

EXHIBIT "A"

0.143 ACRES
(6,232 SQ. FT.)

89.2' SL
81.5' LF

LAKE
RAY
HUBBARD

435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

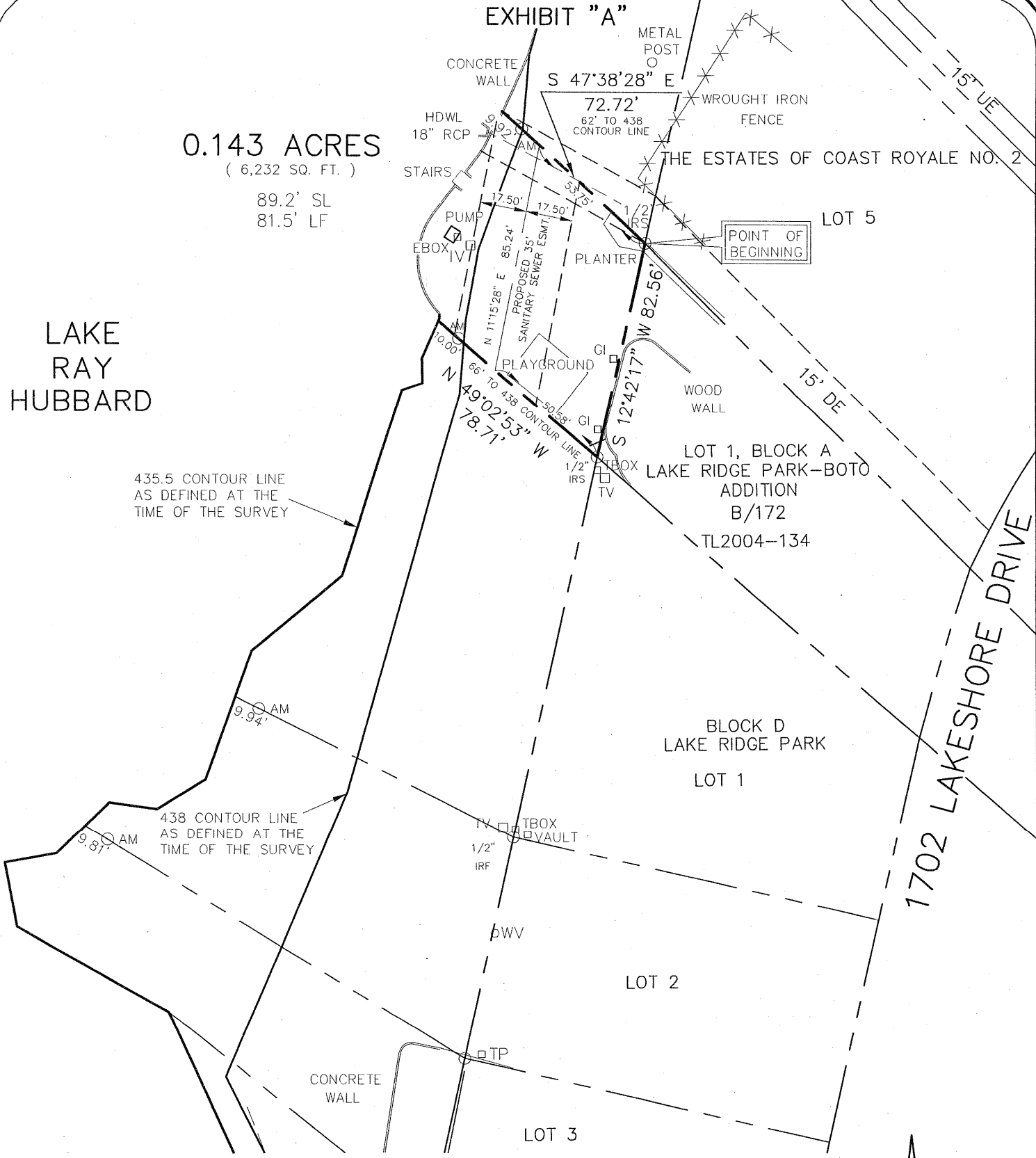
LEGEND

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

1702 LAKESHORE DRIVE

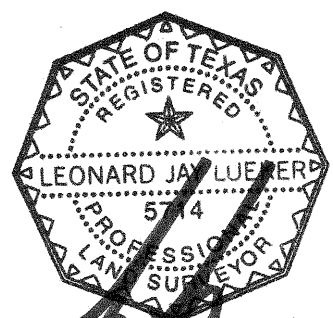


Scale 1"=50'



PROJECT NO. TL2004-134
LOT 1, BLOCK A
1702 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. TL2004-134

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 1, BLOCK A of LAKE RIDGE PARK-BOTO ADDITION, an addition to the City of Rockwall as recorded in Cabinet B, Page 172 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 1, BLOCK A South 12 deg 42 min 17 sec West a distance of 82.56 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 1, BLOCK A;

THENCE departing the westerly line of said LOT 1, BLOCK A North 49 deg 02 min 53 sec West passing an 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 68.71 feet, continuing in all a distance of 78.71 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 northeasterly direction a distance of 89.2 feet to a point for corner;

THENCE departing said 435.5 contour line South 47 deg 38 min 28 sec East passing an 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 9.92 feet, continuing in all a distance of 72.72 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.143 acres or 6,232 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.

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1702 LAKESHORE DRIVE
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