

EXHIBIT "A"

LAKE RAY HUBBARD

435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

92.0' SL  
84.8' LF

438 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

0.770 ACRES  
(33,535 SQ. FT.)

POINT OF BEGINNING

LOT 61R, BLOCK A  
TURTLE COVE ADDITION  
SECOND REPLAT  
CAB. F, PG. 365

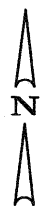
LOT 7R  
TL2004-141

LOT 4R  
REPLAT OF  
TURTLE COVE ADDITION  
CAB. C, PG. 164

749 TURTLE COVE BLVD.

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"=100'

PROJECT NO. TL2004-141  
LOT 7R, BLOCK C  
749 TURTLE COVE BOULEVARD  
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.

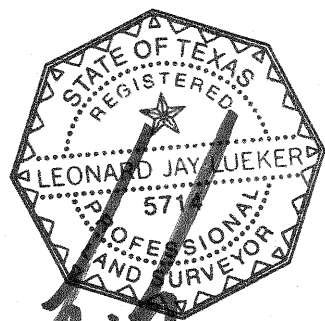


**Winkelmann  
& Associates, Inc.**

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. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive # 100  
Dallas, Texas 75230  
(972) 490-7090

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-141

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 5/8 inch iron rod found at the most northeasterly corner of LOT 7R, BLOCK C of REPLAT OF TURTLE COVE ADDITION, an addition to the City of Rockwall as recorded in Cabinet C, Page 164 of the Plat Records of Rockwall County, Texas;

THENCE along the northerly line of said LOT 7R, BLOCK C South 45 deg 35 min 55 sec West a distance of 77.98 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most northwesterly corner of said LOT 7R, BLOCK C;

THENCE departing the northerly line of said LOT 7R, BLOCK C North 18 deg 15 min 11 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 473.07 feet, continuing in all a distance of 483.13 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 92.0 feet to a point for corner;

THENCE departing said 435.5 contour line South 18 deg 15 min 11 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 9.98 feet, continuing in all a distance of 496.65 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.770 acres or 33,535 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. TL2004-141  
LOT 7R, BLOCK C  
749 TURTLE COVE BOULEVARD  
ROCKWALL, TEXAS