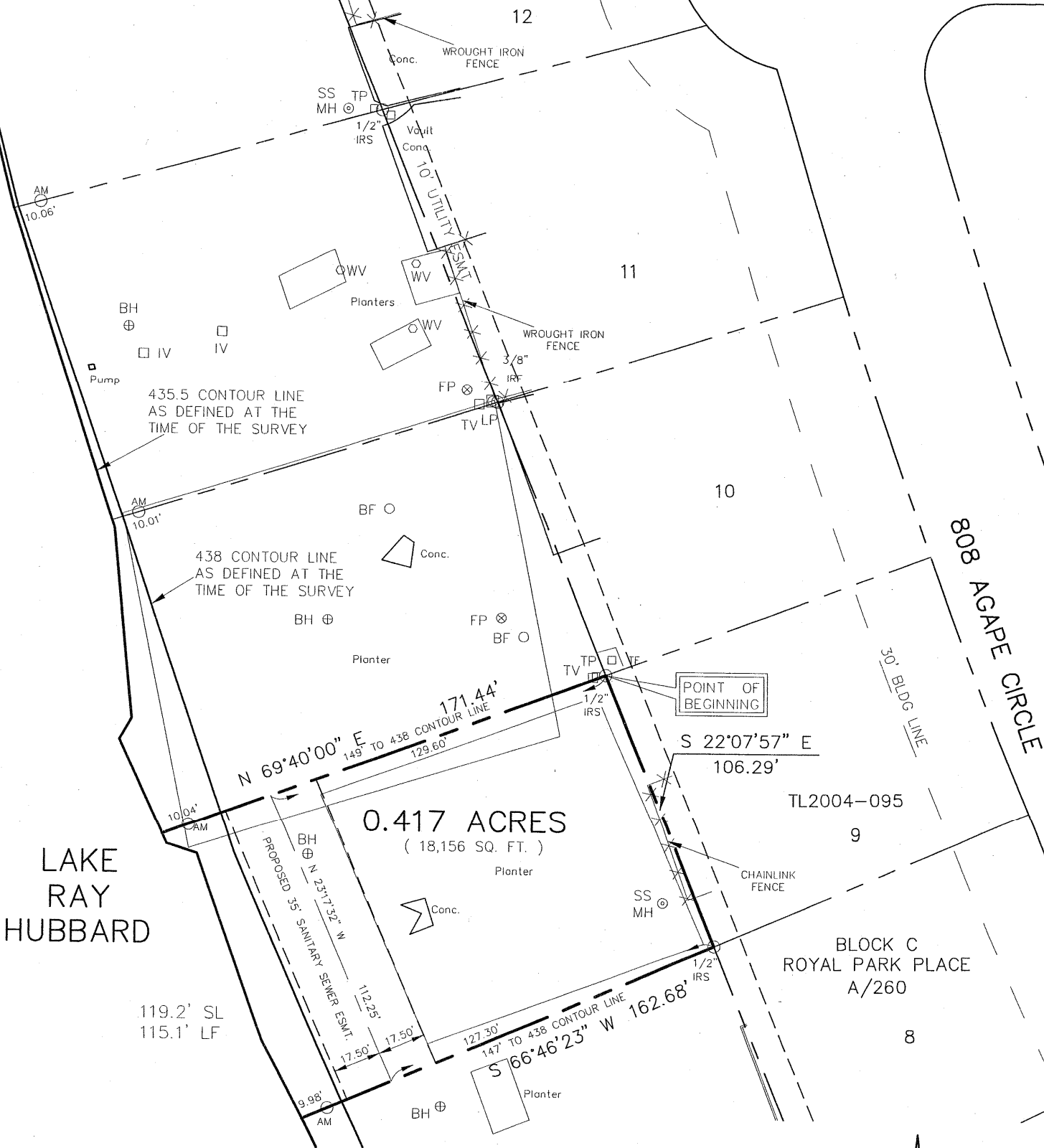
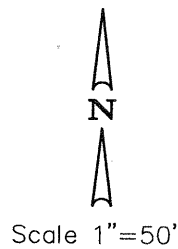


EXHIBIT "A"



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. TL2004-095  
LOT 9, BLOCK C  
808 AGAPE CIRCLE  
ROCKWALL, TEXAS

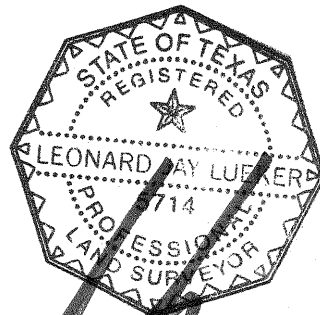
I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The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



CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100  
DALLAS, TEXAS 75230  
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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. TL2004-095

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 9, 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 9, BLOCK C South 22 deg 07 min 57 sec East a distance of 106.29 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 9, BLOCK C;

THENCE departing the westerly line of said LOT 9, BLOCK C South 66 deg 46 min 23 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 152.70 feet, continuing in all a distance of 162.68 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 119.2 feet to a point for corner;

THENCE departing said 435.5 contour line North 69 deg 40 min 00 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 10.04 feet, continuing in all a distance of 171.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.417 acres or 18,156 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. TL2004-095  
LOT 9, BLOCK C  
808 AGAPE CIRCLE  
ROCKWALL, TEXAS