

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-037

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 42, BLOCK D of HILLCREST SHORES, an addition to the City of Rockwall as recorded in Cabinet C, Page 199 of the Plat Records of Rockwall County, Texas (PRRCT);

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

South 36 deg 54 min 50 sec East a distance of 30.49 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

South 42 deg 57 min 43 sec East a distance of 60.88 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 42, BLOCK D;

THENCE departing the westerly line of said LOT 42, BLOCK D South 47 deg 02 min 17 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 230.46 feet, continuing in all a distance of 240.46 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 111.4 feet to a point for corner;

THENCE departing said 435.5 contour line North 51 deg 39 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 10.00 feet, continuing in all a distance of 248.31 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.561 acres or 24,431 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. TL2004-037
LOT 42, BLOCK D
777 SUNSET HILL DRIVE
ROCKWALL, TEXAS