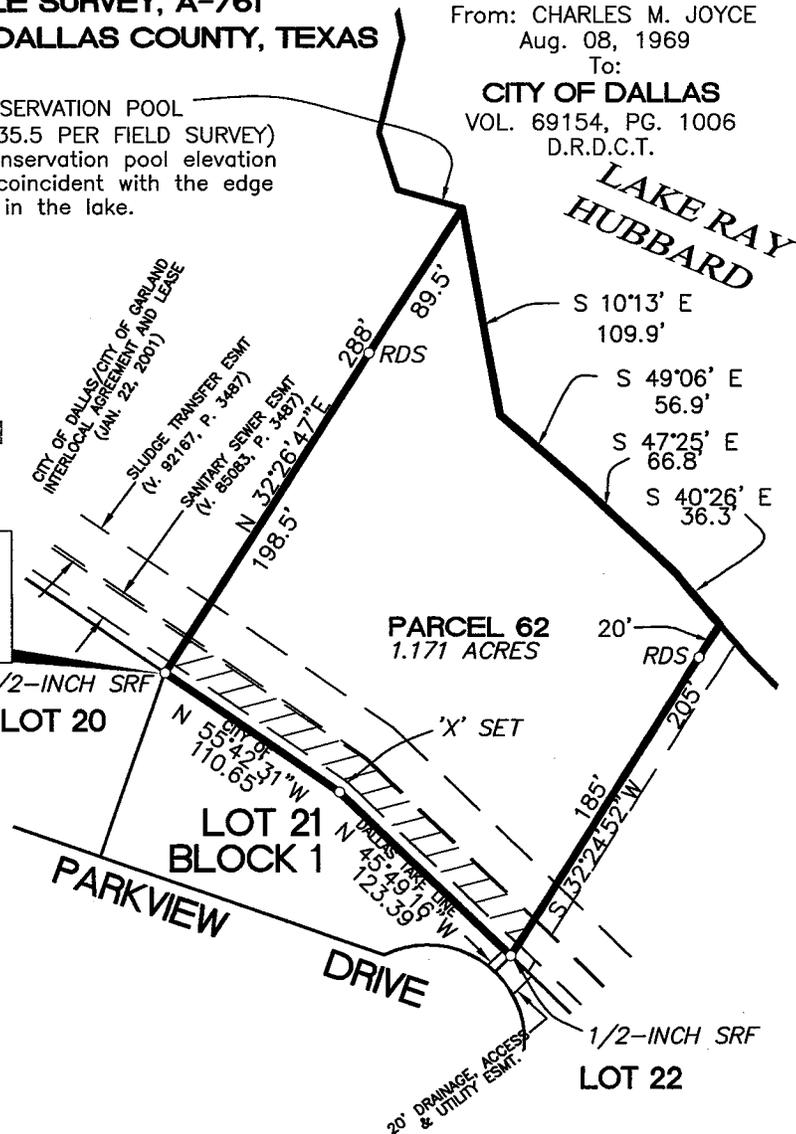
See sheet 2 of 3 of  
this document for  
easement connections.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING SANITARY  
SEWER EASEMENT TO THE CITY OF GARLAND  
RECORDED IN VOLUME 85083, AT PAGE 3487  
OF THE DEED RECORDS OF DALLAS COUNTY,  
TEXAS.

- C. M. = Control Monument
  - SRF = Steel Rod Found
  - MON = City of Dallas Concrete Monument found
  - RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
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  - D.R.D.C.T. = Deed Records of Dallas County, Texas
- A field note description of even date accompanies this exhibit.

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Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



**THE SHORES OF  
EASTERN HILLS No. 1  
VOL. 95108, PG. 3864  
D.R.D.C.T.**



*Wayne C. Terry*  
Oct. 18, 2007  
Sheet 1 of 3

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 62

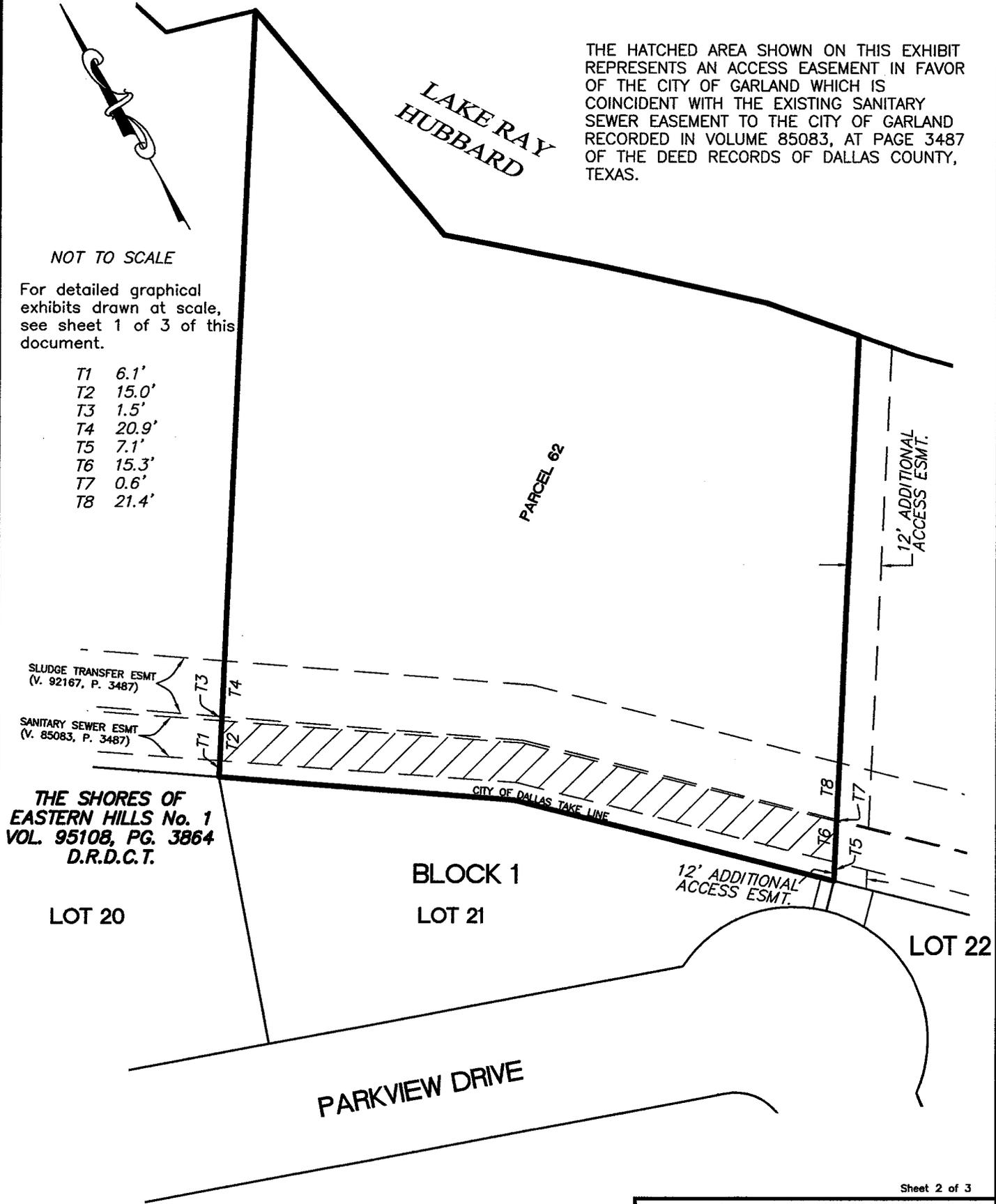


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NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

- T1 6.1'
- T2 15.0'
- T3 1.5'
- T4 20.9'
- T5 7.1'
- T6 15.3'
- T7 0.6'
- T8 21.4'



# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 62

BEING, a 1.171-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a ½-inch steel rod found at the northwest corner of Lot 21, Block 1 of the Shores of Eastern Hills No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 95108, at Page 3864 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,003,954.27 E. 2,557,300.56);

THENCE North 32°26'47" East departing said northeast line of Lot 21, passing at a distance of 198.5 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 89.5 feet for a total distance of 288 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE southeasterly with said Limit of Conservation Pool for the follow four calls;

1. South 10°13' East for a distance of 109.9 feet;
2. South 49°06' East for a distance of 56.9 feet;
3. South 47°25' East for a distance of 66.8 feet;
4. South 40°26' East for a distance of 36.3 feet;

THENCE South 32°24'52" West departing said Limit of Conservation Pool, passing at a distance of 20 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 185 feet for a total distance of 205 feet to a ½-inch steel rod found at the northeast corner of said Lot 21;

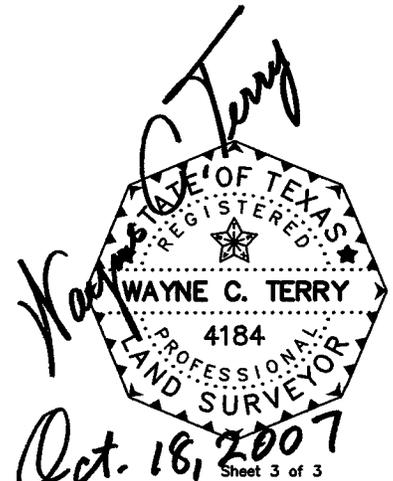
THENCE North 45°49'16" West with a northeast line of said Lot 21 for a distance of 123.39 feet to a X set for corner;

