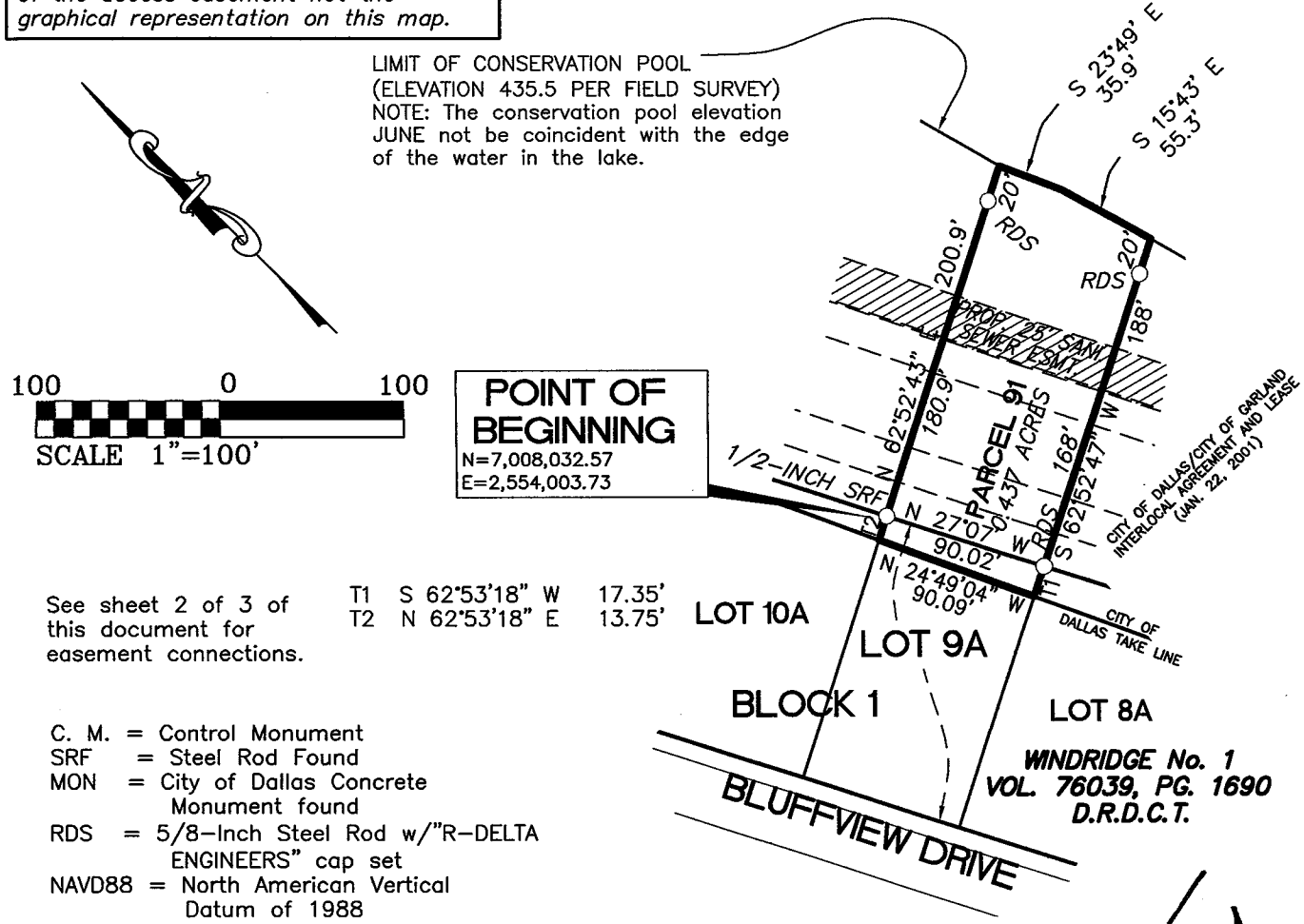
LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 91

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

PARCEL 35
50.28 Acres
From: ROBERT BEER, TRUSTEE
July 18, 1969
To:
CITY OF DALLAS
VOL. 69143, PG. 856
D.R.D.C.T.

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.



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

T1	S 62°53'18" W	17.35'	
T2	N 62°53'18" E	13.75'	

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

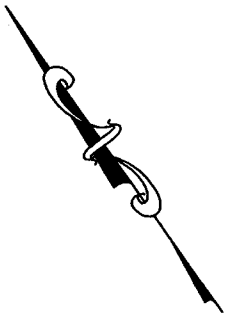
STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Oct. 18, 2007

Sheet 1 of 3

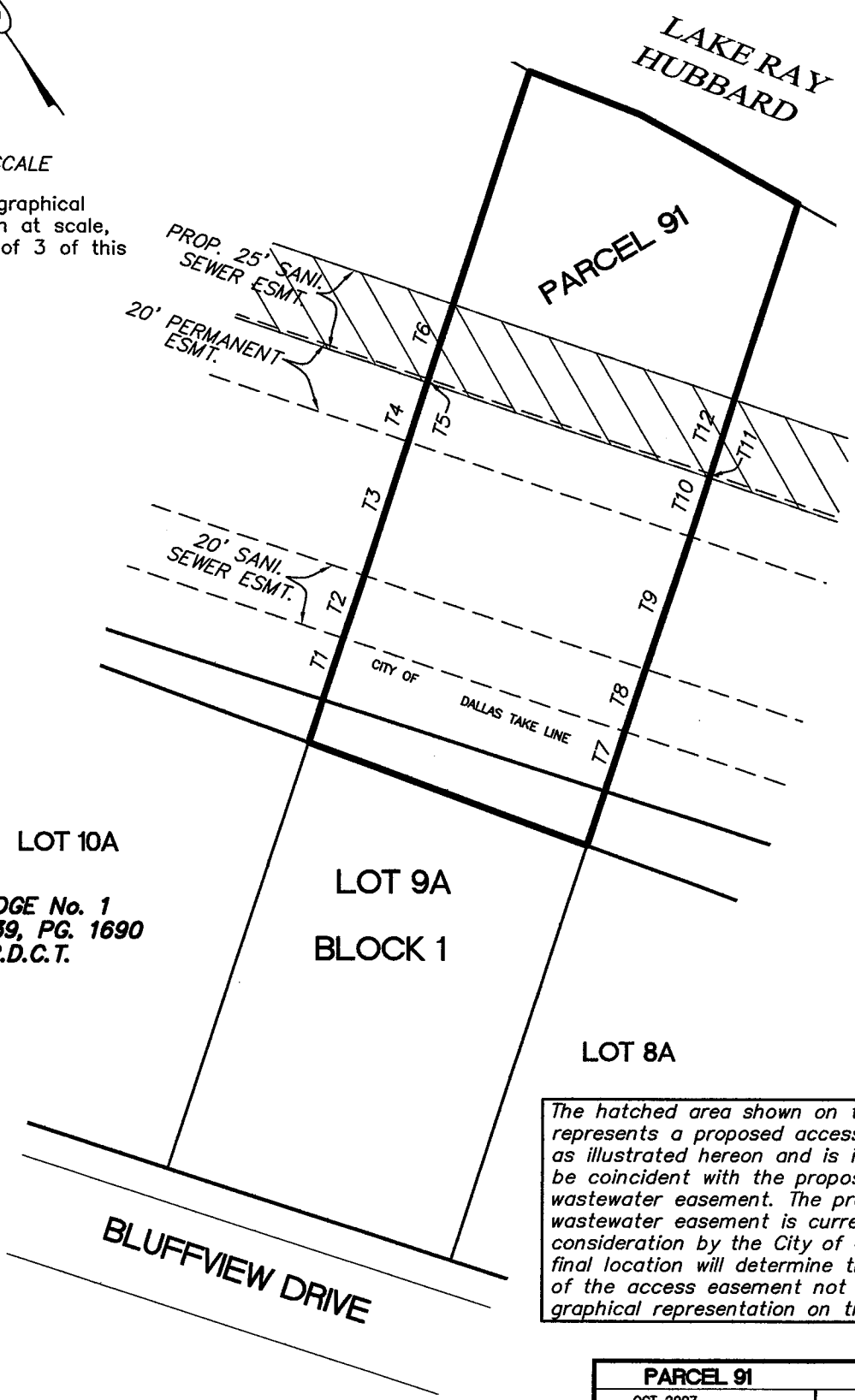
PARCEL 91	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 91



NOT TO SCALE

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



T1	19.7'
T2	20.0'
T3	42.8'
T4	18.9'
T5	1.1'
T6	23.9'
T7	19.1'
T8	20.0'
T9	42.4'
T10	18.8'
T11	1.2'
T12	23.8'

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

PARCEL 91	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 91

BEING, a 0.437–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 50.28–acre tract from Robert Beer, Trustee to the City of Dallas dated July 18, 1969 and recorded in Volume 69143, at Page 856 of the Deed Records of Dallas County, Texas a portion of Lot 9A, Block 1 of Windridge No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 76039, at Page 1690 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 north corner of said Lot 9A (N. 7,008,032.57, E. 2,554,003.73);

THENCE North 62°52'43" East departing said northeast line of Lot 9A, passing at a distance of 180.9 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 20 feet for a total distance of 200.9 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE South 23°49' East with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 35.9 feet;

THENCE South 15°43' East continuing with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 55.3 feet;

THENCE South 62°52'47" 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 continuing on the same course an additional distance of 168 feet for a total distance of 188 feet to a 1/2–inch steel rod found at the east corner of said Lot 9A;

THENCE South 62°53'18" West with a southeast line of said Lot 9A for a distance of 17.35 feet to a point in the southwest line of said City of Dallas tract;

THENCE North 24°49'04" West with said southwest line for a distance of 90.09 feet to a point in the northwest line of said LOT 9A;

THENCE North 62°53'18" East with a northwest line of said Lot 9A for a distance of 13.75 feet to the POINT OF BEGINNING;

CONTAINING 0.437–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 91	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 13:36:05
*-----------------------------------------------------------------------
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LOT 9

Bearing	Distance
N 62°52'43"E	200.92
S 23°48'30"E	35.86
S 15°42'49"E	55.30
S 62°52'47"W	187.93
S 62°53'18"W	17.35
N 24°49'04"W	90.09
N 62°53'18"E	13.75

Perimeter: 601.21

Approx: Sq. Feet: 19040 Acres: 0.437

Correct Ending Coordinates, North: 7008537.2948 East: 2554187.7332

Ending Coordinates, North: 7008537.2985 East: 2554187.7319

Error, N: 0.00 E: -0.00 Total: 0.00 Brg: S 19°19'13"E

Distance Traversed: 601.21 Closure: 153496

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 92

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

JOHN LITTLE SURVEY A-761

LAKE RAY HUBBARD

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

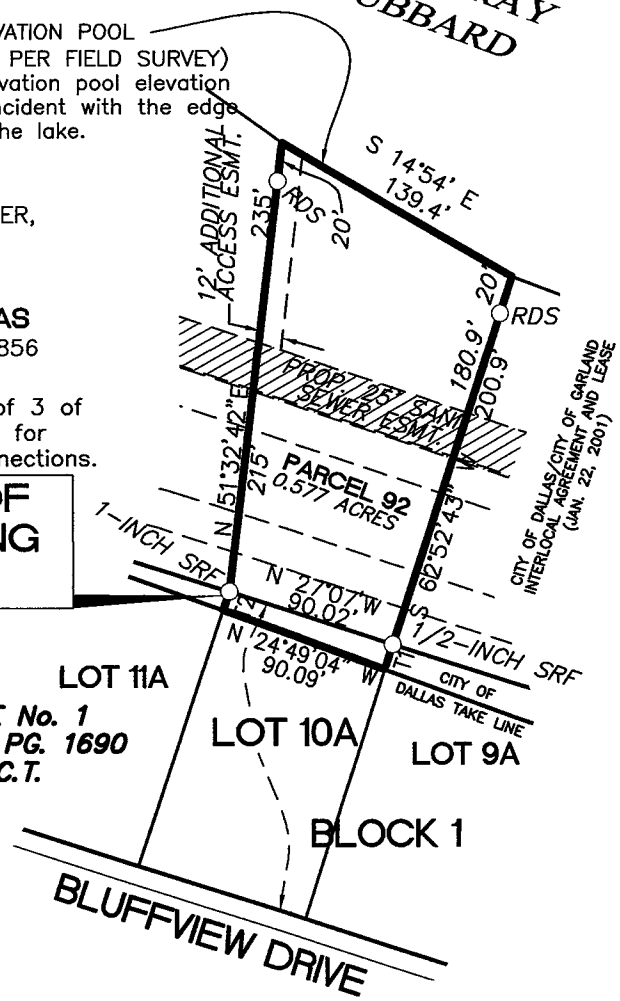
PARCEL 35
50.28 Acres
From: ROBERT BEER, TRUSTEE
July 18, 1969
To:
CITY OF DALLAS
VOL. 69143, PG. 856
D.R.D.C.T.

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

100 0 100
SCALE 1"=100'

T1 S 62°53'18" W 13.75'
T2 N 62°53'18" E 10.14'

POINT OF BEGINNING
N=7,008,112.68
E. 2,553,962.70



The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

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
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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.

