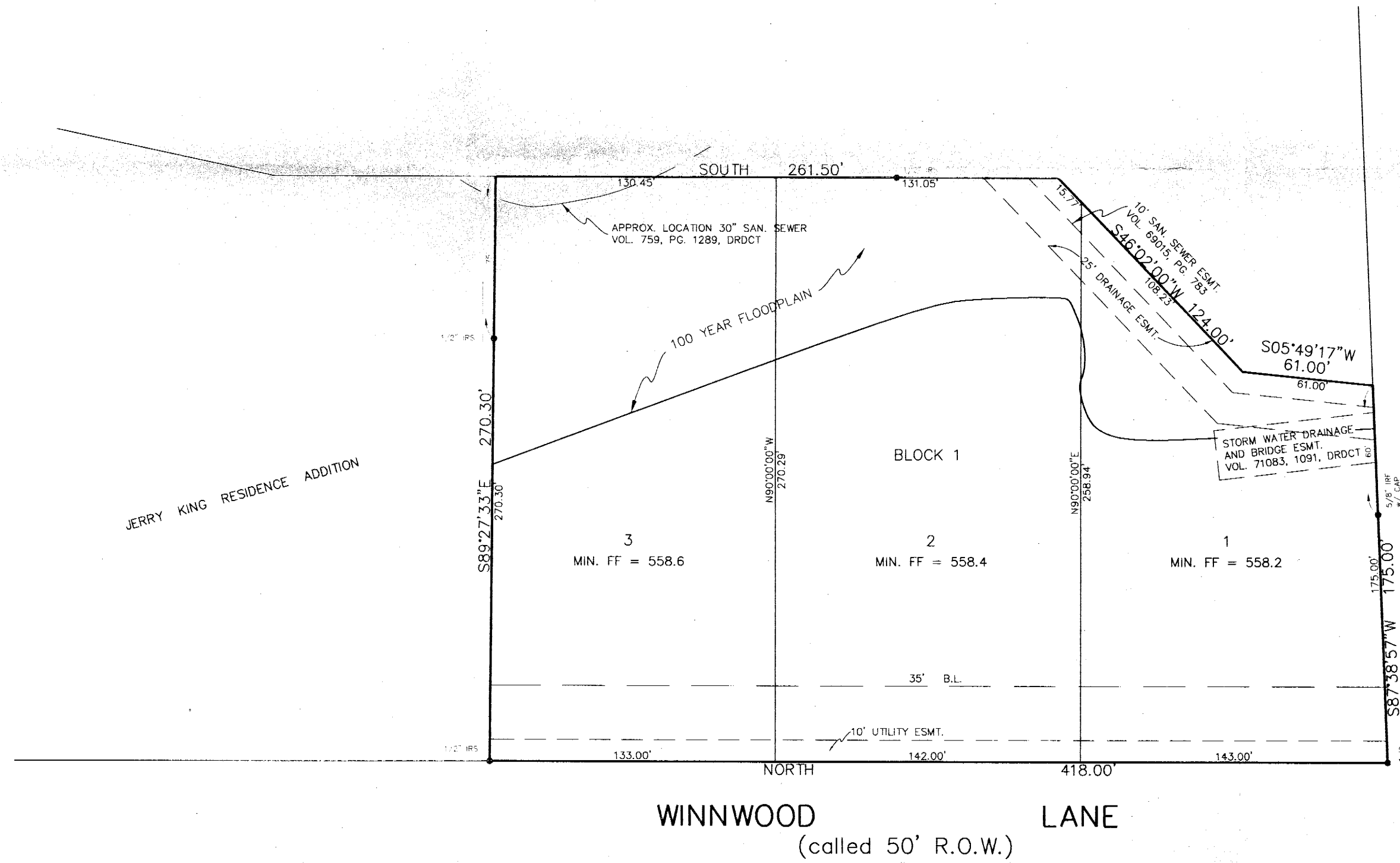


SCALE: 1" = 40'
SEPTEMBER, 1996



In accordance with the Town of Addison floodplain regulations, construction of structures, pools, fences, etc. within the 100-year floodplain is not permitted.

