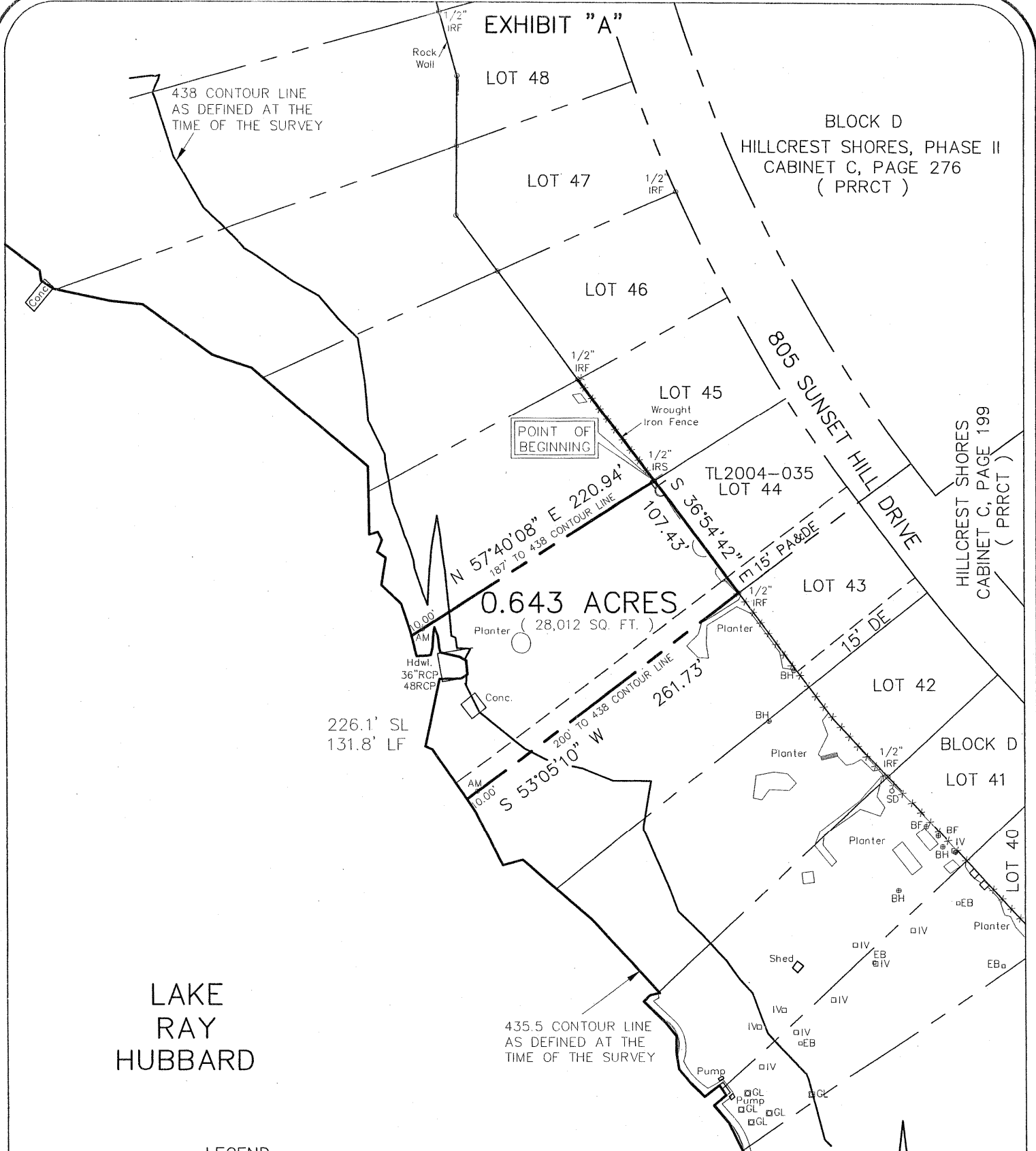


EXHIBIT "A"



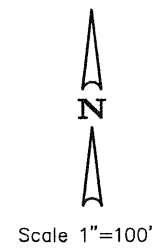
**LAKE
RAY
HUBBARD**

226.1' SL
131.8' LF

0.643 ACRES
(28,012 SQ. FT.)

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



**PROJECT NO. TL2004-035
LOT 44, BLOCK D
805 SUNSET HILL 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.



**Winkelmann
& Associates, Inc.**
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100 DALLAS, TEXAS 75230
(972) 490-7090
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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. TL2004-035

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 set with a red plastic cap stamped "W.A.I." at the most northwesterly corner of LOT 44, 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 44, BLOCK D South 36 deg 54 min 42 sec East a distance of 107.43 feet to a 1/2 inch iron rod found for corner at the most southwestly corner of said LOT 44, BLOCK D;

THENCE departing the westerly line of said LOT 44, BLOCK D South 53 deg 05 min 10 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 251.73 feet, continuing in all a distance of 261.73 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 226.1 feet to a point for corner;

THENCE departing said 435.5 contour line North 57 deg 40 min 08 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 220.94 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.643 acres or 28,012 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. TL2004-035
LOT 44, BLOCK D
805 SUNSET HILL DRIVE
ROCKWALL, TEXAS