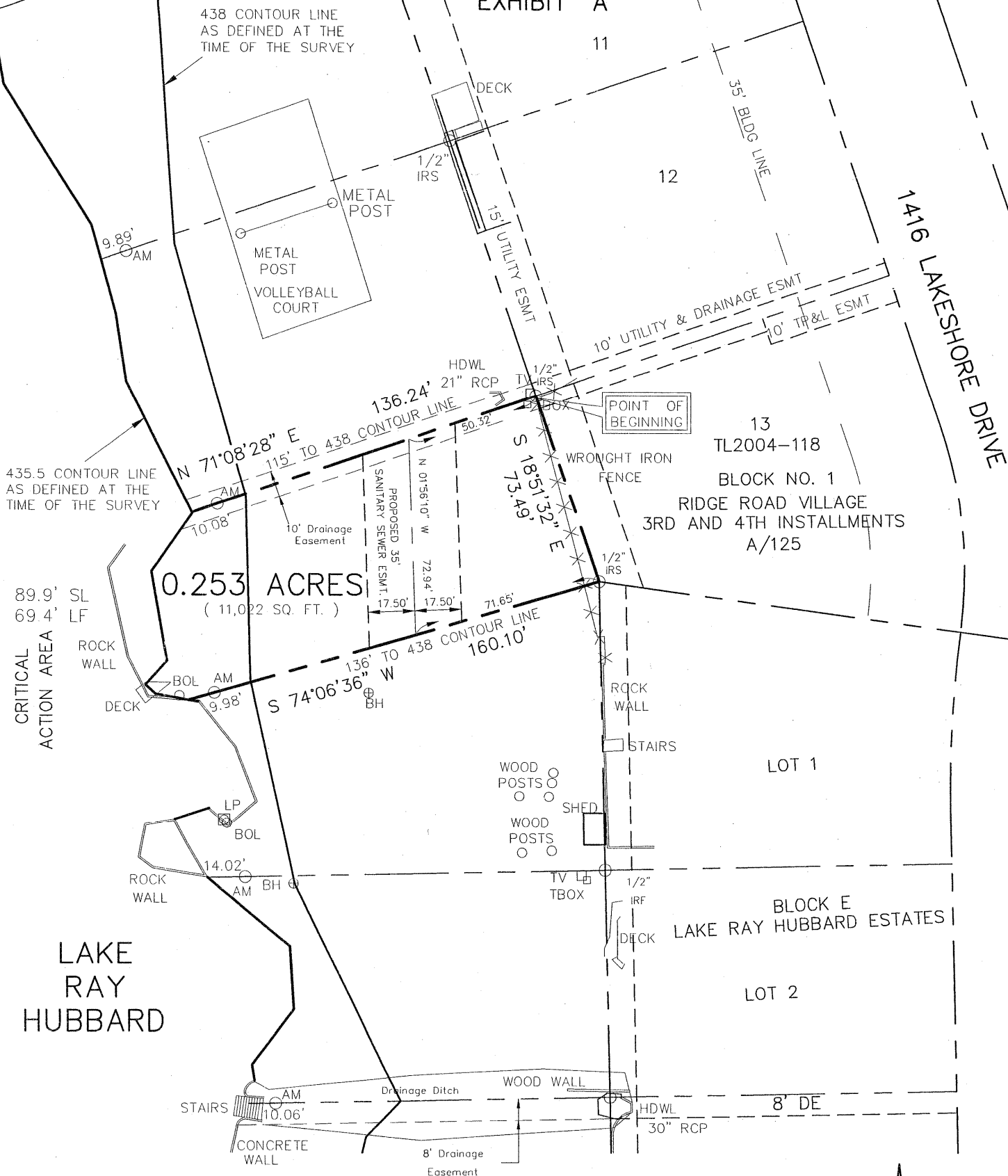


EXHIBIT "A"



0.253 ACRES  
( 11,022 SQ. FT. )

13  
TL2004-118  
BLOCK NO. 1  
RIDGE ROAD VILLAGE  
3RD AND 4TH INSTALLMENTS  
A/125

LOT 1  
BLOCK E  
LAKE RAY HUBBARD ESTATES  
LOT 2

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. TL2004-118  
LOT 13, BLOCK 1  
1416 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

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. Lucke  
Registered Professional Land Surveyor  
Texas Registration No. 571  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive # 100  
Dallas, Texas 75230  
(972) 490-7090

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-118

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 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 13, BLOCK 1 South 18 deg 51 min 32 sec East a distance of 73.49 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 1;

THENCE departing the westerly line of said LOT 13, BLOCK 1 South 74 deg 06 min 36 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 150.12 feet, continuing in all a distance of 160.10 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 89.9 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 10.08 feet, continuing in all a distance of 136.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.253 acres or 11,022 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. TL2004-118  
LOT 13, BLOCK 1  
1416 LAKESHORE DRIVE  
ROCKWALL, TEXAS