THENCE North 55°42'31" West with a northeast line of said Lot 21 for a distance of 110.65 feet to the POINT OF BEGINNING;

CONTAINING 1.171-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



PARCEL 62

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 9:21:27  
\*-----

LOT 21

Bearing	Distance
N 45°49'16"W	123.39
N 55°42'31"W	110.65
N 32°26'47"E	288.00
S 10°13'14"E	109.94
S 49°06'01"E	56.90
S 47°25'00"E	66.81
S 40°26'27"E	36.33
S 32°24'52"W	205.00

Perimeter: 997.03

Approx: Sq. Feet: 51021 Acres: 1.171

Correct Ending Coordinates, North: 7004295.4126 East: 2557659.1655

Ending Coordinates, North: 7004295.4066 East: 2557659.1656

Error, N: -0.01 E: 0.00 Total: 0.01 Brg: N 01°17'14"W

Distance Traversed: 997.03 Closure: 166815

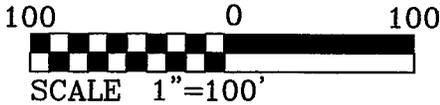
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# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 63

0.723-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
CITY OF DALLAS  
VOL. 69154, PG. 1006  
D.R.D.C.T.



LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

**LAKE RAY  
HUBBARD**

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REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
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SEWER EASEMENT TO THE CITY OF GARLAND  
RECORDED IN VOLUME 85083, AT PAGE 3487  
OF THE DEED RECORDS OF DALLAS COUNTY,  
TEXAS.

JOHN LITTLE  
SURVEY A-761

T1	S 10°23' E	33.8'
T2	S 13°43' W	50.7'
T3	S 17°45' E	31.5'
T4	S 73°50' E	34.7'

**POINT OF  
BEGINNING**  
N=7,004,014.17  
E=2,557,212.72

See sheet 2 of 3 of  
this document for  
easement connections.

BLOCK 1  
LOT 19

LOT 20

LOT 21

**THE SHORES OF  
EASTERN HILLS No. 1  
VOL. 95108, PG. 3864  
D.R.D.C.T.**

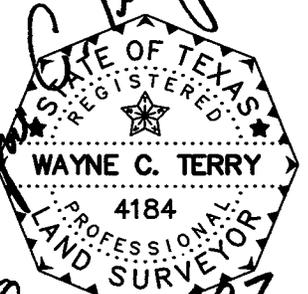
**PARKVIEW DRIVE**

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- SRF = Steel Rod Found
- MON = City of Dallas Concrete Monument found
- RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
- NAVD88 = North American Vertical Datum of 1988
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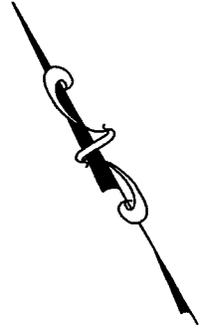
*Wayne C. Terry*  
**Oct. 18, 2007**

Sheet 1 of 3

<b>PARCEL 63</b>	
OCT 2007	Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 63

LAKE RAY  
HUBBARD



NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

- T1 5.6'
- T2 15.0'
- T3 2.1'
- T4 20.9'
- T5 6.1'
- T6 15.0'
- T7 1.5'
- T8 20.9'

PARCEL 63

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SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

CITY OF DALLAS TAKE LINE

**THE SHORES OF  
EASTERN HILLS No. 1  
VOL. 95108, PG. 3864  
D.R.D.C.T.**

LOT 19

BLOCK 1

LOT 20

LOT 21

Sheet 2 of 3

PARCEL 63

JUNE 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 63

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BEGINNING at a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northwest corner of Lot 20, Block 1 of the Shores of Eastern Hills No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 95108, at Page 3864 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,014.17 E. 2,557,212.72);

THENCE North 33°55'34" East departing said northeast line of Lot 20, passing at a distance of 290 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 78 feet for a total distance of 368 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE southeasterly with said Limit of Conservation Pool for the follow four calls;

1. South 10°23' East for a distance of 33.8 feet;
2. South 13°43' West for a distance of 50.7 feet;
3. South 17°45' East for a distance of 31.5 feet;
4. South 73°50' East for a distance of 34.7 feet;

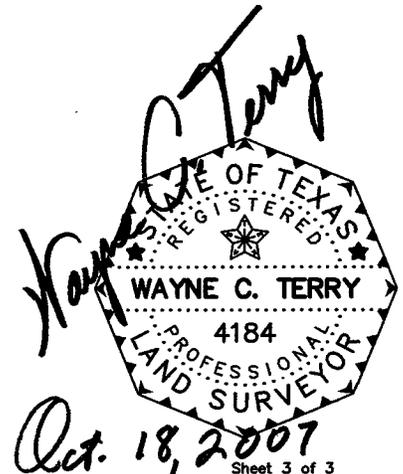
THENCE South 32°26'47" West departing said Limit of Conservation Pool, passing at a distance of 89.5 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 198.5 feet for a total distance of 288 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 20;

THENCE North 55°42'31" West with a northeast line of said Lot 20 for a distance of 106.34 feet to the POINT OF BEGINNING;

CONTAINING 0.723-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

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PARCEL 63

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 9:21:27  
\*-----

LOT 20

Bearing	Distance
N 55°42'31"W	106.34
N 33°55'34"E	367.98
S 10°22'56"E	33.80
S 13°42'57"W	50.70
S 17°45'21"E	31.53
S 73°49'43"E	34.68
S 32°26'47"W	288.00

Perimeter: 913.03

Approx: Sq. Feet: 31509 Acres: 0.723

Correct Ending Coordinates, North: 7004443.7286 East: 2557479.2749

Ending Coordinates, North: 7004443.7324 East: 2557479.2772

Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 32°19'48"W

Distance Traversed: 913.03 Closure: 204374

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 64

0.903-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LAKESHORE  
HUBBARD

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LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation may not be coincident with the edge of the water in the lake.

T1 S 29°15' E 45.6'  
T2 S 28°40' E 52.5'

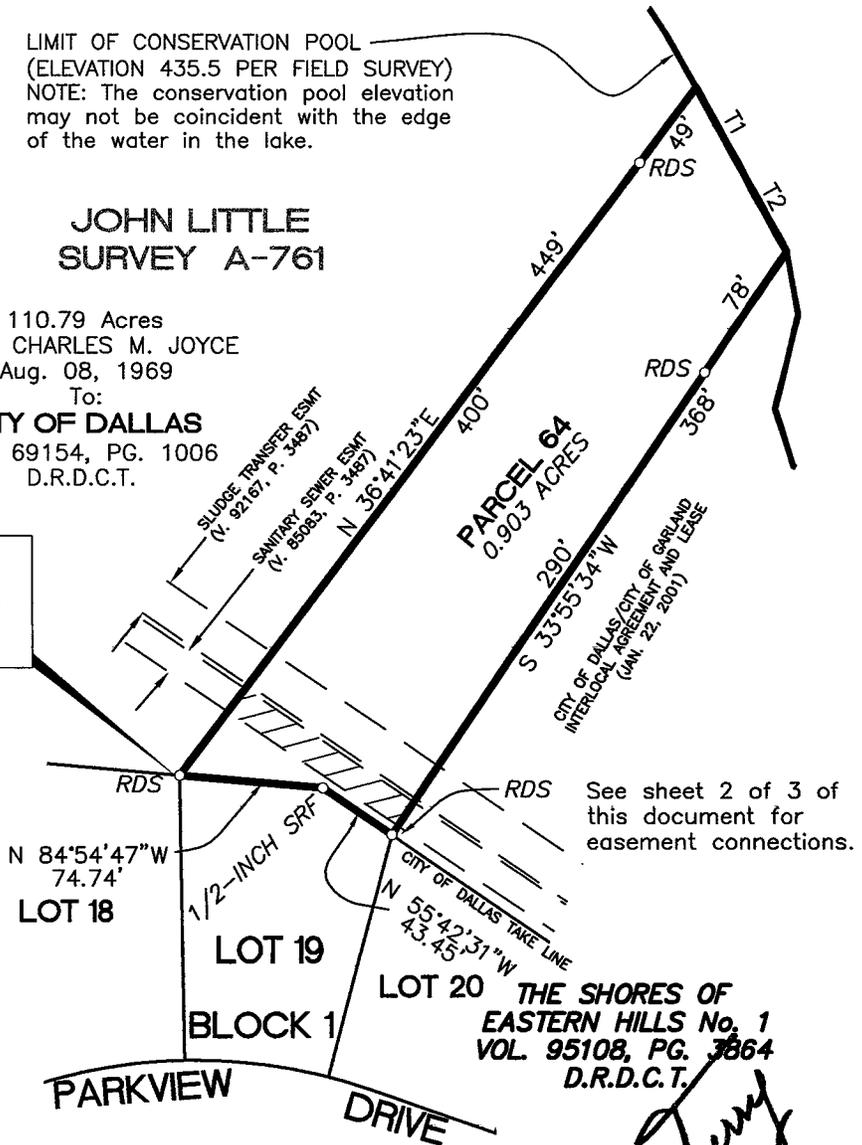
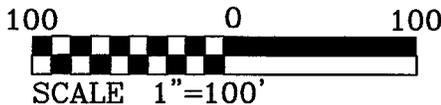
JOHN LITTLE  
SURVEY A-761

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
CITY OF DALLAS  
VOL. 69154, PG. 1006  
D.R.D.C.T.



