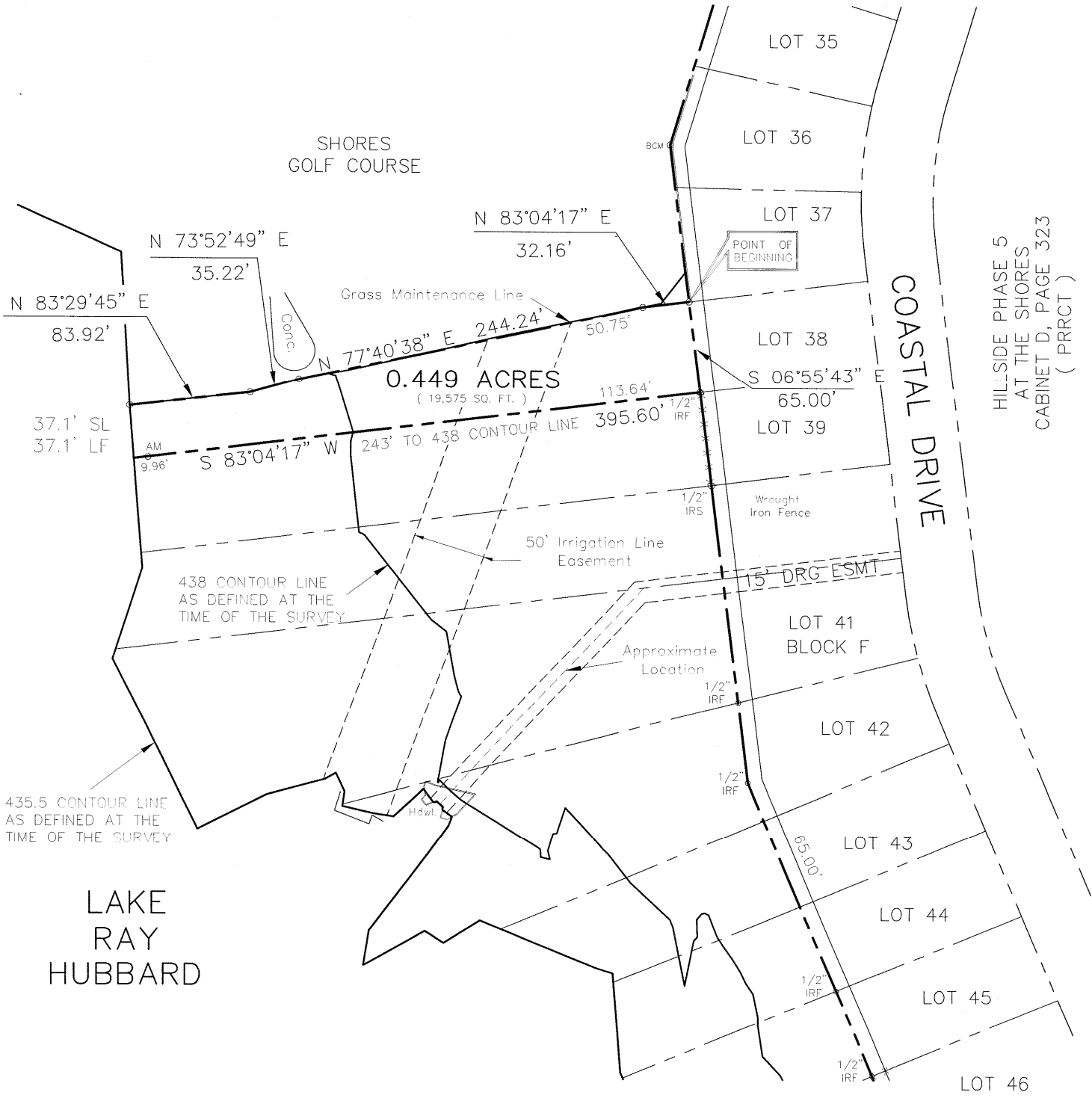


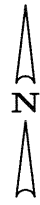
EXHIBIT "A"



HILLSIDE PHASE 5  
AT THE SHORES  
CABINET D, PAGE 323  
( PRRCT )

LEGEND

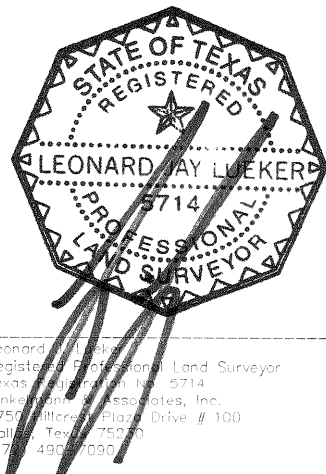
- AM = 3.5" Aluminum Monument  
Stamped " CITY OF ROCKWALL  
LAKE RAY HUBBARD SUB LEASE  
MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lineal Feet at the time of Survey



Scale 1"=100'

PROJECT NO. TL2005-001  
LOT 38, BLOCK F  
1500 COASTAL 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

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DALLAS, TEXAS 75230 (972) 490-7099 FAX  
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Leonard Ray Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive # 100  
Dallas, Texas 75230  
(972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-~~5~~-001

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 38, BLOCK F of the HILLSIDE PHASE 5 AT THE SHORES, an addition to the City of Rockwall as recorded in Cabinet D, Page 323 of the Plat Records of Rockwall County, Texas ( PRRCT );

THENCE along the westerly line of said LOT 38, BLOCK F South 06 deg 55 min 43 sec East a distance of 65.00 feet to a 1/2 inch iron rod found at the most southwesterly corner of said LOT 38, BLOCK F;

THENCE departing the westerly line of said LOT 38, BLOCK F South 83 deg 04 min 17 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 385.64 feet continuing in all a distance of 395.60 feet to a point for corner in the 435.5 contour line as defined at the time of survey;

THENCE along the meanders of the said 435.5 contour line in a northerly direction a distance of 37.1 feet to a point for corner;

THENCE departing the said 435.5 contour line North 83 deg 29 min 45 sec East a distance of 83.92 feet to a point for corner;

THENCE North 73 deg 52 min 49 sec East a distance of 35.22 feet to a point for corner;

THENCE North 77 deg 40 min 38 sec East a distance of 244.24 feet to a point for corner;

THENCE North 83 deg 04 min 17 sec East a distance of 32.16 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.449 acres or 19,575 square feet of land more or less. This Sub Lease description was prepared from an 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-\_\_\_\_\_  
LOT 38, BLOCK F  
\_\_\_\_ COASTAL DRIVE  
ROCKWALL, TEXAS