

EXHIBIT "A"

LOT 3

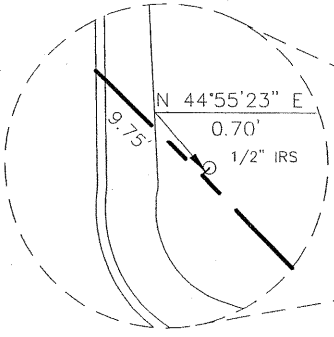
BLOCK A

THE ESTATES OF COAST ROYALE NO. 2

0.242 ACRES
(10,546 SQ. FT.)

164.6' SL
153.2' LF

POINT OF BEGINNING



LAKE RAY HUBBARD

N 45°04'37" W
74.94'
71' TO 438 CONTOUR LINE

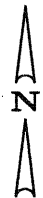
TL2004-132
LOT 4

1612 LAKESHORE DRIVE

LOT 5

LEGEND

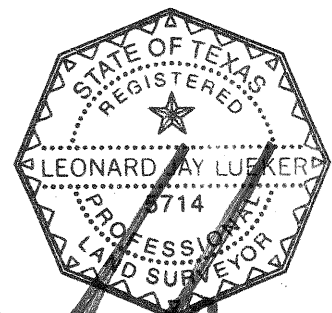
AM = 3.5" Aluminum Monument
Stamped "CITY OF ROCKWALL
LAKE RAY HUBBARD SUB LEASE
MARKER 2004"
SL = Shoreline Length at the time of Survey
LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-132
LOT 4, BLOCK A
1612 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.



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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-132

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 found at the most northwesterly corner of LOT 4, BLOCK A of THE ESTATES OF COAST ROYALE NO. 2, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 4, BLOCK A South 12 deg 42 min 17 sec West a distance of 140.00 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 4, BLOCK A;

THENCE departing the westerly line of said LOT 4, BLOCK A North 45 deg 04 min 37 sec West a distance of 74.94 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 164.6 feet to a point for corner;

THENCE departing said 435.5 contour line South 45 deg 25 min 59 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 15.96 feet, continuing in all a distance of 104.14 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.242 acres or 10,546 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. TL2004-132
LOT 4, BLOCK A
1612 LAKESHORE DRIVE
ROCKWALL, TEXAS