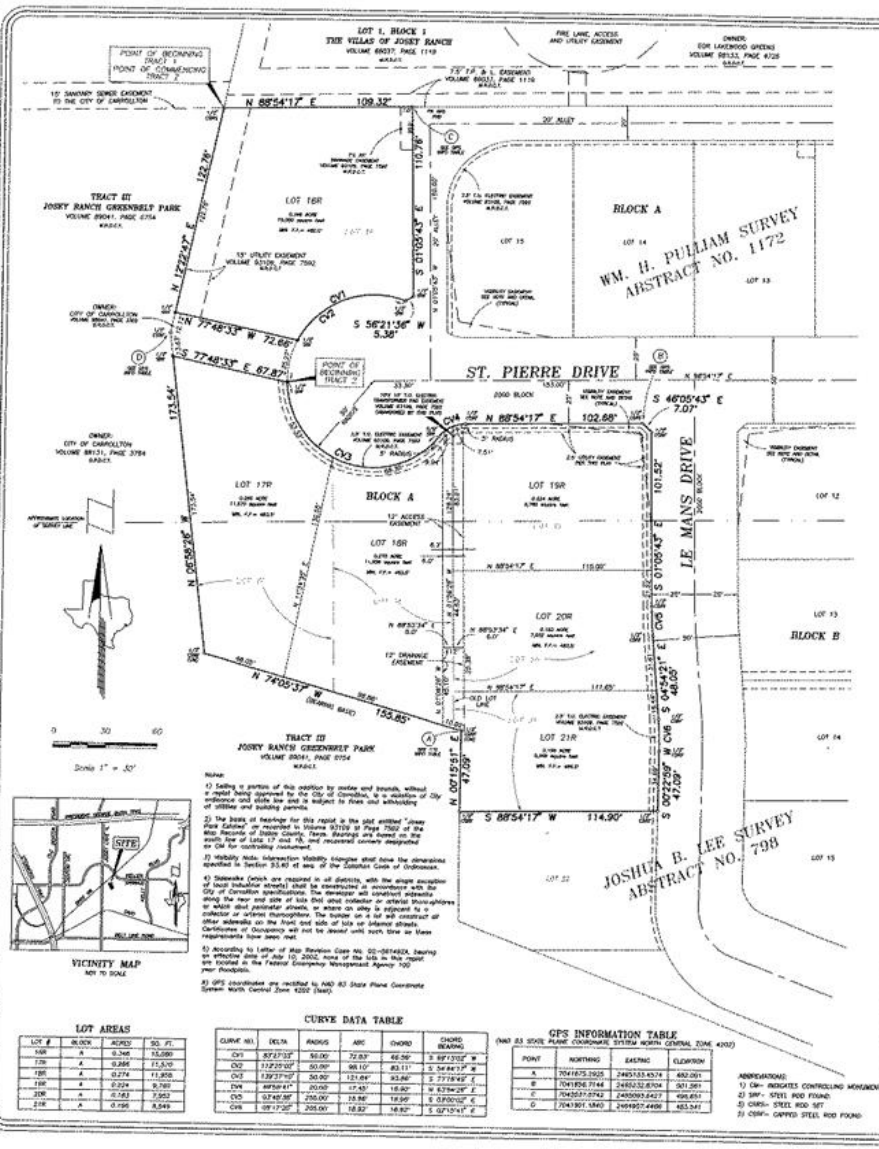
EXHIBIT A

VOL: 2004019 PG: 30



NOTES:

1) Selling a portion of this addition by metes and bounds, without a replat being approved by the City of Carrollton, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

2) The basis of bearings for this replat is the plat entitled "Josey Park Estates" as recorded in Volume 93109 at Page 7592 of the Map Records of Dallas County, Texas. Bearings are based on the south line of Lots 17 and 18, and monumented corners designated as CM for controlling monument.

3) Visibility Note: Intersection visibility triangles shall have the dimensions specified in Section 53.60 of sec. of the Carrollton Code of Ordinances.