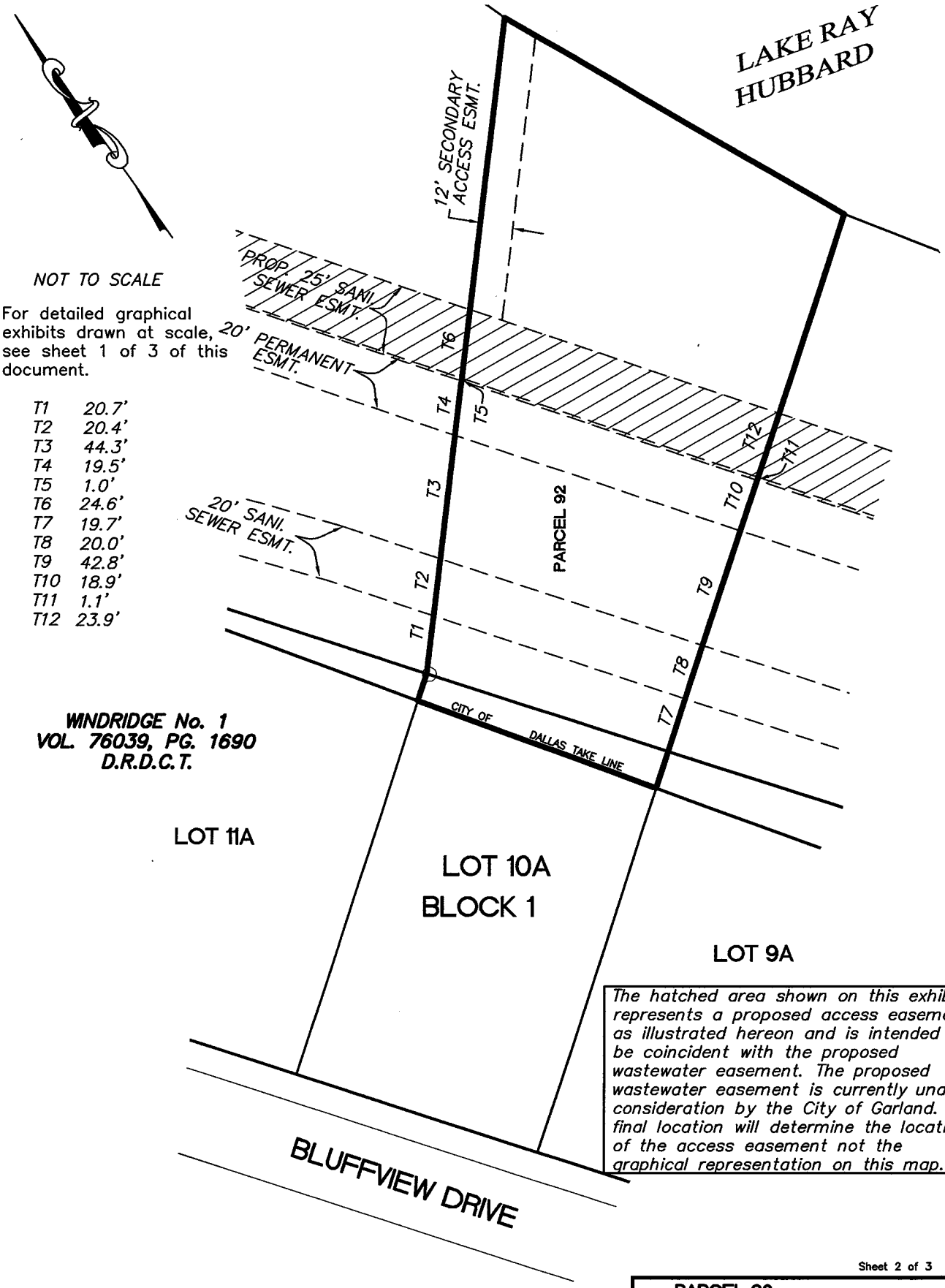
STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL LAND SURVEYOR

Oct. 18, 2007

Sheet 1 of 3

PARCEL 92	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 92



NOT TO SCALE

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

T1	20.7'
T2	20.4'
T3	44.3'
T4	19.5'
T5	1.0'
T6	24.6'
T7	19.7'
T8	20.0'
T9	42.8'
T10	18.9'
T11	1.1'
T12	23.9'

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

Sheet 2 of 3

PARCEL 92	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 92

BEING, a 0.577–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 50.28–acre tract from Robert Beer, Trustee to the City of Dallas dated July 18, 1969 and recorded in Volume 69143, at Page 856 of the Deed Records of Dallas County, Texas a portion of Lot 10A, Block 1 of Windridge No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 76039, at Page 1690 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–inch steel rod found at the north corner of said Lot 10A (N. 7,008,112.68, E. 2,553,962.70);

THENCE North 51°32'42" East departing said northeast line of Lot 10A, passing at a distance of 215 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 20 feet for a total distance of 235 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE South 14°54' East with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 139.4 feet;

THENCE South 62°52'43" 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 continuing on the same course an additional distance of 180.9 feet for a total distance of 200.9 feet to a 1/2–inch steel rod found at the east corner of said Lot 10A;

THENCE South 62°53'18" West with a southeast line of said Lot 10A for a distance of 13.75 feet to a point in the southwest line of said City of Dallas tract;

THENCE North 24°49'04" West with said southwest line for a distance of 90.09 feet to a point in the northwest line of said LOT 10A;

THENCE North 62°53'18" East with a northwest line of said Lot 10A for a distance of 10.14 feet to the POINT OF BEGINNING;

CONTAINING 0.577–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.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Sheet 3 of 3

PARCEL 92	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 13:36:05
*-----------------------------------------------------------------------
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LOT 10

Bearing	Distance
N 51°32'42"E	235.01
S 14°53'49"E	139.36
S 62°52'43"W	200.92
S 62°53'18"W	13.75
N 24°49'04"W	90.09
N 62°53'18"E	10.14

Perimeter: 689.27

Approx: Sq. Feet: 25129 Acres: 0.577

Correct Ending Coordinates, North: 7008617.4132 East: 2554146.7142

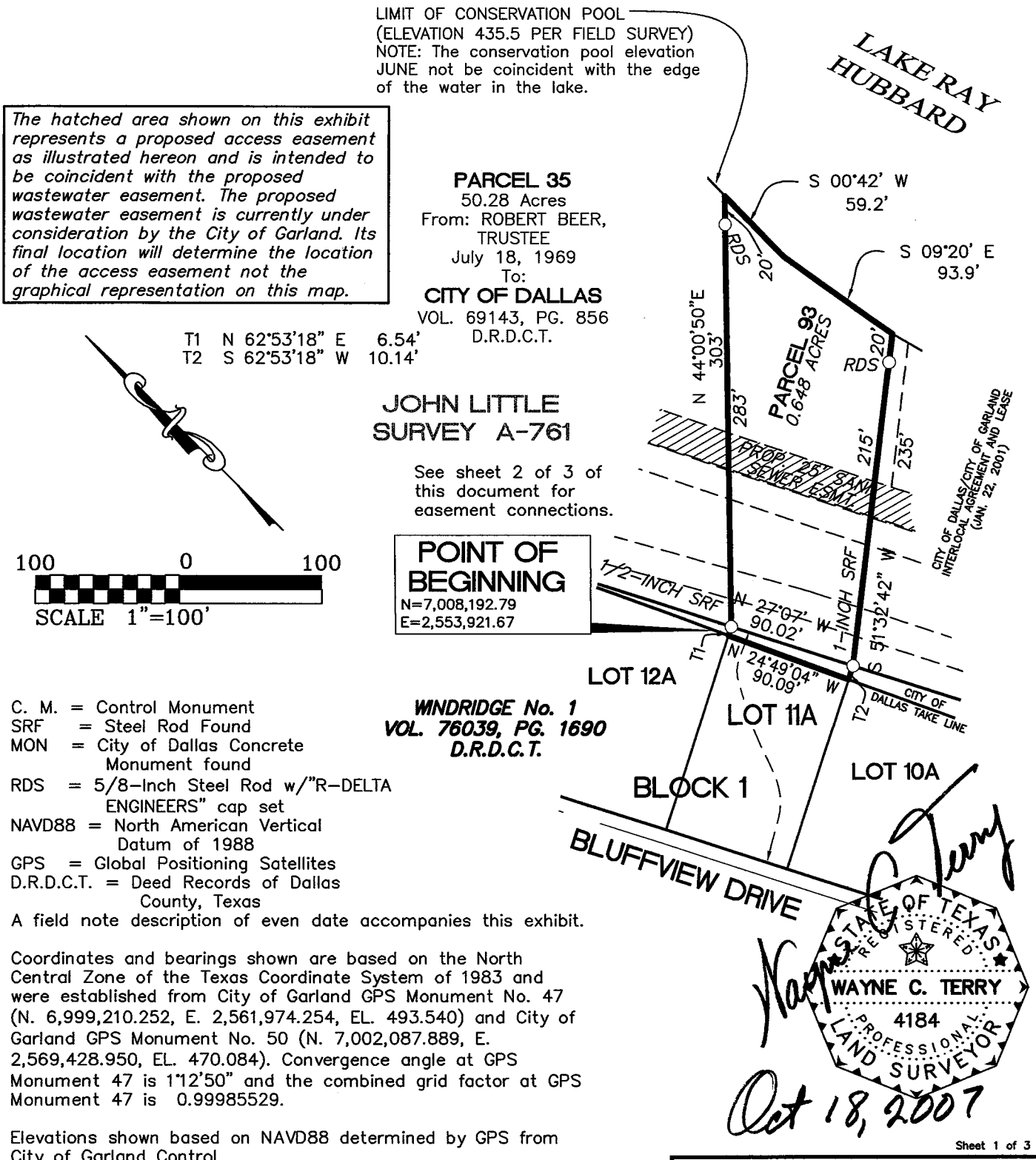
Ending Coordinates, North: 7008617.4124 East: 2554146.7170

Error, N: -0.00 E: 0.00 Total: 0.00 Brg: N 74°20'06"W

Distance Traversed: 689.27 Closure: 239094

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 93
0.648-ACRE PARCEL OF LAND
BEING SITUATED IN THE
JOHN LITTLE SURVEY, A-761
CITY OF DALLAS, DALLAS COUNTY, TEXAS

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.



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.

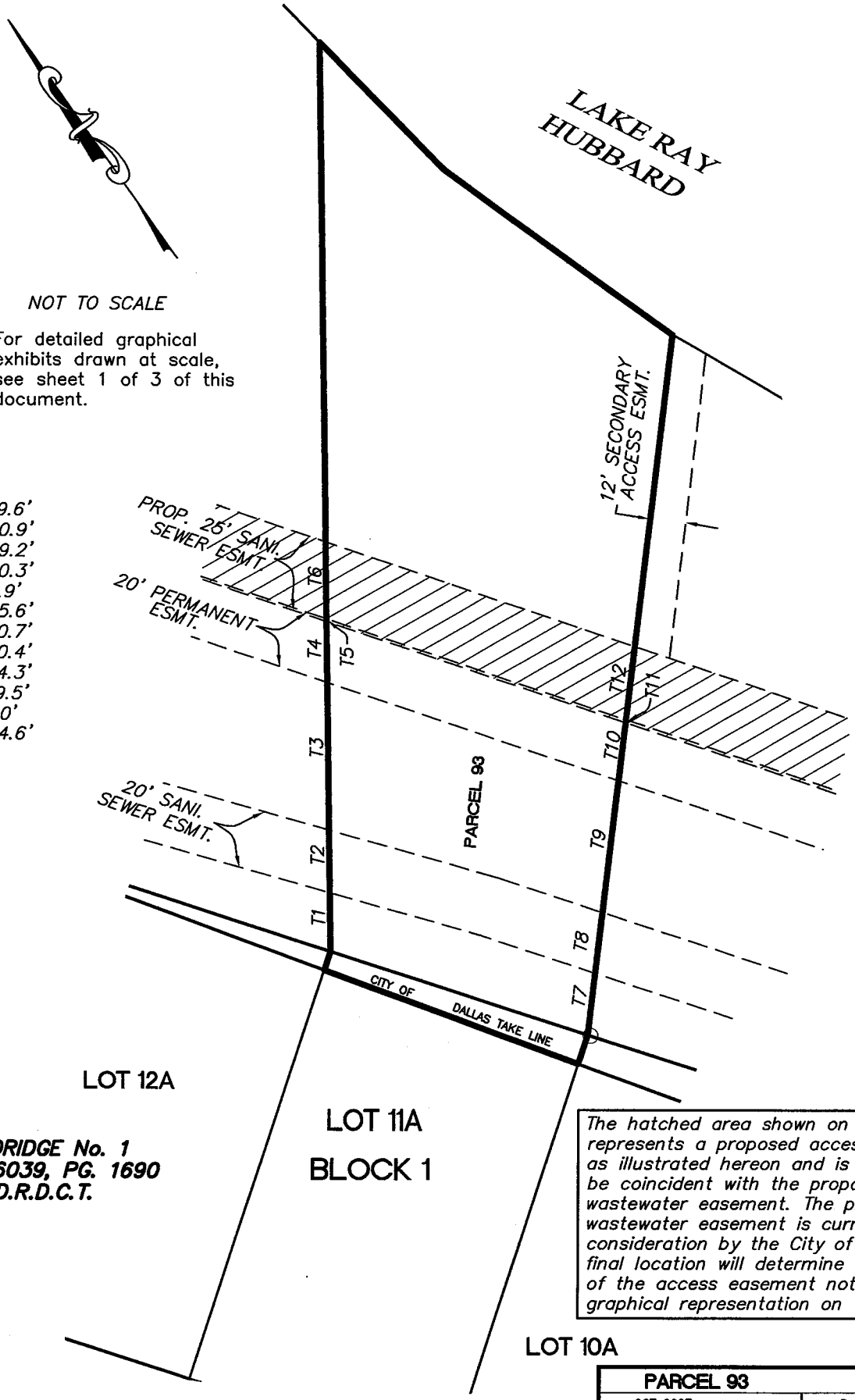
STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Oct 18, 2007

Sheet 1 of 3

PARCEL 93	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 93



NOT TO SCALE

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

T1	19.6'
T2	20.9'
T3	49.2'
T4	20.3'
T5	0.9'
T6	25.6'
T7	20.7'
T8	20.4'
T9	44.3'
T10	19.5'
T11	1.0'
T12	24.6'

WINDRIDGE No. 1
VOL. 76039, PG. 1690
D.R.D.C.T.

