

EXHIBIT 448A

DEVELOPMENT PLAN

263,485 SQUARE FEET
6.0488 ACRES

INDIAN TRAIL
50' R.O.W.

ROYAL LANE
100' R.O.W.

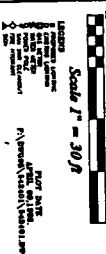
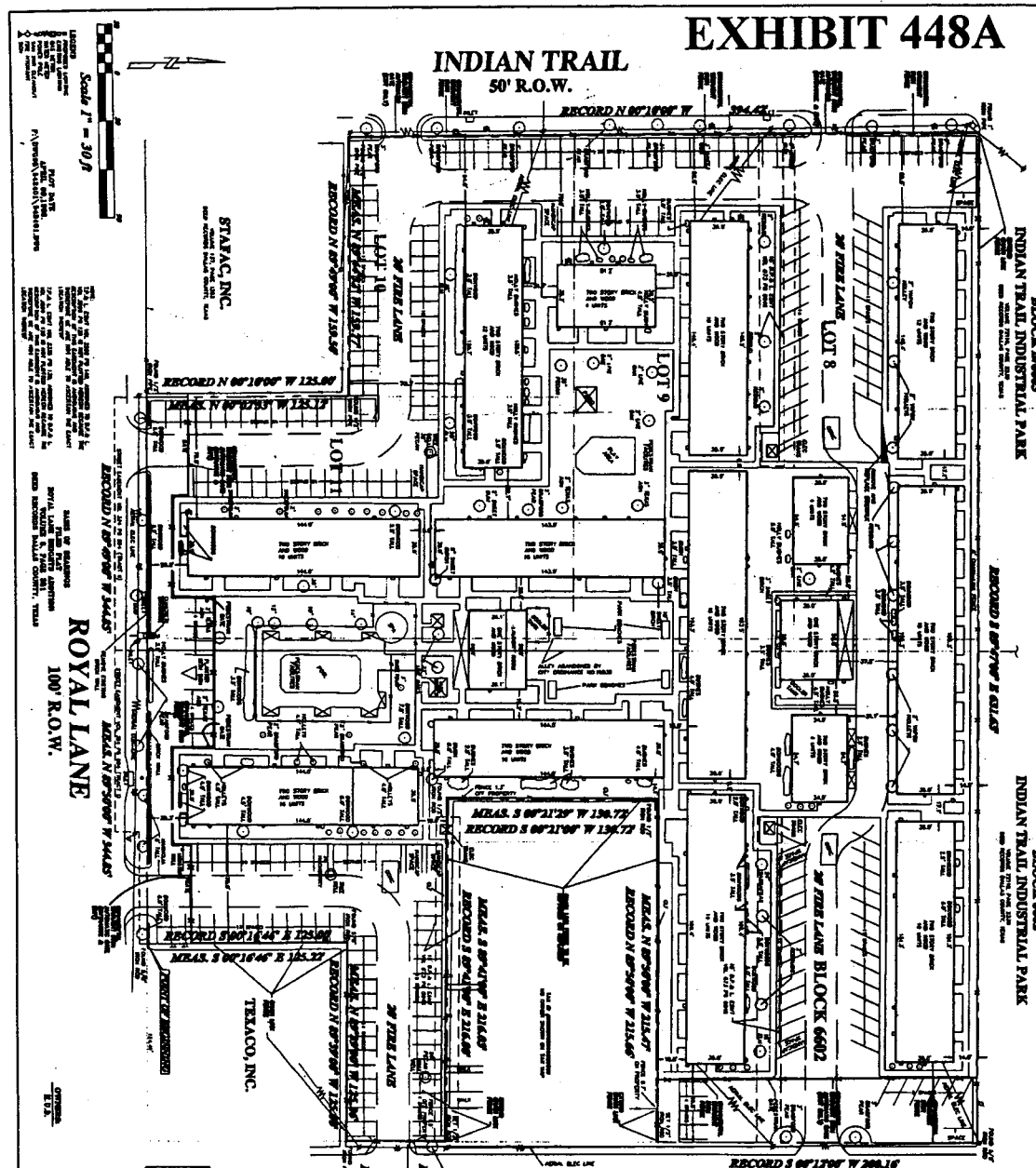
DENNIS ROAD
VARIABLE R.O.W.

LEGAL DESCRIPTION

Part of Parcel 1684268 in the City of Dallas, Texas, being a 1/2 of Lot 1 and part of Lot 2 of Block 6692, Indian Trail Industrial Park, in the County of Tarrant and State of Texas, as the same are shown on a certain map or plan of subdivision titled "Subdivision of Lot 1 and Lot 2 of Block 6692, Indian Trail Industrial Park, in the County of Tarrant and State of Texas," as shown on and recorded in the public records of the County of Tarrant and State of Texas, Book 8146, Page 101, the said map or plan of subdivision being more fully described as follows:

The said parcel is bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The said parcel is divided into 11 lots, as follows:

- LOT 1: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 2: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 3: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 4: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 5: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 6: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 7: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 8: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 9: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 10: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.
- LOT 11: A certain parcel of land, containing 0.25 acres, bounded on the north by the 50-foot Right-of-Way of Indian Trail, on the west by the 100-foot Right-of-Way of Royal Lane, on the south by the Variable Right-of-Way of Dennis Road, and on the east by the 50-foot Right-of-Way of Indian Trail. The area of the said lot is 13,371.00 sq. ft.



STAAC, INC.
3501 NORTH TEXAS STREET, SUITE 200
DALLAS, TEXAS 75246
(214) 731-1111

TEKACO, INC.
1500 DALLAS STREET
DALLAS, TEXAS 75246
(214) 731-1111

1:1. 6000 SCALE
APRIL 1988

NO. OF SHEETS	213
NO. OF SHEETS	213
NO. OF SHEETS	213
NO. OF SHEETS	213

PART OF ROYAL LANE INDUSTRIAL PARK	
PART OF BLOCKS 6689 & 6692	
PLATTATION ROYALE	
K. MONTANA ELLERY, ARCHITECT, P.L.L.C.	
DALLAS, TEXAS	