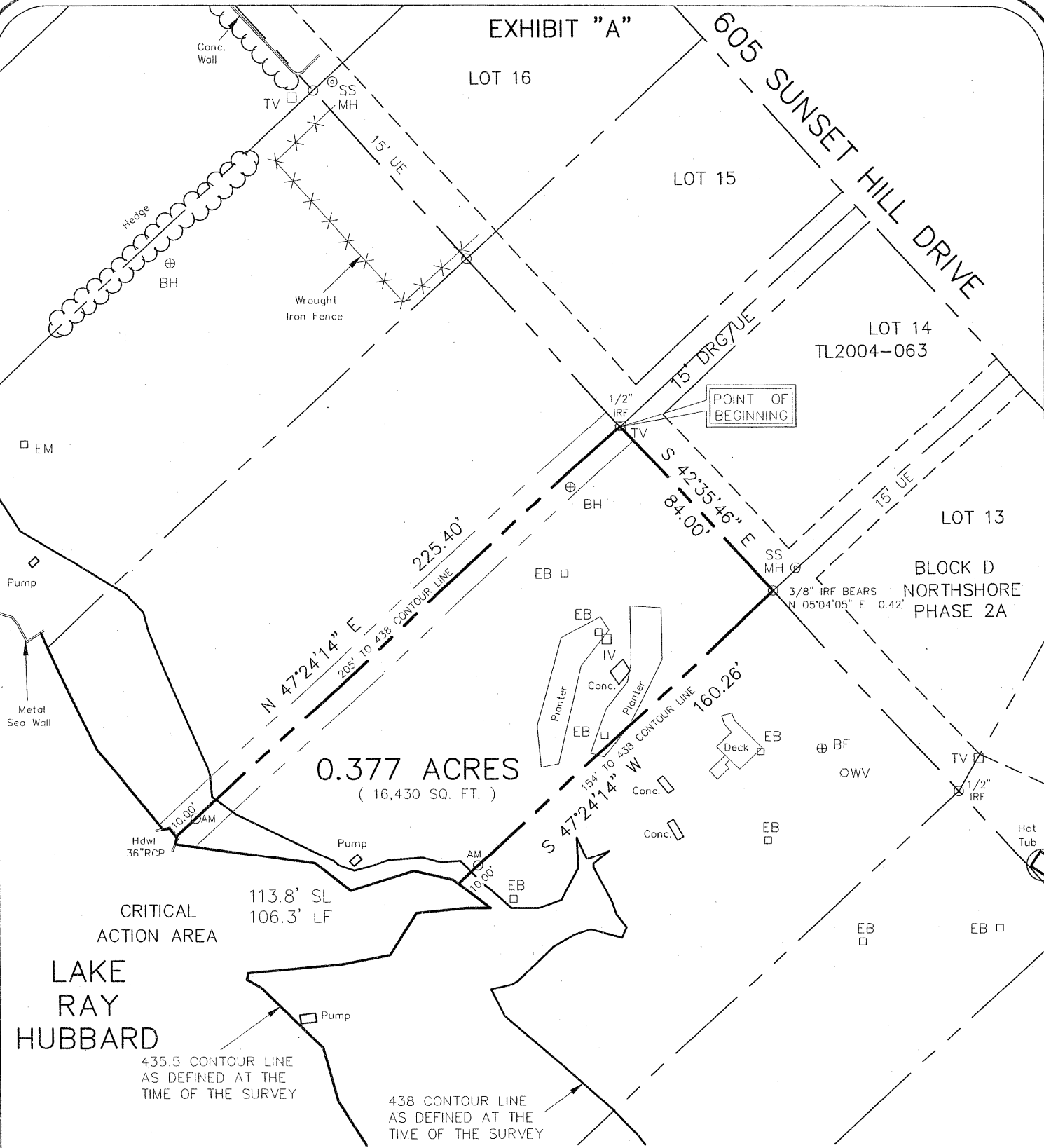


EXHIBIT "A"



0.377 ACRES  
( 16,430 SQ. FT. )

CRITICAL ACTION AREA

LAKE RAY HUBBARD

435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

438 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

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"=50'

PROJECT NO. TL2004-063  
LOT 14, BLOCK D  
605 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.

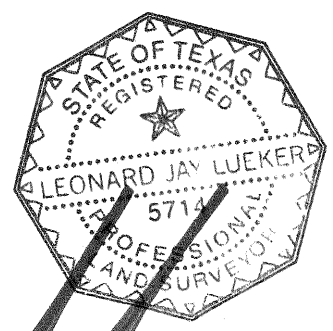


**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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

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. TL2004-063

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 found at the most northwesterly corner of LOT 14, BLOCK D of NORTSHORE PHASE 2A, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 14, BLOCK D South 42 deg 35 min 46 sec East a distance of 84.00 feet to a point from which a 3/8 inch iron rod found bears North 05 deg 04 min 05 sec East a distance of 0.42 feet for corner at the most southwesterly corner of said LOT 14, BLOCK D;

THENCE departing the westerly line of said LOT 14, BLOCK D South 47 deg 24 min 14 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 150.26 feet, continuing in all a distance of 160.26 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 113.8 feet to a point for corner;

THENCE departing said 435.5 contour line North 47 deg 24 min 14 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 225.40 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.377 acres or 16,430 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. TL2004-063  
LOT 14, BLOCK D  
605 SUNSET HILL DRIVE  
ROCKWALL, TEXAS