**POINT OF BEGINNING**

N=7,004,045.28  
E=2,557,102.39



See sheet 2 of 3 of this document for easement connections.

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- SRF = Steel Rod Found
- MON = City of Dallas Concrete Monument found
- RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
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- D.R.D.C.T. = Deed Records of Dallas County, Texas

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Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



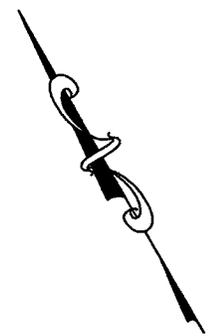
*Wayne C. Terry*  
Oct. 18, 2007

Sheet 1 of 3

PARCEL 64	
OCT 2007	Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 64

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING SANITARY SEWER EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 85083, AT PAGE 3487 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.



NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

- T1 41.7'
- T2 15.0'
- T3 2.6'
- T4 20.9'
- T5 5.6'
- T6 15.0'
- T7 2.1'
- T8 20.9'

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

CITY OF DALLAS TAKE LINE

**THE SHORES OF  
EASTERN HILLS No. 1  
VOL. 95108, PG. 3864  
D.R.D.C.T.**

LOT 18

BLOCK 1

LOT 19

LOT 20

PARKVIEW DRIVE

<b>PARCEL 64</b>	
JUNE 2007	Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 64

BEING, a 0.903-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northwest corner of Lot 19, Block 1 of the Shores of Eastern Hills No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 95108, at Page 3864 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,045.28 E. 2,557,102.39);

THENCE North 36°41'23" East departing said northeast line of Lot 19, passing at a distance of 400 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 49 feet for a total distance of 449 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE southeasterly with said Limit of Conservation Pool for the follow two calls;

1. South 29°15' East for a distance of 45.6 feet;
2. South 28°40' East for a distance of 52.5 feet;

THENCE South 33°55'34" West departing said Limit of Conservation Pool, passing at a distance of 78 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 290 feet for a total distance of 368 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northeast corner of said Lot 19;

THENCE North 55°42'31" West with a northeast line of said Lot 19 for a distance of 43.45 feet to a 1/2-inch steel rod found for corner;

THENCE North 84°54'47" West with a northeast line of said Lot 19 for a distance of 74.74 feet to the POINT OF BEGINNING;

CONTAINING 0.903-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



*Oct. 18, 2007*

Sheet 3 of 3

PARCEL 64

OCT 2007

Project No.: 1087-02

---

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 9:21:27  
\*-----

LOT 19

Bearing	Distance
N 55°42'31"W	43.45
N 84°54'47"W	74.74
N 36°41'23"E	449.00
S 29°14'41"E	45.60
S 28°39'37"E	52.47
S 33°55'34"W	367.98

Perimeter: 1033.24

Approx: Sq. Feet: 39315 Acres: 0.903

Correct Ending Coordinates, North: 7004503.6357 East: 2557391.4261

Ending Coordinates, North: 7004503.6244 East: 2557391.4253

Error, N: -0.01 E: -0.00 Total: 0.01 Brg: N 03°36'55"E

Distance Traversed: 1033.24 Closure: 90504

---

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 65

1.304-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LAKE RAY  
HUBBARD

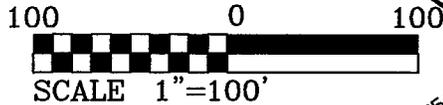
THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING SANITARY SEWER EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 85083, AT PAGE 3487 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation may not be coincident with the edge of the water in the lake.

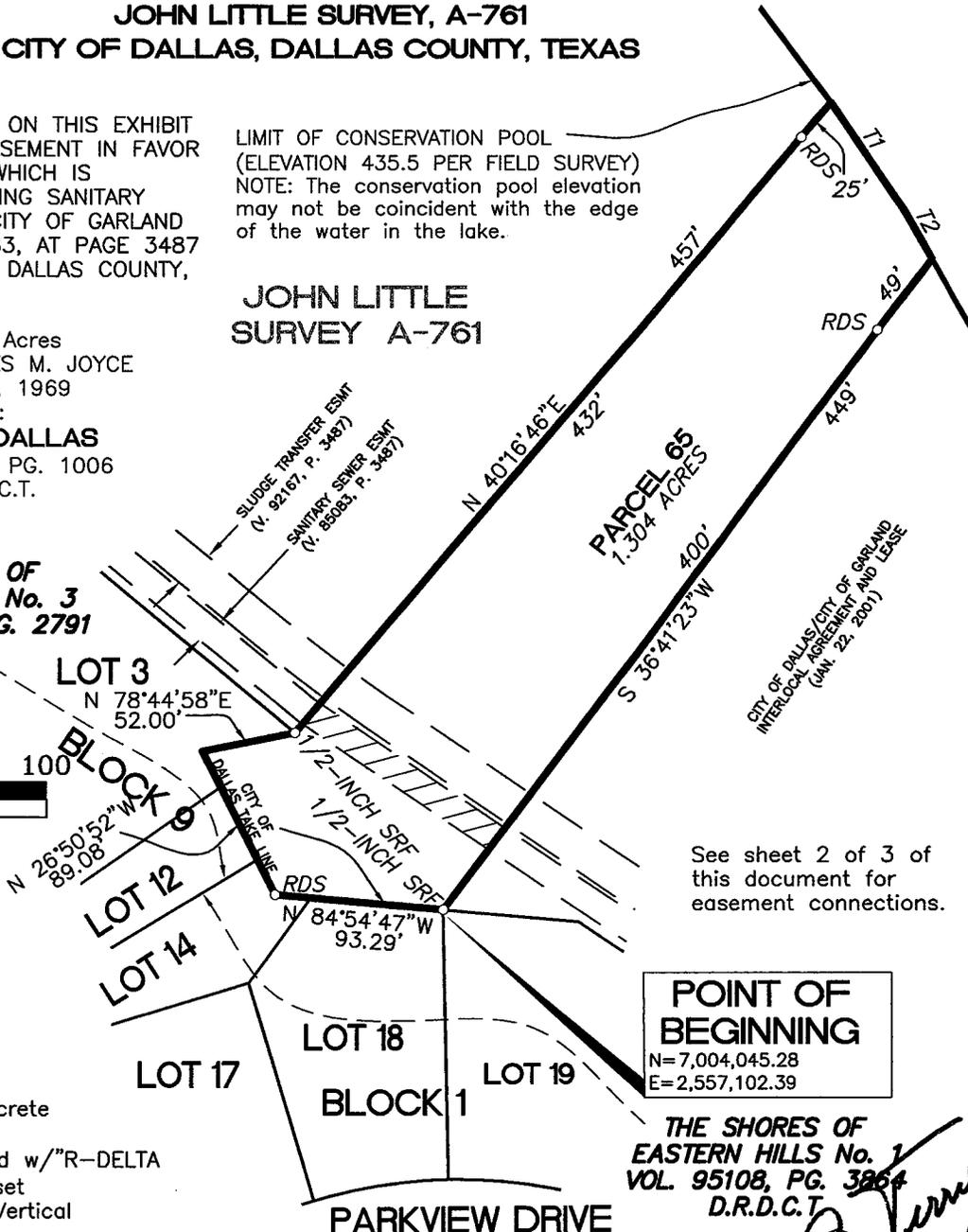
JOHN LITTLE  
SURVEY A-761

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

**THE SHORES OF  
EASTERN HILLS No. 3**  
VOL. 2000116, PG. 2791  
D.R.D.C.T.



T1 S 33°51' E 71.0'  
T2 S 29°15' E 31.5'



See sheet 2 of 3 of  
this document for  
easement connections.