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

PARCEL 93	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 93

BEING, a 0.648–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 50.28–acre tract from Robert Beer, Trustee to the City of Dallas dated July 18, 1969 and recorded in Volume 69143, at Page 856 of the Deed Records of Dallas County, Texas a portion of Lot 11A, Block 1 of Windridge No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 76039, at Page 1690 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 north corner of said Lot 11A (N. 7,008,192.79, E. 2,553,921.67);

THENCE North 44°00'50" East departing said northeast line of Lot 11A, passing at a distance of 283 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 20 feet for a total distance of 303 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE South 00°42' West with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 59.2 feet;

THENCE South 09°20' East with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 93.9 feet;

THENCE South 51°32'42" 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 continuing on the same course an additional distance of 215 feet for a total distance of 235 feet to a 1–inch steel rod found at the east corner of said Lot 11A

THENCE South 62°53'18" West with the southeast line of said Lot 11A for a distance of 10.14 feet to a point in the southwest line of said City of Dallas tract;

THENCE North 24°49'04" West with said southwest line for a distance of 90.09 feet to a point in the northwest line of said LOT 11A;

THENCE North 62°53'18" East with a northwest line of said Lot 11A for a distance of 6.54 feet to the POINT OF BEGINNING;

CONTAINING 0.648–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.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Oct. 18, 2007

Sheet 3 of 3

PARCEL 93	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 13:36:05
*-----------------------------------------------------------------------
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LOT 11

Bearing	Distance
N 44°00'50"E	303.00
S 00°41'44"W	59.23
S 09°20'22"E	93.90
S 51°32'42"W	235.01
S 62°53'18"W	10.14
N 24°49'04"W	90.09
N 62°53'18"E	6.54

Perimeter: 797.91

Approx: Sq. Feet: 28206 Acres: 0.648

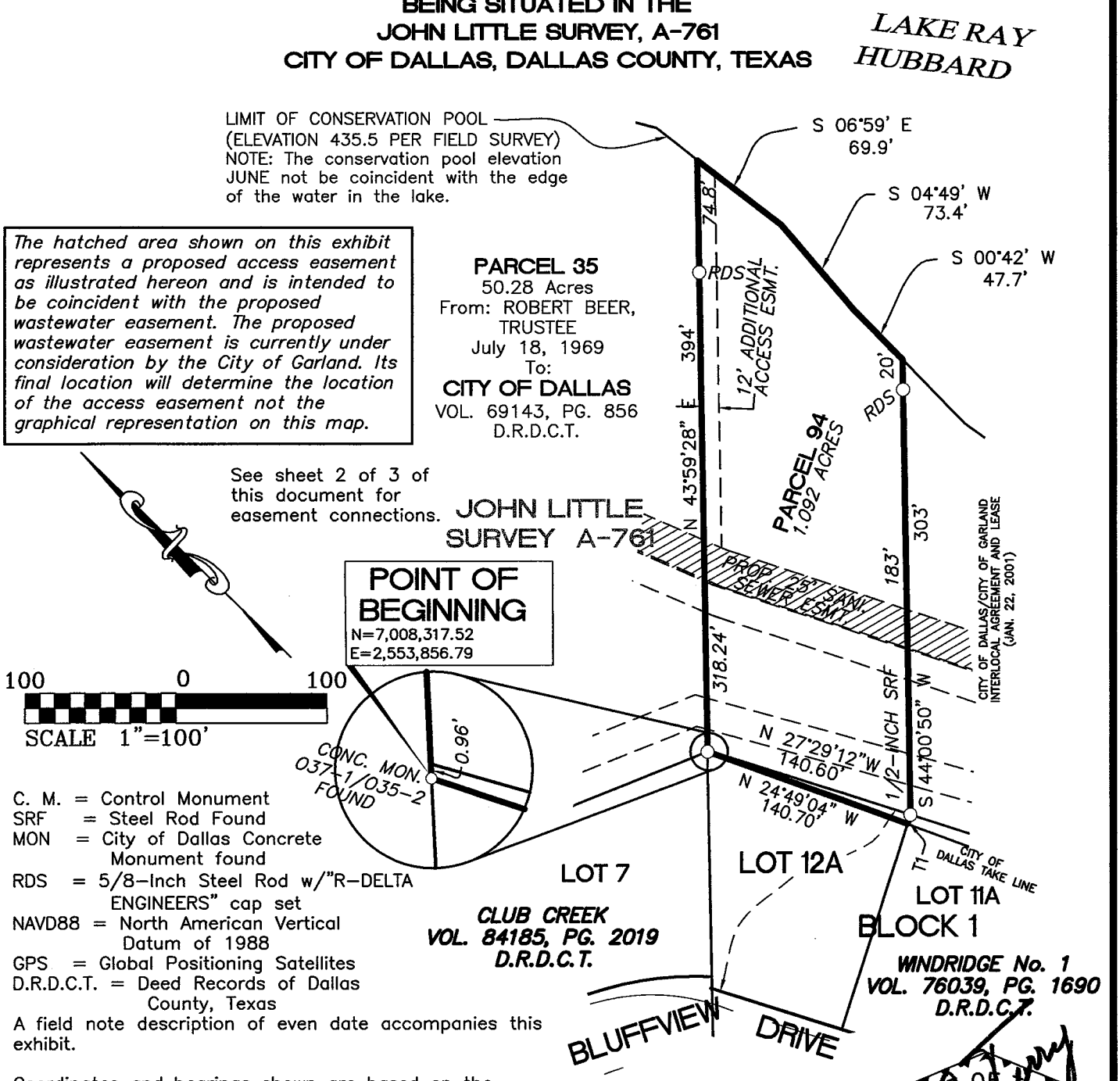
Correct Ending Coordinates, North: 7008697.5316 East: 2554105.6952

Ending Coordinates, North: 7008697.5351 East: 2554105.6994

Error, N: 0.00 E: 0.00 Total: 0.01 Brg: S 50°00'09"W

Distance Traversed: 797.91 Closure: 145727

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 94
1.092-ACRE PARCEL OF LAND
BEING SITUATED IN THE
JOHN LITTLE SURVEY, A-761
CITY OF DALLAS, DALLAS COUNTY, TEXAS



The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

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.

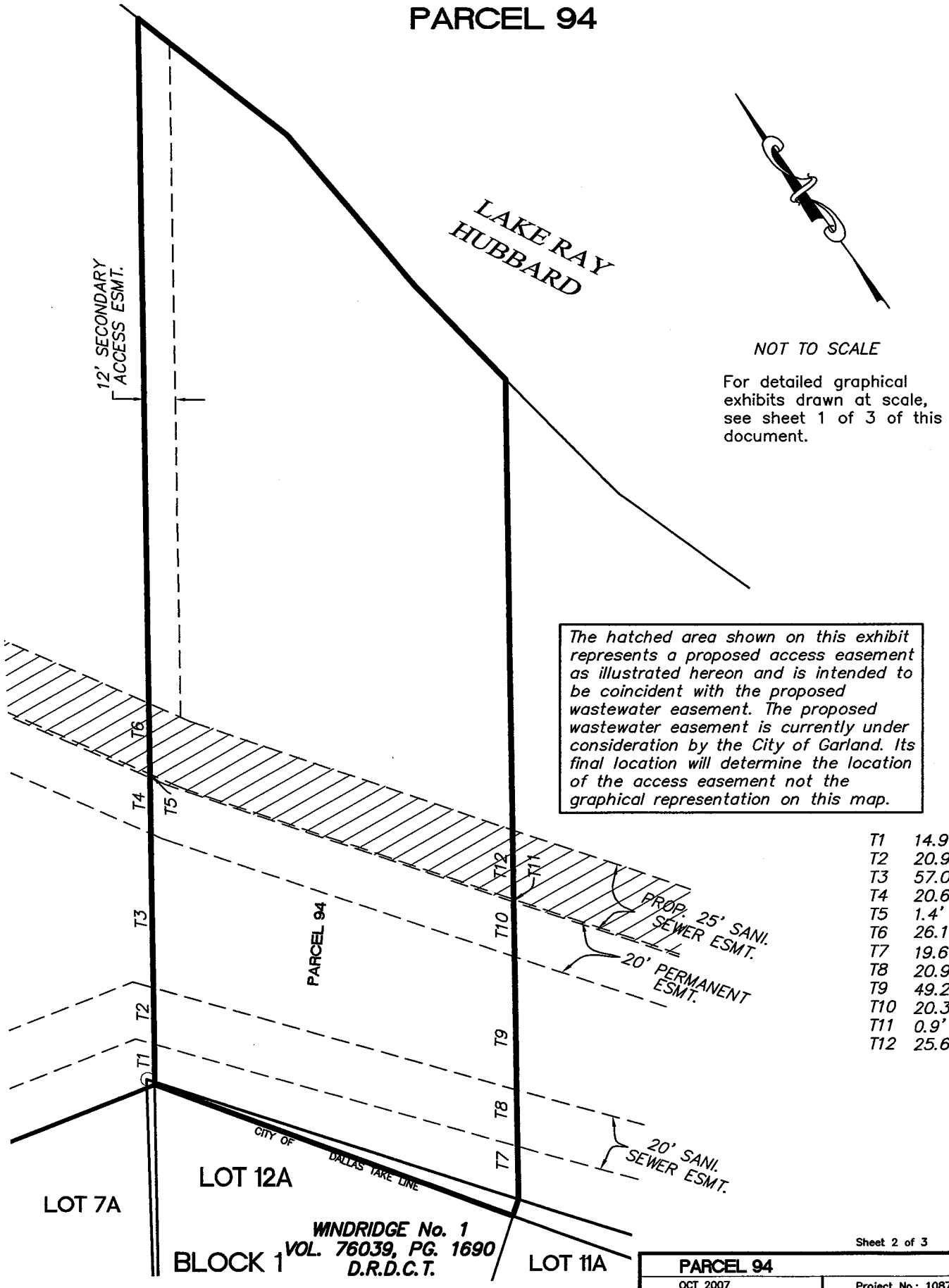
STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Oct. 18, 2007

Sheet 1 of 3

PARCEL 94	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 94



Sheet 2 of 3

PARCEL 94	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 94

BEING, a 1.092–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 50.28–acre tract from Robert Beer, Trustee to the City of Dallas dated July 18, 1969 and recorded in Volume 69143, at Page 856 of the Deed Records of Dallas County, Texas a portion of Lot 12A, Block 1 of Windridge No. 1 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 76039, at Page 1690 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 City of Dallas concrete monument 037–1/035–2 found at the east corner of Lot 7, Block 1 of Club Creek an addition to the City of Garland according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas, and being in the northwest line of said Lot 12A (N. 7,008,317.52, E. 2,553,856.79);

THENCE North 43°59'28" East with the northwest line of said Lot 12A, passing at a distance of 0.96 feet the north corner thereof and continuing on the same course and on the projection of said lot line passing at an additional distance of 318.24 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 74.8 feet for a total distance of 394 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE Southeast with said Limit of Conservation Pool and the 435.5–foot contour the following three calls;

1. South 06°59' East, for a distance of 69.9 feet;
2. South 04°49' West, for a distance of 73.4 feet;
3. South 00°42' West, for a distance of 47.7 feet;

THENCE South 44°00'50" 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 continuing on the same course an additional distance of 183 feet for a total distance of 303 feet to a 1/2–inch steel rod found at the east corner of said Lot 12A;

THENCE South 62°53'18" West with a southeast line of said Lot 12 for a distance of 10.14 feet to a point in the southwest line of said City of Dallas tract;

THENCE North 24°49'04" West with said southwest line for a distance of 140.70 feet to the POINT OF BEGINNING

