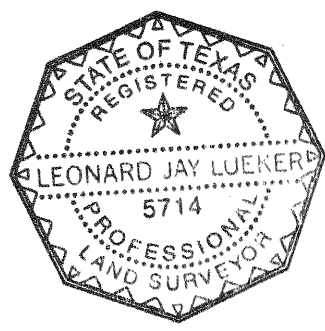


PROJECT NO. TL2004-030
LOT 49, BLOCK D
925 SUNSET HILL DRIVE
ROCKWALL, TEXAS

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 DALLAS, TEXAS 75230
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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. TL2004-030

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 49, BLOCK D of HILLCREST SHORES PHASE II, an addition to the City of Rockwall as recorded in Cabinet C, Page 276 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 49, BLOCK D South 15 deg 34 min 25 sec East a distance of 90.00 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 49, BLOCK D;

THENCE departing the westerly line of said LOT 49, BLOCK D South 74 deg 25 min 35 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 457.76 feet, continuing in all a distance of 467.76 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 207.5 feet to a point for corner;

THENCE departing said 435.5 contour line North 74 deg 25 min 35 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 10.00 feet, continuing in all a distance of 652.82 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.133 acres or 49,347 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.

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