**POINT OF  
BEGINNING**  
N=7,004,045.28  
E=2,557,102.39

**THE SHORES OF  
EASTERN HILLS No. 1**  
VOL. 95108, PG. 3864  
D.R.D.C.T.

- C. M. = Control Monument
- SRF = Steel Rod Found
- MON = City of Dallas Concrete Monument found
- RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
- NAVD88 = North American Vertical Datum of 1988
- GPS = Global Positioning Satellites
- D.R.D.C.T. = Deed Records of Dallas County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
STATE OF TEXAS  
REGISTERED  
**WAYNE C. TERRY**  
4184  
PROFESSIONAL  
LAND SURVEYOR  
OCT. 18, 2007

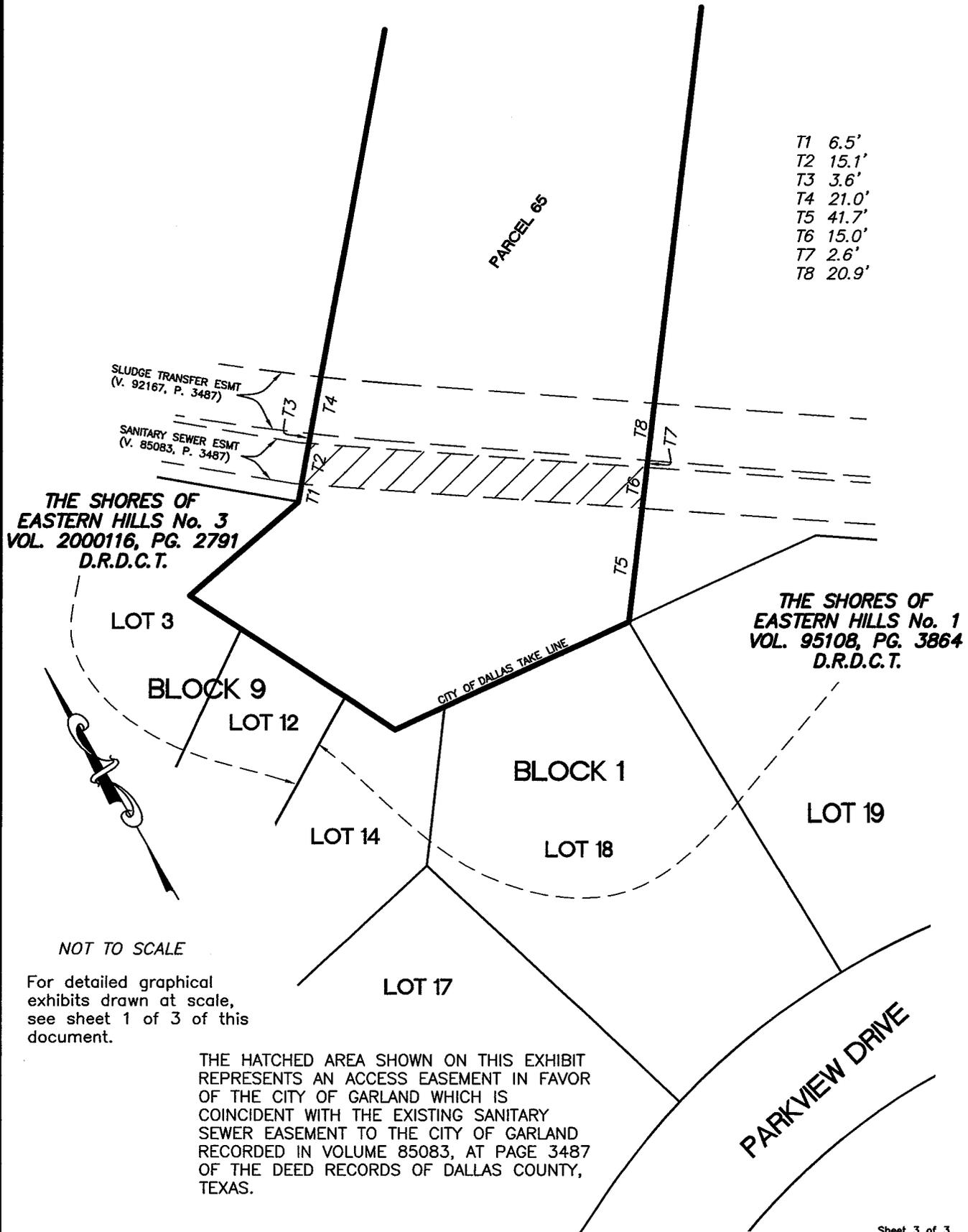
Elevations shown based on NAVD88 determined by GPS from City of Garland Control

Sheet 1 of 3

<b>PARCEL 65</b>	
OCT 2007	Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 65

- T1 6.5'
- T2 15.1'
- T3 3.6'
- T4 21.0'
- T5 41.7'
- T6 15.0'
- T7 2.6'
- T8 20.9'



NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING SANITARY SEWER EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 85083, AT PAGE 3487 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 65

BEING, a 1.304 -acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northeast corner of Lot 18, Block 1 of the Shores of Eastern Hills No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 95108, at Page 3864 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,045.28 E. 2,557,102.39);

THENCE North 84°54'47" West with the northerly line of said Lot 18 to and with the northerly line of Lot 14, Block 1 of said the Shores of Eastern Hills No. 1 for a distance of 93.29 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for an ell corner of said Lot 14;

THENCE North 26°50'52" West with a northeast line of said Lot 14 to and with Lot 12, Block 9 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas, to and with a northeast line of Lot 3, Block 9 of said Shores of Eastern Hills No. 3 for a distance of 89.08 feet to a re-entrant corner of Lot 3;

THENCE North 78°44'58" East with a southwest line of said Lot 3 for a distance of 52.00 feet to a 1/2-inch steel rod found at the most easterly corner of said Lot 3;

THENCE North 40°16'46" East departing said southwest line of Lot 3, passing at a distance of 432 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 25 feet for a total distance of 457 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the follow two calls;

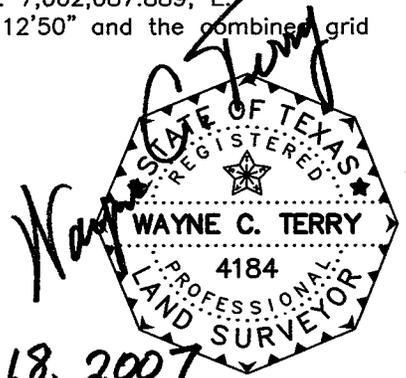
1. South 33°51' East for a distance of 71.0 feet;
2. South 29°15' East for a distance of 31.5 feet;

THENCE South 36°41'23" West departing said Limit of Conservation Pool, passing at a distance of 49 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 400 feet for a total distance of 449 feet to the POINT OF BEGINNING;

CONTAINING 1.304-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



Oct. 18, 2007

Sheet 3 of 3

PARCEL 65	
OCT 2007	Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 9:21:27  
\*-----

LOT 18

Bearing	Distance
N 84°54'47"W	93.29 ✓
N 26°50'52"W	89.08 ✓
N 78°44'58"E	52.00 ✓
N 40°16'46"E	457.00 ✓
S 33°51'00"E	71.04 ✓
S 29°14'41"E	31.50 ✓
S 36°41'23"W	449.00 ✓

Perimeter: 1242.92

Approx: Sq. Feet: 56808 Acres: 1.304

Correct Ending Coordinates, North: 7004534.7420 East: 2557281.0918

Ending Coordinates, North: 7004534.7447 East: 2557281.1010

Error, N: 0.00 E: 0.01 Total: 0.01 Brg: S 73°31'15"W

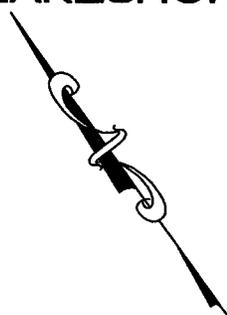
Distance Traversed: 1242.92 Closure: 128704

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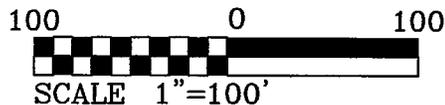
# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 66

1.584-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.



T1 S 38°48' E 14.6'  
T2 S 02°23' W 28.9'  
T3 S 36°57' E 85.5'

JOHN LITTLE  
SURVEY A-761

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING SANITARY  
SEWER EASEMENT TO THE CITY OF GARLAND  
RECORDED IN VOLUME 85083, AT PAGE 3487  
OF THE DEED RECORDS OF DALLAS COUNTY,  
TEXAS.

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

See sheet 2 of 3 of  
this document for  
easement connections.