CONTAINING 1.092–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 94	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 18:27:51
*-----------------------------------------------------------------------
```

LOT 12

Bearing	Distance
N 43°59'28"E	394.00
S 06°58'41"E	69.93
S 04°48'34"W	73.44
S 00°41'44"W	47.70
S 44°00'50"W	303.00
S 62°53'18"W	6.54
N 24°49'04"W	140.70

Perimeter: 1035.30

Approx: Sq. Feet: 47565 Acres: 1.092

Correct Ending Coordinates, North: 7008822.2519 East: 2554040.8214

Ending Coordinates, North: 7008822.2445 East: 2554040.8168

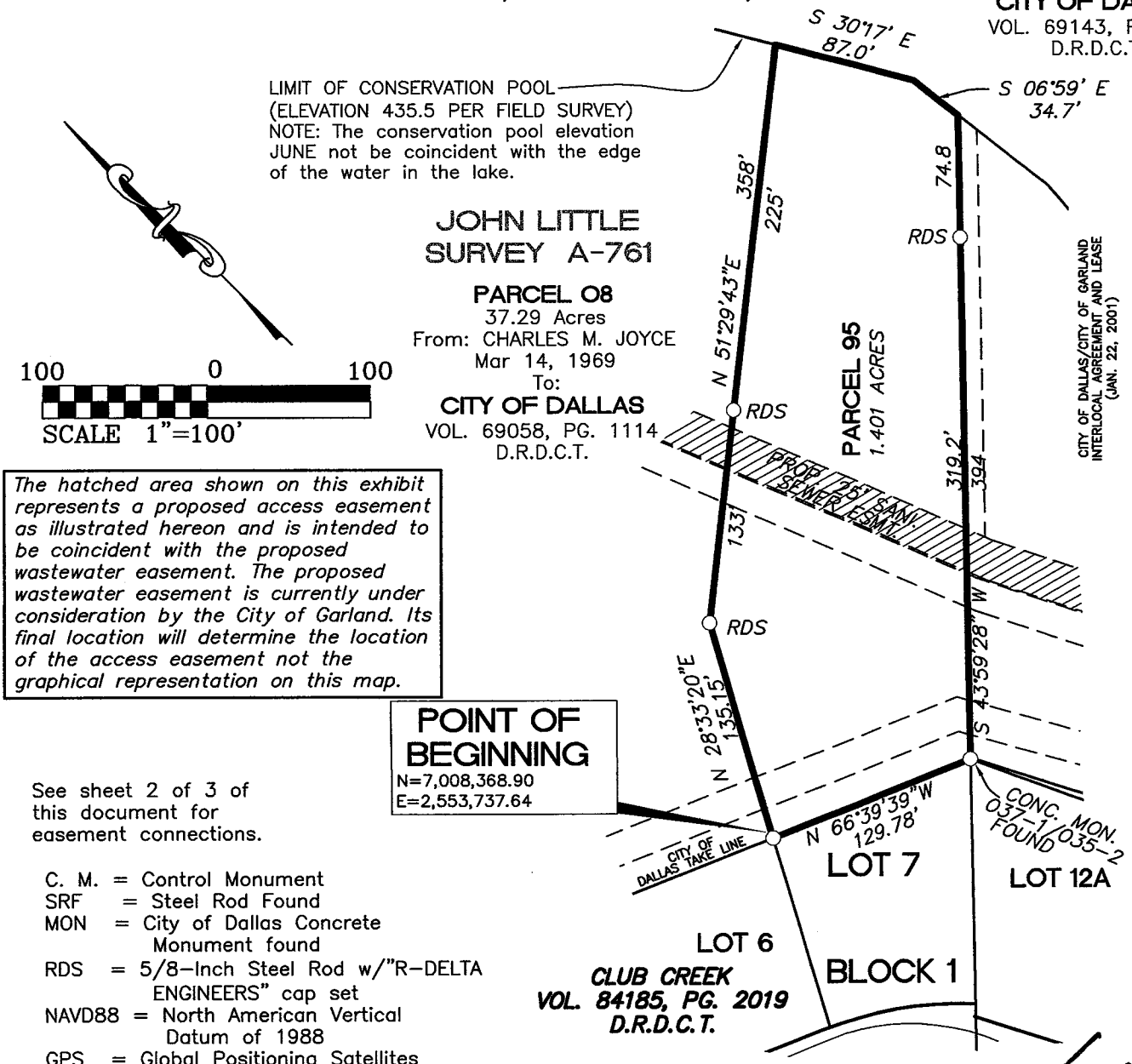
Error, N: -0.01 E: -0.00 Total: 0.01 Brg: N 31°59'51"E

Distance Traversed: 1035.30 Closure: 119099

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 95

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



The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

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

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

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

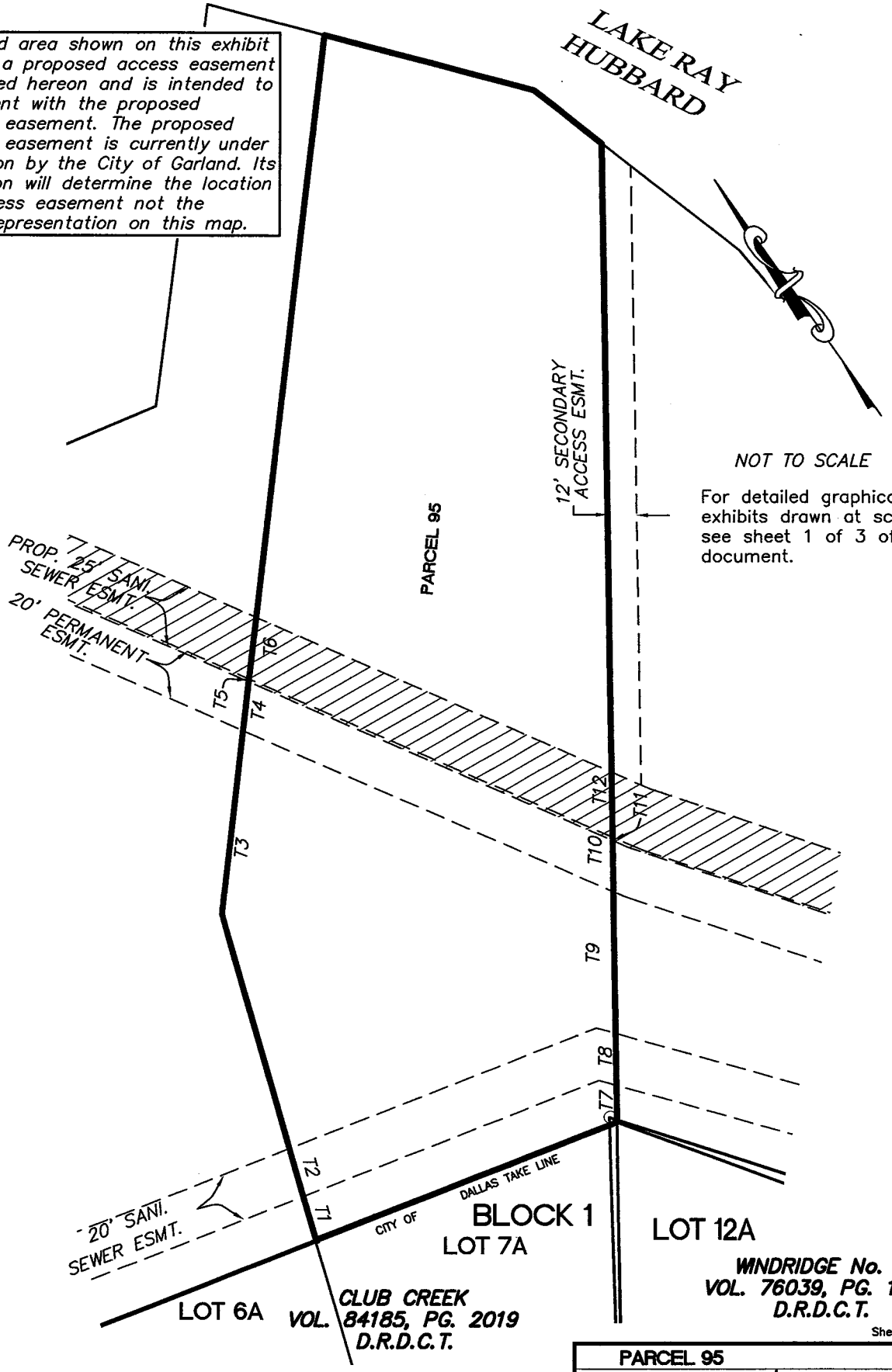
Sheet 1 of 3

PARCEL 95	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 95

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

T1	18.6'
T2	20.1'
T3	74.3'
T4	19.8'
T5	1.2'
T6	25.0'
T7	14.9'
T8	20.9'
T9	57.0'
T10	20.6'
T11	1.4'
T12	26.1'



NOT TO SCALE

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

Sheet 2 of 3

PARCEL 95	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 95

BEING, a 1.401–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 37.29–acre tract from Charles M. Joyce, to the City of Dallas dated March 14, 1969 and recorded in Volume 69058, at Page 1114 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 the northwest corner of Lot 7, Block 1 of Club Creek an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,008,368.90, E. 2,553,737.64);

THENCE North 28°33'20" East departing said northeast line of Lot 7, for a distance of 135.2 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE North 51°29'43" East, passing at a distance of 133 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 225 feet for a total distance of 358 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE South 30°17' East with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 87.0 feet;

THENCE South 06°59' East continuing with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 34.7 feet;

THENCE South 43°59'28" West departing said Limit of Conservation Pool, passing at a distance of 74.8 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 319.2 feet for a total distance of 394.0 feet to a City of Dallas concrete monument 037–1/035–2 found at the northeast corner of said Lot 7;

THENCE North 66°39'39' West with a northeast line of said Lot 7 for a distance of 129.78 feet to the POINT OF BEGINNING;

CONTAINING 1.401–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.

STATE OF TEXAS
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WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Oct. 18, 2007

Sheet 3 of 3

PARCEL 95	
OCT 2007	Project No.: 1087–02

*----------
* Prepared by: R-DELTA
* Routine: Area Summary Coord File: 1087GRID.cgc 10/18/07 17:36:20

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LOT 7

Bearing	Distance
N 28°33'20"E	135.15
N 51°29'43"E	358.00
S 30°16'48"E	86.95
S 06°58'41"E	34.71
S 43°59'28"W	394.00
N 66°39'39"W	129.78

Perimeter: 1138.58

Approx: Sq. Feet: 61039 Acres: 1.401

Correct Ending Coordinates, North: 7008873.6639 East: 2553921.6681

Ending Coordinates, North: 7008873.6682 East: 2553921.6704

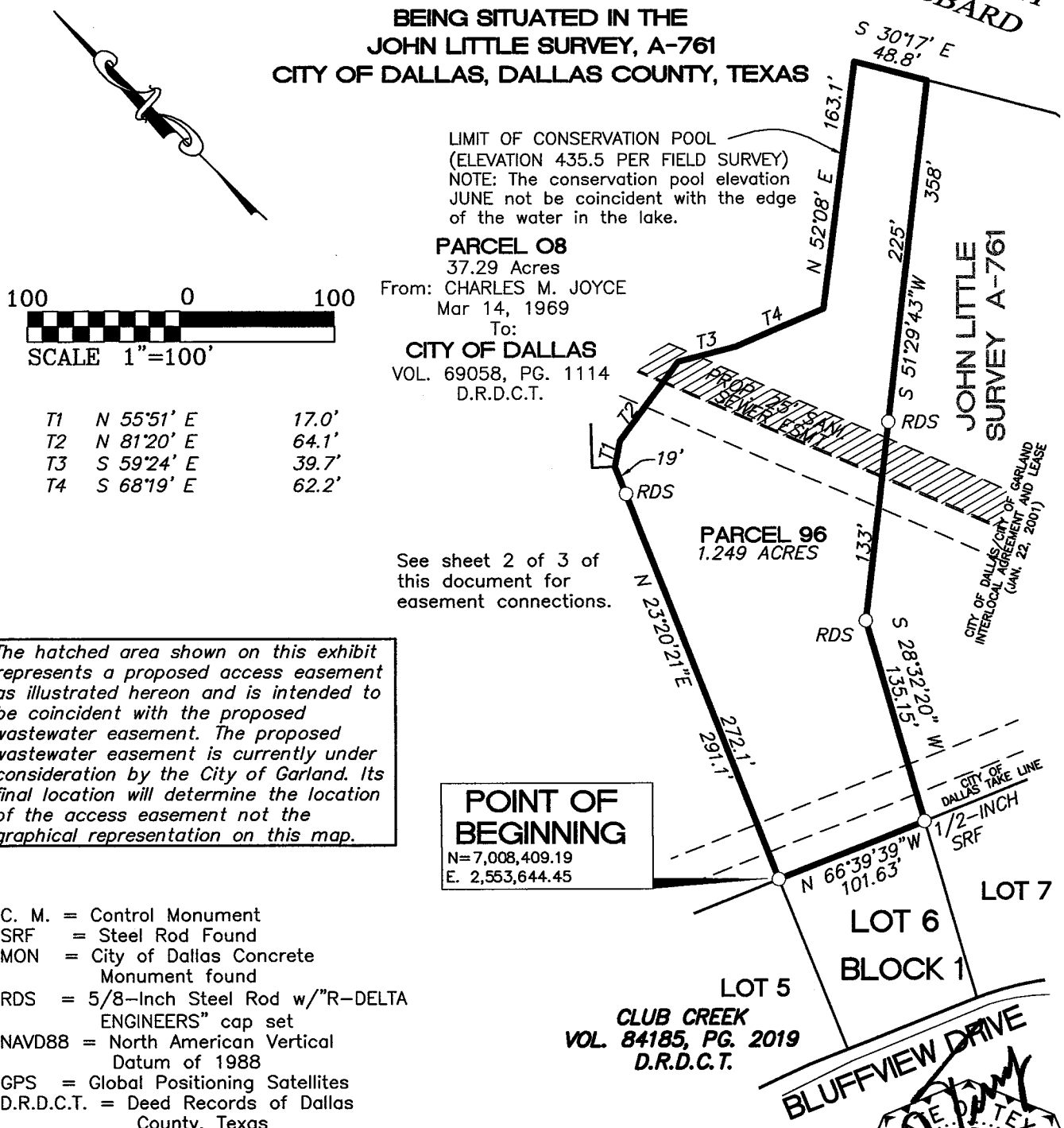
Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 28°19'38"W

Distance Traversed: 1138.58 Closure: 235603

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 96

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



The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

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.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

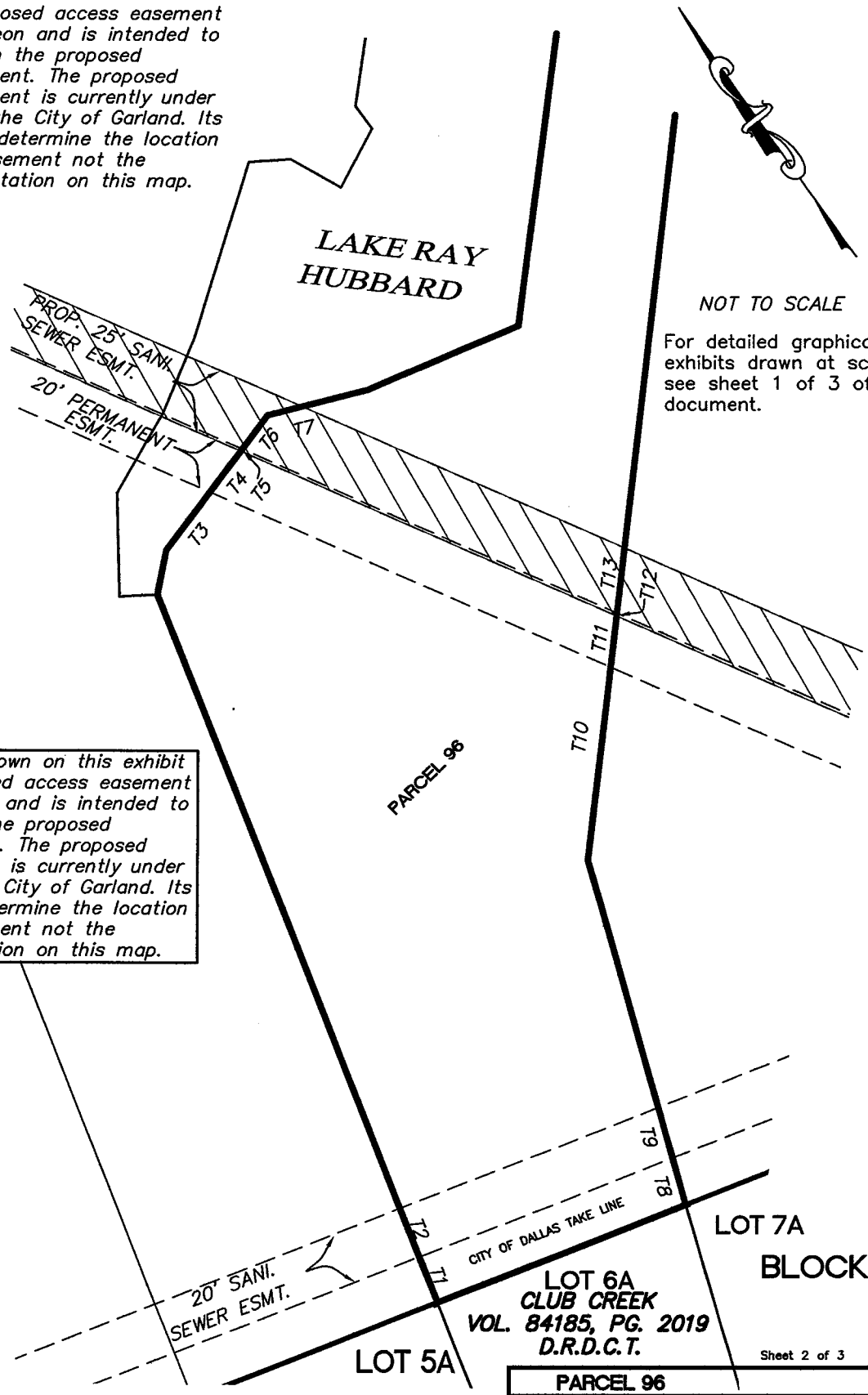
Oct. 18, 2007

Sheet 1 of 3

PARCEL 96	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 96

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.



T1	18.7'
T2	20.0'
T3	27.6'
T4	19.5'
T5	1.0'
T6	16.0'
T7	13.8'
T8	18.6'
T9	20.1'
T10	74.3'
T11	19.8'
T12	1.2'
T13	25.0'

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 a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

Sheet 2 of 3

PARCEL 96	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 96

BEING, a 1.249–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 37.29–acre tract from Charles M. Joyce, to the City of Dallas dated March 14, 1969 and recorded in Volume 69058, at Page 1114 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 the northwest corner of Lot 6, Block 1 of Club Creek an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,008,409.19, E. 2,553,644.45);

THENCE North 23°20'21" East departing said northeast line of Lot 6, passing at a distance of 272.1 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 19 feet for a total distance of 291.1 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE with said Limit of Conservation Pool and the 435.5–foot contour the following six calls;

