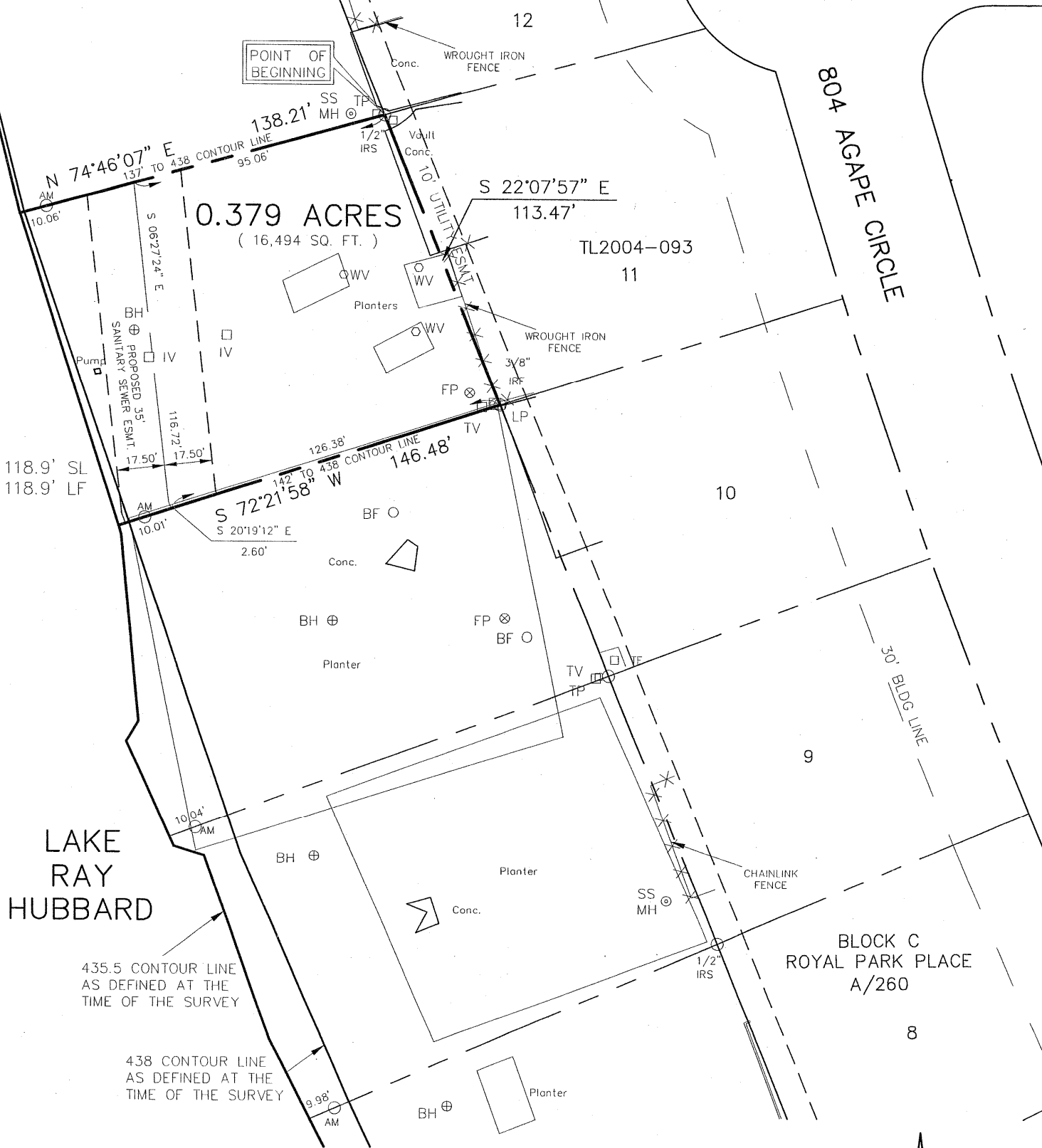
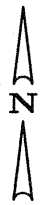


EXHIBIT "A"



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. TL2004-093  
 LOT 11, BLOCK C  
 804 AGAPE CIRCLE  
 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.



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

**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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 DALLAS, TEXAS 75230 (972) 490-7099 FAX  
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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION  
PROJECT NO. TL2004-093

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 11, BLOCK C of ROYAL PARK PLACE, an addition to the City of Rockwall as recorded in Cabinet A, Page 260 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 11, BLOCK C South 22 deg 07 min 57 sec East a distance of 113.47 feet to a 3/8 inch iron rod found for corner at the most southwesterly corner of said LOT 11, BLOCK C;

THENCE departing the westerly line of said LOT 11, BLOCK C South 72 deg 21 min 58 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 136.47 feet, continuing in all a distance of 146.48 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 118.9 feet to a point for corner;

THENCE departing said 435.5 contour line North 74 deg 46 min 07 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 10.06 feet, continuing in all a distance of 138.21 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.379 acres or 16,494 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. TL2004-093  
LOT 11, BLOCK C  
804 AGAPE CIRCLE  
ROCKWALL, TEXAS