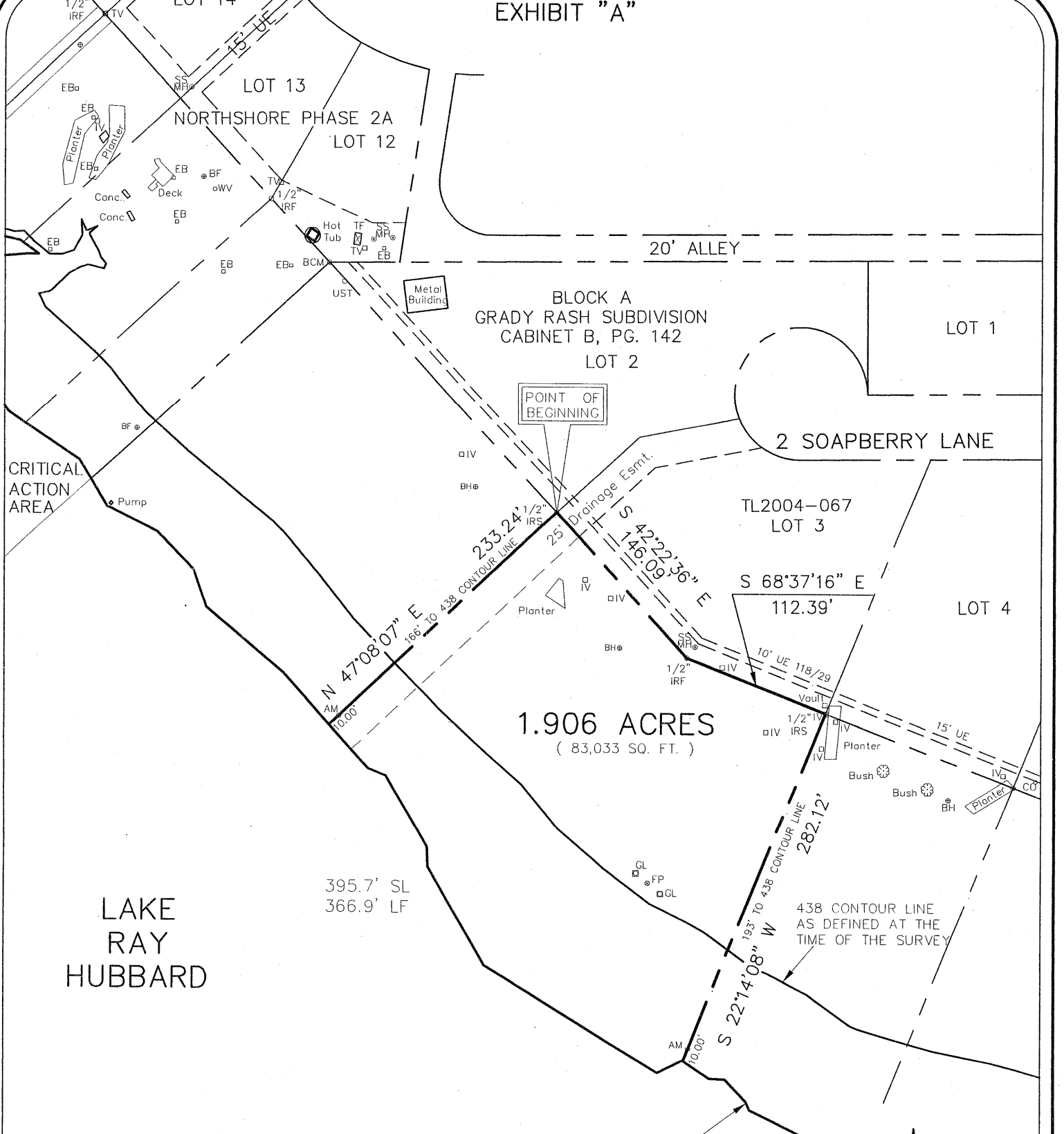


EXHIBIT "A"



CRITICAL ACTION AREA

LAKE RAY HUBBARD

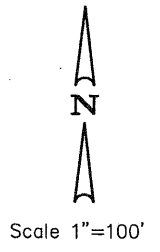
395.7' SL
366.9' LF

1.906 ACRES
(83,033 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

435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

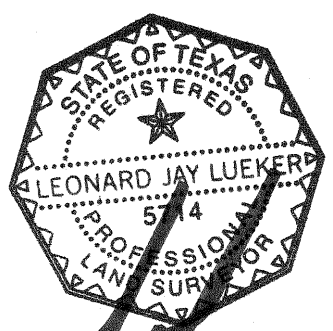


PROJECT NO. TL2004-067
LOT 3, BLOCK A
2 SOAPBERRY LANE
ROCKWALL, TEXAS

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
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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. TL2004-067

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 westerly southwesterly corner of LOT 3, 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 southerly line of said LOT 3, BLOCK A as follows:

South 42 deg 22 min 36 sec East a distance of 146.09 feet to a 1/2 inch iron rod found for corner;

South 68 deg 37 min 16 sec East a distance of 112.39 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southeasterly corner of said LOT 3, BLOCK A;

THENCE departing the southerly line of said LOT 3, BLOCK A South 22 deg 14 min 08 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 272.12 feet, continuing in all a distance of 282.12 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 395.7 feet to a point for corner;

THENCE departing said 435.5 contour line North 47 deg 08 min 07 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 233.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.906 acres or 83,033 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. TL2004-067
LOT 3, BLOCK A
2 SOAPBERRY LANE
ROCKWALL, TEXAS