

EXHIBIT "A"

LAKE
RAY
HUBBARD

153.9' SL
126.6' LF

NON LEASE
AREA

*38" PECAN

0.683 ACRES
(29,763 SQ. FT.)

435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

POINT OF
BEGINNING

LOT 3, BLOCK A
SIGNAL RIDGE NO. 4
B/91

TL2004-192
5511 AUSTRALIA COURT

LOT 21-R, BLOCK A
REPLAT OF LOT 21, BLOCK A OF
CHANDLERS LANDING PHASE 17
E/193

10' T.E.U. ESMT
E/193

GREENBELT,
UTILITY &
DRAINAGE ESMT
B/194

NON LEASE
AREA

BLOCK "B"
REPLAT OF
CHANDLERS LANDING
PHASE 17

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"=60'

PROJECT NO. TL2004-192
LOT 21-R, BLOCK A
5511 AUSTRALIA COURT
ROCKWALL, TEXAS

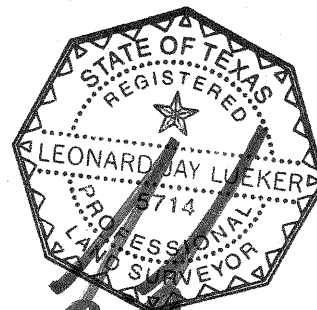
I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The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

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-192

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 northwesterly corner of LOT 21-R, BLOCK A of REPLAT OF LOT 21, BLOCK A OF CHANDLERS LANDING PHASE 17, an addition to the City of Rockwall as recorded in Cabinet E, Page 193 of the Plat Records of Rockwall County, Texas (PRRCT), said point being the most southwesterly corner of LOT 3, BLOCK A of SIGNAL RIDGE NO. 4, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 91 (PRRCT);

THENCE along the westerly line of said LOT 21-R, BLOCK A South 45 deg 50 min 24 sec West a distance of 120.42 feet to a 5/8 inch iron rod found for corner at the most southwesterly corner of said LOT 21-R, BLOCK A;

THENCE departing the westerly line of said LOT 21-R, BLOCK A North 57 deg 34 min 37 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 200.51 feet, continuing in all a distance of 210.51 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 153.9 feet to a point for corner;

THENCE departing said 435.5 contour line South 57 deg 22 min 35 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 10.00 feet, continuing in all a distance of 284.06 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.683 acres or 29,763 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 21-R, BLOCK A
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