

EXHIBIT "A"

LAKE RAY HUBBARD

452.4' SL
397.8' LF

3.185 ACRES
(138,747 SQ. FT.)

435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

HDWL
28" RCP

AM
10.11'

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 = Lined Feet at the time of Survey

Scale 1"=100'

PROJECT NO. TL2004-147
LOT 67, BLOCK A
737 TURTLE COVE BOULEVARD
ROCKWALL, TEXAS

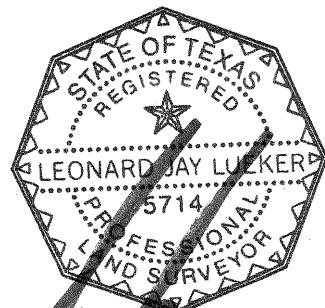
I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The 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

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DATE : May 05



Leonard J. Lueker
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(972) 490-7090

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-147

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 67, BLOCK A of TURTLE COVE ADDITION SECOND REPLAT, an addition to the City of Rockwall as recorded in Cabinet F, Page 365 of the Plat Records of Rockwall County, Texas;

THENCE along the northerly line of said LOT 67, BLOCK A South 61 deg 58 min 36 sec West a distance of 71.66 feet to a 1/2 inch iron rod found for corner at the most northwesterly corner of said LOT 67, BLOCK A;

THENCE departing the northerly line of said LOT 67, BLOCK A and along the westerly line of said LOT 67, BLOCK A South 18 deg 10 min 26 sec West a distance of 38.11 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 67, BLOCK A;

THENCE departing the westerly line of said LOT 67, BLOCK A North 64 deg 13 min 01 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 506.14 feet, continuing in all a distance of 516.21 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 452.4 feet to a point for corner;

THENCE departing said 435.5 contour line South 30 deg 40 min 47 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 9.95 feet, continuing in all a distance of 506.82 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.185 acres or 138,747 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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ROCKWALL, TEXAS