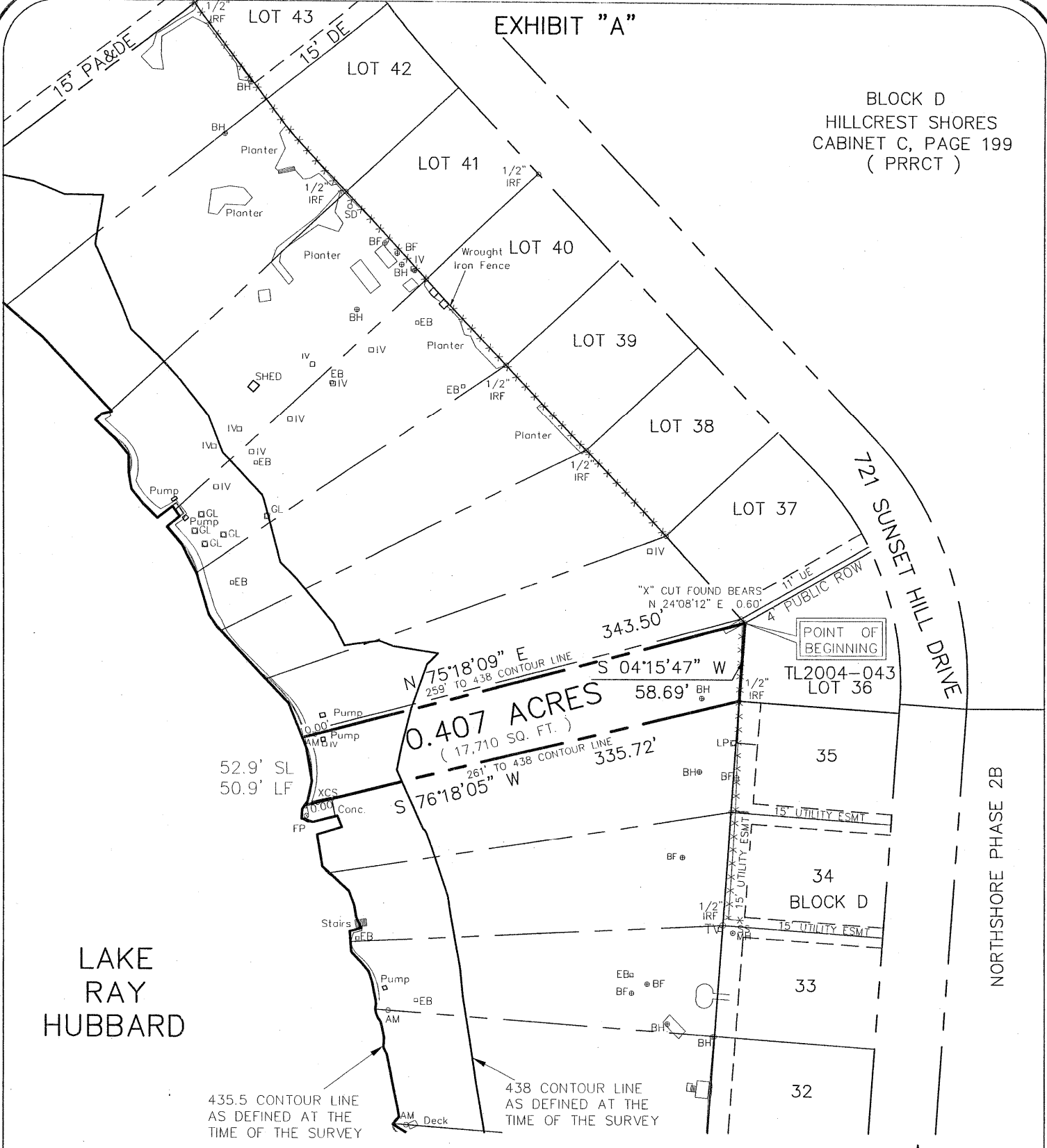


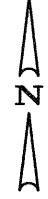
EXHIBIT "A"

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. TL2004-043
LOT 36, BLOCK D
721 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.



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

**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
COPYRIGHT 2001, WINKELMANN & ASSOCIATES, INC.

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-043

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 point from which an "X" cut in concrete found bears North 24 deg 08 min 12 sec East a distance of 0.60 feet, said point being the most northwesterly corner of LOT 36, 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 36, BLOCK D South 04 deg 15 min 47 sec West a distance of 58.69 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 36, BLOCK D;

THENCE departing the westerly line of said LOT 36, BLOCK D South 76 deg 18 min 05 sec West passing an "X" cut set in concrete at a distance of 325.72 feet, continuing in all a distance of 335.72 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 northerly direction a distance of 52.9 feet to a point for corner;

THENCE departing said 435.5 contour line North 75 deg 18 min 09 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 343.50 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.407 acres or 17,710 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. TL2004-043
LOT 36, BLOCK D
721 SUNSET HILL DRIVE
ROCKWALL, TEXAS