4) Sidewalks (which are required in all districts, with the single exception of local industrial streets) shall be constructed in accordance with the City of Carrollton specifications. The developer will construct sidewalks along the rear and side of lots that abut collector or arterial thoroughfares or which abut perimeter streets, or where an alley is adjacent to a collector or arterial thoroughfare. The builder on a lot will construct all other sidewalks on the front and side of lots or interior streets. Certificates of Occupancy will not be issued until such time as these requirements have been met.

5) According to Letter of Map Revision Case No. 02-06T492X, bearing an effective date of July 10, 2002, none of the lots in this replat are located in the Federal Emergency Management Agency 100 year floodplain.

6) GPS coordinates are rectified to NAD 83 State Plane Coordinate System North Central Zone 4202 (feet).

LOT AREAS

LOT #	BLOCK	ACRES	SQ. FT.
16R	A	0.346	15,080
17R	A	0.286	12,470
18R	A	0.274	11,938
19R	A	0.224	9,760
20R	A	0.163	7,092
21R	A	0.196	8,549

CURVE DATA TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CV1	83°27'03"	50.00'	72.83'	66.56'	S 89°13'02" W
CV2	113°23'03"	50.00'	98.10'	83.11'	S 34°44'17" E
CV3	139°31'10"	50.00'	121.64'	93.94'	S 77°19'43" E
CV4	46°50'41"	20.00'	17.43'	16.95'	N 63°54'29" E
CV5	63°45'58"	200.00'	185.46'	176.09'	S 03°00'02" E
CV6	09°17'20"	205.00'	33.23'	33.20'	S 07°15'41" E

GPS INFORMATION TABLE

(NAD 83 STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202)

POINT	NORTHING	EASTING	ELEVATION
A	7041675.2925	2485153.4574	482.061
B	7041836.7144	2485032.8704	501.561
C	7043031.0742	2485093.6427	496.651
D	7043901.1843	2484927.4498	483.541

ABBREVIATIONS:
1) CM= INDICATES CONTROLLING MONUMENT
2) SRF= STEEL ROD FOUND
3) CRS= STEEL ROD SET
3) CRF= CAPPED STEEL ROD FOUND

STATE OF TEXAS:
COUNTY OF DALLAS:

OWNER'S CERTIFICATE

WHEREAS, Josey Park, L.P. acting by and through the undersigned, its duly authorized agent, is the sole owner of 0.3462 acre tract and a 1.1430 acre tract of land situated in the J. Armstrong Survey Abstract No. 25 in the City of Carrollton, Dallas County, Texas, as shown in the Deed recorded in Volume 2002047 at Page 7479 of the Deed Records of Dallas County, Texas, and being more fully described as two tracts as follows:

TRACT I

BEING a description of a 0.3462 acre or 15,080 square foot tract of land situated in the J. Armstrong Survey Abstract No. 25, and the J. Armstrong Survey No. 31 in the City of Carrollton, Dallas County, Texas, and being all of Lots 16R & 17R of Josey Park Estates, an addition to the City of Carrollton, as shown on the Final Plat recorded in Volume 93109, at page 7592 of the Map Records of Dallas County, Texas, and being more fully described as follows:

BEGINNING at a 1/2-inch steel rod with a red plastic cap stamped "PRISM SURVEYS" set for corner at the northwest corner of said Josey Park Estates, being also the southwest corner of Lot 1, Block 1 of The Villas of Josey Ranch addition, an addition to the City of Carrollton as shown on the Plat recorded in Volume 89037 at Page 1119 of the Map Records of Dallas County, Texas, and also being on a westerly line of a called 20.116 acre tract of land shown as Tract III on the Replat entitled Josey Ranch Greenbelt Park as recorded in Volume 89041 of Page 754 of the Map Records of Dallas County, Texas.

THENCE North 88 deg. 54 min. 17 sec. East, departing said Greenbelt Park and along the common line between said Josey Ranch Addition and Josey Park Estates, a distance of 109.32 feet to a P.K. nail found in concrete at the northeast corner of a 20 foot wide alley.

