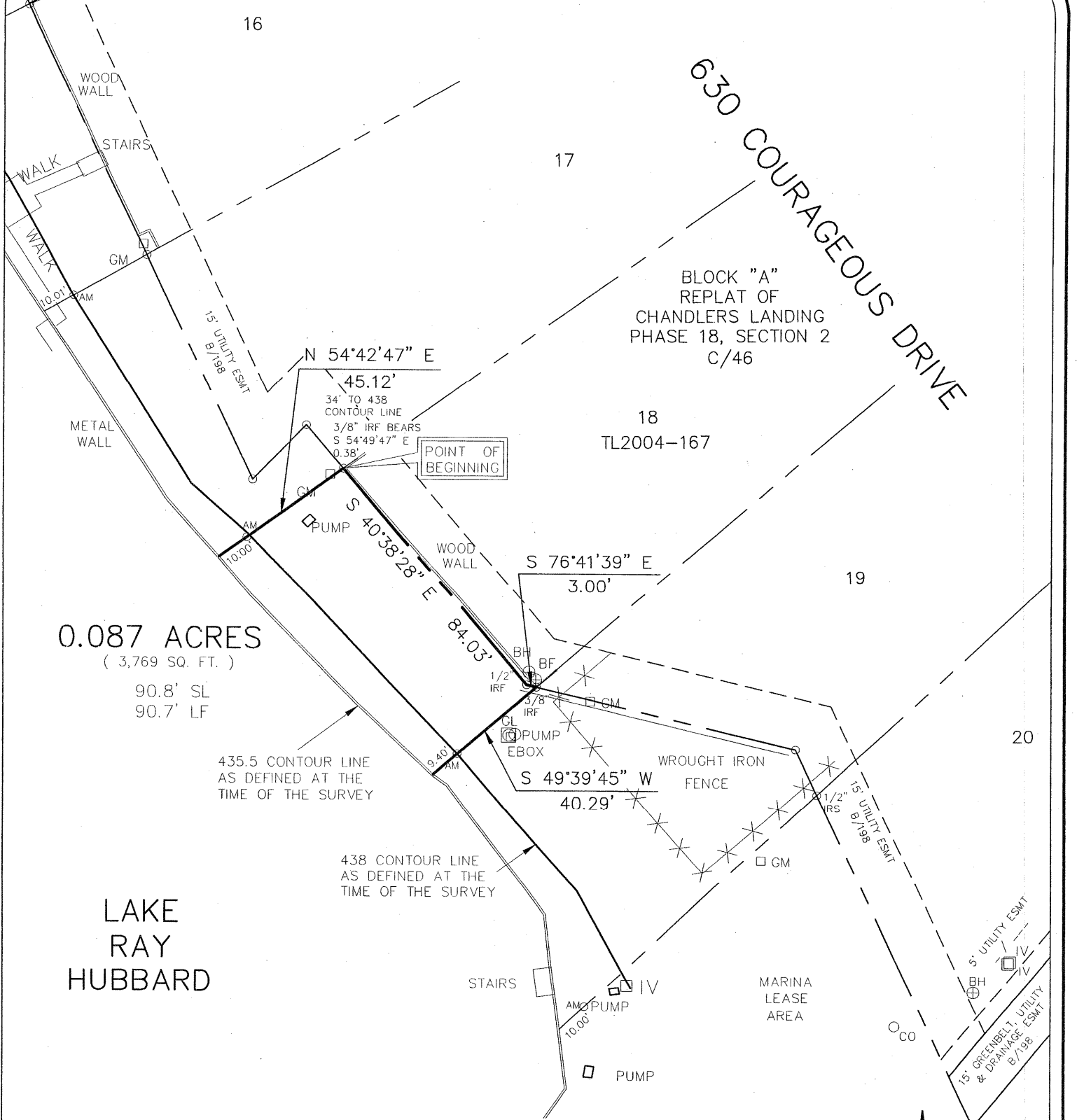


EXHIBIT "A"



0.087 ACRES
(3,769 SQ. FT.)

90.8' SL
90.7' LF

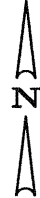
435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

LAKE
RAY
HUBBARD

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"=40'

PROJECT NO. TL2004-167
LOT 18, BLOCK A
630 COURAGEOUS DRIVE
ROCKWALL, TEXAS

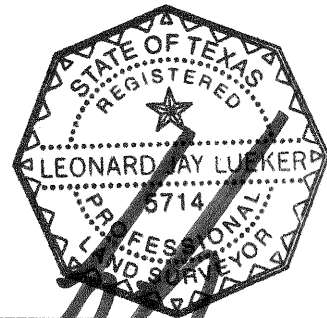
I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The 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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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. TL2004-167

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 point from which a 3/8 inch iron rod found bears South 54 deg 49 min 47 sec East a distance of 0.38 feet, said point being the most northwesterly corner of LOT 18, BLOCK A of CHANDLERS LANDING PHASE 18, SECTION 2, an addition to the City of Rockwall as recorded in Cabinet C, Page 46 of the Plat Records of Rockwall County, Texas;

THENCE along the westerly line of said LOT 18, BLOCK A as follows:

South 40 deg 38 min 28 sec East a distance of 84.03 feet to a 1/2 inch iron rod found for corner;

South 76 deg 41 min 39 sec East a distance of 3.00 feet to a 3/8 inch iron rod found for corner at the most southwesterly corner of said LOT 18, BLOCK A;

THENCE departing the westerly line of said LOT 18, BLOCK A South 49 deg 39 min 45 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 30.89 feet, continuing in all a distance of 40.29 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 northwesterly direction a distance of 90.8 feet to a point for corner;

THENCE departing said 435.5 contour line North 54 deg 42 min 47 sec East a distance of 45.12 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.087 acres or 3,769 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. TL2004-167
LOT 18, BLOCK A
630 COURAGEOUS DRIVE
ROCKWALL, TEXAS