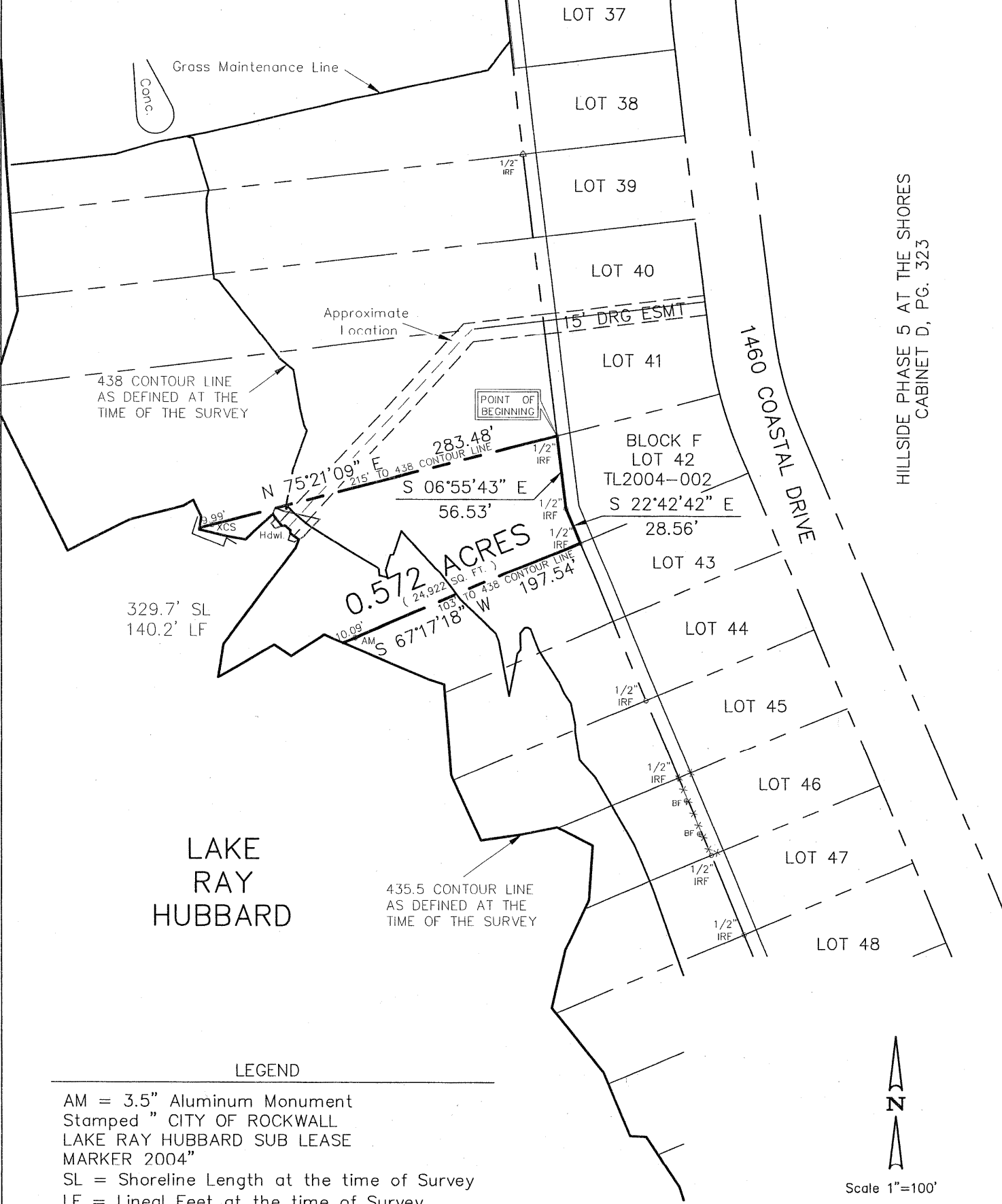


EXHIBIT "A"

SHORES GOLF COURSE

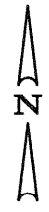


HILLSIDE PHASE 5 AT THE SHORES
CABINET D, PG. 323

LAKE RAY HUBBARD

LEGEND

- AM = 3.5" Aluminum Monument
- Stamped " CITY OF ROCKWALL
- LAKE RAY HUBBARD SUB LEASE
- MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lineal Feet at the time of Survey



Scale 1"=100'

PROJECT NO. TL2004-002
LOT 42, BLOCK F
1460 COASTAL DRIVE
ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The Surveyor has not abstracted the record title and / or easements of the subject property and prepared this survey without the benefit of a title commitment and assumes no liability for easements, reservations, and restrictions that may be of record. This property is subject to change due to natural and / or man made changes.

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
COPYRIGHT 2001, WINKELMANN & ASSOCIATES, INC.



Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive # 100
Dallas, Texas 75230
(972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-002

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEGINNING at a 1/2 inch iron rod found at the most northwesterly corner of LOT 42, BLOCK F of HILLSIDE PHASE 5 AT THE SHORES, an addition to the City of Rockwall as recorded in Cabinet D, Page 323 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 42, BLOCK F as follows:

South 06 deg 55 min 43 sec East a distance of 56.53 feet to a 1/2 inch iron rod found for corner;

South 22 deg 42 min 42 sec East a distance of 28.56 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 42, BLOCK F;

THENCE departing the westerly line of said LOT 42, BLOCK F South 67 deg 17 min 18 sec West passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 187.45 feet, continuing in all a distance of 197.54 feet to a point for corner in the 435.5 contour line as defined at the time of the survey;

THENCE along the meanders of said 435.5 contour line in a northwesterly direction a distance of 329.7 feet to a point for corner;

THENCE departing said 435.5 contour line North 75 deg 21 min 09 sec East passing an "X" cut set in concrete at a distance of 9.99 feet, continuing in all a distance of 283.48 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.572 acres or 24,922 square feet of land, more or less. This Sub Lease description was prepared from an actual on the ground survey performed in the field from January 2004 to December 2004 and is subject to change due to natural and / or man made changes after the survey.

PROJECT NO. TL2004-002
LOT 42, BLOCK F
1460 COASTAL DRIVE
ROCKWALL, TEXAS