1. North 55°51' East, for a distance of 17.0 feet;
2. North 81°20' East, for a distance of 64.1 feet;
3. South 59°24' East, for a distance of 39.7 feet;
4. South 68°19' East, for a distance of 62.2 feet;
5. North 52°08' East, for a distance of 163.1 feet;
6. South 30°17' East, for a distance of 48.8 feet;

THENCE South 51°29'43" West departing said Limit of Conservation Pool, passing at a distance of 225 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 133 feet for a total distance of 358 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE South 28°33'20" West, for a distance of 135.15 feet to a 1/2–inch steel rod found at the northeast corner of said Lot 6;

THENCE North 66°39'39' West with a northeast line of said Lot 6 for a distance of 101.63 feet to the POINT OF BEGINNING;

CONTAINING 1.249–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.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Oct. 18, 2007

Sheet 3 of 3

PARCEL 96	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 17:36:20
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LOT 6

Bearing	Distance
N 23°20'21"E	291.12
N 55°51'19"E	17.02
N 81°20'14"E	64.08
S 59°23'51"E	39.66
S 68°19'18"E	62.24
N 52°07'36"E	163.07
S 30°16'48"E	48.75
S 51°29'43"W	358.00
S 28°33'20"W	135.15
N 66°39'39"W	101.63

Perimeter: 1280.73

Approx: Sq. Feet: 54404 Acres: 1.249

Correct Ending Coordinates, North: 7008913.9245 East: 2553828.3596

Ending Coordinates, North: 7008913.9290 East: 2553828.3552

Error, N: 0.00 E: -0.00 Total: 0.01 Brg: S 44°18'47"E

Distance Traversed: 1280.73 Closure: 204362

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 97

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

T1	S 42°30' E	38.4'	T15	S 23°21' E	30.5'
T2	S 04°58' W	35.0'	T16	S 36°16' W	28.2'
T3	S 28°45' E	53.6'	T17	N 56°20' W	10.9'
T4	S 06°21' W	82.3'	T18	S 53°09' W	37.9'
T5	S 33°42' W	27.3'	T19	S 08°08' W	10.7'
T6	S 83°53' W	42.7'	T20	S 72°39' W	25.4'
T7	S 58°01' W	14.3'	T21	N 15°57' W	22.1'
T8	N 81°02' W	29.2'	T22	N 48°50' W	16.1'
T9	N 35°01' W	18.5'	T23	S 61°48' W	70.5'
T10	S 57°17' W	25.2'	T24	S 67°11' W	31.3'
T11	S 30°05' W	33.3'	T25	S 74°45' W	34.6'
T12	N 70°50' E	36.9'	T26	S 43°28' W	39.7'
T13	S 57°33' E	19.8'	T27	S 49°06' E	14.6'
T14	S 00°00' E	25.8'			

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

100 0 100

SCALE 1"=100'

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

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

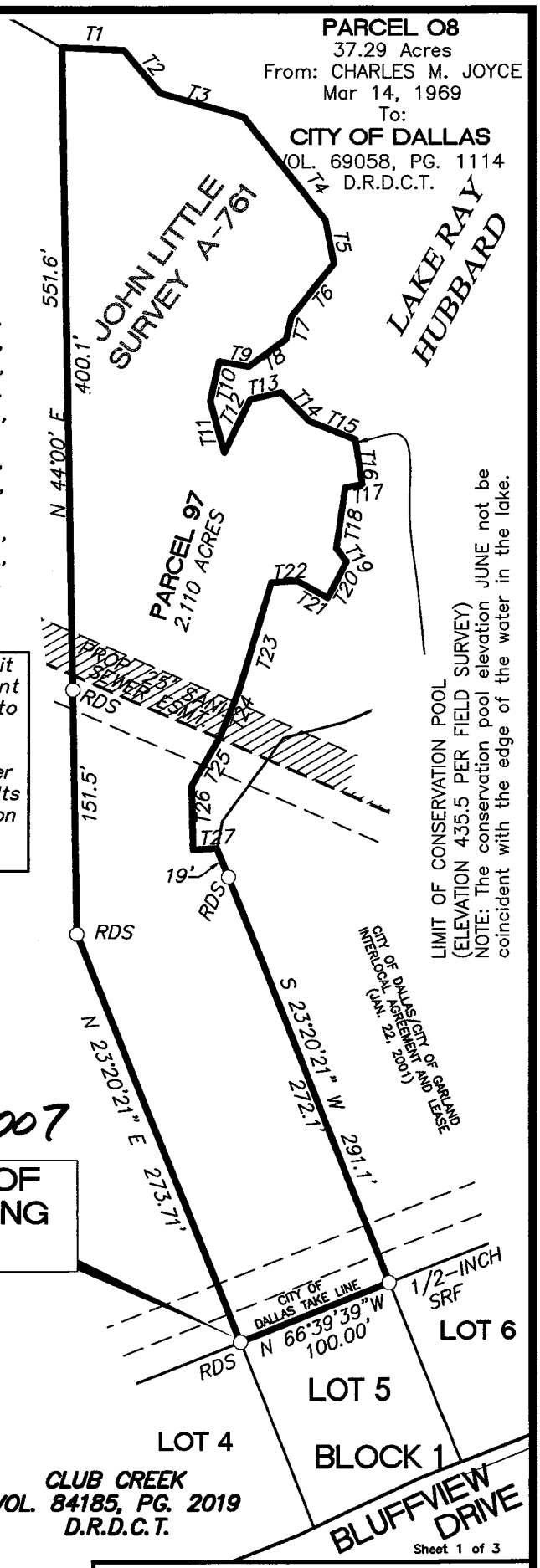
A field note description of even date accompanies this exhibit.

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.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

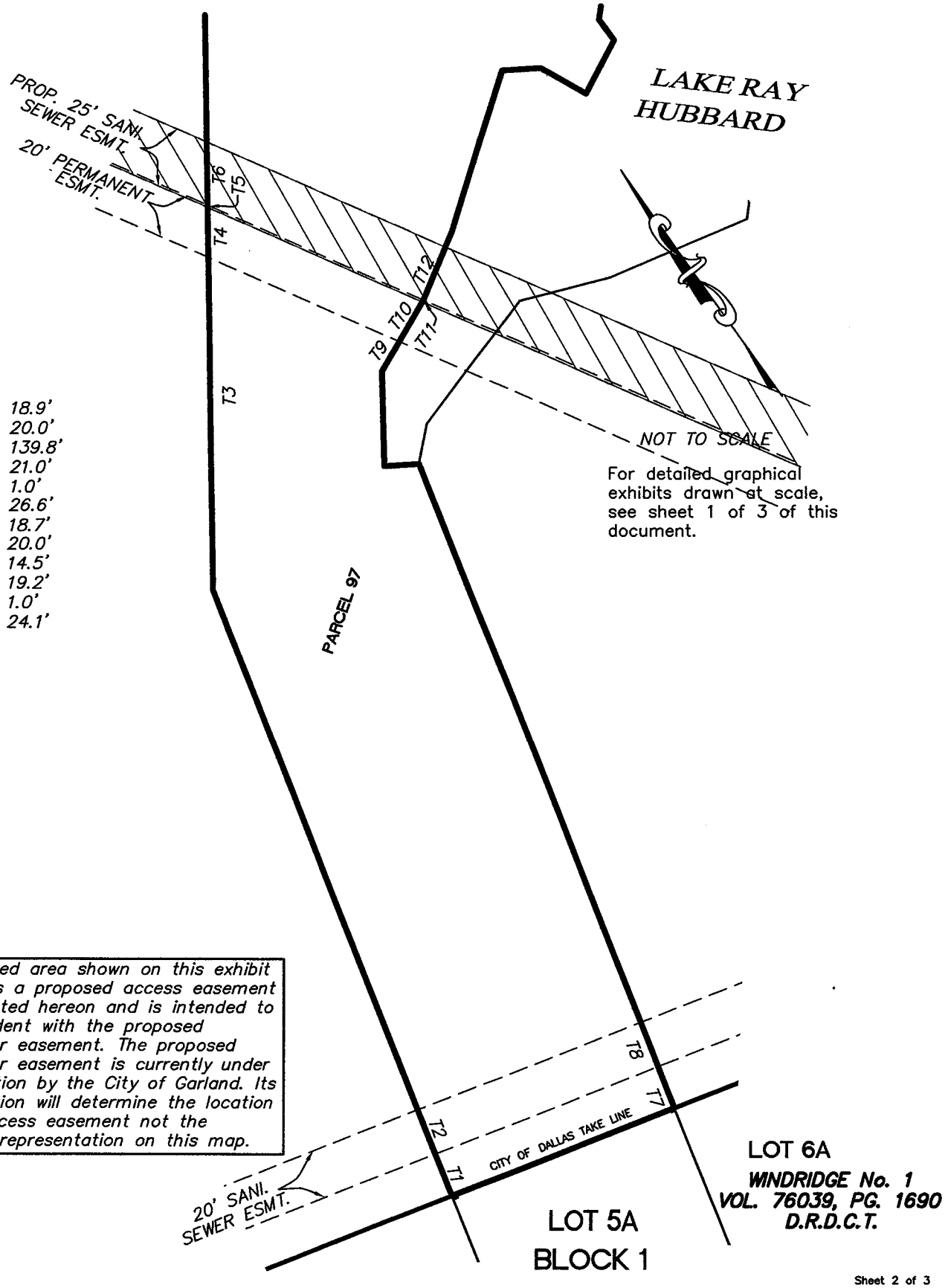
Oct. 19, 2007



Sheet 1 of 3

PARCEL 97	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 97



T1	18.9'
T2	20.0'
T3	139.8'
T4	21.0'
T5	1.0'
T6	26.6'
T7	18.7'
T8	20.0'
T9	14.5'
T10	19.2'
T11	1.0'
T12	24.1'

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

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

Sheet 2 of 3

PARCEL 97	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 97

BEING, a 2.110–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 37.29–acre tract from Charles M. Joyce, to the City of Dallas dated March 14, 1969 and recorded in Volume 69058, at Page 1114 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 north corner of Lot 5, Block 1 of Club Creek an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,008,448.80, E. 2,553,552.64);

THENCE North 23°20'21" East departing said northeast line of Lot 5, for a distance of 273.71 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE North 44°00' East passing at a distance of 151.5 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 400.1 feet for a total distance of 551.6 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE with said Limit of Conservation Pool and the 435.5–foot contour the following 27 calls;

1. South 42°30' East for a distance of 38.4 feet;
2. South 04°58' West for a distance of 35.0 feet;
3. South 28°45' East for a distance of 53.6 feet;
4. South 06°21' West for a distance of 82.3 feet;
5. South 33°42' West for a distance of 27.3 feet;
6. South 83°53' West for a distance of 42.7 feet;
7. South 58°01' West for a distance of 14.3 feet;
8. North 81°02' West for a distance of 29.2 feet;
9. North 35°01' West for a distance of 18.5 feet;
10. South 57°17' West for a distance of 25.2 feet;
11. South 30°05' West for a distance of 33.3 feet;
12. North 70°50' East for a distance of 36.9 feet;
13. South 57°33' East for a distance of 19.8 feet;
14. South 00°00' East for a distance of 25.8 feet;
15. South 23°21' East for a distance of 30.5 feet;
16. South 36°16' West for a distance of 28.2 feet;
17. North 56°20' West for a distance of 10.9 feet;
18. South 53°09' West for a distance of 37.9 feet;
19. South 08°08' West for a distance of 10.7 feet;
20. South 72°39' West for a distance of 25.4 feet;
