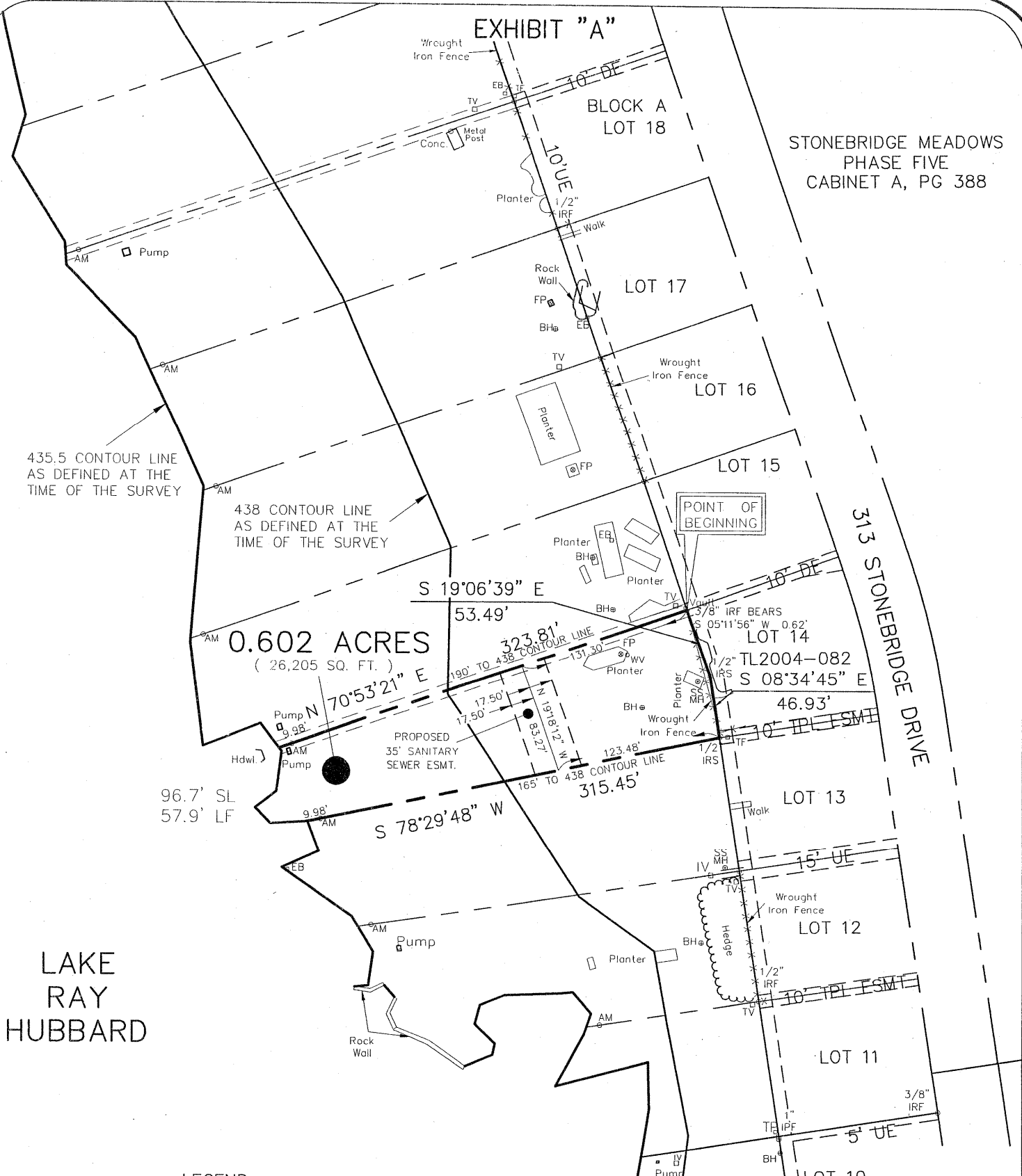


EXHIBIT "A"

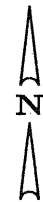
STONEBRIDGE MEADOWS  
PHASE FIVE  
CABINET A, PG 388



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

BLOCK A  
STONEBRIDGE MEADOWS  
PHASE ONE



Scale 1"=100'

PROJECT NO. TL2004-082  
 LOT 14, BLOCK A  
 313 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.



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

**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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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-082

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 point from which a 3/8 inch iron rod found bears 05 deg 11 min 56 sec West a distance of 0.62 feet, said point being the most northwesterly corner of LOT 14, 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 14, BLOCK A as follows:

South 19 deg 06 min 39 sec East a distance of 53.49 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

South 08 deg 34 min 45 sec East a distance of 46.93 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 14, BLOCK A;

THENCE departing the westerly line of said LOT 14, BLOCK A South 78 deg 29 min 48 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 305.47 feet, continuing in all a distance of 315.45 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 96.7 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 9.98 feet, continuing in all a distance of 323.81 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.602 acres or 26,205 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. TL2004-082  
LOT 14, BLOCK A  
313 STONEBRIDGE DRIVE  
ROCKWALL, TEXAS