

EXHIBIT "A"

435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

BLOCK C
ROYAL PARK PLACE
A/260

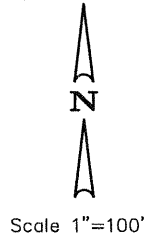
LAKE
RAY
HUBBARD

0.260 ACRES
(11,310 SQ. FT.)

154.5' SL
130.6' LF

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. TL2004-100
LOT 4, BLOCK C
907 AGAPE CIRCLE
ROCKWALL, TEXAS

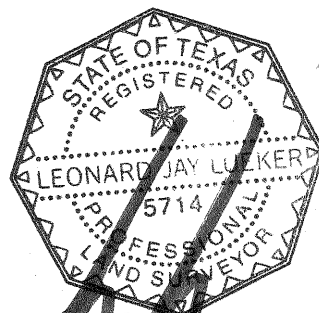
I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The 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 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
COPYRIGHT 2001, WINKELMANN & ASSOCIATES, INC.

DATE : Moy 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. TL2004-100

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 4, 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 4, BLOCK C South 22 deg 07 min 57 sec East a distance of 66.96 feet to a brass-capped monument found for corner at the most southwesterly corner of said LOT 4, BLOCK C;

THENCE departing the westerly line of said LOT 4, BLOCK C South 26 deg 32 min 01 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 108.88 feet, continuing in all a distance of 118.98 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 154.5 feet to a point for corner;

THENCE departing said 435.5 contour line North 59 deg 02 min 44 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 10.11 feet, continuing in all a distance of 121.35 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.260 acres or 11,310 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. TL2004-100
LOT 4, BLOCK C
907 AGAPE CIRCLE
ROCKWALL, TEXAS