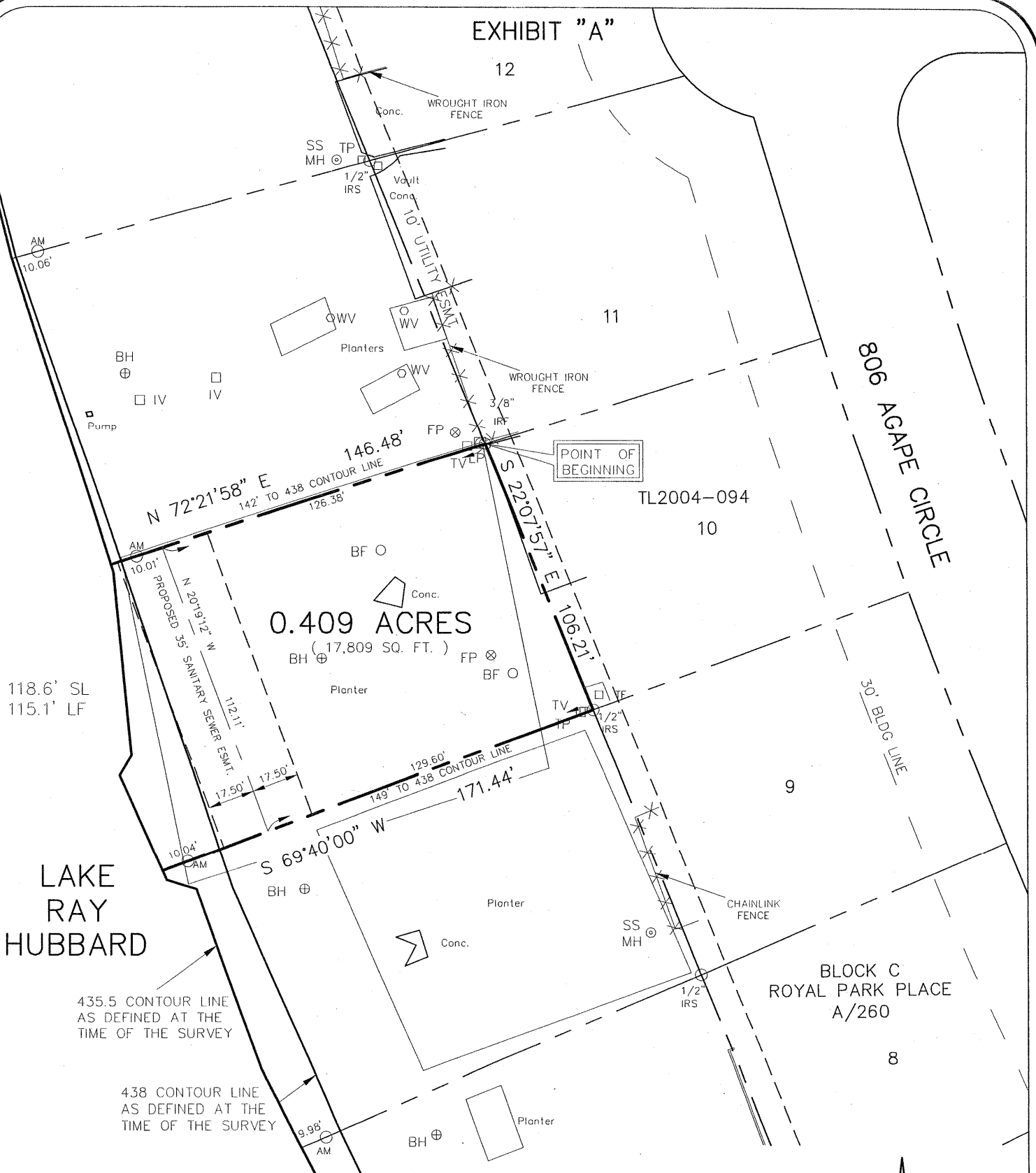


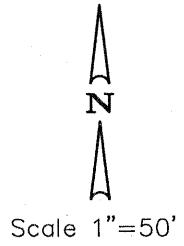
EXHIBIT "A"



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



PROJECT NO. TL2004-094
 LOT 10, BLOCK C
 806 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.



CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
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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. TL2004-094

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 3/8 inch iron rod found at the most northwesterly corner of LOT 10, 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 10, BLOCK C South 22 deg 07 min 57 sec East a distance of 106.21 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southwesterly corner of said LOT 10, BLOCK C;

THENCE departing the westerly line of said LOT 10, BLOCK C South 69 deg 40 min 00 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 161.40 feet, continuing in all a distance of 171.44 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 118.6 feet to a point for corner;

THENCE departing said 435.5 contour line North 72 deg 21 min 58 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 10.01 feet, continuing in all a distance of 146.48 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.409 acres or 17,809 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. TL2004-094
LOT 10, BLOCK C
806 AGAPE CIRCLE
ROCKWALL, TEXAS