THENCE South 01 deg. 05 min. 43 sec. East, departing said common line and along the common line between said Josey Park Estates and said Josey Ranch Greenbelt Park addition, a distance of 110.76 feet to a 1/2-inch steel rod found for corner;

THENCE South 56 deg. 21 min. 36 sec. West, a distance of 5.38 feet to a 1/2-inch steel rod found for corner on the curving south right-of-way line of St. Pierre Drive, said curve being a curve to the left having a central angle of 83 deg. 27 min. 03 sec., a radius distance of 50.00 feet, a chord distance of 66.56 feet, and a chord bearing of South 89 deg. 13 min. 02 sec. West;

THENCE westerly along said right-of-way and said curve to the left, an arc distance of 72.83 feet to a 1/2-inch steel rod found for corner on the right having a central angle of 113 deg. 23 min. 03 sec., a radius distance of 50.00 feet, a chord distance of 83.11 feet, and a chord bearing of South 34 deg. 44 min. 17 sec. East;

THENCE southerly along said curve to the right, an arc distance of 98.10 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

THENCE South 77 deg. 48 min. 33 sec. East, a distance of 67.87 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

THENCE South 46 deg. 05 min. 43 sec. East, a distance of 7.07 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

THENCE South 88 deg. 54 min. 17 sec. West, departing said common line and along the common line between said Josey Ranch Addition and Josey Park Estates, a distance of 102.68 feet to a P.K. nail found in concrete at the northeast corner of a 20 foot wide alley.

THENCE South 01 deg. 05 min. 43 sec. East, departing said common line and along the east side of said alley, a distance of 110.76 feet to a 1/2-inch steel rod found for corner;

THENCE South 56 deg. 21 min. 36 sec. West, a distance of 5.38 feet to a 1/2-inch steel rod found for corner on the curving south right-of-way line of St. Pierre Drive, said curve being a curve to the left having a central angle of 113 deg. 23 min. 03 sec., a radius distance of 50.00 feet, a chord distance of 83.11 feet, and a chord bearing of South 34 deg. 44 min. 17 sec. West;

THENCE westerly along said right-of-way and said curve to the left, an arc distance of 98.10 feet to a 1/2-inch steel rod found for corner being the POINT OF BEGINNING and being the beginning of a curve to the left having a central angle of 139 deg. 31 min. 10 sec., a radius distance of 50.00 feet, a chord distance of 93.94 feet and a chord bearing of South 77 deg. 19 min. 43 sec. East;

THENCE easterly along said curve to the left, an arc distance of 121.64 feet to a 5/8-inch steel rod found for corner and being the beginning of a curve to the right having a central angle of 46 deg. 50 min. 41 sec., a radius distance of 20.00 feet, a chord distance of 16.95 feet, and a chord bearing of North 63 deg. 54 min. 29 sec. East;

THENCE southerly along said right-of-way line and said curve to the right, an arc distance of 17.43 feet to a 1/2-inch steel rod found for corner, and being on the south right-of-way line of said St. Pierre Drive;

THENCE North 88 deg. 54 min. 17 sec. East, along said south line, a distance of 102.68 feet to a 1/2-inch steel rod found for corner at the south end of a corner clip located at the southwest corner of the intersection of St. Pierre Drive with Le Mans Drive (a 50 foot wide right-of-way);

THENCE South 46 deg. 05 min. 43 sec. East, along said corner clip, a distance of 7.07 feet to a 1/2-inch steel rod found for corner on the west right-of-way line of said Le Mans Drive;

THENCE southerly along the said west right-of-way line of Le Mans Drive the following:

South 01 deg. 05 min. 43 sec. East, a distance of 131.52 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner at the beginning of a curve on the left having a central angle of 03 deg. 45 min. 38 sec., a radius distance of 255.00 feet, a chord distance of 16.96 feet, and a chord bearing of South 03 deg. 00 min. 03 sec. East;

southerly along said curve to the left, an arc distance of 16.96 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

South 04 deg. 54 min. 21 sec. East, a distance of 48.05 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner at the beginning of a curve to the right having a central angle of 05 deg. 17 min. 20 sec., a radius distance of 205.00 feet, a chord distance of 18.92 feet, and a chord bearing of South 02 deg. 15 min. 41 sec. East;

southerly along said curve to the right, an arc distance of 18.92 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

South 00 deg. 22 min. 59 sec. West, a distance of 47.09 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

THENCE South 88 deg. 54 min. 17 sec. West, a distance of 114.90 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner, and being on the east line of Josey Park Estates addition, same being an easterly line of previously said Tract III of Josey Ranch Greenbelt Park addition;

THENCE northerly along the common lines between said Josey Park Estates addition and said Josey Ranch Greenbelt Park addition,

North 01 deg. 22 min. 47 sec. East, a distance of 122.76 feet to the POINT OF BEGINNING;

and containing 0.3462 acre or 15,080 square feet of land more or less.

