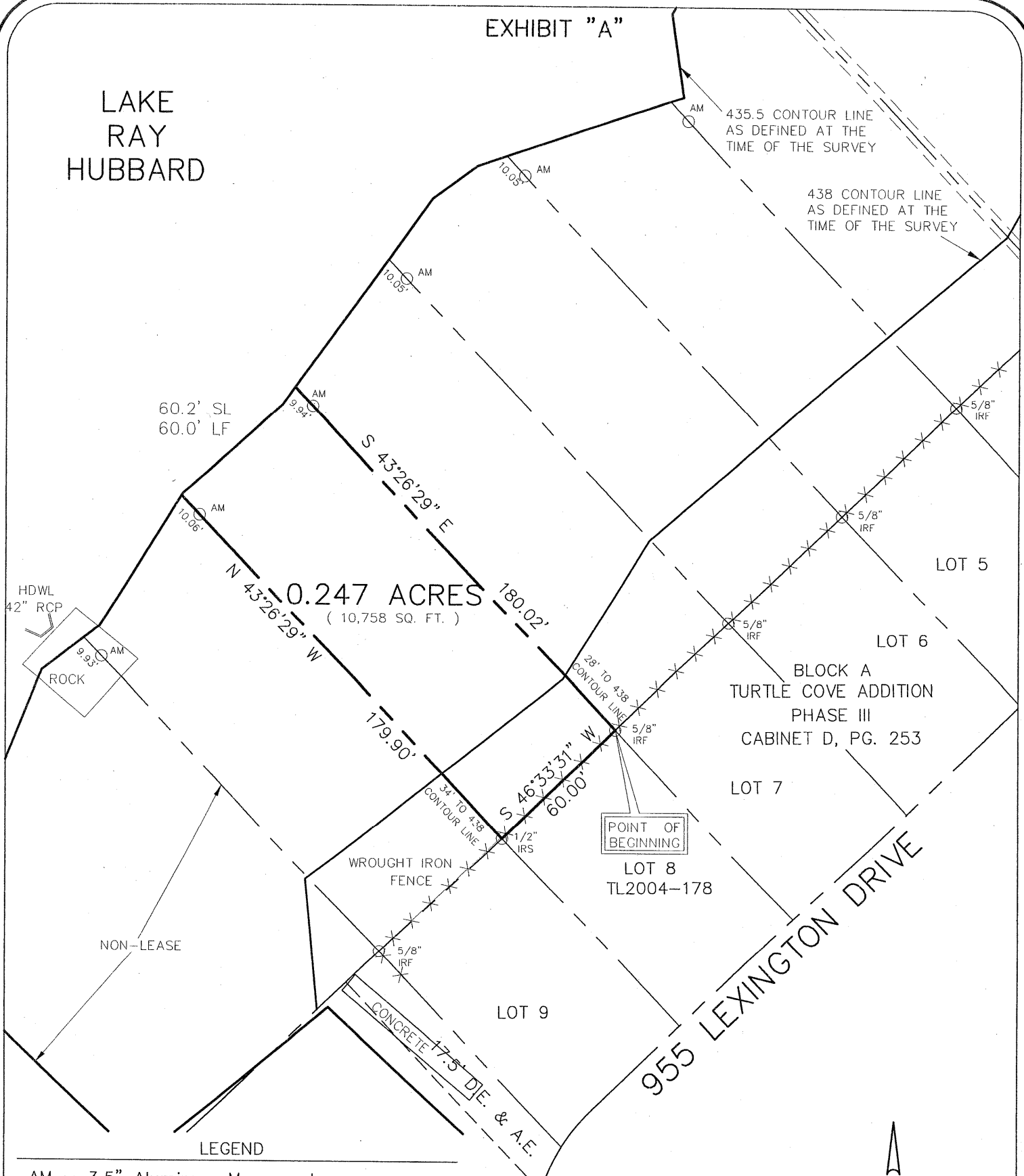


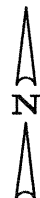
EXHIBIT "A"

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"=50'

PROJECT NO. TL2004-178
 LOT 8, BLOCK A
 955 LEXINGTON 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.

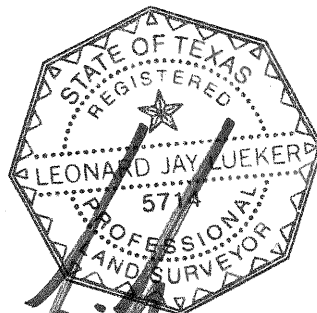
Winkelmann & Associates, Inc.

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. Jueker
 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. TL2004-178

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 8, BLOCK A of TURTLE COVE ADDITION PHASE III, an addition to the City of Rockwall as recorded in Cabinet D, Page 253 of the Plat Records of Rockwall County, Texas;

THENCE along the northerly line of said LOT 8, BLOCK A South 46 deg 33 min 31 sec West a distance of 60.00 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 8, BLOCK A;

THENCE departing the northerly line of said LOT 8, BLOCK A North 43 deg 26 min 29 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 169.84 feet, continuing in all a distance of 179.90 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 60.2 feet to a point for corner;

THENCE departing said 435.5 contour line South 43 deg 26 min 29 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 9.94 feet, continuing in all a distance of 180.02 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.247 acres or 10,758 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. TL2004-178
LOT 8, BLOCK A
955 LEXINGTON DRIVE
ROCKWALL, TEXAS