21. North 15°57' West for a distance of 22.1 feet;
22. North 48°50' West for a distance of 16.1 feet;
23. South 61°48' West for a distance of 70.5 feet;
24. South 67°11' West for a distance of 31.3 feet;
25. South 74°45' West for a distance of 34.6 feet;
26. South 43°28' West for a distance of 39.7 feet;
27. South 49°06' East for a distance of 14.6 feet;

THENCE South 23°20'21" West departing said Limit of Conservation Pool, passing at a distance of 19 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 272.1 feet for a total distance of 291.1 feet to a 1/2–inch steel rod found at the east corner of said Lot 5;

THENCE North 66°39'39' West with a northeast line of said Lot 5 for a distance of 100.00 feet to the POINT OF BEGINNING;

CONTAINING 2.110–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.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Wayne Terry

Oct. 19, 2007

Sheet 3 of 3

PARCEL 97	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
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* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 17:23:00
*-----------------------------------------------------------------------
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LOT 5

Bearing	Distance
N 23°20'21"E	273.71
N 44°00'00"E	551.64
S 42°30'25"E	38.42
S 04°58'23"W	34.98
S 28°45'22"E	53.57
S 06°20'40"W	82.33
S 33°42'29"W	27.32
S 83°53'19"W	42.69
S 58°00'43"W	14.30
N 81°02'00"W	29.16
N 35°00'37"W	18.50
S 57°16'57"W	25.23
S 30°05'07"W	33.27
N 70°49'59"E	36.92
S 57°32'47"E	19.76
S 00°00'00"E	25.76
S 23°21'13"E	30.51
S 36°16'20"W	28.19
N 56°19'41"W	10.93
S 53°08'56"W	37.89
S 08°08'08"W	10.71
S 72°39'25"W	25.41
N 15°57'20"W	22.06
N 48°50'00"W	16.11
S 61°47'56"W	70.54
S 67°10'49"W	31.25
S 74°45'17"W	34.57
S 43°28'17"W	39.67
S 49°06'25"E	14.58
S 23°20'21"W	291.12
N 66°39'39"W	100.00

Perimeter: 2071.14

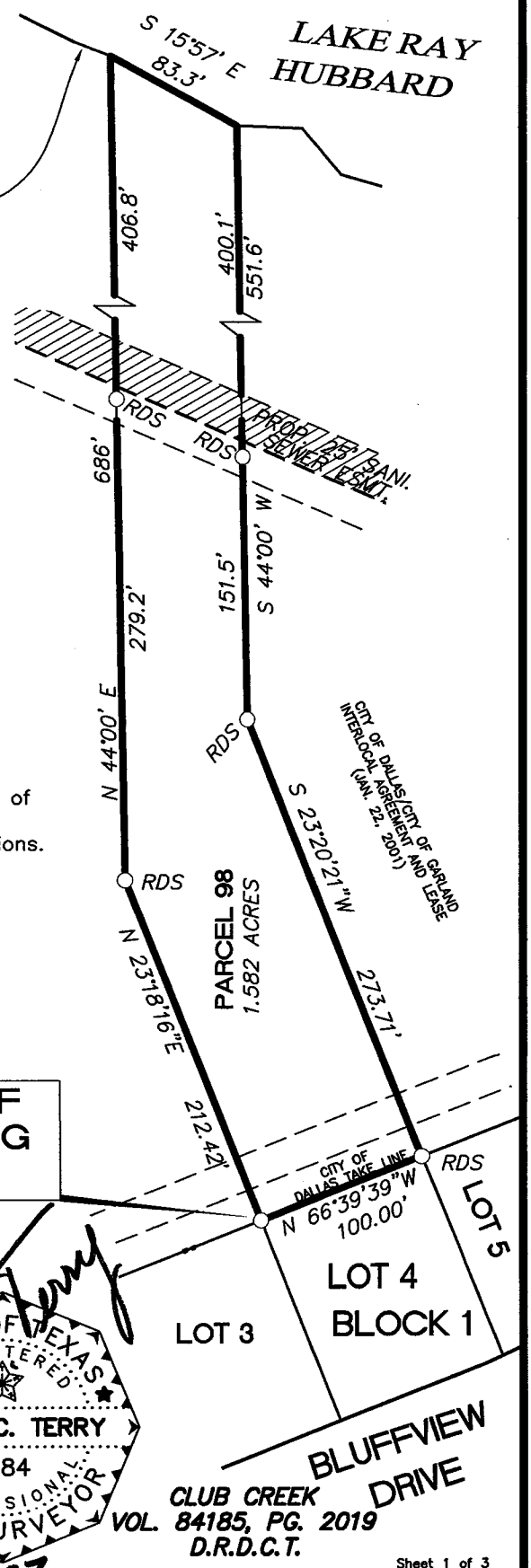
Approx: Sq. Feet: 91906 Acres: 2.110

Correct Ending Coordinates, North: 7008953.5394 East: 2553736.5477
Ending Coordinates, North: 7008953.5500 East: 2553736.5571
Error, N: 0.01 E: 0.01 Total: 0.01 Brg: S 41°41'28"W
Distance Traversed: 2071.14 Closure: 145803

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 98

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



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

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

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.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

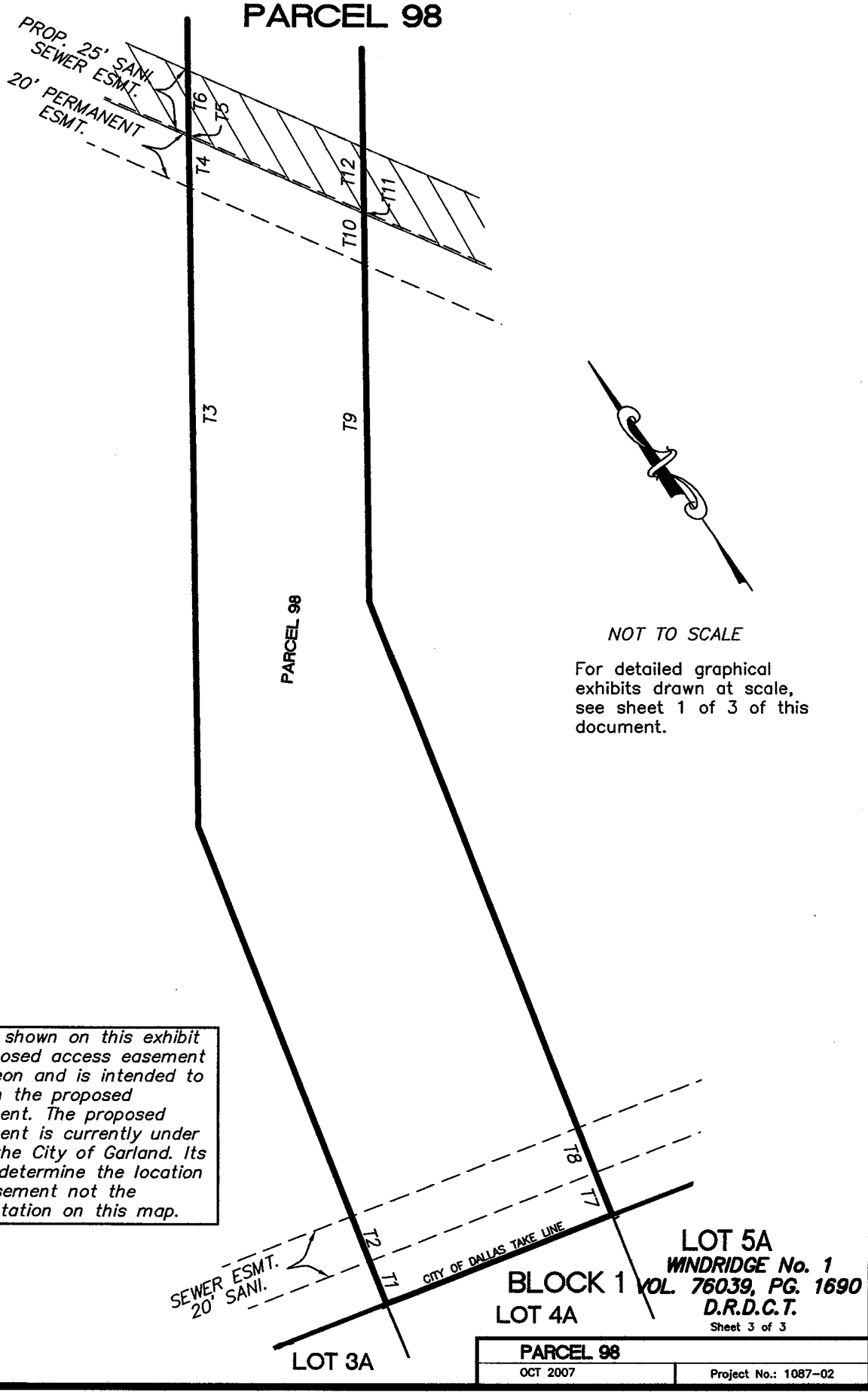
Wayne Terry

Oct. 19, 2007

Sheet 1 of 3

PARCEL 98	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 98



T1	19.1'
T2	20.0'
T3	265.0'
T4	21.1'
T5	0.9'
T6	26.6'
T7	18.9'
T8	20.0'
T9	139.8'
T10	21.0'
T11	1.0'
T12	26.6'

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 a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

Sheet 3 of 3

PARCEL 98	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 98

BEING, a 1.582–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 37.29–acre tract from Charles M. Joyce, to the City of Dallas dated March 14, 1969 and recorded in Volume 69058, at Page 1114 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 the north corner of Lot 4, Block 1 of Club Creek an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,008,488.41, E. 2,553,460.84);

THENCE North 23°18'16" East departing said northeast line of Lot 4, for a distance of 212.42 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE North 44°00' East passing at a distance of 279.2 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 406.8 feet for a total distance of 686 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE South 15°57' East with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 83.3 feet;

THENCE South 44°00' West departing said Limit of Conservation Pool, passing at a distance of 400.1 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 151.5 feet for a total distance of 551.6 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE South 23°20'21" West for a distance of 273.71 to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set at the east corner of said Lot 4;

THENCE North 66°39'39' West with a northeast line of said Lot 4 for a distance of 100.00 feet to the POINT OF BEGINNING;

CONTAINING 1.582–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. 19, 2007

Sheet 3 of 3

PARCEL 98	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 17:36:20
*-----------------------------------------------------------------------
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LOT 4

Bearing	Distance
N 23°18'16"E	212.42
N 44°00'00"E	686.00
S 15°57'21"E	83.25
S 44°00'00"W	551.64
S 23°20'21"W	273.71
N 66°39'39"W	100.00

Perimeter: 1907.01

Approx: Sq. Feet: 68916 Acres: 1.582

Correct Ending Coordinates, North: 7008993.1542 East: 2553644.7357

Ending Coordinates, North: 7008993.1538 East: 2553644.7374

Error, N: -0.00 E: 0.00 Total: 0.00 Brg: N 74°40'49"W

Distance Traversed: 1907.01 Closure: 1105887

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 99