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS, L & L Ventures, Inc., is the owner of a tract of land situated in the A. Bledsoe Survey, Abstract No. 157, and the T. Garvin Survey, Abstract No. 524 in the City of Addison, Dallas County, Texas, said tract of land being part of that land described in a deed to Charles Ray Allen and wife, Georgia Ann Allen, recorded in Volume 68033, Page 1015 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap found for the intersection of the north line of Celestial Lane (variable right-of-way) with the east line of Winnwood Lane (50' right-of-way);
THENCE along the east line of Winnwood Lane, NORTH, a distance of 418.00 feet to a 1/2-inch iron rod with cap set for corner;
THENCE South 89°27'33" East, passing a 1/2-inch iron rod with cap set at a distance of 195.30 feet, in all, a distance of 270.30 feet to a point in the center of White Rock Creek for corner (not monumentable);
THENCE SOUTH, leaving said Creek and entering a branch, and passing a 1/2-inch iron rod with cap set at a distance of 186.50 feet, in all, a distance of 261.50 feet to a point in the center of said branch for corner (not monumentable);
THENCE along the center of said branch, South 46°02'00" West, a distance of 124.00 feet to a point for corner (not monumentable);
THENCE continuing along the center of said branch, South 05°49'17" West, a distance of 61.00 feet to a point in the north line of Celestial Road (not monumentable);
THENCE along the north line of Celestial Road, South 87°38'57" West, passing a 5/8-inch iron rod with cap at a distance of 60.00 feet, in all, a distance of 175.00 feet to the POINT OF BEGINNING and containing 2.3588 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, L & L Ventures, Inc., does hereby adopt this plat designating the hereinabove described property as RalJoe Addition, an addition to the City of Addison, Dallas County, Texas, and does hereby dedicate the streets, alleys and easements shown hereon to the public use forever.

WITNESS my hand at Addison, Texas, this 3 day of April, 1997

L & L VENTURES, INC.

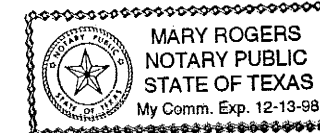
Joseph P. Lane
Joseph P. Lane, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, on this day personally appeared Joseph P. Lane, President of L & L Ventures, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of April, 1997

Mary Rogers
Notary Public, and for the State of Texas

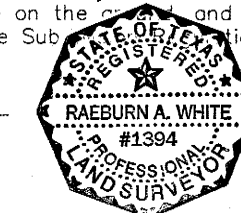


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Raeburn A. White, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made on the 3rd day of April, 1997 and that all monuments shown hereon were properly placed under my supervision in accordance with the Subchapter 'D' provisions of the City of Addison, Texas.

Raeburn A. White
Raeburn A. White, RPLS No. 1394

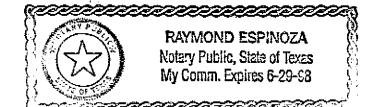


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned personally appeared Raeburn A. White, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of April, 1997

Raymond Espinoza
Notary Public, State of Texas



Approved and accepted for the City of Addison, this 11th day of November, 1996, by the City Council of the City of Addison, Texas.

[Signature]
Mayor

C. Moran
City Secretary

RALJOE ADDITION

VOLUME 97077
PAGE 3199

CITY OF ADDISON, DALLAS COUNTY, TEXAS
A. BLEDSOE SURVEY ~ ABSTRACT NO. 157
T. GARVIN SURVEY ~ ABSTRACT NO. 524

L & L VENTURES, INC.

2011 N. COLLINS
(972) 238-7277

OWNER

RICHARDSON, TEXAS
75080

RAEBURN A. WHITE

714 BARUNA CIRCLE
(972) 613-0940

DALLAS COUNTY
COUNTY CLERK

97 APR 21 PM 1:41

FILED

SURVEYOR

GARLAND, TEXAS
75043