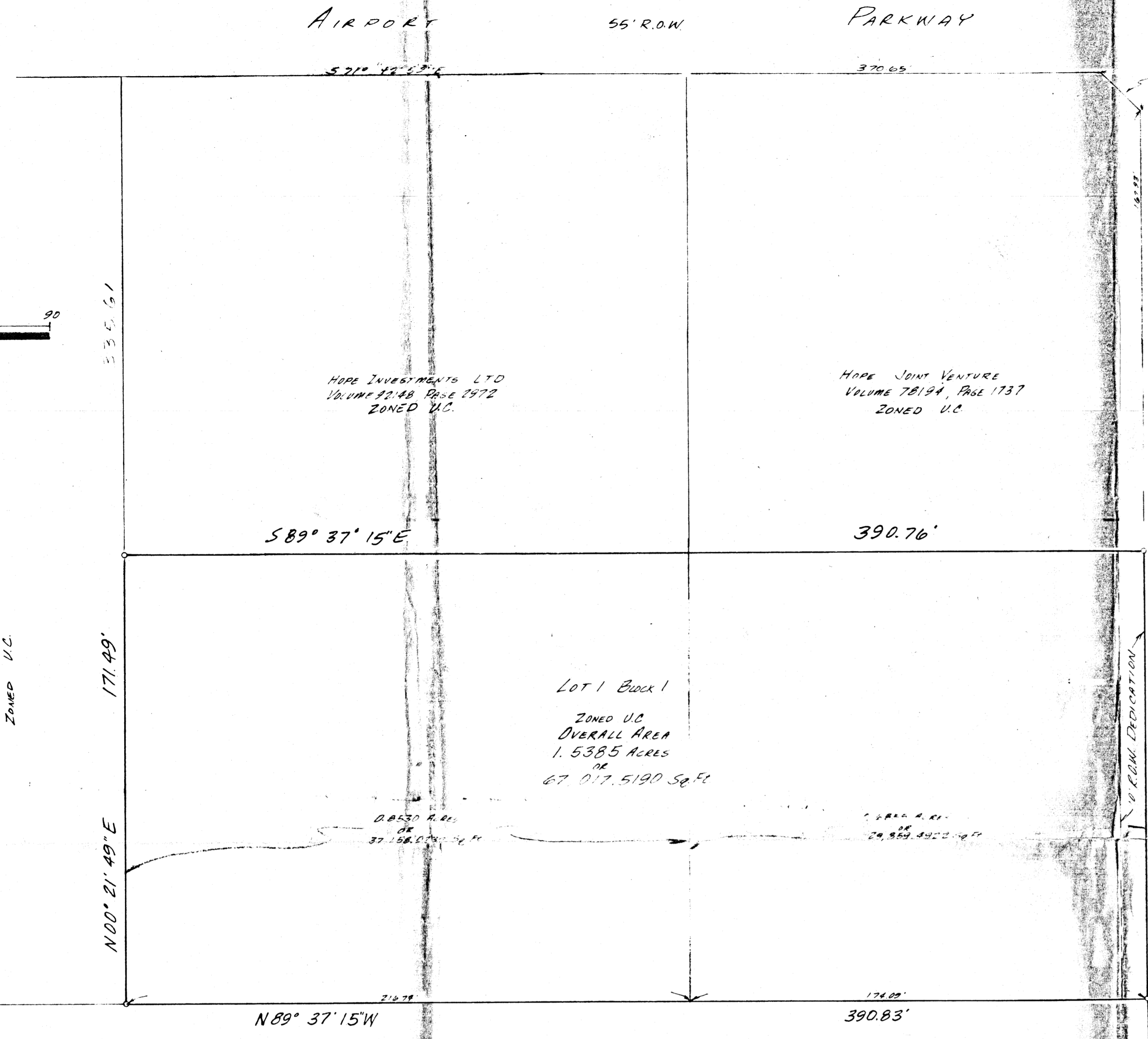


1400750
48.00
07/18/96
122393
Maps



North



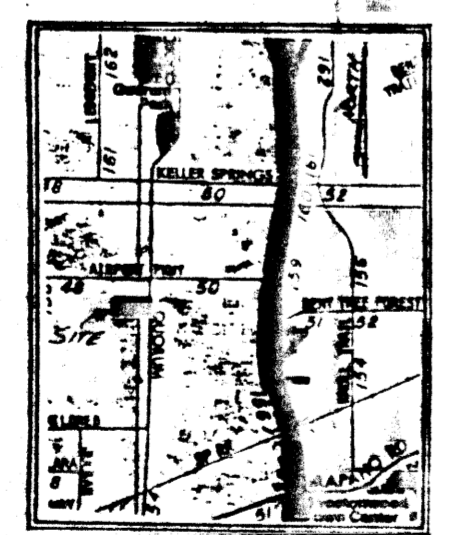
HOPE INVESTMENTS LTD
VOLUME 9249 PAGE 2972
ZONED U.C.

HOPE JOINT VENTURE
VOLUME 78194 PAGE 1737
ZONED U.C.

OWNER
LOT 1 BLOCK 1
UNITED STATES POSTAL SERVICE ADDISON ADDITION
VOLUME 8989 PAGE 357
ZONED U.C.

LOT 1 Block 1
ZONED U.C.
OVERALL AREA
1.5385 ACRES
OR
67,017.5190 Sq Ft

OWNER
DRIBBOLD RESOURCES INC.
VOLUME 78070 PAGE 3638
ZONED U.C.



VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION

BEING a tract of land out of the G.W. Fisher Survey, Abstract No. 482, in the City of Addison, Texas, said tract also being part of the L. I. Jacobs Tract as shown on deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Joint Venture in Volume 78194, Page 1737, of the Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Investment LTD in Volume 91248, Page 2972 of the Deed Records of Dallas County, Texas, and being the same property conveyed in deed to SWGA, LTD, recorded in Volume 96648, Page 3806, of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod found with yellow cap at the Southeast corner of said tract of land conveyed in Hope Joint Venture and being in the West R.O.W. line of Quorum Drive (a 80 foot R.O.W.);

THENCE North 89 degrees 37 minutes 15 seconds West, and leaving the said R.O.W. line of said Quorum Drive and along the said South line of said Hope Tracts, a distance of 390.83 feet to an 1/2 inch iron rod set for corner and being the Southeast corner of The United States Postal Service Addison Addition in Volume 89078, Page 357 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 21 minutes 49 seconds East, along the East line of said United States Postal Service Addison Addition, a distance of 171.49 feet to an 1/2 inch iron rod set for corner;

