

0.279 ACRES  
( 12,139 SQ. FT. )

105.5' SL  
105.5' LF

435.5 CONTOUR LINE  
AS DEFINED AT THE  
TIME OF THE SURVEY

438 CONTOUR LINE  
AS DEFINED AT THE  
TIME OF THE SURVEY

LAKE  
RAY  
HUBBARD

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

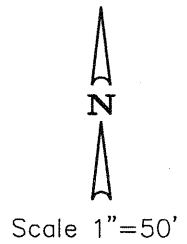
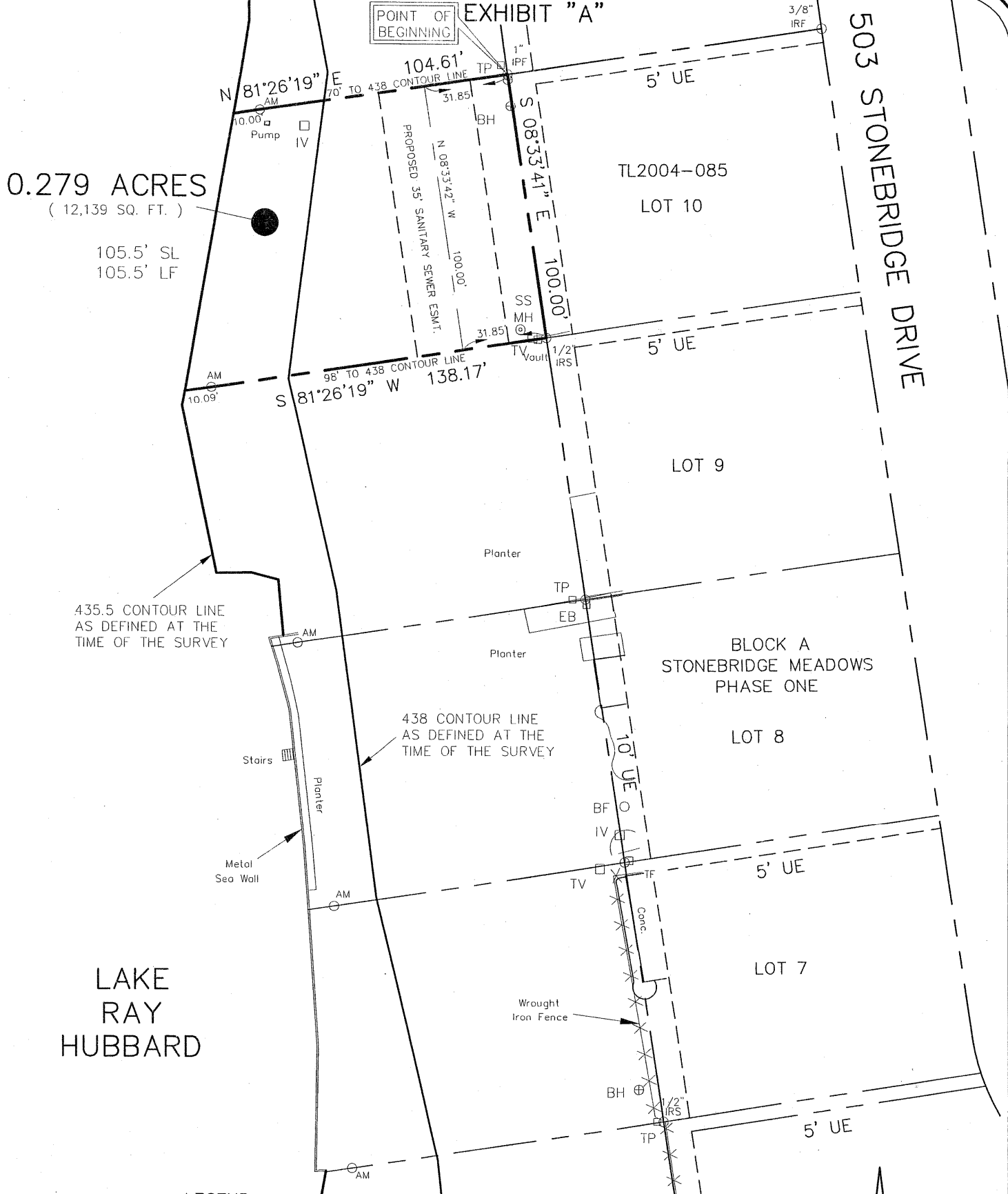


EXHIBIT "A"

POINT OF BEGINNING



PROJECT NO. TL2004-085  
LOT 10, BLOCK A  
503 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.

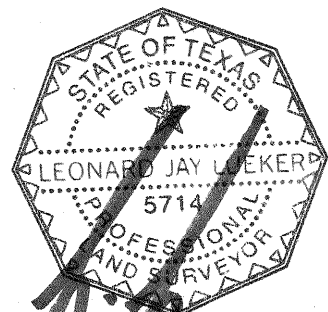


**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090  
DALLAS, TEXAS 75230 (972) 490-7099 FAX  
COPYRIGHT 2001, WINKELMANN & ASSOCIATES, INC.

DATE : May 05



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

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-085

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" iron pipe found at the most northwesterly corner of LOT 10, BLOCK A of STONEBRIDGE MEADOWS PHASE ONE, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 10, BLOCK A South 08 deg 33 min 41 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 10, BLOCK A;

THENCE departing the westerly line of said LOT 10, BLOCK A South 81 deg 26 min 19 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 128.08 feet, continuing in all a distance of 138.17 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 northeasterly direction a distance of 105.5 feet to a point for corner;

THENCE departing said 435.5 contour line North 81 deg 26 min 19 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 104.61 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.279 acres or 12,139 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. TL2004-085  
LOT 10, BLOCK A  
503 STONEBRIDGE DRIVE  
ROCKWALL, TEXAS