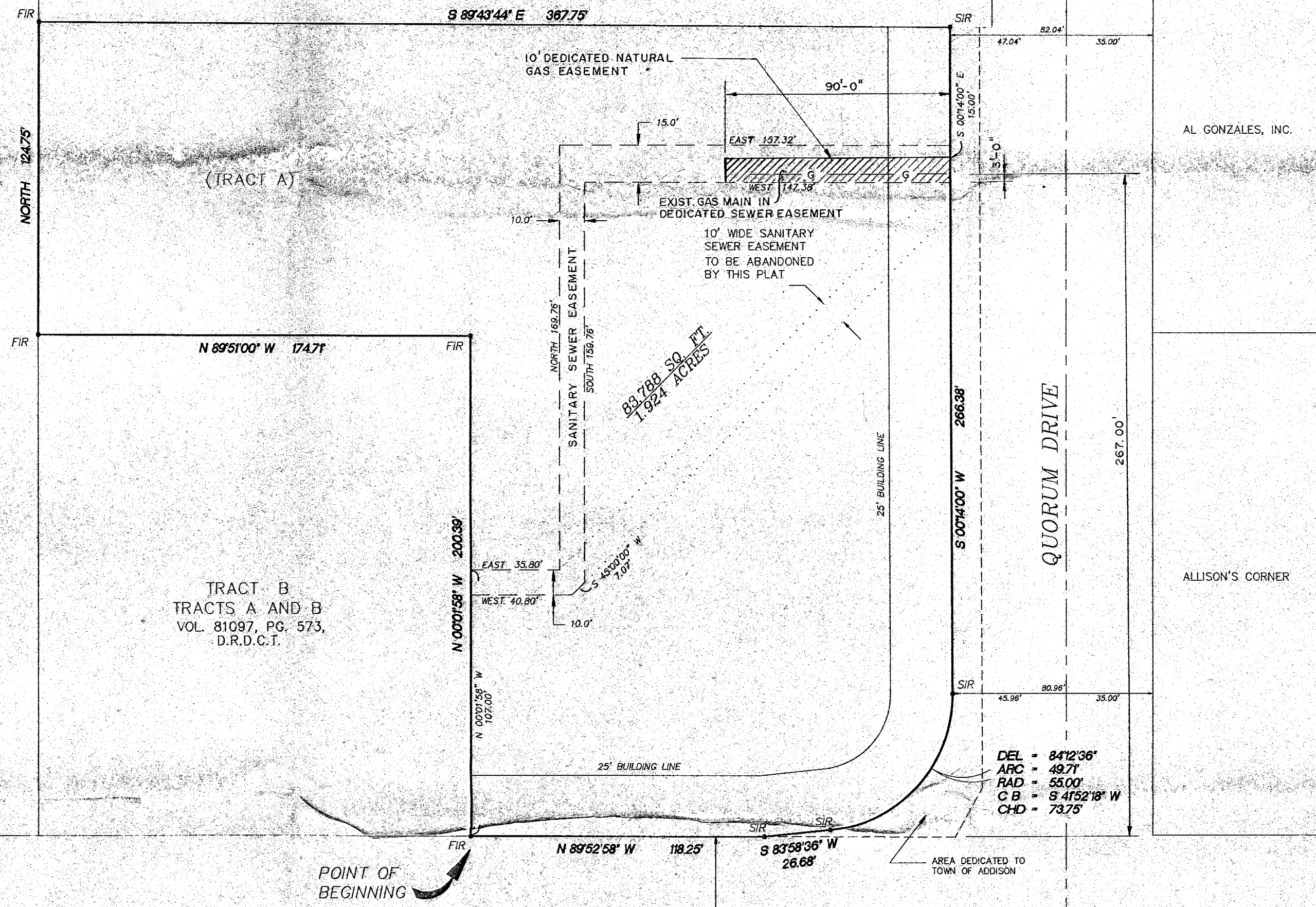


QUORUM CENTRE
VOL. 84067, PG. 5718,
D.R.D.C.T.