THENCE South 89 degrees 37 minutes 15 seconds East, and parallel with the South R.O.W. line of Airport Parkway (a 55 foot R.O.W.), a distance of 390.76 feet to a 1/2 inch iron rod set in the said West R.O.W. line of Quorum Drive;

THENCE South 00 degrees 20 minutes 22 seconds West, and along the said West R.O.W. line of Quorum Drive, a distance of 171.49 feet to the POINT OF BEGINNING and CONTAINING 67,017.5190 square feet or 1.5385 acres of land.

SURVEYOR CERTIFICATION
KNOW ALL MAN BY THESE PRESENTS

THAT I, DOUG CONNALLY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS

Doug Connally
Doug Connally
RPLS NO. 3935

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUG CONNALLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED T THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF JULY 1996
Notary Public in and for the State of Texas

Doug R. Stewart
DOUG R. STEWART
Notary Public, State of Texas
My Commission Expires 6-17-98

That SWGA, LTD ("Owner") does hereby adopt this plat designating the hereinabove property as SOUTH & WESTERN ADDITION, an Addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby granted to the public's use forever, but including the following covenants with regard to maintenance responsibilities: The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and services required or ordinarily performed by that utility. Buildings, fences, trees, shrubs, or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance for the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.J. HORAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED

GRANTOR
SWGA, LTD., a Texas Limited Partnership
By QUORUM HOLDINGS, INC., a Texas Corporation,
Its General Partner
John J. Horan
John J. Horan, Jr., Its President

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF JULY 1996
Notary Public in and for the State of Texas

Doug R. Stewart
DOUG R. STEWART
Notary Public, State of Texas
My Commission Expires 6-17-98

APPROVED BY THE ADDISON CITY COUNCIL ON THE 27th DAY OF FEBRUARY, 1996.

