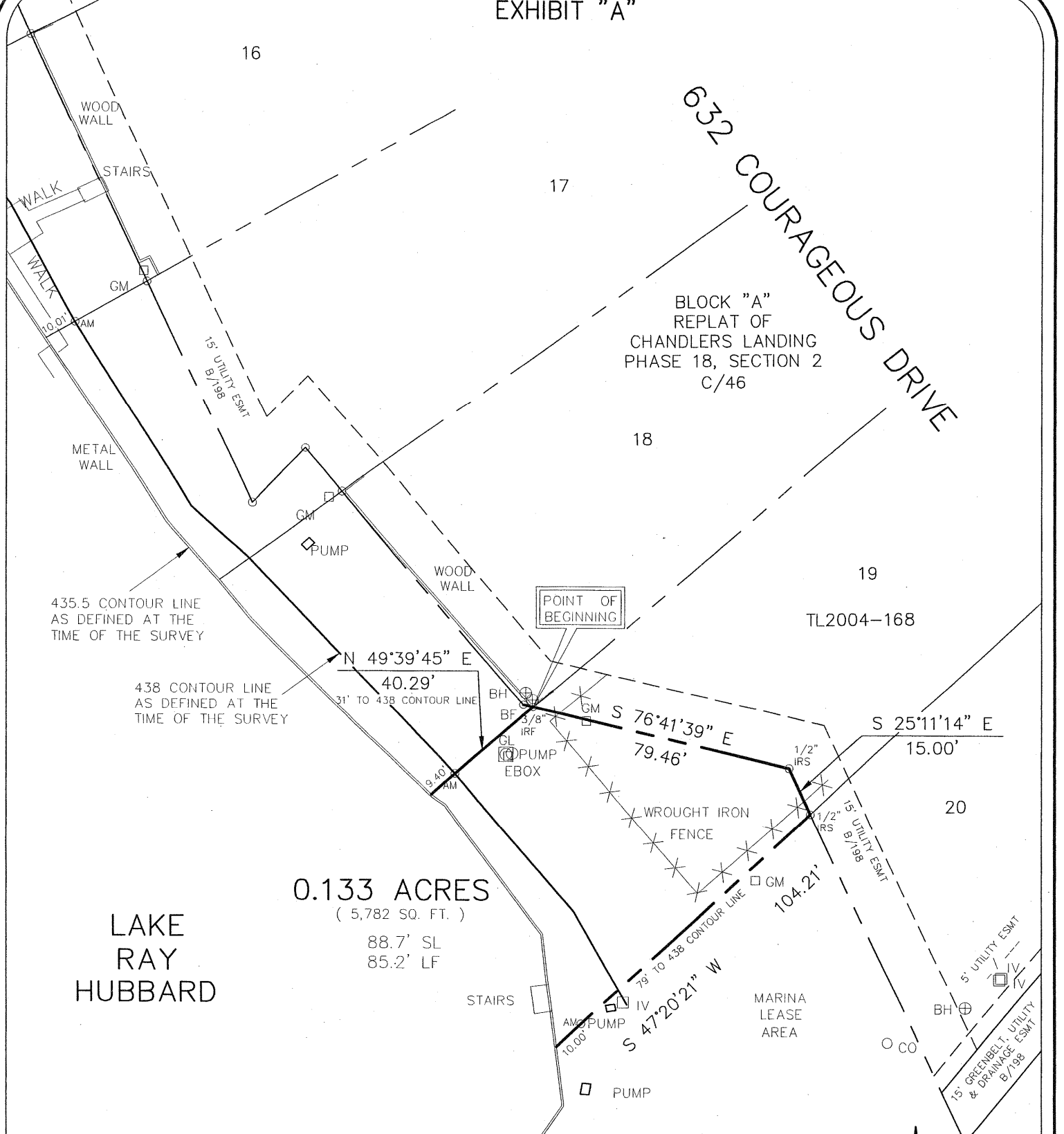


EXHIBIT "A"

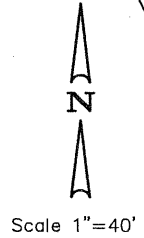


0.133 ACRES  
( 5,782 SQ. FT. )  
88.7' SL  
85.2' LF

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



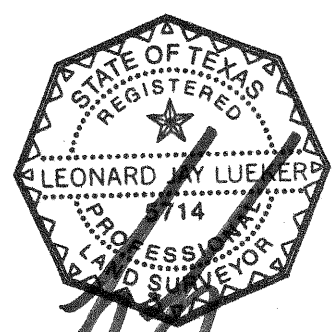
PROJECT NO. TL2004-168  
LOT 19, BLOCK A  
632 COURAGEOUS DRIVE  
ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map hereon, 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. TL2004-168

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 3/8 inch iron rod found at the most southwesterly corner of LOT 19, 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 southerly line of said LOT 19, BLOCK A as follows:

South 76 deg 41 min 39 sec East a distance of 79.46 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

South 25 deg 11 min 14 sec East a distance of 15.00 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southeasterly corner of said LOT 19, BLOCK A;

THENCE departing the southerly line of said LOT 19, BLOCK A South 47 deg 20 min 21 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 94.21 feet, continuing in all a distance of 104.21 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 northwesterly direction a distance of 88.7 feet to a point for corner;

THENCE departing said 435.5 contour line North 49 deg 39 min 45 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 9.40 feet, continuing in all a distance of 40.29 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.133 acres or 5,782 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. TL2004-168  
LOT 19, BLOCK A  
632 COURAGEOUS DRIVE  
ROCKWALL, TEXAS