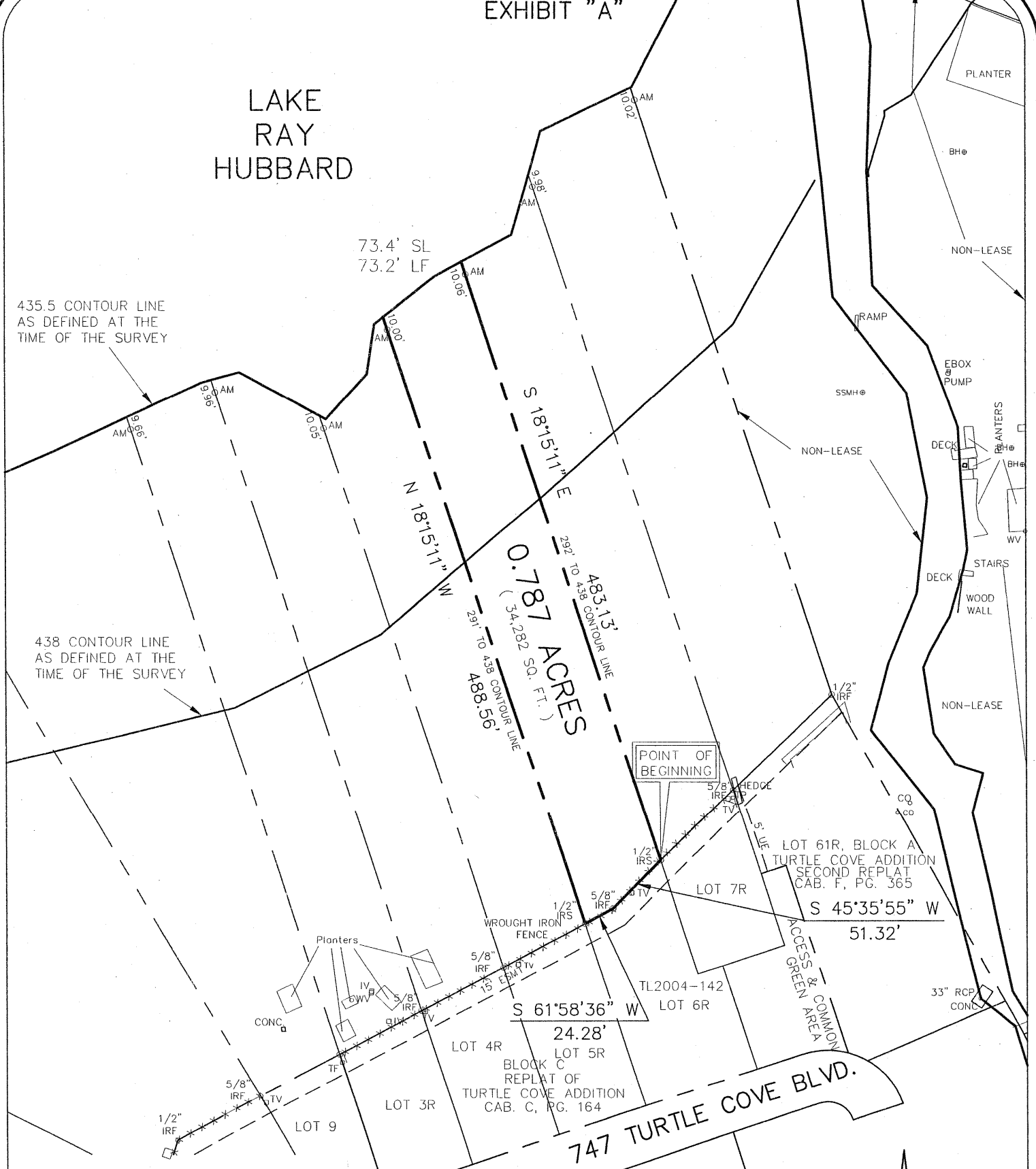


EXHIBIT "A"

LAKE RAY HUBBARD

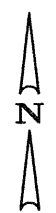


435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

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



Scale 1"=100'

PROJECT NO. TL2004-142
 LOT 6R, BLOCK C
 747 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
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Leonard J. Lueker
 Registered Professional Land Surveyor
 Texas Registration No. 714
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive # 100
 Dallas, Texas 75230
 (972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-142

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 northeasterly corner of LOT 6R, 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 6R, BLOCK C as follows:

South 45 deg 35 min 55 sec West a distance of 51.32 feet to a 5/8 inch iron rod found for corner;

South 61 deg 58 min 36 sec West a distance of 24.28 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 6R, BLOCK C;

THENCE departing the northerly line of said LOT 6R, 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 478.56 feet, continuing in all a distance of 488.56 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 73.4 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 10.06 feet, continuing in all a distance of 483.13 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.787 acres or 34,282 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. TL2004-142
LOT 6R, BLOCK C
747 TURTLE COVE BOULEVARD
ROCKWALL, TEXAS