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

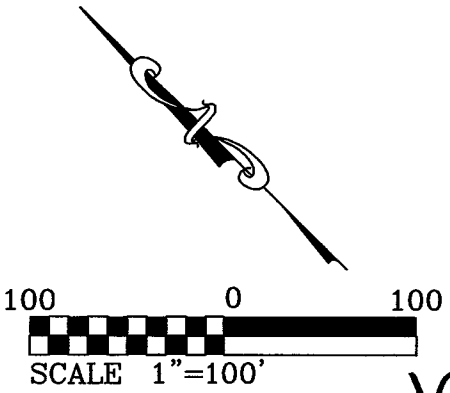
LIMIT OF CONSERVATION POOL
(ELEVATION 435.5 PER FIELD SURVEY)
NOTE: The conservation pool elevation JUNE not be coincident with the edge of the water in the lake.

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

JOHN LITTLE SURVEY A-761

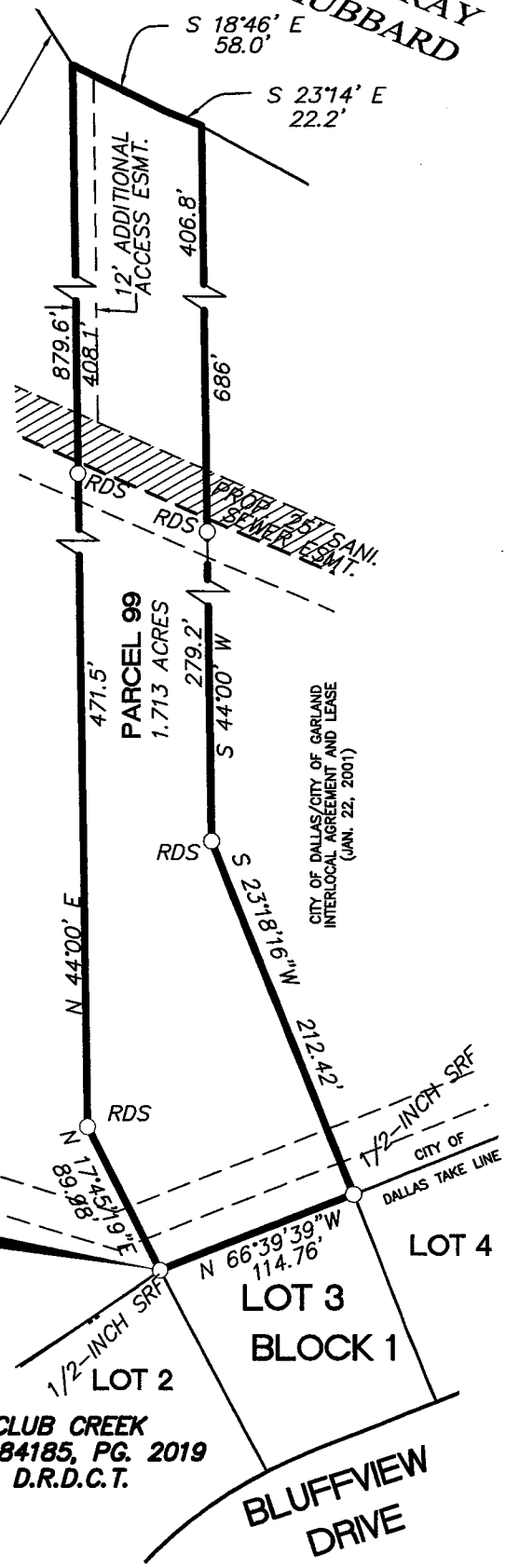
See sheet 2 of 3 of this document for easement connections.

PARCEL 08
37.29 Acres
From: CHARLES M. JOYCE
Mar 14, 1969
To:
CITY OF DALLAS
VOL. 69058, PG. 1114
D.R.D.C.T.



STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Wayne C. Terry
Oct. 19, 2007



POINT OF BEGINNING
N=7,008,533.81
E=2,553,355.34

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.

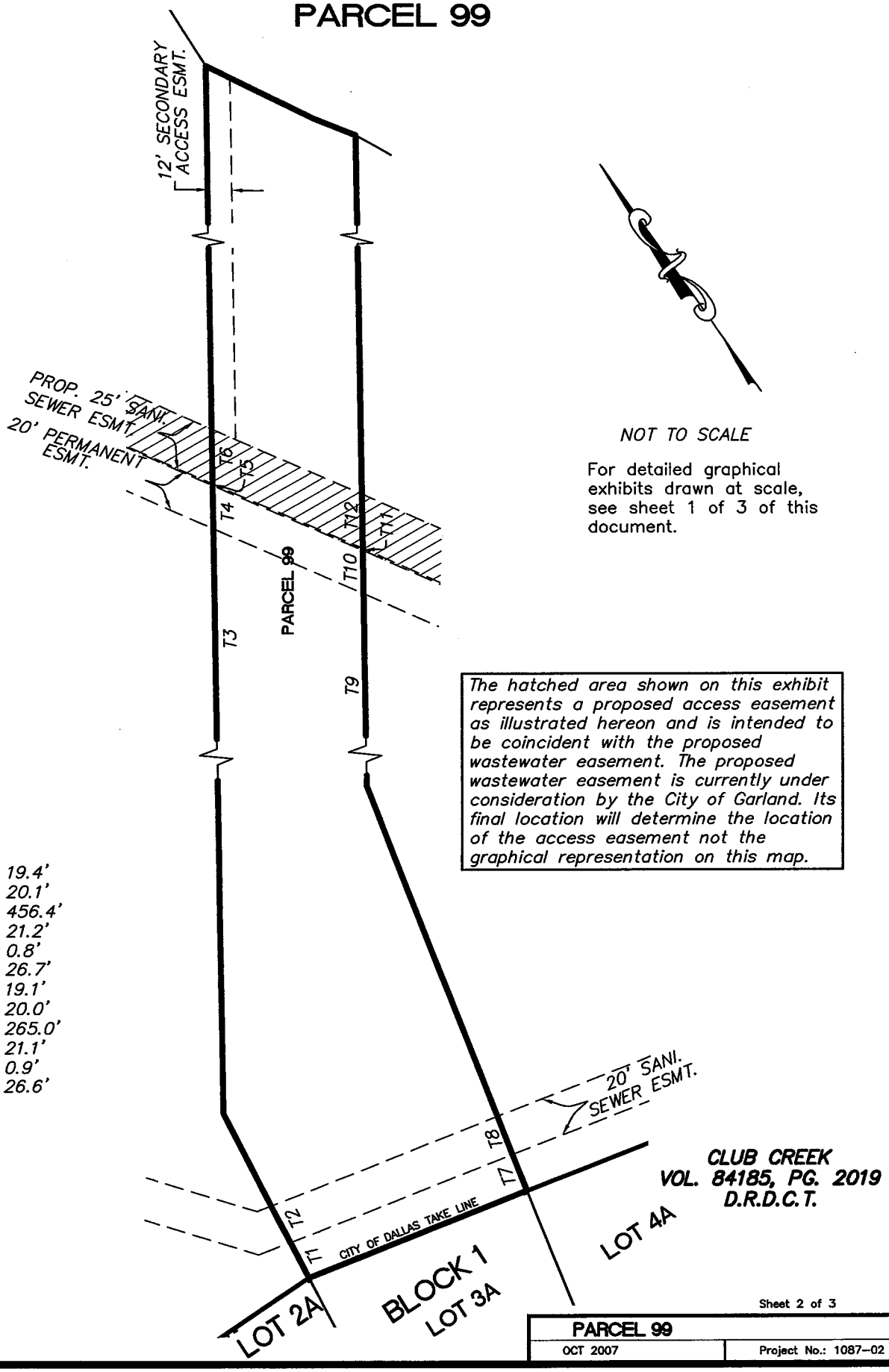
Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). 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.

Sheet 1 of 3

PARCEL 99	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 99



Sheet 2 of 3

PARCEL 99	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 99

BEING, a 1.713–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 37.29–acre tract from Charles M. Joyce, to the City of Dallas dated March 14, 1969 and recorded in Volume 69058, at Page 1114 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 the north corner of Lot 3, Block 1 of Club Creek an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,008,533.81, E. 2,553,355.34);

THENCE North 17°45'19" East departing said northeast line of Lot 3, for a distance of 89.98 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE North 44°00' East passing at a distance of 471.5 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 408.1 feet for a total distance of 879.6 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE South 18°46' East with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 58.0 feet;

THENCE South 23°14' East continuing with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 22.2 feet;

THENCE South 44°00' West departing said Limit of Conservation Pool, passing at a distance of 406.8 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 279.2 feet for a total distance of 686 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE South 23°18'16" West for a distance of 212.42 feet to the east corner of said Lot 3;

THENCE North 66°39'39' West with a northeast line of said Lot 3 for a distance of 114.76 feet to the POINT OF BEGINNING;

CONTAINING 1.713–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. 19, 2007

Sheet 3 of 3

PARCEL 99	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 17:36:20
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LOT 3

Bearing	Distance
N 17°45'19"E	89.98
N 44°00'10"E	879.63
S 18°45'55"E	57.98
S 23°14'08"E	22.22
S 44°00'00"W	686.00
S 23°18'16"W	212.42
N 66°39'39"W	114.76

Perimeter: 2062.99

Approx: Sq. Feet: 74614 Acres: 1.713

Correct Ending Coordinates, North: 7009038.6136 East: 2553539.3784

Ending Coordinates, North: 7009038.6207 East: 2553539.3734

Error, N: 0.01 E: -0.00 Total: 0.01 Brg: S 34°58'11"E

Distance Traversed: 2062.99 Closure: 239092

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 100

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

T1	S 50°24' E	26.7'
T2	S 09°28' E	17.5'
T3	S 34°21' W	75.3'
T4	S 12°35' W	36.9'

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

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

PARCEL 08
37.29 Acres
From: CHARLES M. JOYCE
Mar 14, 1969
To:
CITY OF DALLAS
VOL. 69058, PG. 1114
D.R.D.C.T.

JOHN LITTLE
SURVEY A-761

100 0 100
SCALE 1"=100'

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

Oct. 19, 2007

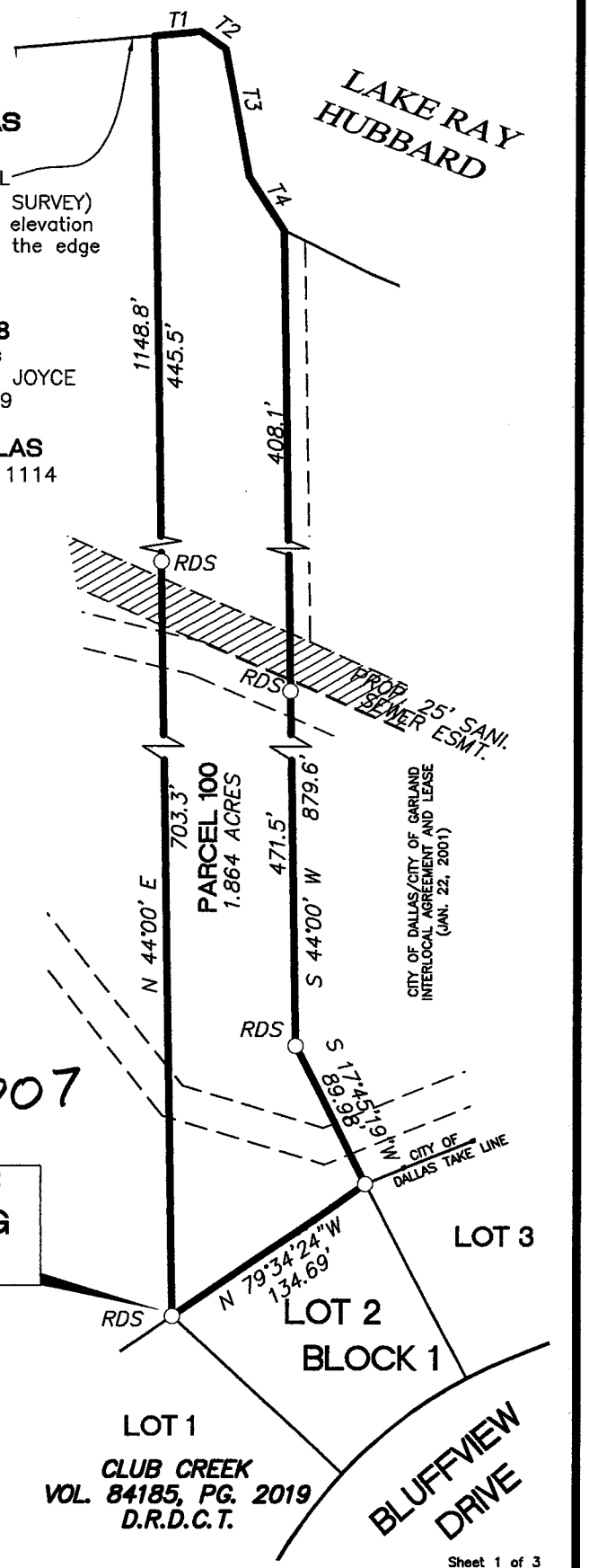
See sheet 2 of 3 of this document for easement connections.

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.

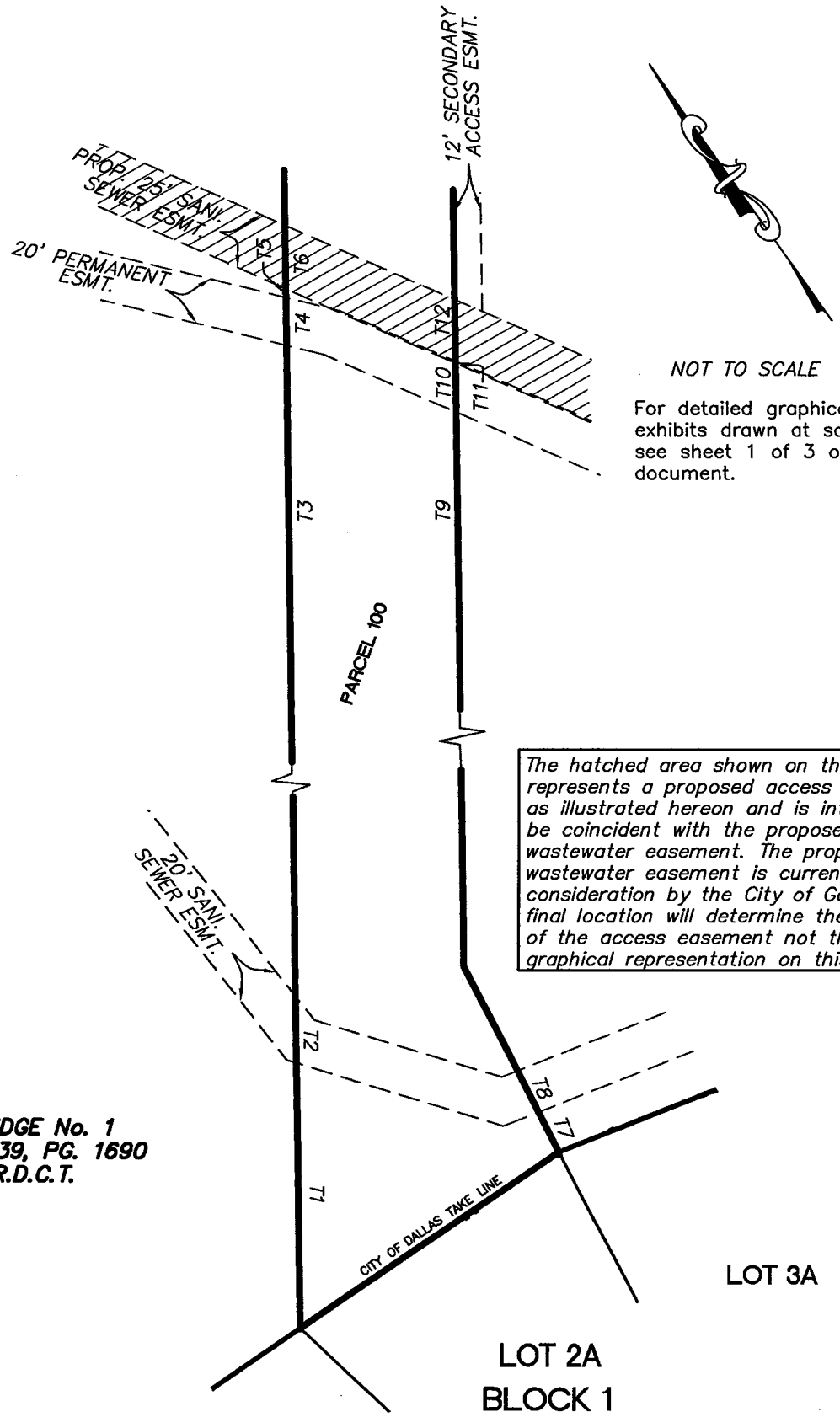
Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



Sheet 1 of 3

PARCEL 100	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 100



T1	114.8'
T2	28.9'
T3	498.0'
T4	20.7'
T5	3.8'
T6	27.5'
T7	19.4'
T8	20.1'
T9	456.4'
T10	21.2'
T11	0.8'
T12	26.7'

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 a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

WINDRIDGE No. 1
VOL. 76039, PG. 1690
D.R.D.C.T.

Sheet 2 of 3

PARCEL 100	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 100

BEING, a 1.864–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 37.29–acre tract from Charles M. Joyce, to the City of Dallas dated March 14, 1969 and recorded in Volume 69058, at Page 1114 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 2, Block 1 of Club Creek an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,008,558.24, E. 2,553,223.04);

THENCE North 44°00' East departing said northeast line of Lot 2, passing at a distance of 703.3 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 445.5 feet for a total distance of 1148.8 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE with said Limit of Conservation Pool and the 435.5–foot contour the following four calls;

1. South 50°24' East for a distance of 26.7 feet;