C. Moran
C. MORAN
CITY COUNCIL SECRETARY

JUL 18 1996
Earl Bulllock
COUNTY CLERK, Dallas County, Texas

MAIL TO:
CARMEN MORAN
TOWN OF ADDISON
P.O. BOX 144
ADDISON, TX 75001

DOUG CONNALLY & ASSOC., INC.
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE (214) 349-9485
FAX (214) 349-2216

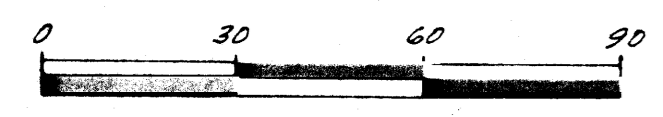
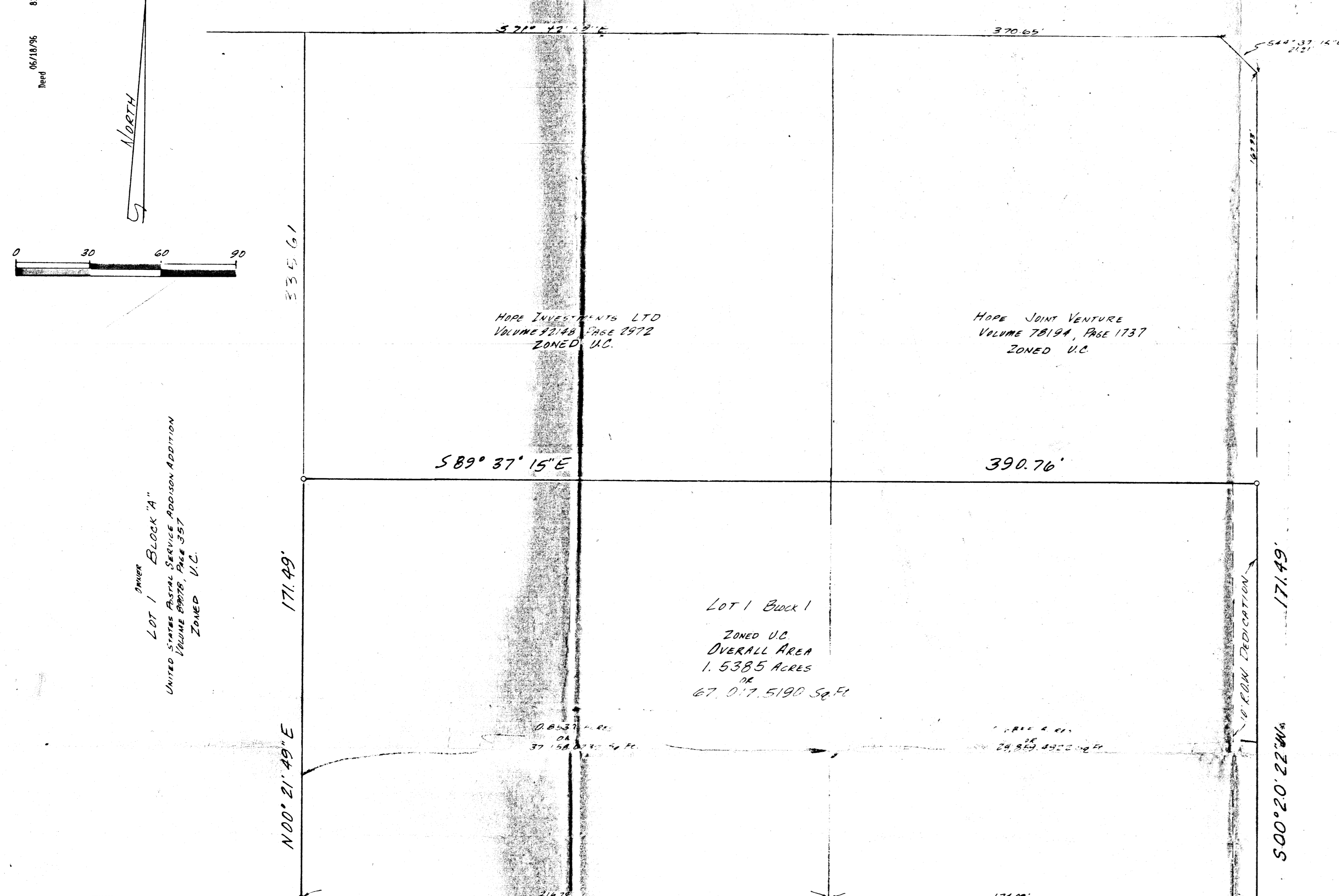
SOUTH & WESTERN ADDITION
G.W. FISHER SURVEY, ABSTRACT No. 482
CITY OF ADDISON, DALLAS COUNTY, TEXAS