**POINT OF  
BEGINNING**

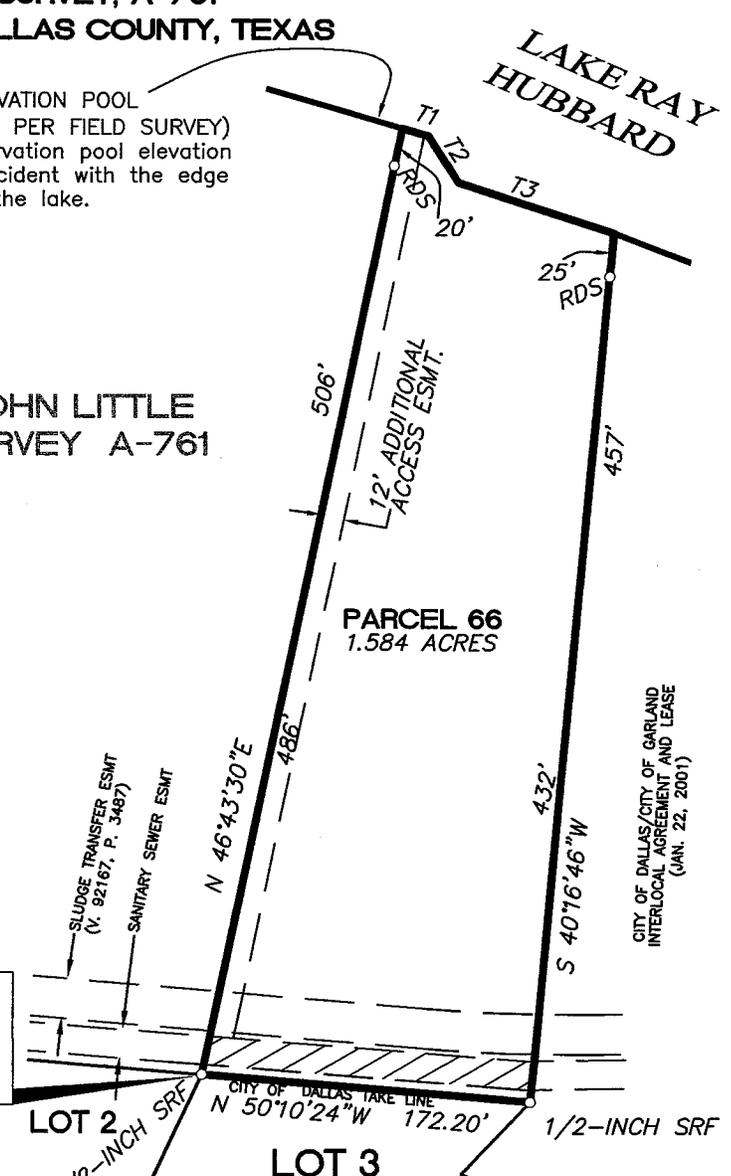
N=7,004,253.43  
E=2,556,888.02

- C. M. = Control Monument
- SRF = Steel Rod Found
- MON = City of Dallas Concrete Monument found
- RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
- NAVD88 = North American Vertical Datum of 1988
- GPS = Global Positioning Satellites
- D.R.D.C.T. = Deed Records of Dallas County, Texas

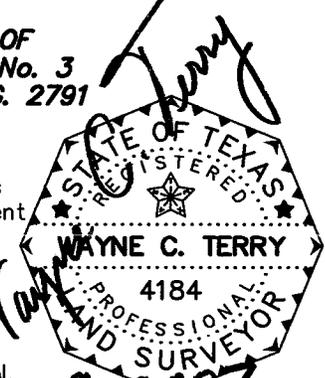
A field note description of even date accompanies this exhibit.

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Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

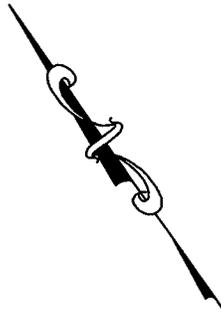


**BLOCK 9**  
**THE SHORES OF**  
**EASTERN HILLS No. 3**  
VOL. 2000116, PG. 2791  
D.R.D.C.T.



# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 66

LAKE RAY  
HUBBARD



NOT TO SCALE

- T1 6.3'
- T2 15.1'
- T3 2.9'
- T4 21.1'
- T5 6.5'
- T6 15.1'
- T7 3.6'
- T8 21.0'

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

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12' ADDITIONAL ACCESS ESMT.

PARCEL 66

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)  
SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.

LOT 2

BLOCK 9  
LOT 3

LAKEBREEZE DRIVE

CITY OF DALLAS TAKE LINE

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 66

BEING, a 1.584-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 3, Block 9 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,253.43 E. 2,556,888.02);

THENCE North 46°43'30" East departing said northeast line of Lot 3, passing at a distance of 486 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 20 feet for a total distance of 506 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following three calls;

1. South 38°48' East for a distance of 14.6 feet;
2. South 02°23' West for a distance of 28.9 feet;
3. South 36°57' East for a distance of 85.5 feet;

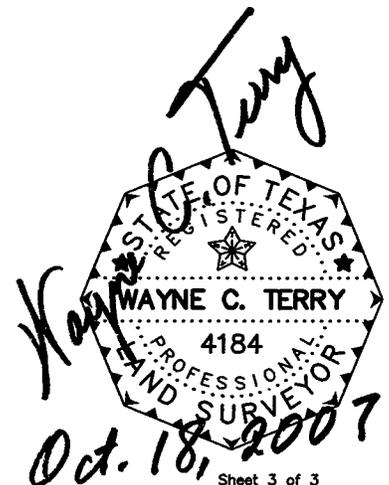
THENCE South 40°16'46" West departing said Limit of Conservation Pool, passing at a distance of 25 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 432 feet for a total distance of 457 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 3;

THENCE North 50°10'24" West with a northeast line of said Lot 3 for a distance of 172.20 feet to the POINT OF BEGINNING;

CONTAINING 1.584-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



Sheet 3 of 3

PARCEL 66

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----

## LOT 3

Bearing	Distance
N 46°43'30"E	506.00
S 38°48'28"E	14.55
S 02°23'15"W	28.86
S 36°56'32"E	85.51
S 40°16'46"W	457.00
N 50°10'24"W	172.20

Perimeter: 1264.12

Approx: Sq. Feet: 69001 Acres: 1.584

Correct Ending Coordinates, North: 7004742.9134 East: 2557066.7068

Ending Coordinates, North: 7004742.9005 East: 2557066.7069

Error, N: -0.01 E: 0.00 Total: 0.01 Brg: N 00°16'25"W

Distance Traversed: 1264.12 Closure: 98542

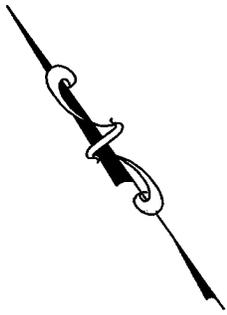
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# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 67

1.407-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

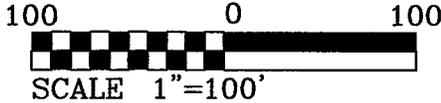
LAKESHORE  
HUBBARD



LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

S 68°28' E  
17.3'

S 38°48' E  
103.4'



110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING SANITARY  
SEWER EASEMENT TO THE CITY OF GARLAND  
RECORDED IN VOLUME 85083, AT PAGE 3487  
OF THE DEED RECORDS OF DALLAS COUNTY,  
TEXAS.

**JOHN LITTLE  
SURVEY A-761**

**PARCEL 67**  
1.407 ACRES

See sheet 2 of 3 of  
this document for  
easement connections.

**POINT OF  
BEGINNING**

N=7,004,329.78  
E=2,556,796.48

- C. M. = Control Monument
- SRF = Steel Rod Found
- MON = City of Dallas Concrete Monument found
- RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
- NAVD88 = North American Vertical Datum of 1988
- GPS = Global Positioning Satellites
- D.R.D.C.T. = Deed Records of Dallas County, Texas

A field note description of even date accompanies this exhibit.

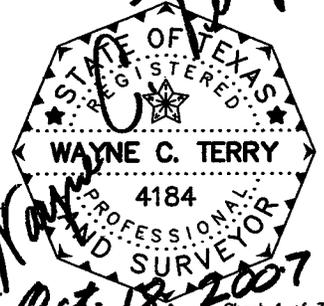
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Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**

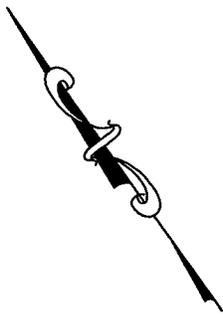
LOT 2  
BLOCK 9

LOT 3



<b>PARCEL 67</b>	
OCT 2007	Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 67



- T1 4.6'
- T2 15.1'
- T3 3.5'
- T4 21.1'
- T5 6.3'
- T6 15.1'
- T7 2.9'
- T8 21.1'

NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**

LOT 1

BLOCK 9

LOT 2

LOT 3

LAKEBREEZE DRIVE

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

CITY OF DALLAS TAKE LINE

PARCEL 67

12' ADDITIONAL  
ACCESS ESMT.

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING SANITARY SEWER EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 85083, AT PAGE 3487 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 67

BEING, a 1.407-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod found at the northwest corner of Lot 2, Block 9 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,329.78 E. 2,556,796.48);

THENCE North 46°41'17" East departing said northeast line of Lot 2, passing at a distance of 501 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 20 feet for a total distance of 521 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following two calls;

1. South 68°28' East for a distance of 17.3 feet;
2. South 38°48' East for a distance of 103.3 feet;

THENCE South 46°43'30" West departing said Limit of Conservation Pool, passing at a distance of 20 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 486 feet for a total distance of 506 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 2;

THENCE North 50°10'24" West with a northeast line of said Lot 2 for a distance of 119.22 feet to the POINT OF BEGINNING;

CONTAINING 1.407-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
  
*Wayne C. Terry*  
*Oct. 18, 2007*  
Sheet 3 of 3

PARCEL 67

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----

LOT 2

Bearing	Distance
N 46°41'17"E	521.00 ✓
S 68°28'16"E	17.31 ✓
S 38°48'28"E	103.35 ✓
S 46°43'30"W	506.00 ✓
N 50°10'24"W	119.22 ✓

Perimeter: 1266.87

Approx: Sq. Feet: 61308 Acres: 1.407

Correct Ending Coordinates, North: 7004819.2645 East: 2556975.1537

Ending Coordinates, North: 7004819.2614 East: 2556975.1594

Error, N: -0.00 E: 0.01 Total: 0.01 Brg: N 60°58'54"W

Distance Traversed: 1266.87 Closure: 195273

---

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 68

0.887-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761

CITY OF DALLAS, DALLAS COUNTY, TEXAS

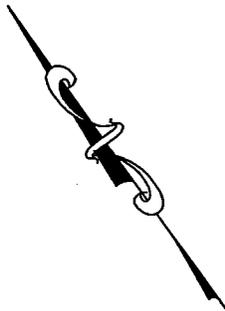
LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

LAKE RAY  
HUBBARD

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING SANITARY  
SEWER EASEMENT TO THE CITY OF GARLAND  
RECORDED IN VOLUME 85083, AT PAGE 3487  
OF THE DEED RECORDS OF DALLAS COUNTY,  
TEXAS.

