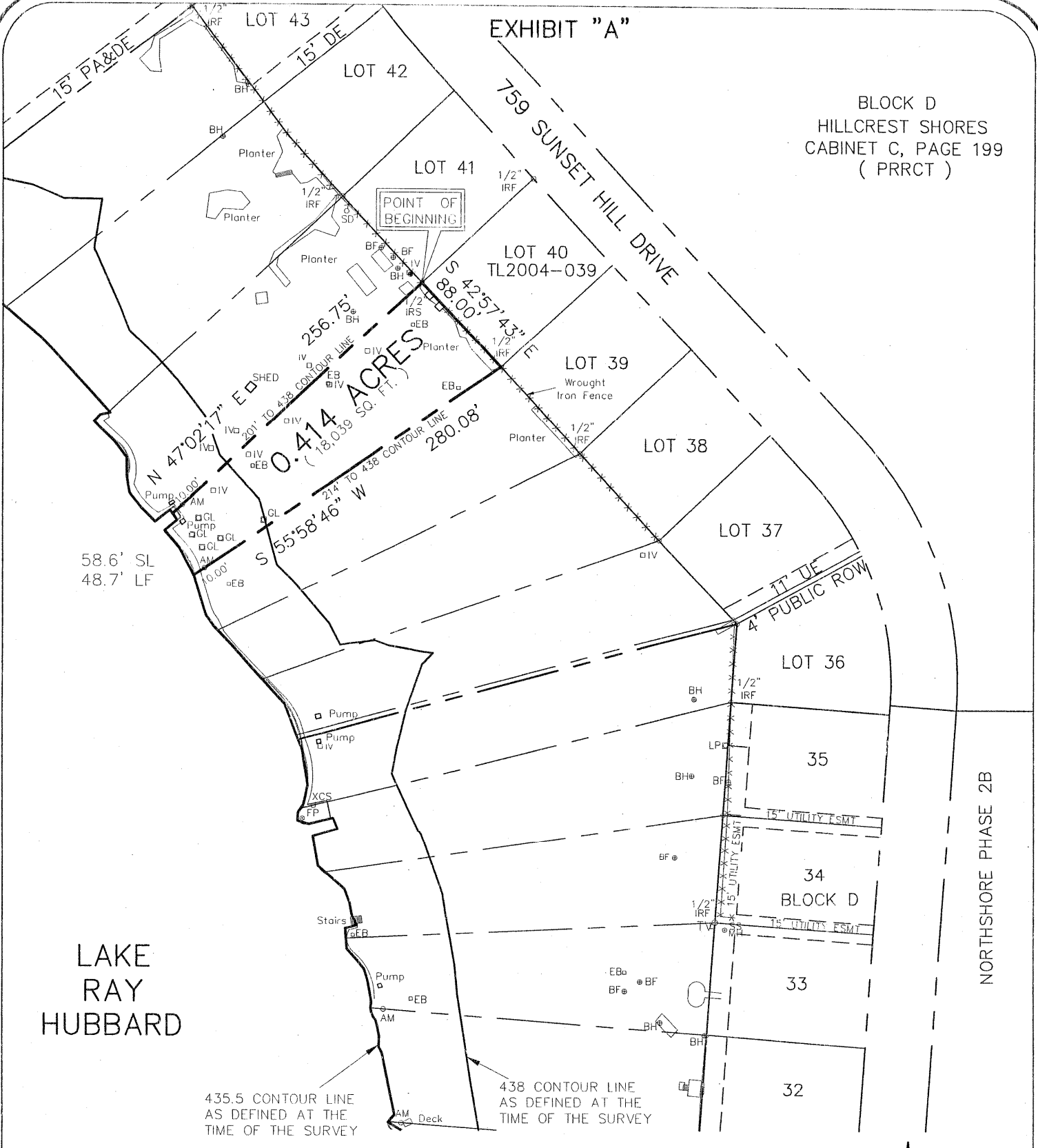


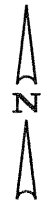
EXHIBIT "A"

BLOCK D  
HILLCREST SHORES  
CABINET C, PAGE 199  
( PRRCT )



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. TL2004-039  
LOT 40, BLOCK D  
759 SUNSET HILL DRIVE  
ROCKWALL, TEXAS

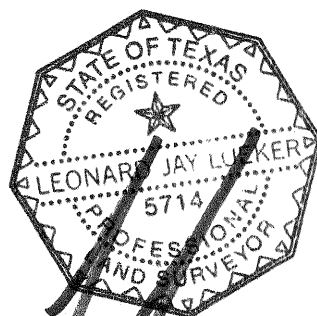
I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The 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

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DATE : May 05



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

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-039

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 40, 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 40, BLOCK D South 42 deg 57 min 43 sec East a distance of 88.00 feet to 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 40, BLOCK D;

THENCE departing the westerly line of said LOT 40, BLOCK D South 55 deg 58 min 56 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 270.08 feet, continuing in all a distance of 280.08 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 58.6 feet to a point for corner;

THENCE departing said 435.5 contour line North 47 deg 02 min 17 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 256.75 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.414 acres or 18,039 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. TL2004-039  
LOT 40, BLOCK D  
759 SUNSET HILL DRIVE  
ROCKWALL, TEXAS