2. South 09°28' East for a distance of 17.5 feet;
3. South 34°21' West for a distance of 75.3 feet;
4. South 12°35' West for a distance of 36.9 feet;

THENCE South 44°00' West departing said Limit of Conservation Pool, passing at a distance of 408.1 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 471.5 feet for a total distance of 879.6 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set;

THENCE South 17°45'19" West for a distance of 89.98 feet to the northeast corner of said Lot 2;

THENCE North 79°34'24' West with a northeast line of said Lot 2 for a distance of 134.69 feet to the POINT OF BEGINNING;

CONTAINING 1.864–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. 19, 2007

Sheet 3 of 3

PARCEL 100	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 17:36:20
*-----------------------------------------------------------------------
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LOT 2

Bearing	Distance
N 43°59'48"E	1148.84
S 50°24'24"E	26.72
S 09°28'07"E	17.49
S 34°20'54"W	75.25
S 12°35'10"W	36.89
S 44°00'10"W	879.63
S 17°45'19"W	89.98
N 79°34'24"W	134.69

Perimeter: 2409.49

Approx: Sq. Feet: 81185 Acres: 1.864

Correct Ending Coordinates, North: 7009062.9879 East: 2553406.9206

Ending Coordinates, North: 7009062.9878 East: 2553406.9209

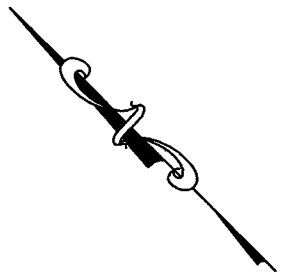
Error, N: -0.00 E: 0.00 Total: 0.00 Brg: N 77°36'49"W

Distance Traversed: 2409.49 Closure: 6549346

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 101

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



PARCEL 08
37.29 Acres
From: CHARLES M. JOYCE
Mar 14, 1969
To:
CITY OF DALLAS
VOL. 69058, PG. 1114
D.R.D.C.T.

100 0 100
SCALE 1"=100'

JOHN LITTLE
SURVEY A-761

The hatched area shown on this exhibit represents a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

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

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

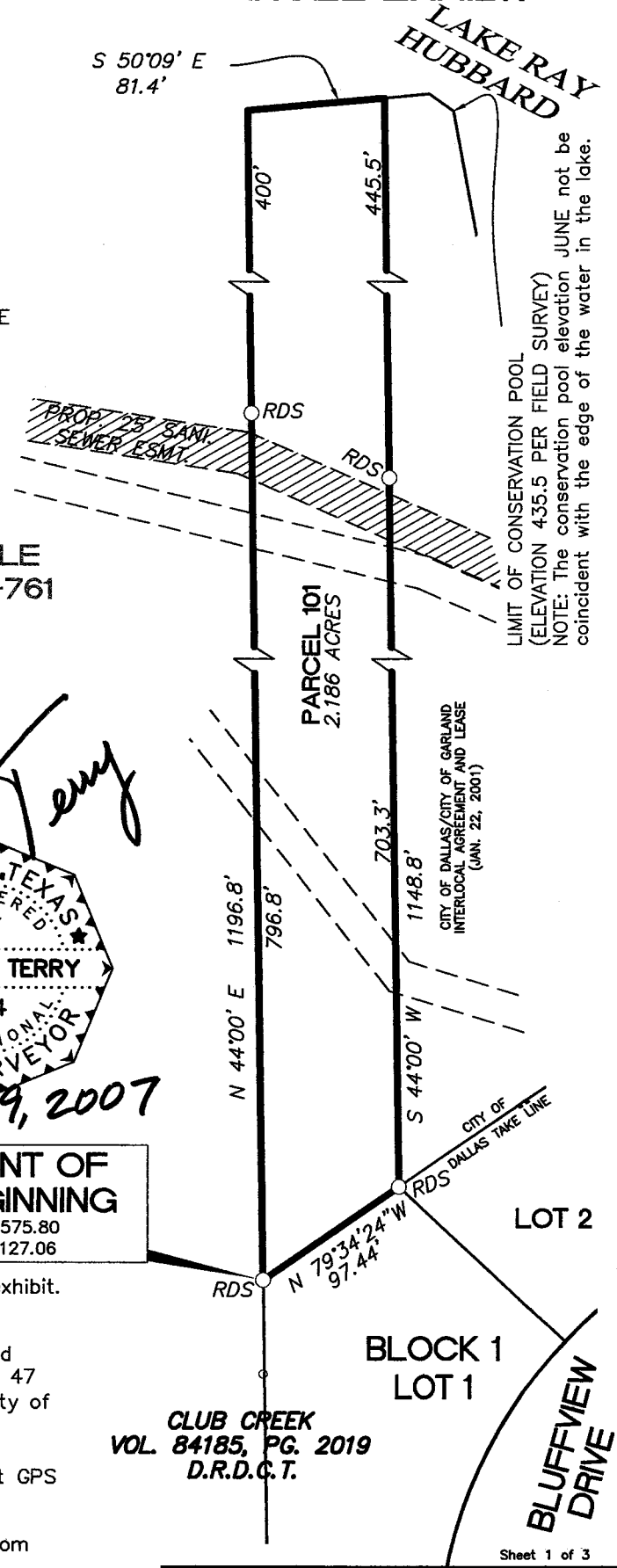
Wayne C. Terry
Oct. 19, 2007

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.

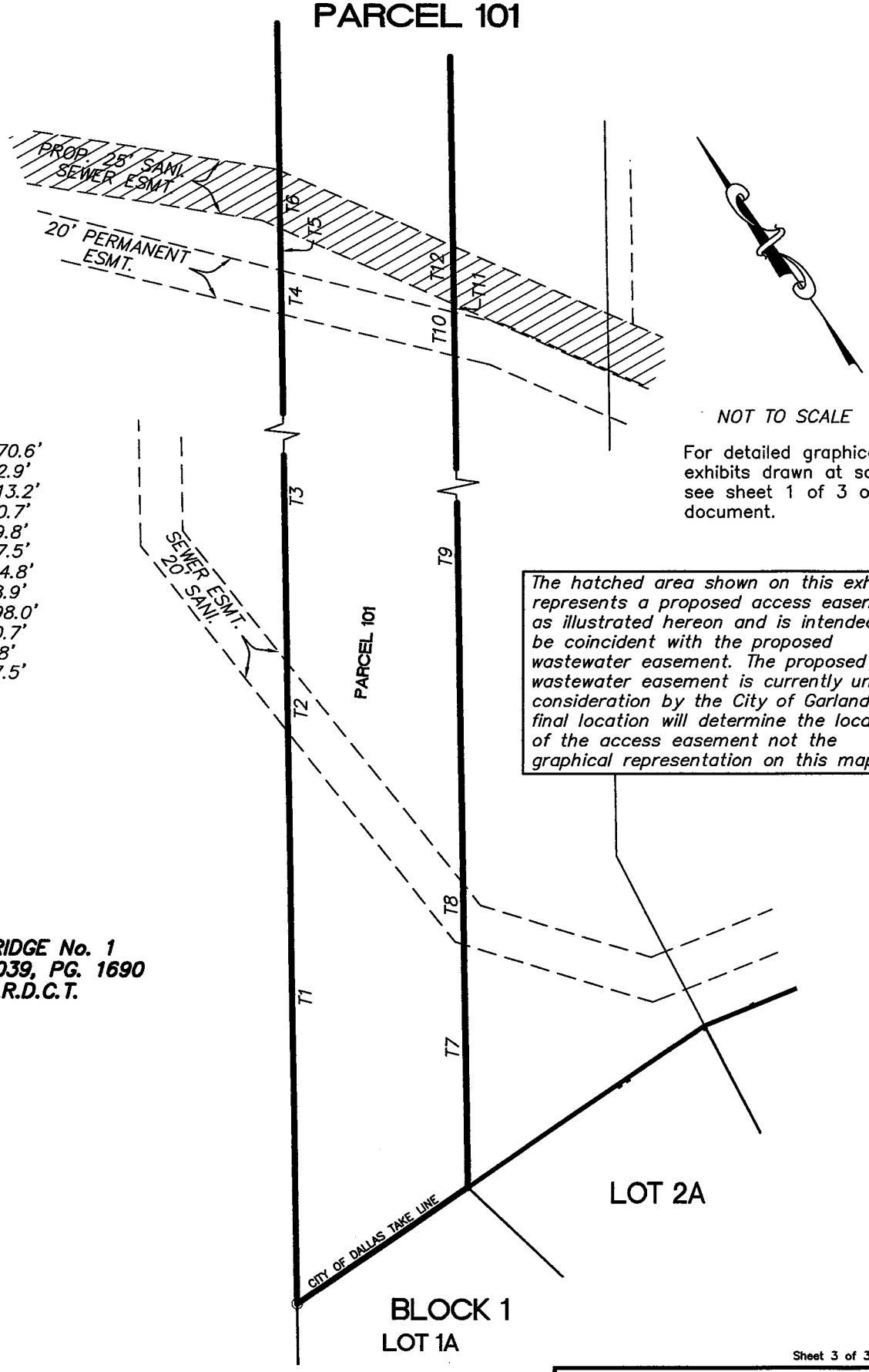


POINT OF BEGINNING
N=7,008,575.80
E=2,553,127.06

Sheet 1 of 3

PARCEL 101	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT
PARCEL 101



T1	270.6'
T2	32.9'
T3	413.2'
T4	20.7'
T5	19.8'
T6	27.5'
T7	114.8'
T8	28.9'
T9	498.0'
T10	20.7'
T11	3.8'
T12	27.5'

WINDRIDGE No. 1
VOL. 76039, PG. 1690
D.R.D.C.T.

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 a proposed access easement as illustrated hereon and is intended to be coincident with the proposed wastewater easement. The proposed wastewater easement is currently under consideration by the City of Garland. Its final location will determine the location of the access easement not the graphical representation on this map.

Sheet 3 of 3

PARCEL 101	
OCT 2007	Project No.: 1087-02

LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 101

BEING, a 2.186–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 37.29–acre tract from Charles M. Joyce, to the City of Dallas dated March 14, 1969 and recorded in Volume 69058, at Page 1114 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 1, Block 1 of Club Creek an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 84185, at Page 2019 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,008,575.80, E. 2,553,127.06);

THENCE North 44°00' East departing said northeast line of Lot 1, passing at a distance of 796.8 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 400 feet for a total distance of 1196.8 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE South 50°09' East with said Limit of Conservation Pool and the 435.5–foot contour for a distance of 81.4 feet;

THENCE South 44°00' West departing said Limit of Conservation Pool, passing at a distance of 445.5 feet a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set for line and continuing on the same course an additional distance of 703.3 feet for a total distance of 1148.8 feet to a 5/8–inch steel rod with a plastic cap inscribed "R–DELTA ENGINEERS" set at the northeast corner of said Lot 1;

THENCE North 79°34'24' West with a northeast line of said Lot 1 for a distance of 97.44 feet to the POINT OF BEGINNING;

CONTAINING 2.186–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. 19, 2007

Sheet 3 of 3

PARCEL 101	
OCT 2007	Project No.: 1087–02

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*-----------------------------------------------------------------------
* Prepared by: R-DELTA
* Routine: Area Summary  Coord File: 1087GRID.cgc  10/18/07 17:36:20
*-----------------------------------------------------------------------
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LOT 1

Bearing	Distance
N 43°59'48"E	1196.84
S 50°08'48"E	81.40
S 43°59'48"W	1148.84
N 79°34'24"W	97.44

Perimeter: 2524.51

Approx: Sq. Feet: 95215 Acres: 2.186

Correct Ending Coordinates, North: 7009080.6205 East: 2553311.0990

Ending Coordinates, North: 7009080.6194 East: 2553311.0946

Error, N: -0.00 E: -0.00 Total: 0.00 Brg: N 76°24'40"E

Distance Traversed: 2524.51 Closure: 551134