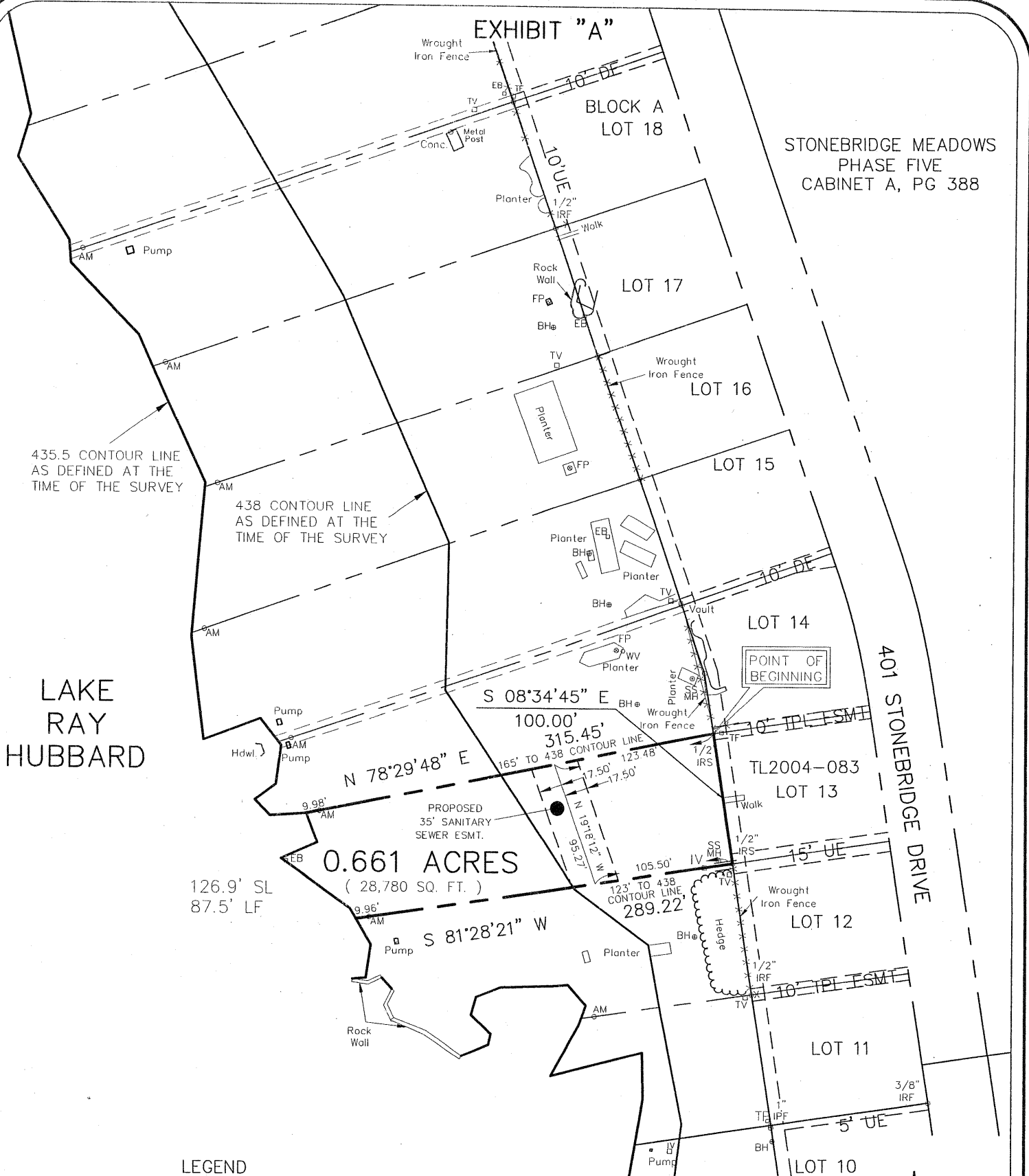


EXHIBIT "A"

STONEBRIDGE MEADOWS  
PHASE FIVE  
CABINET A, PG 388



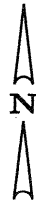
LAKE RAY HUBBARD

401 STONEBRIDGE DRIVE

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

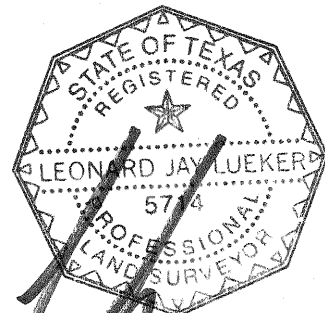
BLOCK A  
STONEBRIDGE MEADOWS  
PHASE ONE



Scale 1"=100'

PROJECT NO. TL2004-083  
LOT 13, BLOCK A  
401 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  
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**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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DALLAS, TEXAS 75230 (972) 490-7099 FAX

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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-083

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 13, 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 13, BLOCK A South 08 deg 34 min 45 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 13, BLOCK A;

THENCE departing the westerly line of said LOT 13, BLOCK A South 81 deg 28 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 279.26 feet, continuing in all a distance of 289.22 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 126.9 feet to a point for corner;

THENCE departing said 435.5 contour line North 78 deg 29 min 48 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 315.45 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.661 acres or 28,780 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. TL2004-083  
LOT 13, BLOCK A  
401 STONEBRIDGE DRIVE  
ROCKWALL, TEXAS