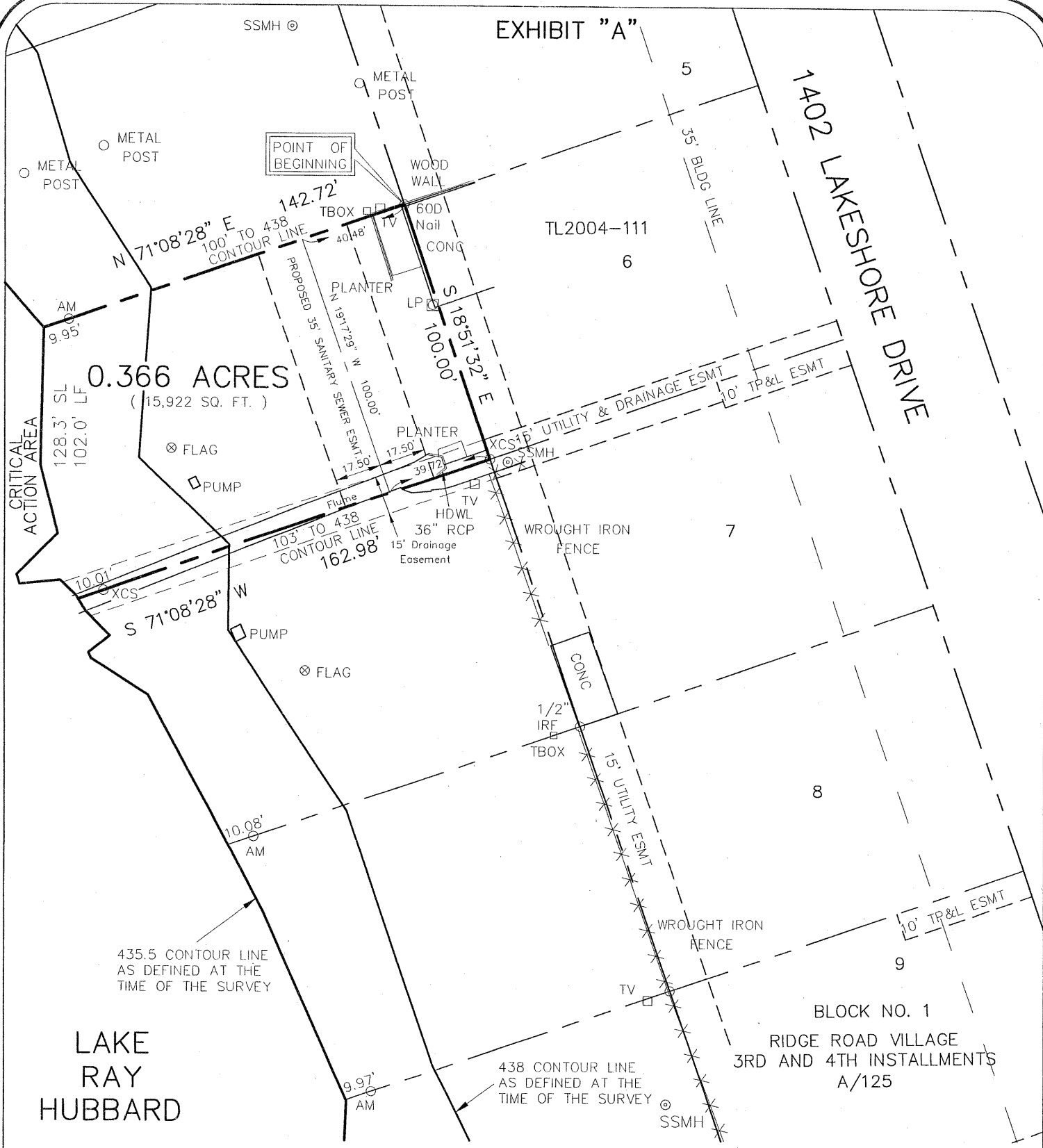
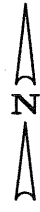


EXHIBIT "A"



LEGEND

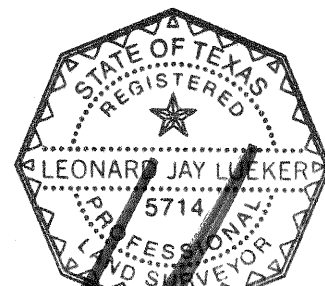
AM = 3.5" Aluminum Monument
 Stamped "CITY OF ROCKWALL
 LAKE RAY HUBBARD SUB LEASE
 MARKER 2004"
 SL = Shoreline Length at the time of Survey
 LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-111
 LOT 6, BLOCK 1
 1402 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.



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

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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. TL2004-111

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 60D nail set at the most northwesterly corner of LOT 6, 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 6, BLOCK 1 South 18 deg 51 min 32 sec East a distance of 100.00 feet to an "X" cut in concrete set for corner at the most southwesterly corner of said LOT 6, BLOCK 1;

THENCE departing the westerly line of said LOT 6, BLOCK 1 South 71 deg 08 min 28 sec West passing an "X" cut in concrete set at a distance of 152.97 feet, continuing in all a distance of 162.98 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 128.3 feet to a point for corner;

THENCE departing said 435.5 contour line North 71 deg 08 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 9.95 feet, continuing in all a distance of 142.72 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.366 acres or 15,922 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. TL2004-111
LOT 6, BLOCK 1
1402 LAKESHORE DRIVE
ROCKWALL, TEXAS