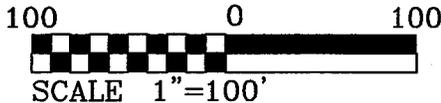
110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

T1	S 40°40' E	19.9'
T2	S 68°28' E	61.4'
T3	N 50°10'10"W	51.79'
T4	N 65°31'12"W	26.48'

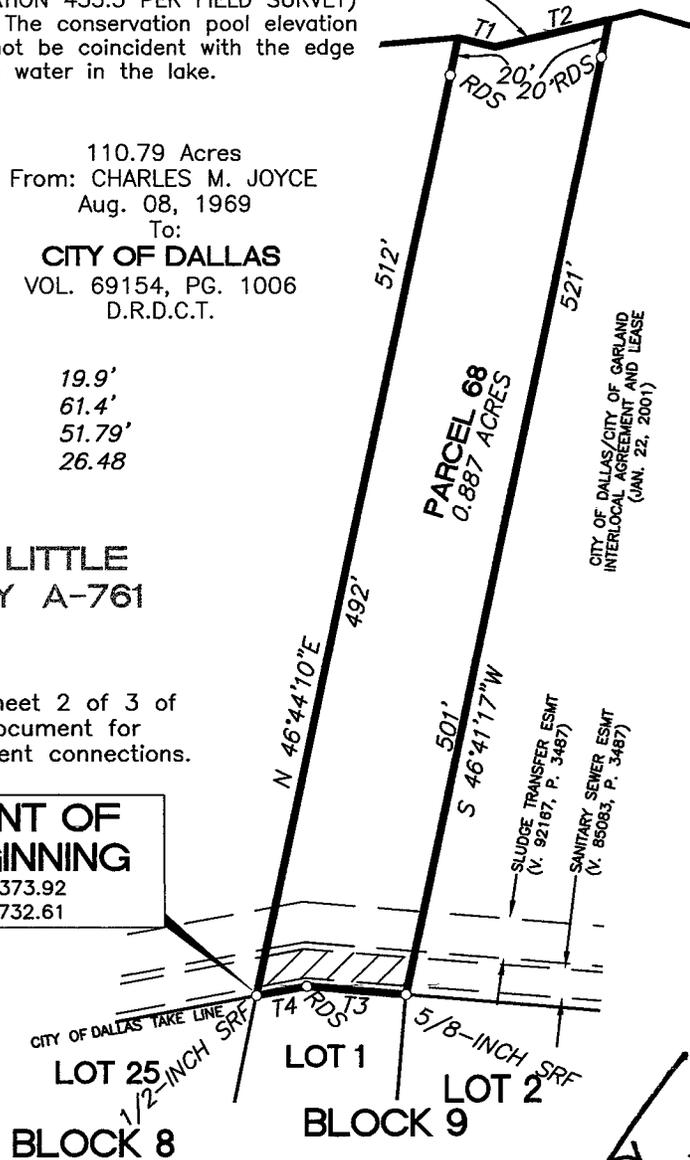


JOHN LITTLE  
SURVEY A-761

See sheet 2 of 3 of  
this document for  
easement connections.



**POINT OF BEGINNING**  
N=7,004,373.92  
E=2,556,732.61



- C. M. = Control Monument
  - SRF = Steel Rod Found
  - MON = City of Dallas Concrete Monument found
  - RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
  - NAVD88 = North American Vertical Datum of 1988
  - GPS = Global Positioning Satellites
  - D.R.D.C.T. = Deed Records of Dallas County, Texas
- A field note description of even date accompanies this exhibit.

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**

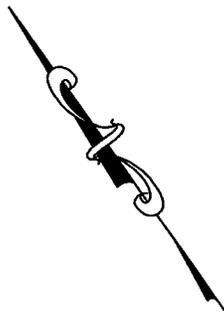


Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

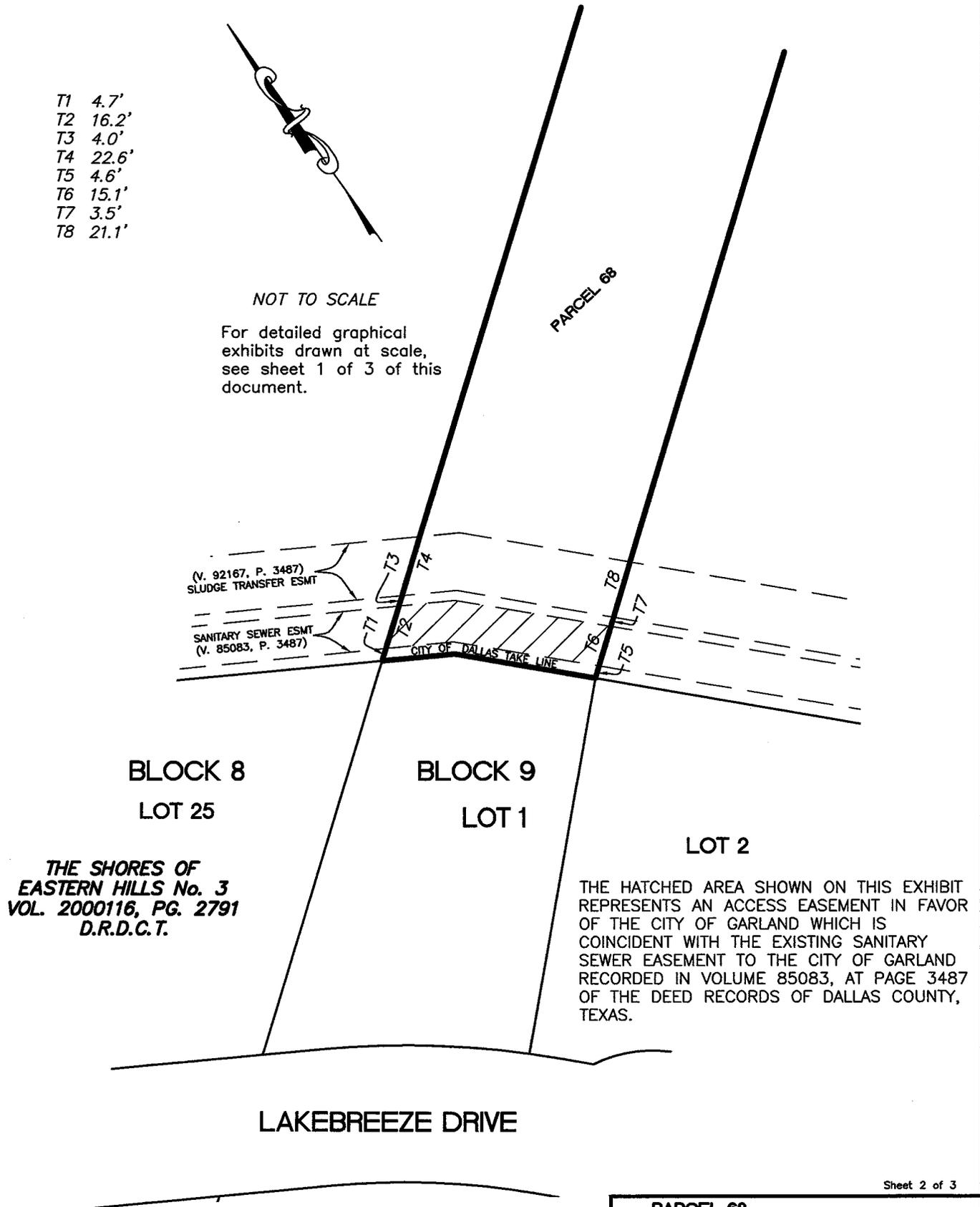
# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 68

- T1 4.7'
- T2 16.2'
- T3 4.0'
- T4 22.6'
- T5 4.6'
- T6 15.1'
- T7 3.5'
- T8 21.1'



NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.



