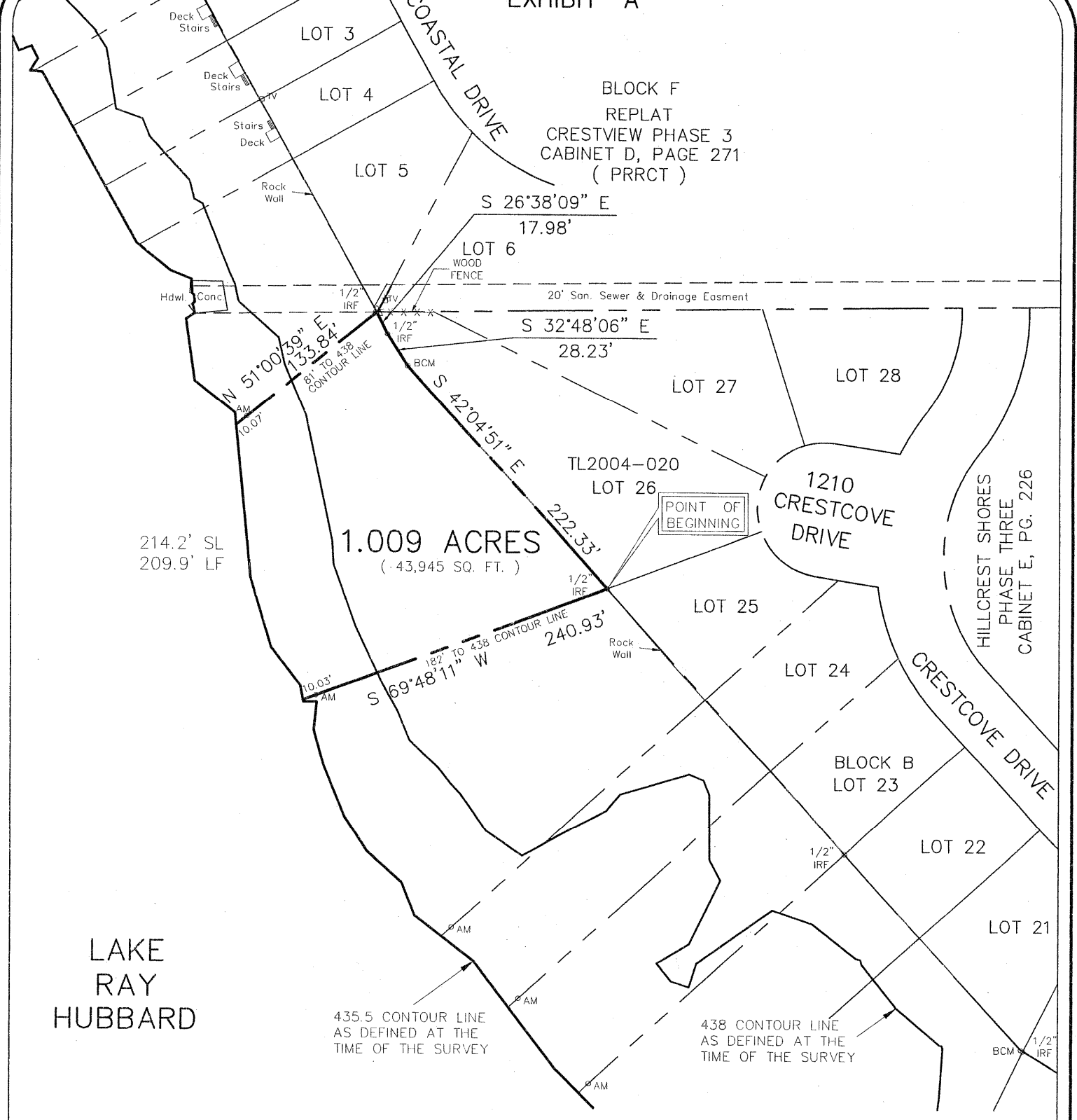


EXHIBIT "A"

BLOCK F  
REPLAT  
CRESTVIEW PHASE 3  
CABINET D, PAGE 271  
( PRRCT )



1.009 ACRES  
( 43,945 SQ. FT. )

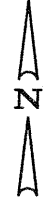
POINT OF BEGINNING

HILLCREST SHORES  
PHASE THREE  
CABINET E, PG. 226

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. TL2004-020  
LOT 26, BLOCK B  
1210 CRESTCOVE 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  
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DALLAS, TEXAS 75230 (972) 490-7099 FAX  
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Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
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6750 Hillcrest Plaza Drive # 100  
Dallas, Texas 75230  
(972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004--020

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 southwesterly corner of LOT 26, BLOCK B of HILLCREST SHORES PHASE THREE, an addition to the City of Rockwall as recorded in Cabinet E, Page 226 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE departing the westerly line of said LOT 26, BLOCK B South 69 deg 48 min 11 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 230.90 feet continuing in all a distance of 240.93 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 214.2 feet to a point for corner;

THENCE departing said 435.5 contour line North 51 deg 00 min 39 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 10.07 feet, continuing in all a distance of 133.84 feet to a 1/2 inch iron rod found for corner at the most northwesterly corner of said LOT 26, BLOCK B;

THENCE along the westerly line of said LOT 26, BLOCK B as follows:

South 26 deg 38 min 09 sec East a distance of 17.98 feet to a 1/2 inch iron rod found for corner;

South 32 deg 48 min 06 sec East a distance of 28.23 feet to a brass-capped monument found for corner;

South 42 deg 04 min 51 sec East a distance of 222.33 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.009 acres or 43,945 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--020  
LOT 26, BLOCK B  
1210 CRESTCOVE DRIVE  
ROCKWALL, TEXAS