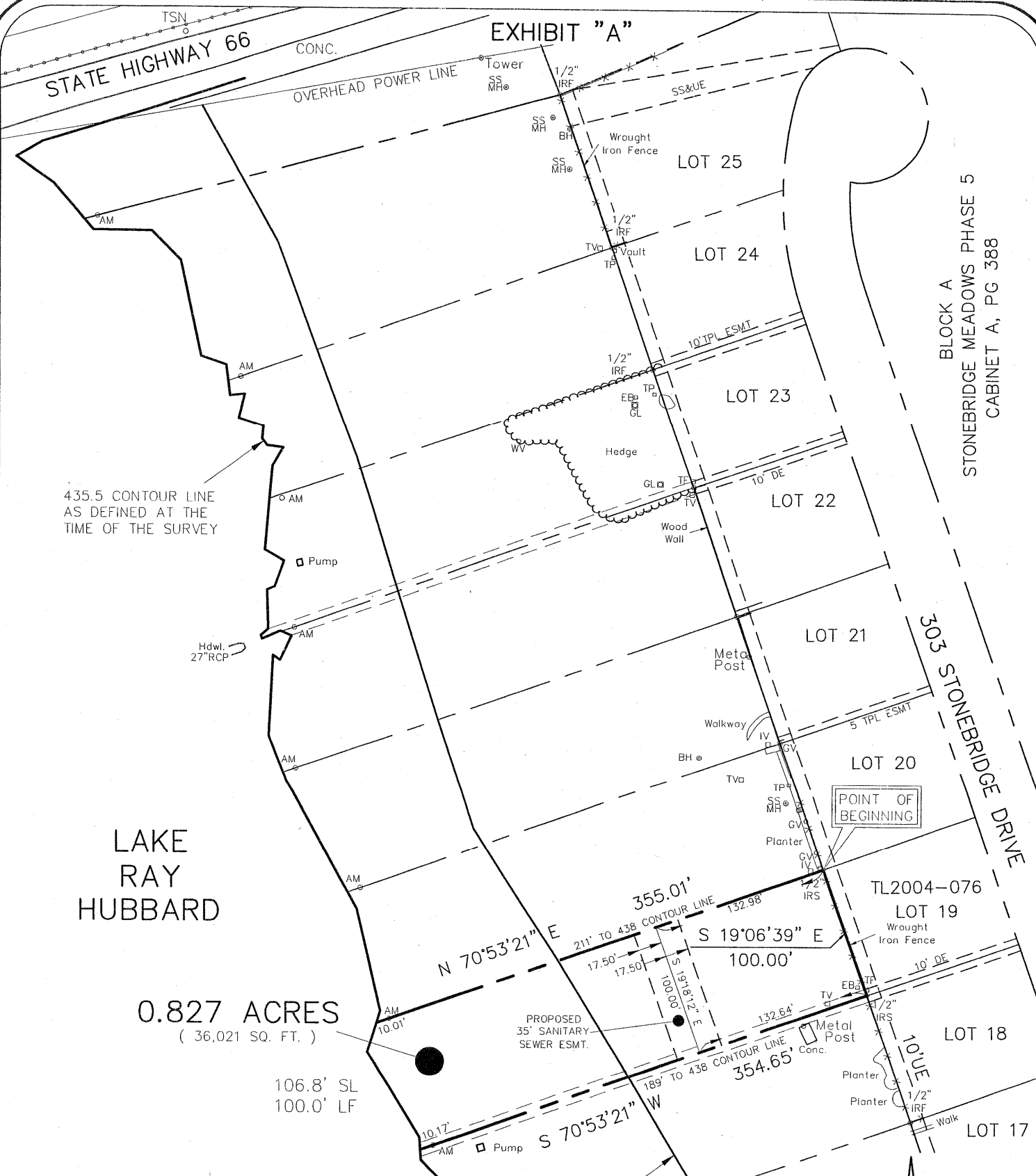


EXHIBIT "A"



435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

LAKE RAY HUBBARD

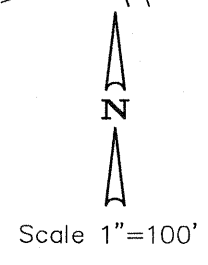
0.827 ACRES
(36,021 SQ. FT.)

106.8' SL
100.0' LF

LEGEND

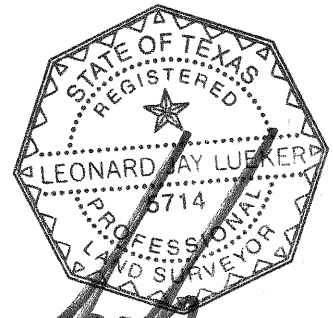
AM = 3.5" Aluminum Monument Stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004"
SL = Shoreline Length at the time of Survey
LF = Lineal Feet at the time of Survey

438 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY



PROJECT NO. TL2004-076
LOT 19, BLOCK A
303 STONEBRIDGE 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.



Leonard J. Lueker
Registered Professional Land Surveyor
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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-076

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 northwesterly corner of LOT 19, 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 19, BLOCK A South 19 deg 06 min 39 sec East a distance of 100.00 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 A;

THENCE departing the westerly line of said LOT 19, 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 344.48 feet, continuing in all a distance of 354.65 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 106.8 feet to a point for corner;

THENCE departing said 435.5 contour line North 70 deg 53 min 21 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 10.01 feet, continuing in all a distance of 355.01 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.827 acres or 36,021 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. TL2004-076
LOT 19, BLOCK A
303 STONEBRIDGE DRIVE
ROCKWALL, TEXAS