SCALE 1"=30'
DATE 3-14-96
JOB NO. 96-114

OWNER: HOPE JOINT VENTURE / HOPE INVESTMENTS LTD / TEXAS LIMITED PARTNERSHIP
ADDISON, TEXAS 75001 PHONE 214-539-1354

1191534
RES. 00
0110
06/18/96

AIRPORT PARKWAY
55' R.O.W.



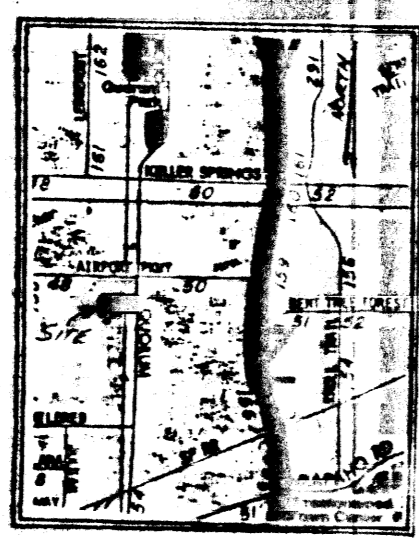
OWNER
LOT 1, BLOCK "A"
UNITED STATES POSTAL SERVICE ADDITION ADDITION
VOLUME 9248, PAGE 357
ZONED U.C.

HOPE INVESTMENTS LTD
VOLUME 9248, PAGE 357
ZONED U.C.

HOPE JOINT VENTURE
VOLUME 78194, PAGE 1737
ZONED U.C.

LOT 1, Block 1
ZONED U.C.
OVERALL AREA
1.5385 ACRES
OR
67,017.5190 Sq. Ft.

OWNER
DRIBCO RESOURCES INC.
VOLUME 1870, PAGE 3638
ZONED U.C.



VICINITY MAP
N.T.S.

OWNER
CHANCERY & HOPE, INC.
VOLUME 9248, PAGE 357
ZONED U.C.

QUORUM DRIVE
(80' R.O.W.)

OWNER
CHANCERY & HOPE, INC.
VOLUME 9248, PAGE 357
ZONED U.C.

OWNER
CHANCERY & HOPE, INC.
VOLUME 9248, PAGE 357
ZONED U.C.

