

EXHIBIT "A"

LAKE
RAY
HUBBARD

393.6' SL
378.3' LF

2.381 ACRES
(103,714 SQ. FT.)

HDWL
28" RCP
AM
10.08'
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 = Lineal Feet at the time of Survey

Scale 1"=100'

PROJECT NO. TL2004-148
LOT 68, BLOCK A
735 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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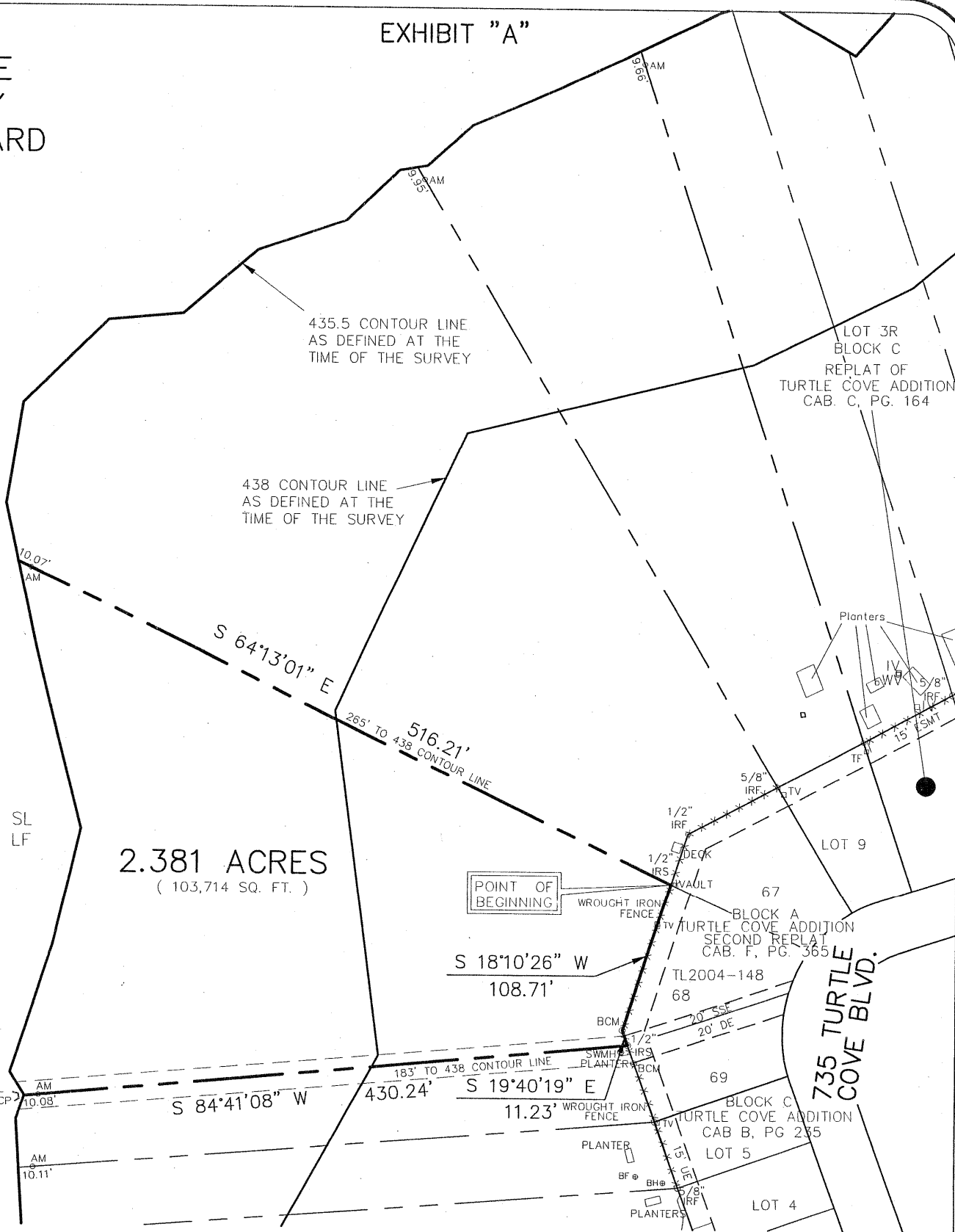


EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-148

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 with a red plastic cap stamped "W.A.I." at the most northwesterly corner of LOT 68, 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 westerly line of said LOT 68, BLOCK A as follows:

South 18 deg 10 min 26 sec West a distance of 108.71 feet to a brass-capped monument found for corner;

South 19 deg 40 min 19 sec East a distance of 11.23 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 68, BLOCK A;

THENCE departing the westerly line of said LOT 68, BLOCK A South 84 deg 41 min 08 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 420.16 feet, continuing in all a distance of 430.24 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 393.6 feet to a point for corner;

THENCE departing said 435.5 contour line South 64 deg 13 min 01 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 10.07 feet, continuing in all a distance of 516.21 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.381 acres or 103,714 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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LOT 68, BLOCK A
735 TURTLE COVE BOULEVARD
ROCKWALL, TEXAS