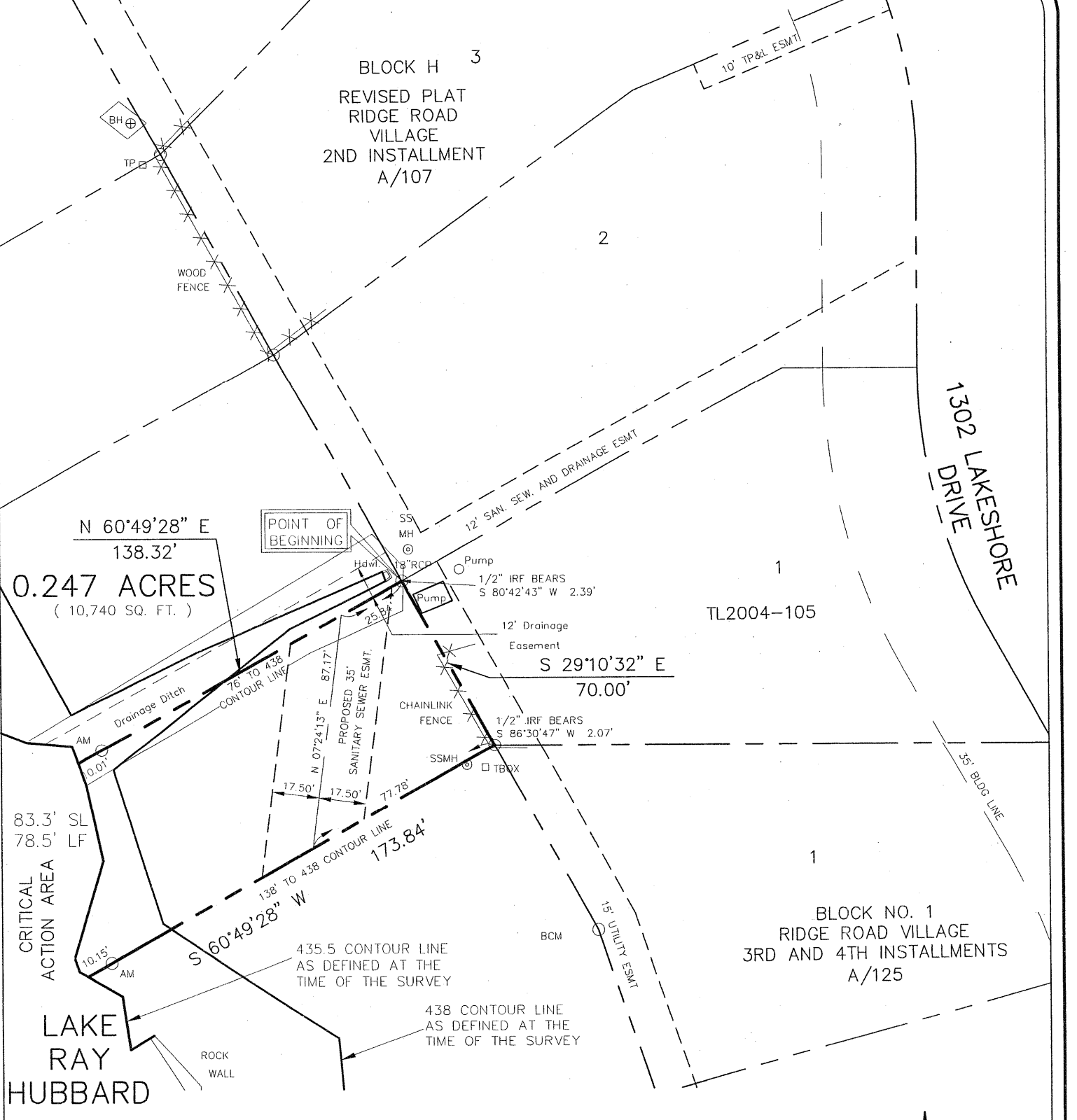


EXHIBIT "A"

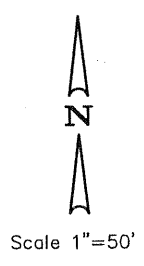


N 60°49'28" E  
138.32'  
**0.247 ACRES**  
( 10,740 SQ. FT. )

CRITICAL ACTION AREA  
83.3' SL  
78.5' LF

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

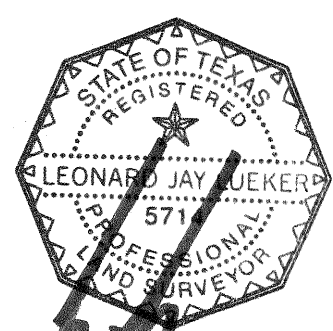


PROJECT NO. TL2004-105  
LOT 1, BLOCK H  
1302 LAKESHORE DRIVE  
ROCKWALL, TEXAS

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  
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Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 571  
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6750 Hillcrest Plaza Drive # 100  
Dallas, Texas 75230  
(972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-105

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 1/2 inch iron rod found bears South 80 deg 42 min 43 sec West a distance of 2.39 feet, said point being the most northwesterly corner of LOT 1, BLOCK H of RIDGE ROAD VILLAGE 2ND INSTALLMENT, an addition to the City of Rockwall as recorded in Cabinet A, Page 107 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 1, BLOCK H South 29 deg 10 min 32 sec East a distance of 70.00 feet to a point from which a 1/2 inch iron rod found bears South 86 deg 30 min 47 sec West a distance of 2.07 feet for corner at the most southwesterly corner of said LOT 1, BLOCK H;

THENCE departing the westerly line of said LOT 1, BLOCK H South 60 deg 49 min 28 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 163.69 feet, continuing in all a distance of 173.84 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 northerly direction a distance of 83.3 feet to a point for corner;

THENCE departing said 435.5 contour line North 60 deg 49 min 28 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 138.32 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.247 acres or 10,740 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. TL2004-105  
LOT 1, BLOCK H  
1302 LAKESIDE DRIVE  
ROCKWALL, TEXAS