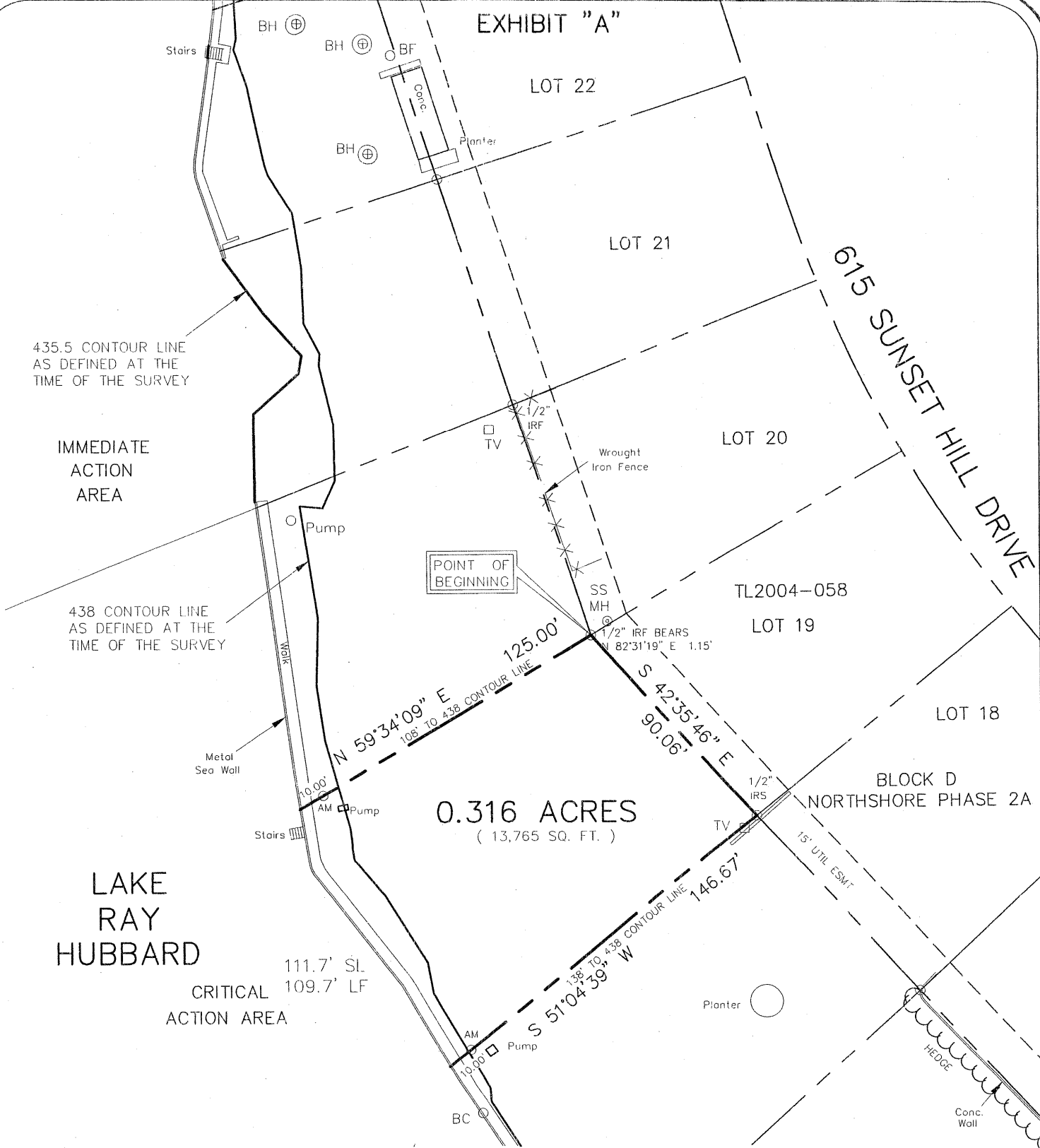


EXHIBIT "A"



0.316 ACRES
(13,765 SQ. FT.)

LEGEND

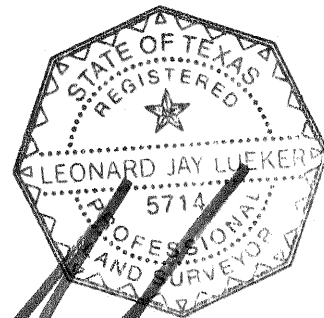
- AM = 3.5" Aluminum Monument
Stamped "CITY OF ROCKWALL
LAKE RAY HUBBARD SUB LEASE
MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lineal Feet at the time of Survey

PROJECT NO. TL2004-058
LOT 19, BLOCK D
615 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.



CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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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. TL2004-058

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 a 1/2 inch iron rod found bears North 82 deg 31 min 19 sec East a distance of 1.15 feet, said point being the most northwesterly corner of LOT 19, BLOCK D of NORTSHORE PHASE 2A, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 19, BLOCK D South 42 deg 35 min 46 sec East a distance of 90.06 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southwesterly corner of said LOT 19, BLOCK D;

THENCE departing the westerly line of said LOT 19, BLOCK D South 51 deg 04 min 39 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 136.67 feet, continuing in all a distance of 146.67 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 111.7 feet to a point for corner;

THENCE departing said 435.5 contour line North 59 deg 34 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 125.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.316 acres or 13,765 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. TL2004-058
LOT 19, BLOCK D
615 SUNSET HILL DRIVE
ROCKWALL, TEXAS