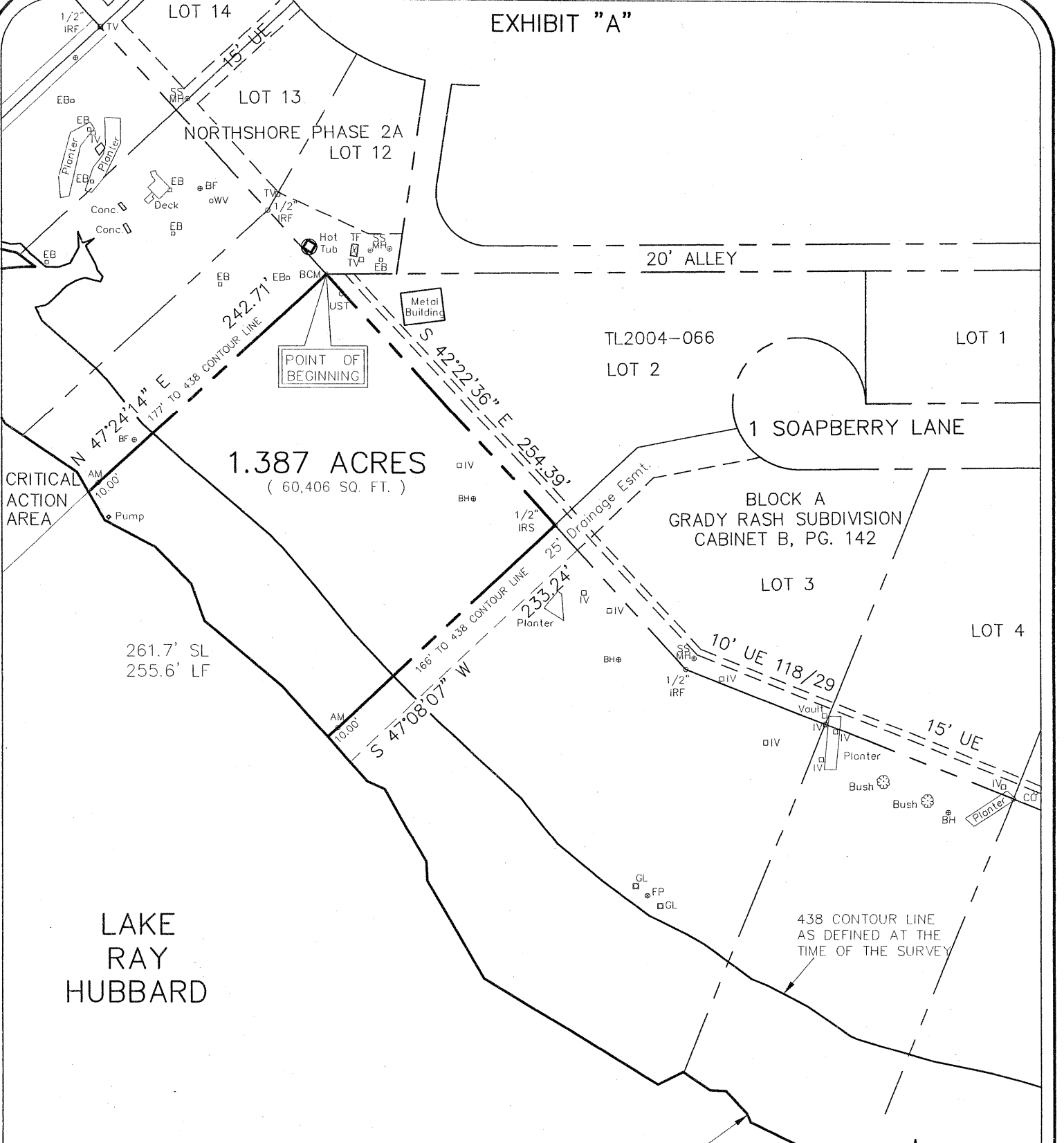


EXHIBIT "A"



1.387 ACRES
(60,406 SQ. FT.)

CRITICAL ACTION AREA

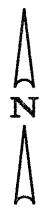
261.7' SL
255.6' LF

LAKE RAY HUBBARD

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

435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY



Scale 1"=100'

PROJECT NO. TL2004-066
LOT 2, BLOCK A
1 SOAPBERRY LANE
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.

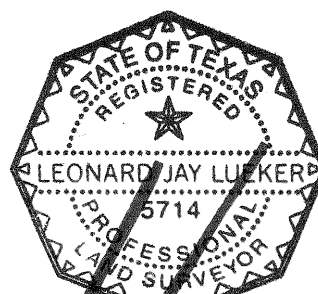


Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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. TL2004-066

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 brass-capped monument found at the most northwesterly corner of LOT 2, BLOCK A of GRADY RASH SUBDIVISION, an addition to the City of Rockwall as recorded in Cabinet B, Page 142 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 2, BLOCK A South 42 deg 22 min 36 sec East a distance of 254.39 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 2, BLOCK A;

THENCE departing the westerly line of said LOT 2, BLOCK A South 47 deg 08 min 07 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 223.24 feet, continuing in all a distance of 233.24 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 261.7 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 242.71 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.387 acres or 60,406 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. TL2004-066
LOT 2, BLOCK A
1 SOAPBERRY LANE
ROCKWALL, TEXAS