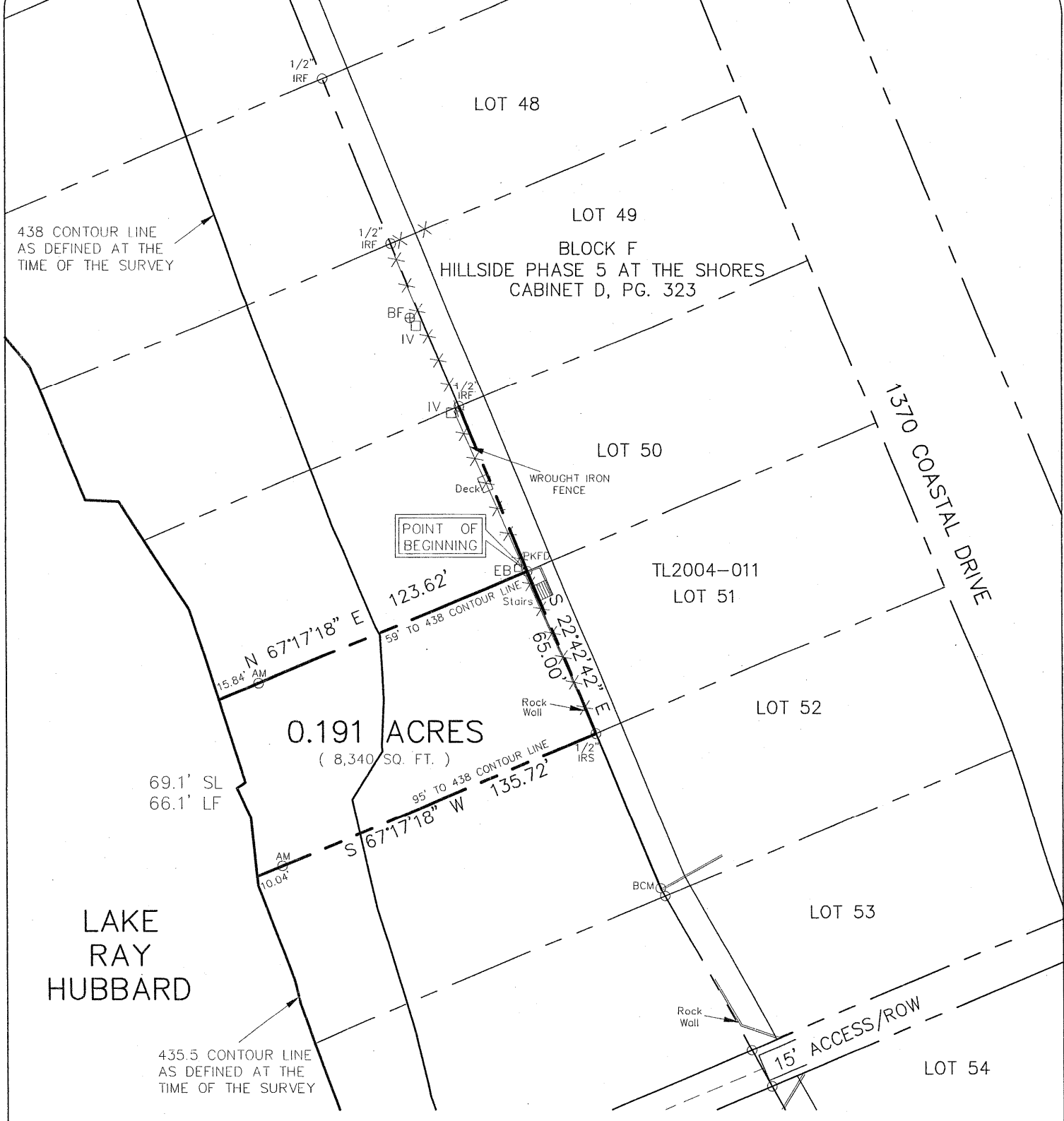


EXHIBIT "A"



LEGEND

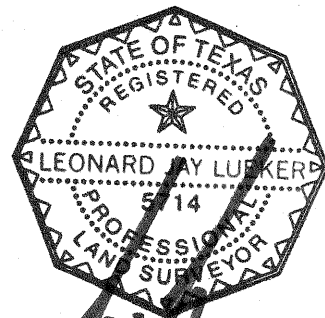
- AM = 3.5" Aluminum Monument Stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-011
 LOT 51, BLOCK F
 1370 COASTAL DRIVE
 ROCKWALL, TEXAS

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



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



CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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 DALLAS, TEXAS 75230 (972) 490-7099 FAX
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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-011

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 PK nail found at the most northwesterly corner of LOT 51, 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 51, BLOCK F South 22 deg 42 min 42 sec East a distance of 65.00 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southwesterly corner of said LOT 51, BLOCK F;

THENCE departing the westerly line of said LOT 51, 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 125.68 feet, continuing in all a distance of 135.72 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 69.1 feet to a point for corner;

THENCE departing said 435.5 contour line North 67 deg 17 min 18 sec East passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 15.84 feet, continuing in all a distance of 123.62 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.191 acres or 8,340 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. TL2004-011
LOT 51 BLOCK F
1370 COASTAL DRIVE
ROCKWALL, TEXAS