**BLOCK 8**  
**LOT 25**

**BLOCK 9**  
**LOT 1**

**LOT 2**

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING SANITARY SEWER EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 85083, AT PAGE 3487 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

**LAKEBREEZE DRIVE**

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 68

BEING, a 0.887-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 1, Block 9 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,373.92 E. 2,556,732.61);

THENCE North 46°44'10" East departing said northeast line of Lot 1, passing at a distance of 492 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 20 feet for a total distance of 512 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following two calls;

1. South 40°40' East for a distance of 19.9 feet;
2. South 68°28' East for a distance of 61.4 feet;

THENCE South 46°41'17" West departing said Limit of Conservation Pool, passing at a distance of 20 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 501 feet for a total distance of 521 feet to a 5/8-inch steel rod found at the northeast corner of said Lot 1;

THENCE North 50°10'10" West with a northeast line of said Lot 1 for a distance of 51.79 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set;

THENCE North 65°31'12" West with a northeast line of said Lot 1 for a distance of 26.48 feet to the POINT OF BEGINNING;

CONTAINING 0.887-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
STATE OF TEXAS  
REGISTERED  
WAYNE C. TERRY  
4184  
PROFESSIONAL  
LAND SURVEYOR  
*Oct. 18, 2007*

Sheet 3 of 3

PARCEL 68

OCT 2007

Project No.: 1087-02

\*-----  
 \* Prepared by: R-DELTA  
 \* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
 \*-----

LOT 1

Bearing	Distance
N 46°44'10"E	512.01
S 40°40'12"E	19.94
S 68°28'16"E	61.41
S 46°41'17"W	521.00
N 50°10'10"W	51.79
N 65°31'12"W	26.48

Perimeter: 1192.63

Approx: Sq. Feet: 38639 Acres: 0.887

Correct Ending Coordinates, North: 7004863.4080 East: 2556911.2852

Ending Coordinates, North: 7004863.4141 East: 2556911.2875

Error, N: 0.01 E: 0.00 Total: 0.01 Brg: S 20°06'58"W

Distance Traversed: 1192.63 Closure: 184501

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 69

1.214-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LAKE RAY  
HUBBARD

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING WATER LINE EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 99001, AT PAGE 1633 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation may not be coincident with the edge of the water in the lake.

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969

To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

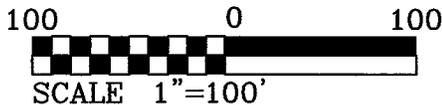
T1	S 60°08' E	39.8'
T2	S 54°29' E	34.7'
T3	S 41°12' E	21.4'
T4	EAST	26.2'
T5	N 45°01' E	25.7'
T6	S 79°17' E	28.7'

JOHN LITTLE  
SURVEY A-761

See sheet 2 of 3 of  
this document for  
easement connections.

**POINT OF BEGINNING**

N=7,004,471.35  
E=2,556,519.15

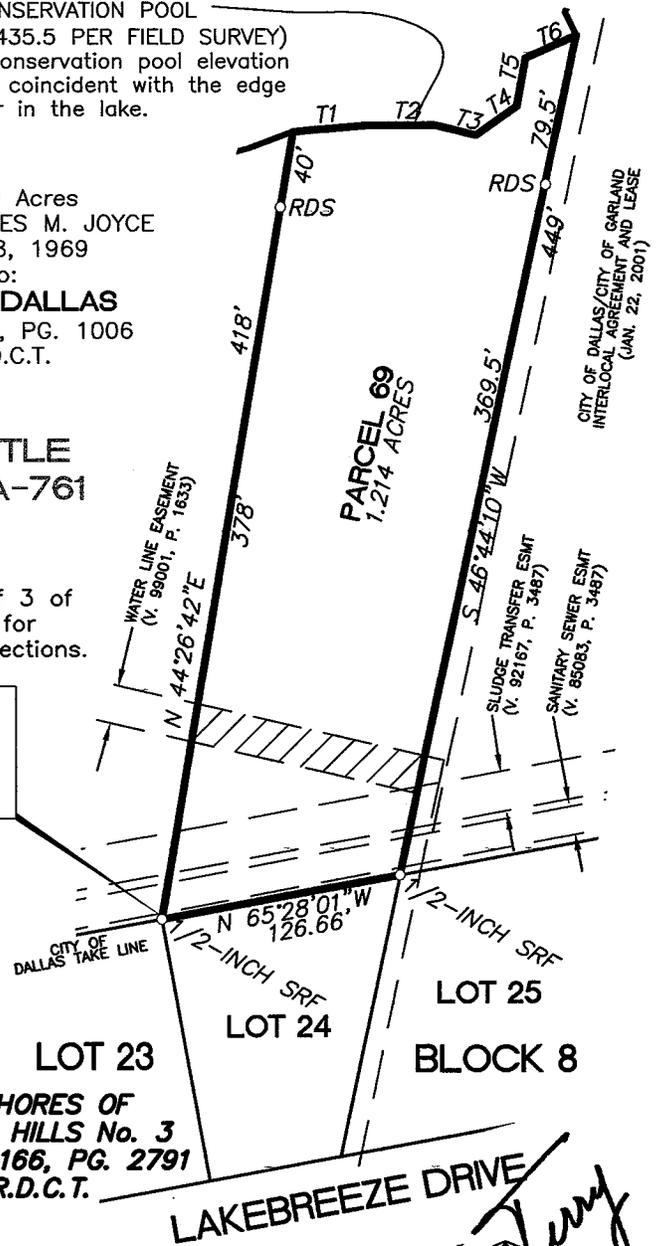


C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set  
NAVD88 = North American Vertical Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control



THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000166, PG. 2791  
D.R.D.C.T.

LAKEBREEZE DRIVE

STATE OF TEXAS  
REGISTERED  
WAYNE C. TERRY  
4184  
PROFESSIONAL  
LAND SURVEYOR  
Wayne C. Terry  
Oct. 18, 2007

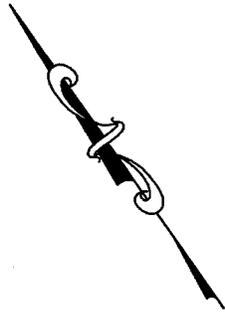
Sheet 1 of 3

PARCEL 69

OCT 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 69



- T1 3.5'
- T2 16.0'
- T3 5.0'
- T4 22.2'
- T5 47.7'
- T6 20.0'
- T7 4.2'
- T8 16.3'
- T9 4.5'
- T10 18.9'
- T11 3.7'
- T12 16.3'

NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING WATER LINE EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 99001, AT PAGE 1633 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

LAKE RAY  
HUBBARD

PARCEL 69

12' ADDITIONAL  
ACCESS ESMT.

WATER LINE EASEMENT  
(V. 99001, P. 1633)

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

CITY OF DALLAS TAKE LINE

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**

LOT 23

BLOCK 8  
LOT 24

LOT 25

Sheet 2 of 3

**PARCEL 69**

JUNE 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 69

BEING, a 1.214-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 24, Block 8 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,471.35 E. 2,556,519.15);

THENCE North 44°26'42" East departing said northeast line of Lot 24, passing at a distance of 378 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 40 feet for a total distance of 418 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following six calls;

1. South 60°08' East for a distance of 39.8 feet;
2. South 54°29' East for a distance of 34.7 feet;
3. South 41°12' East for a distance of 21.4 feet;
4. East for a distance of 26.2 feet;
5. North 45°01' East for a distance of 25.7 feet;
6. South 79°17' East for a distance of 28.7 feet;

THENCE South 46°44'10" West departing said Limit of Conservation Pool, passing at a distance of 79.5 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 369.5 feet for a total distance of 449 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 24;

THENCE North 65°28'01" West with a northeast line of said Lot 24 for a distance of 126.66 feet to the POINT OF BEGINNING;

CONTAINING 1.214-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
  
*Oct. 18, 2007*  
Sheet 3 of 3

PARCEL 69

OCT 2007

Sheet 3 of 3

Project No.: 1087-02

\*-----  
 \* Prepared by: R-DELTA  
 \* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
 \*-----

LOT 24

Bearing	Distance
N 44°26'42"E	418.00 ✓
S 60°08'17"E	39.76 ✓
S 54°28'54"E	34.71 ✓
S 41°12'22"E	21.44 ✓
N 90°00'00"E	26.23 ✓
N 45°01'14"E	25.67 ✓
S 79°17'29"E	28.74 ✓
S 46°44'10"W	448.99 ✓
N 65°28'01"W	126.66 ✓

Perimeter: 1170.21

Approx: Sq. Feet: 52868 Acres: 1.214 ✓

Correct Ending Coordinates, North: 7004960.8448 East: 2556697.8057

Ending Coordinates, North: 7004960.8437 East: 2556697.8112

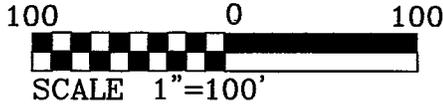
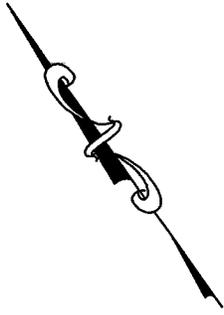
Error, N: -0.00 E: 0.01 Total: 0.01 Brg: N 78°26'21"W

Distance Traversed: 1170.21 Closure: 207103

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 70

0.654-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.



