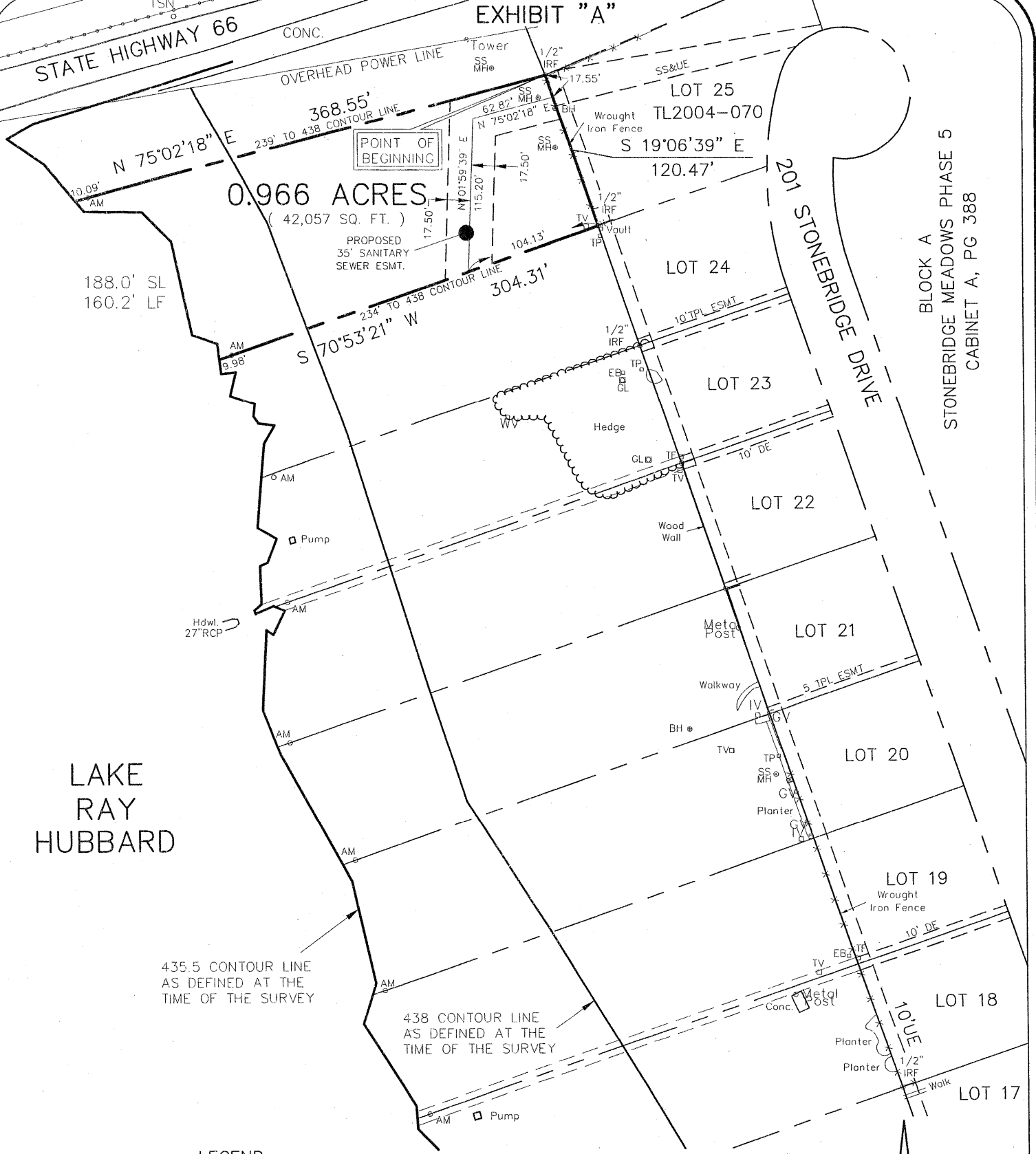
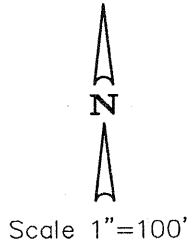


EXHIBIT "A"



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

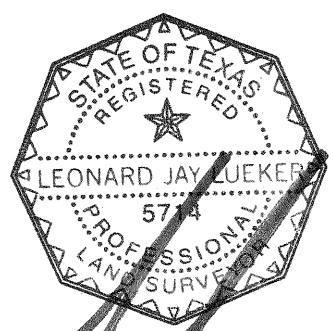


PROJECT NO. TL2004-070  
 LOT 25, BLOCK A  
 201 STONEBRIDGE DRIVE  
 ROCKWALL, TEXAS

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  
 6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090  
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Leonard J. Lueker  
 Registered Professional Land Surveyor  
 Texas Registration No. 5714  
 Winkelmann & Associates, Inc.  
 6750 Hillcrest Plaza Drive, Suite 100  
 Dallas, Texas 75230  
 (972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-070

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 25, BLOCK A of STONEBRIDGE MEADOWS PHASE 5, an addition to the City of Rockwall as recorded in Cabinet A, Page 388 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 25, BLOCK A South 19 deg 06 min 39 sec East a distance of 120.47 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 25, BLOCK A;

THENCE departing the westerly line of said LOT 25, BLOCK A South 70 deg 53 min 21 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 294.33 feet, continuing in all a distance of 304.31 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 188.0 feet to a point for corner;

THENCE departing said 435.5 contour line North 75 deg 02 min 18 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 10.09 feet, continuing in all a distance of 365.55 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.966 acres or 42,057 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. TL2004-070  
LOT 25, BLOCK A  
201 STONEBRIDGE DRIVE  
ROCKWALL, TEXAS