TRACT II

BEING a description of a 1.1430 acre tract of land situated in the J. Armstrong Survey Abstract No. 25, and the J. Armstrong Survey No. 31, in the City of Carrollton, Dallas County, Texas, and being all of Lots 18, 19, 20, and 21, situated in Block A of Josey Park Estates, an addition to the City of Carrollton, as shown on the Final Plat recorded in Volume 93109 on Page 7592 of the Map Records of Dallas County, Texas, and being more fully described as follows:

COMMENCING at a 1/2-inch steel rod with a red plastic cap stamped "PRISM SURVEYS" set for corner at the northwest corner of said Josey Park Estates, being also the southwest corner of Lot 1, Block 1 of The Villas of Josey Park Ranch addition, an addition to the City of Carrollton as shown on the Plat recorded in Volume 89037 of Page 1119 of the Map Records of Dallas County, Texas, and also being on an westerly line of a called 53.116 acre tract of land shown as Tract III on the Replat entitled Josey Ranch Greenbelt Park as recorded in Volume 89041 of Page 754 of the Map Records of Dallas County, Texas.

THENCE North 88 deg. 54 min. 17 sec. East, departing said Greenbelt Park and along the common line between said Josey Ranch Addition and Josey Park Estates, a distance of 198.32 feet to a P.K. nail found in concrete at the northeast corner of a 20 foot wide alley;

THENCE South 01 deg. 05 min. 43 sec. East, departing said common line and along the east side of said alley, a distance of 110.76 feet to a 1/2-inch steel rod found for corner;

THENCE South 56 deg. 21 min. 36 sec. West, a distance of 5.38 feet to a 1/2-inch steel rod found for corner on the curving south right-of-way line of St. Pierre Drive, said curve being a curve to the left having a central angle of 113 deg. 23 min. 03 sec., a radius distance of 50.00 feet, a chord distance of 83.11 feet, and a chord bearing of South 34 deg. 44 min. 17 sec. West;

THENCE westerly, along said right-of-way and said curve to the left, an arc distance of 98.10 feet to a 1/2-inch steel rod found for corner being the POINT OF BEGINNING and being the beginning of a curve to the left having a central angle of 139 deg. 31 min. 10 sec., a radius distance of 50.00 feet, a chord distance of 93.94 feet and a chord bearing of South 77 deg. 19 min. 43 sec. East;

THENCE easterly along said curve to the left, an arc distance of 121.64 feet to a 5/8-inch steel rod found for corner and being the beginning of a curve to the right having a central angle of 46 deg. 50 min. 41 sec., a radius distance of 20.00 feet, a chord distance of 16.95 feet, and a chord bearing of North 63 deg. 54 min. 29 sec. East;

THENCE southerly along said right-of-way line and said curve to the right, an arc distance of 17.43 feet to a 1/2-inch steel rod found for corner, and being on the south right-of-way line of said St. Pierre Drive;

THENCE North 88 deg. 54 min. 17 sec. East, along said south line, a distance of 102.68 feet to a 1/2-inch steel rod found for corner at the south end of a corner clip located at the southwest corner of the intersection of St. Pierre Drive with Le Mans Drive (a 50 foot wide right-of-way);

THENCE South 46 deg. 05 min. 43 sec. East, along said corner clip, a distance of 7.07 feet to a 1/2-inch steel rod found for corner on the west right-of-way line of said Le Mans Drive;

THENCE southerly along the said west right-of-way line of Le Mans Drive the following:

South 01 deg. 05 min. 43 sec. East, a distance of 131.52 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner at the beginning of a curve on the left having a central angle of 03 deg. 45 min. 38 sec., a radius distance of 255.00 feet, a chord distance of 16.96 feet, and a chord bearing of South 03 deg. 00 min. 03 sec. East;

southerly along said curve to the left, an arc distance of 16.96 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

