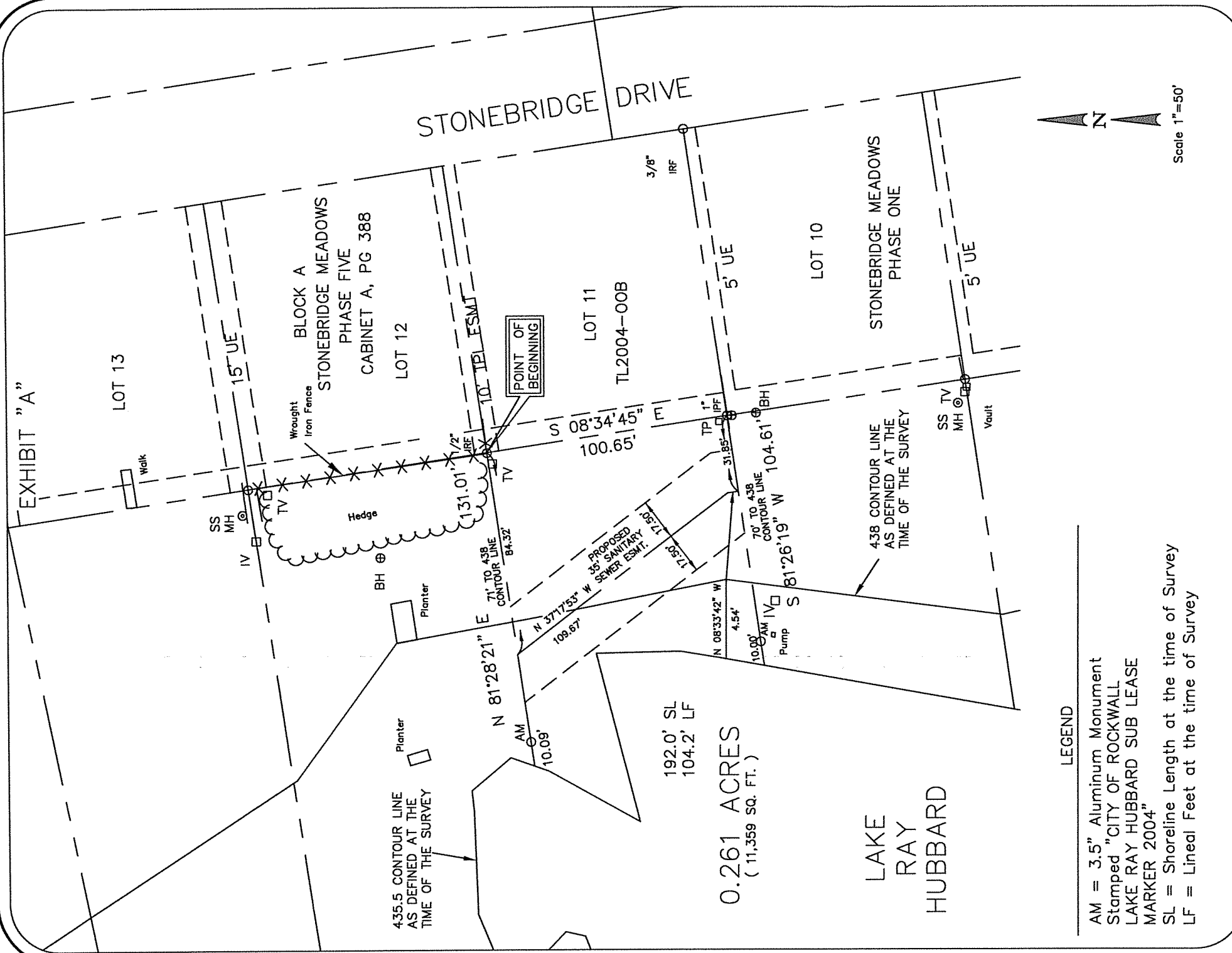


EXHIBIT "A"



435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

192.0' SL
104.2' LF

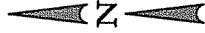
0.261 ACRES
(11,359 SQ. FT.)

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. TL2004-00B
LOT 11, BLOCK A
STONEBRIDGE DRIVE
ROCKWALL, TEXAS

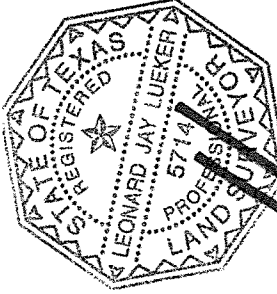
I, the undersigned, hereby certify that the survey map hereon, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The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



Winkelman
& Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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DATE : May 05



Leonard Jay Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelman & Associates, Inc.
6750 Hillcrest Plaza Drive # 100
Dallas, Texas 75230
(972) 490-7050

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-00B

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 found at the most northwesterly corner of LOT 11, BLOCK A of STONEBRIDGE MEADOWS PHASE FIVE, an addition to the City of Rockwall as recorded in Cabinet A, Page 388 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 11, BLOCK A South 08 deg 34 min 45 sec East a distance of 100.65 feet to a 1" iron pipe found for corner at the most southwesterly corner of said LOT 11, BLOCK A;

THENCE departing the westerly line of said LOT 11, BLOCK A South 81 deg 26 min 19 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 94.61 feet, continuing in all a distance of 104.61 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 192.0 feet to a point for corner;

THENCE departing said 435.5 contour line North 81 deg 28 min 21 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 10.09 feet, continuing in all a distance of 131.01 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.261 acres or 11,359 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. TL2004-00B
LOT 11, BLOCK A
STONEBRIDGE DRIVE
ROCKWALL, TEXAS