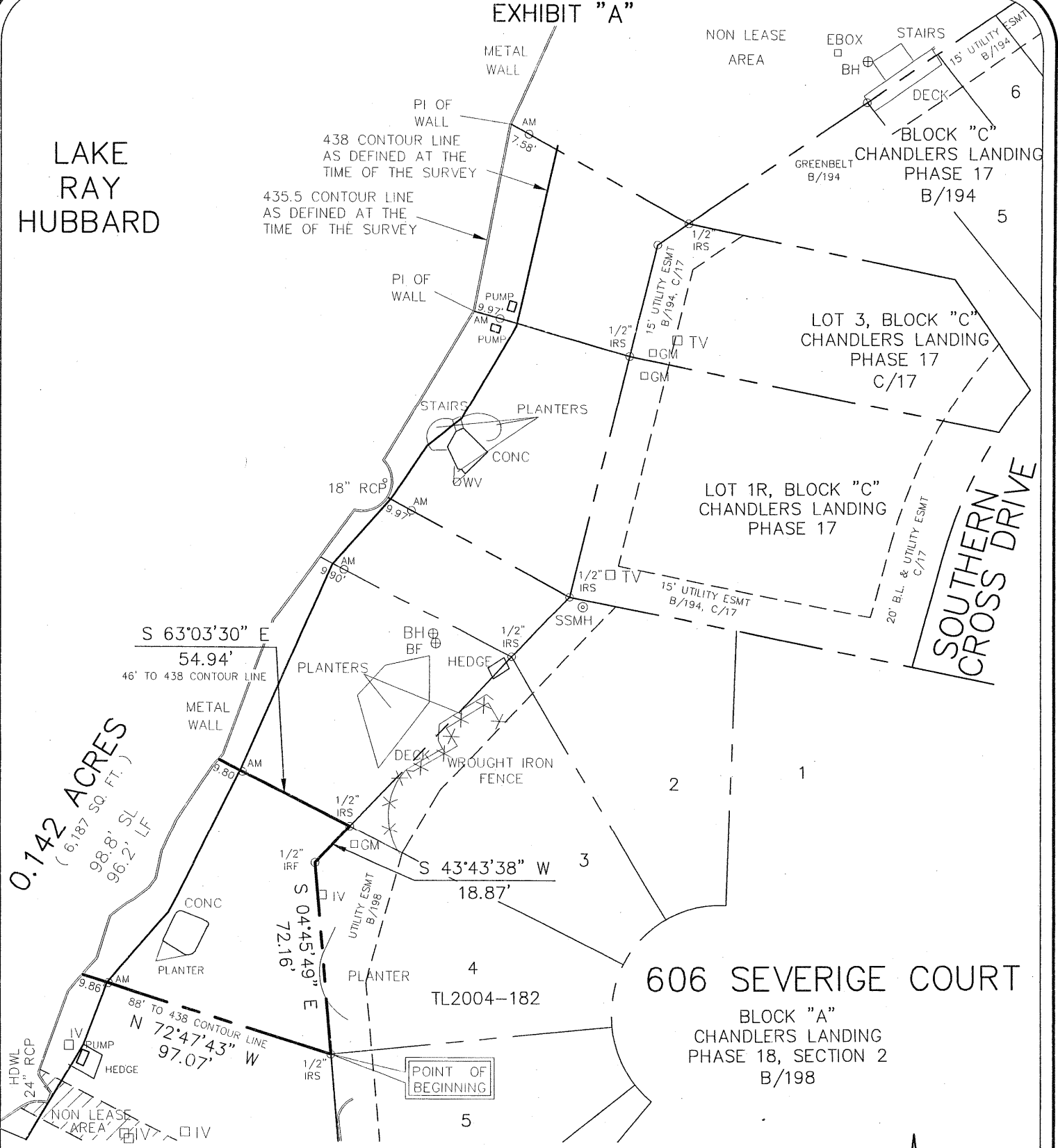


EXHIBIT "A"

LAKE RAY HUBBARD



0.142 ACRES
(6,187 SQ. FT.)
98.8' SL LF
96.2' LF

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. TL2004-182
 LOT 4, BLOCK A
 606 SEVERIGE COURT
 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

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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. TL2004-182

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 set with a red plastic cap stamped "W.A.I." at the most southwesterly corner of LOT 4, BLOCK A of CHANDLERS LANDING PHASE 18, SECTION 2, an addition to the City of Rockwall as recorded in Cabinet B, Page 198 of the Plat Records of Rockwall County, Texas;

THENCE North 72 deg 47 min 43 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 87.21 feet, continuing in all a distance of 97.07 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 98.8 feet to a point for corner;

THENCE departing said 435.5 contour line South 63 deg 03 min 30 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 9.80 feet, continuing in all a distance of 54.94 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner in the westerly line of said LOT 4, BLOCK A;

THENCE along the westerly line of said LOT 4, BLOCK A as follows:

South 43 deg 43 min 38 sec West a distance of 18.87 feet to a 1/2 inch iron rod found for corner;

South 04 deg 45 min 49 sec East a distance of 72.16 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.142 acres or 6,187 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. TL2004-182
LOT 4, BLOCK A
606 SEVERIGE COURT
ROCKWALL, TEXAS