South 04 deg. 54 min. 21 sec. East, a distance of 48.05 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner at the beginning of a curve to the right having a central angle of 05 deg. 17 min. 20 sec., a radius distance of 205.00 feet, a chord distance of 18.92 feet, and a chord bearing of South 02 deg. 15 min. 41 sec. East;

southerly along said curve to the right, an arc distance of 18.92 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

South 00 deg. 22 min. 59 sec. West, a distance of 47.09 feet to a 1/2-inch steel rod with a plastic cap stamped "Hanewald" found for corner;

South 77 deg. 48 min. 33 sec. East, a distance of 67.87 feet to the POINT OF BEGINNING;

and containing 1.1430 acres or 49,767 square feet of land more or less.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSEY PARK, L.P., acting hereto by and through its duly-authorized officers, does hereby adopt this plat designating the herein above-described property as JOSEY PARK ESTATES REPLAT, an addition to the City of Carrollton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, and all dedications being free and clear of all liens and encumbrances, except as shown hereon.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements as said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or adapt the same unless the reserved limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Carrollton's use thereof. The City of Carrollton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

The City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

The Josey Park, L.P. does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or claim to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Carrollton.

WITNESS MY HAND THIS 19th day of December, 2003

Signature of Owner

General Partner
Position in Corporation

Josey Park, L.P.
Corporation

Lien Holder Lienholder State
David Cebulska
Authorized Agent

NOTARY CERTIFICATE

State of Texas
County of Dallas

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jurgen Klinger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 12 day of December, 2003.

Notary Public in and for the State of Texas

My commission expires 7/25/08

NOTARY CERTIFICATE

State of Texas
County of Dallas

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Zenki Cebulska, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 12 day of December, 2003.

Notary Public in and for the State of Texas

My commission expires 8/4/04

SURVEYOR'S CERTIFICATE

State of Texas
County of Dallas

I, Michael Dale Linke, a Registered Professional Land Surveyor hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Carrollton, Texas.

Michael Dale Linke
Registered Professional Land Surveyor
No. 4328

NOTARY CERTIFICATE

State of Texas
County of Tarrant

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Michael Dale Linke, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 12th day of December, 2003.

Notary Public in and for the State of Texas

My commission expires 8/4/04

CITY SIGNATURE BLOCK

On the 12th day of January 2003, this plat was duly approved by the Planning and Zoning Commission of the City of Carrollton.

Signed: Chairman, Planning and Zoning Commission

Attest: City Secretary

Signed: Director of Planning

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

TXU GAS: 12-18-03

ONCOR ELECTRIC DELIVERY COMPANY: 12-18-03

CODRY ELECTRIC: N/A

CASE NO. 07-03RP4

REPLAT

LOTS 16R, 17R, 18R, 19R, 20R, and 21R, BLOCK A JOSEY PARK ESTATES

BEING A REVISION OF LOTS 16 thru 21 BLOCK A, JOSEY PARK ESTATES AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 93109 AT PAGE 7592 MAP RECORDS OF DALLAS COUNTY, TEXAS

6 LOTS CONTAINING 1.529 ACRES SITUATED IN THE J. ARMSTRONG SURVEY ABSTRACT NO. 25, and THE J. ARMSTRONG SURVEY ABSTRACT NO. 31. DALLAS COUNTY, TEXAS

PREPARED: May 9, 2003
REVISED: June 25, 2003

OWNER/DEVELOPER:
JOSEY PARK, L.P.
5600 W. LOVERS LANE
SUITE 241
DALLAS, TEXAS 75209
PH: (972)
FAX: (972)

SURVEYOR:
PRISM SURVEYS, INC.
COMMERCIAL, RESIDENTIAL, BOUNDARY, TOPOGRAPHIC, TITLE & CONSTRUCTION SURVEYS
P.O. BOX 161553
1301 W. EULESS BOULEVARD, #112
EULESS, TEXAS 76040
(817) 545-8048

THIS PLAT RECORDED IN VOLUME_____ AT PAGE_____

DATE: 11.25.03 DRAWN BY: ADC SCALE 1"= 30' PROJECT NO. 02-0434 SHEET 1 OF 1