ADDISON LUMBER COMPANY



PAYLESS CASHWAYS, INC.

AL GONZALES, INC.

ALLISON'S CORNER

TRACT B
TRACTS A AND B
VOL. 81097, PG. 573,
D.R.D.C.T.

DEL = 8412.36'
ARC = 49.71'
RAD = 53.00'
C B = S 41°52'18" W
CHD = 73.75'

POINT OF BEGINNING

AREA DEDICATED TO TOWN OF ADDISON

BELT LINE ROAD

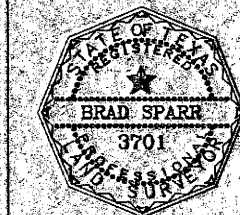
NOTE
FOR PLAT DESCRIPTION SEE SHEET 2

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

TOWN OF ADDISON ACCOUNT NO. 1-17-0005
OCAD NO. 100059000000A0000

DRAWN BY: M.M./CAD
CHECKED BY: R.D.S.
SCALE: 1" = 30'
DATE: JUNE, 1990
JOB NO. 11344B

PLAT
Ralph & Kacoos
A REPLAT OF 'TRACT A' OF
TRACTS A AND B
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS



Trinity Surveys
Incorporated
903 N. Bowser, Suite 240
Richardson, Texas 75081
214/480-0233

SHEET 1 OF 2

SHEET 2 OF 2
VOLUME 5024
PAGE 2824

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Consolidated Pension Trust and Hunt Petroleum Corporation Employee Pension Trust is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas. Said tract being a portion of Tract A of Tracts A and B, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 81097, Page 573, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod in the north line of Beltline Road (100 foot R.O.W) at the southeast corner of Tract B of said Tracts A and B, and being the southerly most southwest corner of the portion of said Tract A;

THENCE N 00°01'58" W, departing the north line of said Beltline Road, along the line common to said Tract B and the portion of Tract A, 200.39 feet to a found 1/2-inch iron rod at the northeast corner of said Tract B;

THENCE N 89°51'00" W, continuing along the line common to said Tract B and the portion of Tract A, 174.71 feet to a found 1/2-inch iron rod at the northwest corner of said Tract B, and being in the southerly most east line of Quorum Centre, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 84067, Page 5718, DRDCT;

THENCE NORTH, along the line common to said Quorum Centre and the portion of said Tract A, 124.75 feet to a found 5/8-inch iron rod at the northwest corner of the portion of said Tract A;

THENCE S 89°43'44" E, continuing along the line common to said Quorum Centre and the portion of said Tract A, 367.75 feet to a set 1/2-inch iron rod at the northeast corner of the portion of said Tract A, and being in the west line of Quorum Drive (variable width R.O.W.);

THENCE S 00°14'00" W, along the west line of said Quorum Drive, 266.38 feet to a set 1/2-inch iron rod at the point of curvature of a circular curve to the right, having a radius of 55.00 feet;

THENCE southwesterly, continuing along the west line of said Quorum Drive, along said circular curve to the right, through a central angle of 84°12'36", an arc distance of 49.71 feet, having a chord which bears S 41°52'18" W, 73.75 feet to a set 1/2-inch iron rod being the point of tangency at the intersection of the westerly line of said Quorum Drive with the north line of said Beltline Road;

THENCE S 83°58'36" W, along the north line of said Beltline Road, 26.68 feet to a set 1/2-inch iron rod;

THENCE N 89°52'58" W, continuing along the north line of said Beltline Road, 118.25 feet to the POINT OF BEGINNING and containing 83,788 square feet or 1.924 acres of land.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Consolidated Pension Trust and Hunt Petroleum Corporation Employee Pension Trust does hereby adopt this plat designated the hereinabove property as Ralph & Kacoos, a Replat of Tract A of Tracts A and B, 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 easements 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 other 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 of 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 purposes 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 service 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 of 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.

