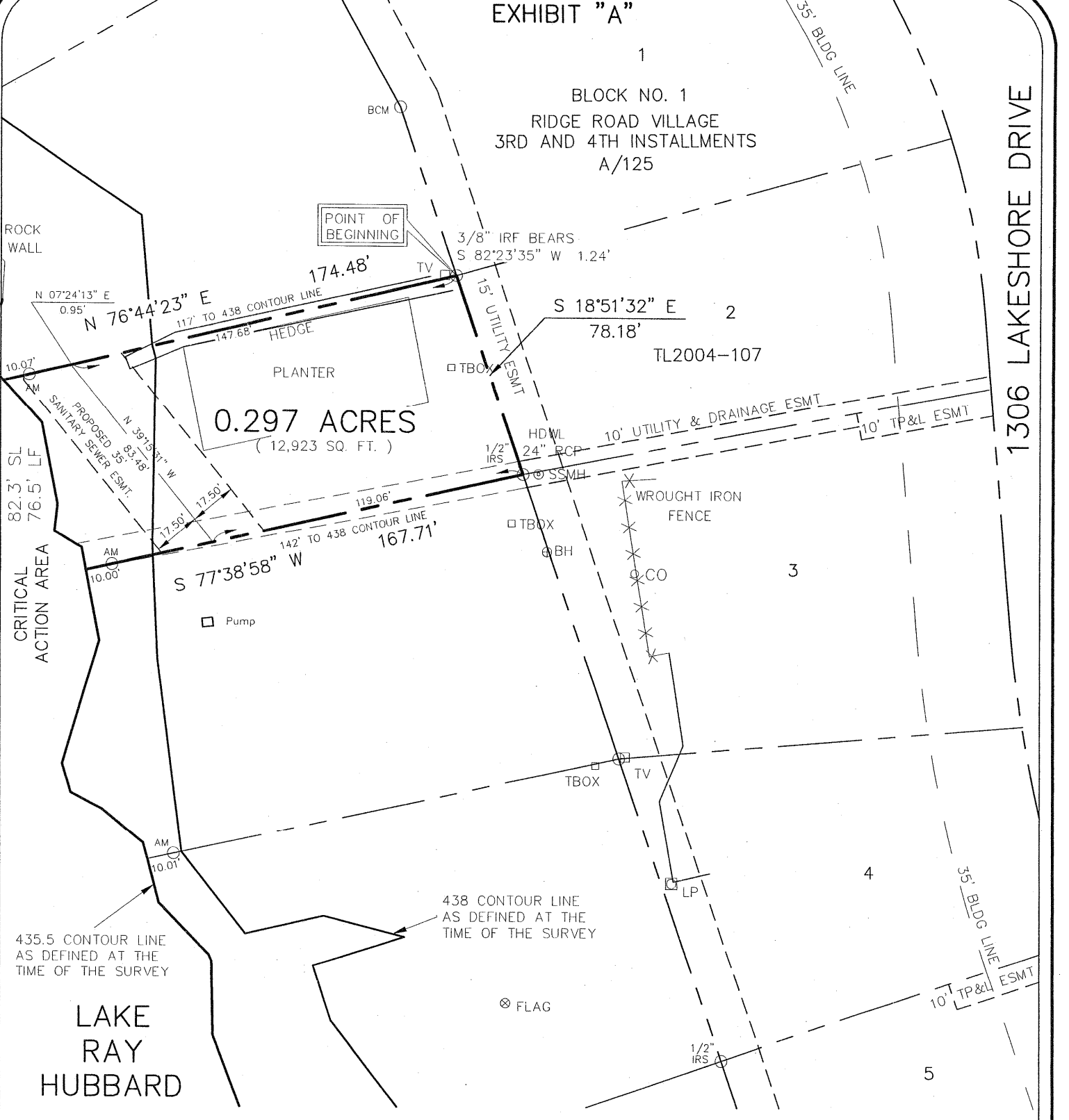


EXHIBIT "A"

BLOCK NO. 1  
RIDGE ROAD VILLAGE  
3RD AND 4TH INSTALLMENTS  
A/125

1306 LAKESHORE DRIVE



0.297 ACRES  
(12,923 SQ. FT.)

TL2004-107

CRITICAL ACTION AREA

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

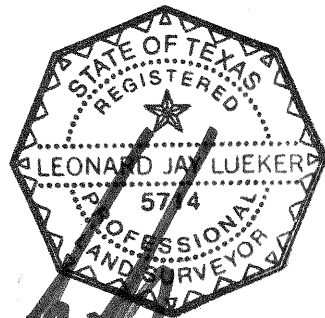
- AM = 3.5" Aluminum Monument Stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-107  
LOT 2, BLOCK 1  
1306 LAKESHORE 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.



**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.

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

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-107

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 South 82 deg 23 min 35 sec West a distance of 1.24 feet, said point being the most northwesterly corner of LOT 2, BLOCK 1 of RIDGE ROAD VILLAGE 3RD AND 4TH INSTALLMENTS, an addition to the City of Rockwall as recorded in Cabinet A, Page 125 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 2, BLOCK 1 South 18 deg 51 min 32 sec East a distance of 78.18 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 2, BLOCK 1;

THENCE departing the westerly line of said LOT 2, BLOCK 1 South 77 deg 38 min 58 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 157.71 feet, continuing in all a distance of 167.71 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 82.3 feet to a point for corner;

THENCE departing said 435.5 contour line North 76 deg 44 min 23 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 10.07 feet, continuing in all a distance of 174.48 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.297 acres or 12,923 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. TL2004-107  
LOT 2, BLOCK 1  
1306 LAKESHORE DRIVE  
ROCKWALL, TEXAS