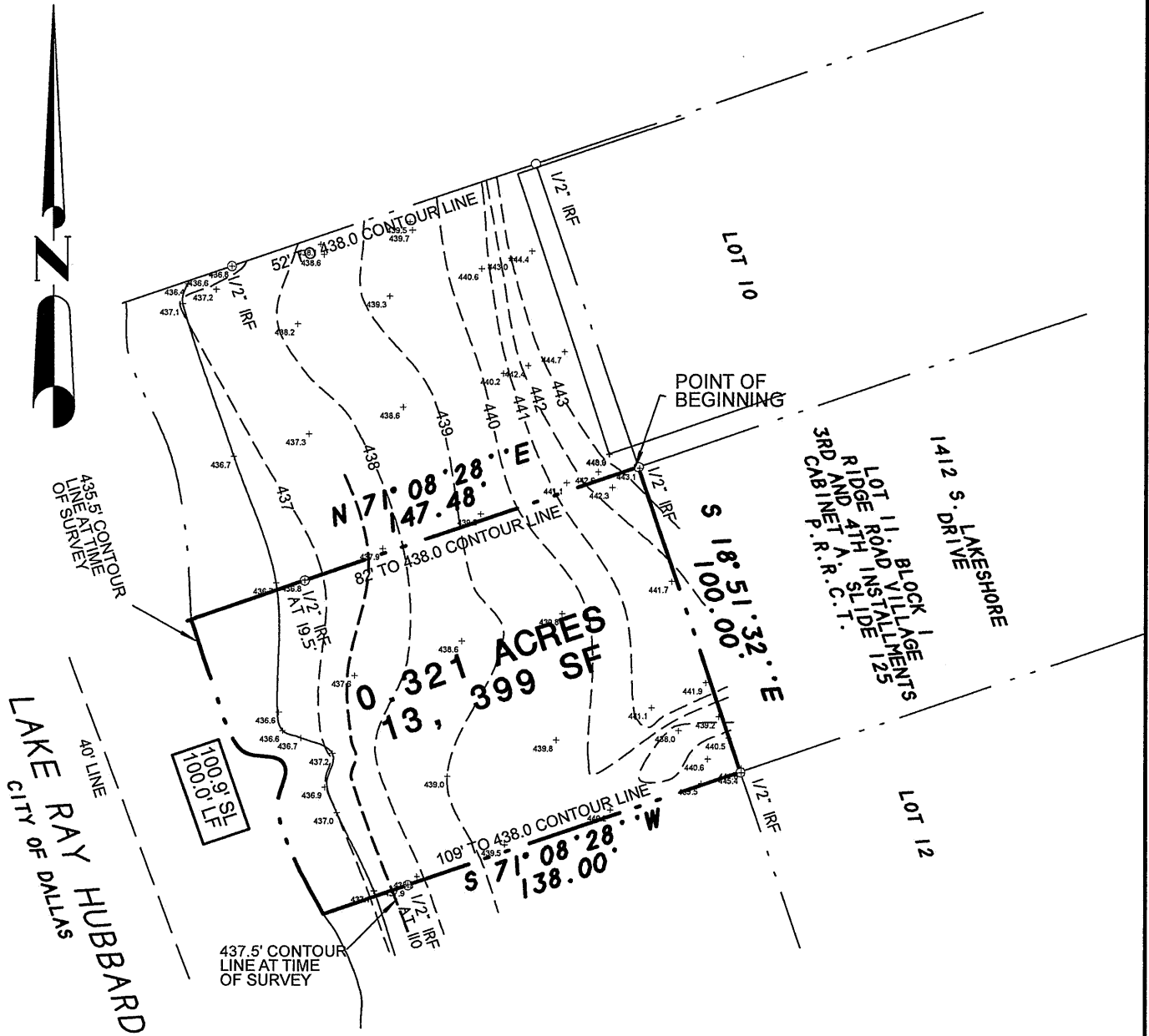


EXHIBIT "A"



SUBLEASE AREA
1412 S. LAKESHORE DRIVE
ROCKWALL, TEXAS

[Signature]
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND				
⊙	⊗	⊠	⊕	⊞
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
⊙	⊠	⊗	⊕	⊞
ELEC. METER	ELEC. BOX	WH WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
⊗	⊠	⊞	⊞	⊞
FENCE	EASEMENT LINE	A/C AIR COND. UNIT	PROPR. PROP. TANK	
	PROPERTY LINES			

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	AUGUST 27, 2021		
SCALE	1" = 50'	FILE #	20210289
CLIENT	JEP	GF #	NONE

EXHIBIT "B"

SUBLEASE AREA DESCRIPTION

1412 S. Lakeshore Drive
Rockwall, Texas

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the City of Dallas Take line for Lake Ray Hubbard, at the west corner of Lot 11, Block 1, of Ridge Road Village 3rd and 4th Installments, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 125, of the Plat Records of Rockwall County, Texas;

THENCE S. 18 deg. 51 min. 32 sec. E. along said take line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the south corner of Lot 11 and west corner of Lot 12;

THENCE S. 71 deg. 08 min. 28 sec. W. leaving said take line, at 110.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 138.00 feet to a point for corner in the 435.5 contour line;

THENCE southeasterly along the meanders of said 435.5 contour line a distance of 100.9 feet along shoreline and 100.0 linear feet to a point for corner;

THENCE N. 71 deg. 08 min. 28 sec. E., at 19.5 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 147.48 feet to the POINT OF BEGINNING and containing 13,399 square feet or 0.321 acres of land.