WITNESS, my hand at Dallas, Texas, this the 19th day of December, 1990.

CONSOLIDATED PENSION TRUST

By Walter Fraker
Walter Fraker Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared Walter Fraker 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of December, 1990.

June H. Paulson
Notary Public in and for Dallas County, Texas



CONSOLIDATED PENSION TRUST

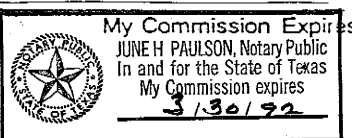
By P. G. Clarke
P. G. Clarke Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared P. G. Clarke 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of December, 1990.

June H. Paulson
Notary Public in and for Dallas County, Texas



CONSOLIDATED PENSION TRUST

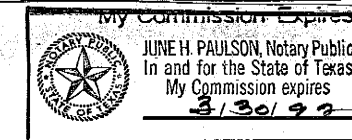
By Daniel R. Robinson
Daniel R. Robinson Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared Daniel R. Robinson 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of December, 1990.

June H. Paulson
Notary Public in and for Dallas County, Texas



HUNT PETROLEUM CORPORATION
EMPLOYEE PENSION TRUST

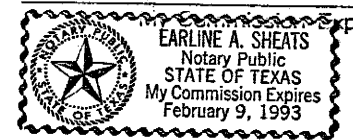
By James L. Parker
James L. Parker Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared James L. Parker 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of November, 1990.

Earline A. Sheats
Notary Public in and for Dallas County, Texas



HUNT PETROLEUM CORPORATION
EMPLOYEE PENSION TRUST

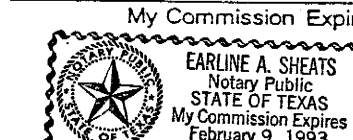
By J. A. Goodson
J. A. Goodson Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared J. A. Goodson 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of November, 1990.

Earline A. Sheats
Notary Public in and for Dallas County, Texas



HUNT PETROLEUM CORPORATION
EMPLOYEE PENSION TRUST

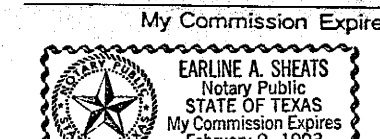
By Tom Hunt
Tom Hunt Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared Tom Hunt 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of November, 1990.

Earline A. Sheats
Notary Public in and for Dallas County, Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

THAT I, Brad Sparr, a Registered Professional Land Surveyor for Trinity Surveys, Inc., do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that the tract shown hereon was determined by a survey made on the ground during the month of JUNE, 1990 under my direction and supervision.

WITNESS, my hand and seal at Richardson, Dallas County, Texas, this the 17th day of December, 1990.

Brad Sparr
Brad Sparr
Registered Professional Land Surveyor
Texas Registration No. 3701

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas on this day personally appeared Brad Sparr, 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.

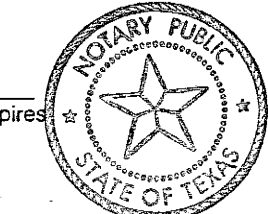
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of December, 1990.

Earline A. Sheats
Notary Public in and for Dallas County, Texas
My Commission Expires 2-15-94

APPROVAL CERTIFICATE

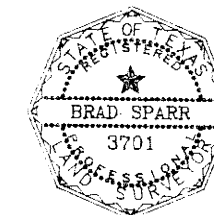
Approved by the Town of Addison this 17th day of August, 1990.

City Secretary
City Secretary



DRAWN BY: M.M./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 30'
DATE: JUNE, 1990
JOB NO. 11344B

PLAT
Ralph & Kacoos
A REPLAT OF 'TRACT A' OF
TRACTS A AND B
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903 N. Bowser, Suite 240
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SHEET 2 OF 2

FILED
DALLAS COUNTY
NOV 21 1990
5:01 PM '90