PROPERTY DESCRIPTION

BEING a tract of land out of the G.W. Fisher Survey, Abstract No. 482, in the City of Addison, Texas, said tract also being part of the L.L. Jacobs Tract as shown on deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Joint Venture in Volume 78194, Page 1737, of the Deed Records of Dallas County, Texas, and also being part of a tract of land conveyed in Deed to Hope Investment LTD in Volume 91248, Page 2972 of the Deed Records of Dallas County, Texas, and being the same property conveyed in deed to SWGA, LTD, recorded in Volume 96048, Page 3806, of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod found with yellow cap at the Southeast corner of said tract of land conveyed to Hope Joint Venture and being in the West R.O.W. line of Quorum Drive (a 80 foot R.O.W.).

THENCE North 89 degrees 37 minutes 15 seconds West, and leaving the said R.O.W. line of said Quorum Drive and along the said South line of said Hope Tracts, a distance of 390.81 feet to an 1/2 inch iron rod set for corner and being the Southeast corner of the United States Postal Service Addition Addition in Volume 89078, Page 357 of the Deed Records of Dallas County, Texas.

THENCE North 00 degrees 21 minutes 49 seconds East, along the East line of said United States Postal Service Addition Addition, a distance of 353.32 feet to an 1/2 inch iron rod set in the South R.O.W. line of Airport Parkway (a 60 foot R.O.W.).

THENCE North 89 degrees 12 minutes 16 seconds East, along said R.O.W. line of Airport Parkway, a distance of 369.79 feet to a 1/2 inch iron rod set for corner.

THENCE South 44 degrees 19 minutes 28 seconds East, and leaving the said R.O.W. line of Airport Parkway and along a corner clip, a distance of 21.21 feet to an 1/2 inch iron rod found in the said R.O.W. line of Quorum Drive.

THENCE South 00 degrees 20 minutes 22 seconds West, and along the said R.O.W. line of Quorum Drive, a distance of 339.04 feet to the POINT OF BEGINNING and containing 138,095.7466 square feet or 3.1702 acres of land.

SURVEYOR CERTIFICATION
KNOW ALL MAN BY THESE PRESENTS

THAT I, DOUG CONNALLY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE CITY OF DALLAS, TEXAS.

Doug Connally
Doug Connally
R.P.L.S. No. 3935

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUG CONNALLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF June 1996

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.J. HORAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF June 1996

Notary Public in and for the State of Texas

DOUG R. STEWART
Notary Public, State of Texas
My Commission Expires 6-17-98

DOUG R. STEWART
Notary Public, State of Texas
My Commission Expires 6-17-98

The SWGA, LTD ("Owner") does hereby adopt this plat designating the hereinabove property as SULLIVAN WESTERN ADDITION, an Addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use, streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for such purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire line easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and services required or ordinarily performed by that utility. Buildings, fences, trees, shrubs, or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance for the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.J. HORAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF June 1996

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.J. HORAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF June 1996

Notary Public in and for the State of Texas

DOUG R. STEWART
Notary Public, State of Texas
My Commission Expires 6-17-98

PLEASE MAIL RECORDED COPY TO:
ANDY ENDS
P.O. BOX 144
ADDISON, TX
75001

JUN 18 1996
Earl Baird
COUNTY CLERK, Dallas County, Texas

APPROVED BY THE ADDISON CITY COUNCIL
ON THE 9th DAY OF APRIL, 1996.

MAYOR
C. MORAN
CITY SECRETARY

DOUG CONNALLY & ASSOC., INC. 9726 SKILLMAN STREET DALLAS, TEXAS 75243 PHONE (214) 349-9485 FAX (214) 349-2216			SOUTH & WESTERN ADDITION G.W. FISHER SURVEY, ABSTRACT No. 482 CITY OF ADDISON, DALLAS COUNTY, TEXAS OWNER: HOPE JOINT VENTURE, HOPE INVESTMENTS LTD, A HOPE LIMITED PARTNERSHIP 2000 4th ADDISON, TEXAS 75001 PHONE 214-239-1324		
SCALE 1"=30'	DATE 3-14-96	JOB NO. 96-114			

96 JUN 18 PM 3:30
COUNTY CLERK
DALLAS COUNTY, TEXAS