T1	N 89°45' E	20.5'
T2	S 70°34' E	36.4'
T3	S 75°03' E	24.9'

JOHN LITTLE  
SURVEY A-761

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

See sheet 2 of 3 of  
this document for  
easement connections.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)  
SANITARY SEWER ESMT  
(V. 85083, P. 3487)

**POINT OF  
BEGINNING**  
N=7,004,501.90  
E=2,556,452.21

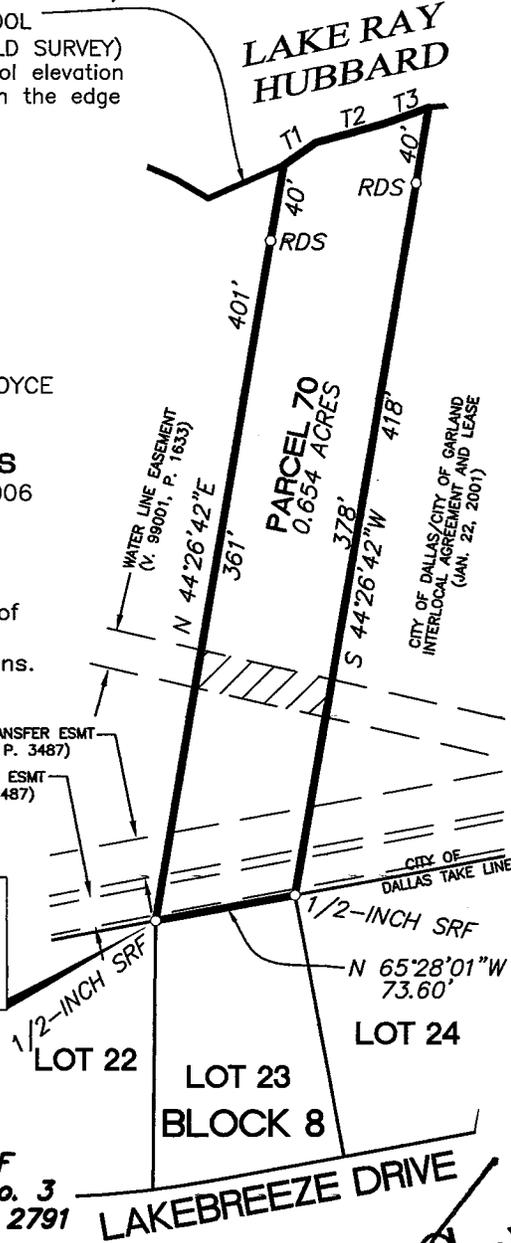
- C. M. = Control Monument
  - SRF = Steel Rod Found
  - MON = City of Dallas Concrete Monument found
  - RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set
  - NAVD88 = North American Vertical Datum of 1988
  - GPS = Global Positioning Satellites
  - D.R.D.C.T. = Deed Records of Dallas County, Texas
- A field note description of even date accompanies this exhibit.

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

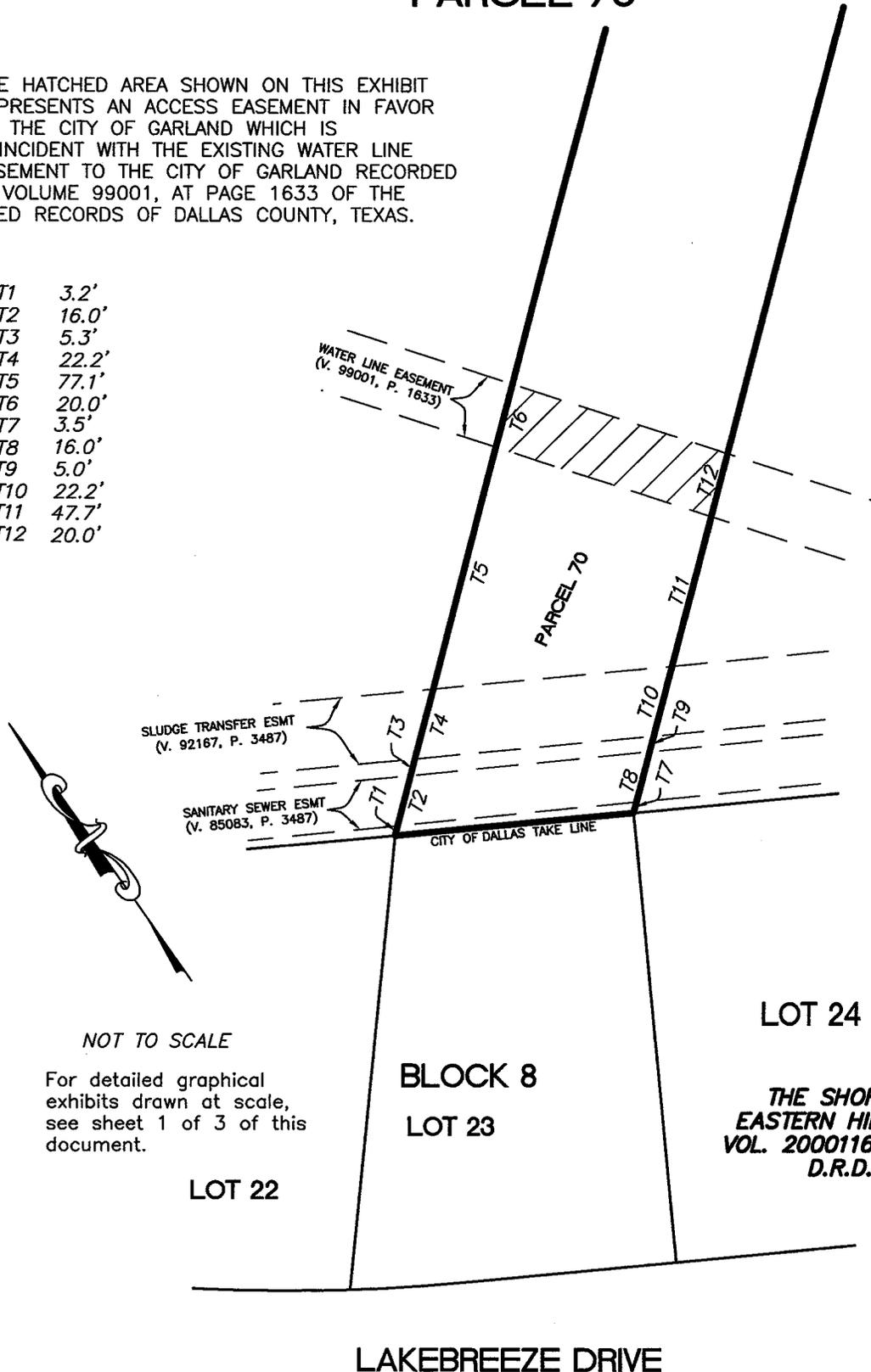
**LAKE RAY  
HUBBARD**



# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 70

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING WATER LINE EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 99001, AT PAGE 1633 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

- T1 3.2'
- T2 16.0'
- T3 5.3'
- T4 22.2'
- T5 77.1'
- T6 20.0'
- T7 3.5'
- T8 16.0'
- T9 5.0'
- T10 22.2'
- T11 47.7'
- T12 20.0'



NOT TO SCALE

For detailed graphical exhibits drawn at scale, see sheet 1 of 3 of this document.

LOT 22

BLOCK 8

LOT 23

LOT 24

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**

LAKEBREEZE DRIVE

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 70

BEING, a 0.654-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 23, Block 8 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,501.90 E. 2,556,452.21);

THENCE North 44°26'42" East departing said northeast line of Lot 23, passing at a distance of 361 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 40 feet for a total distance of 401 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following three calls;

1. North 89°45' East for a distance of 20.5 feet;
2. South 70°34' East for a distance of 36.4 feet;
3. South 75°03' East for a distance of 24.9 feet;

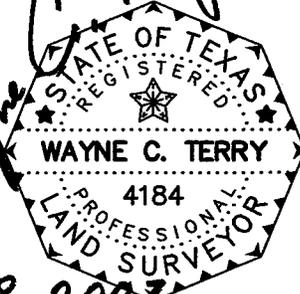
THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 40 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 378 feet for a total distance of 418 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 23;

THENCE North 65°28'01" West with a northeast line of said Lot 23 for a distance of 73.60 feet to the POINT OF BEGINNING;

CONTAINING 0.654-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
  
*Oct. 18, 2007*

Sheet 3 of 3

PARCEL 70

OCT 2007

Project No.: 1087-02

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\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
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LOT 23

Bearing	Distance
N 44°26'42"E	401.01 ✓
N 89°44'51"E	20.51 ✓
S 70°34'22"E	36.37 ✓
S 75°03'15"E	24.88 ✓
S 44°26'42"W	418.00 ✓
N 65°28'01"W	73.60 ✓

Perimeter: 974.37

Approx: Sq. Feet: 28493 Acres: 0.654 ✓

Correct Ending Coordinates, North: 7004991.4006 East: 2556630.8593

Ending Coordinates, North: 7004991.4036 East: 2556630.8634

Error, N: 0.00 E: 0.00 Total: 0.01 Brg: S 53°36'43"W

Distance Traversed: 974.37 Closure: 189727