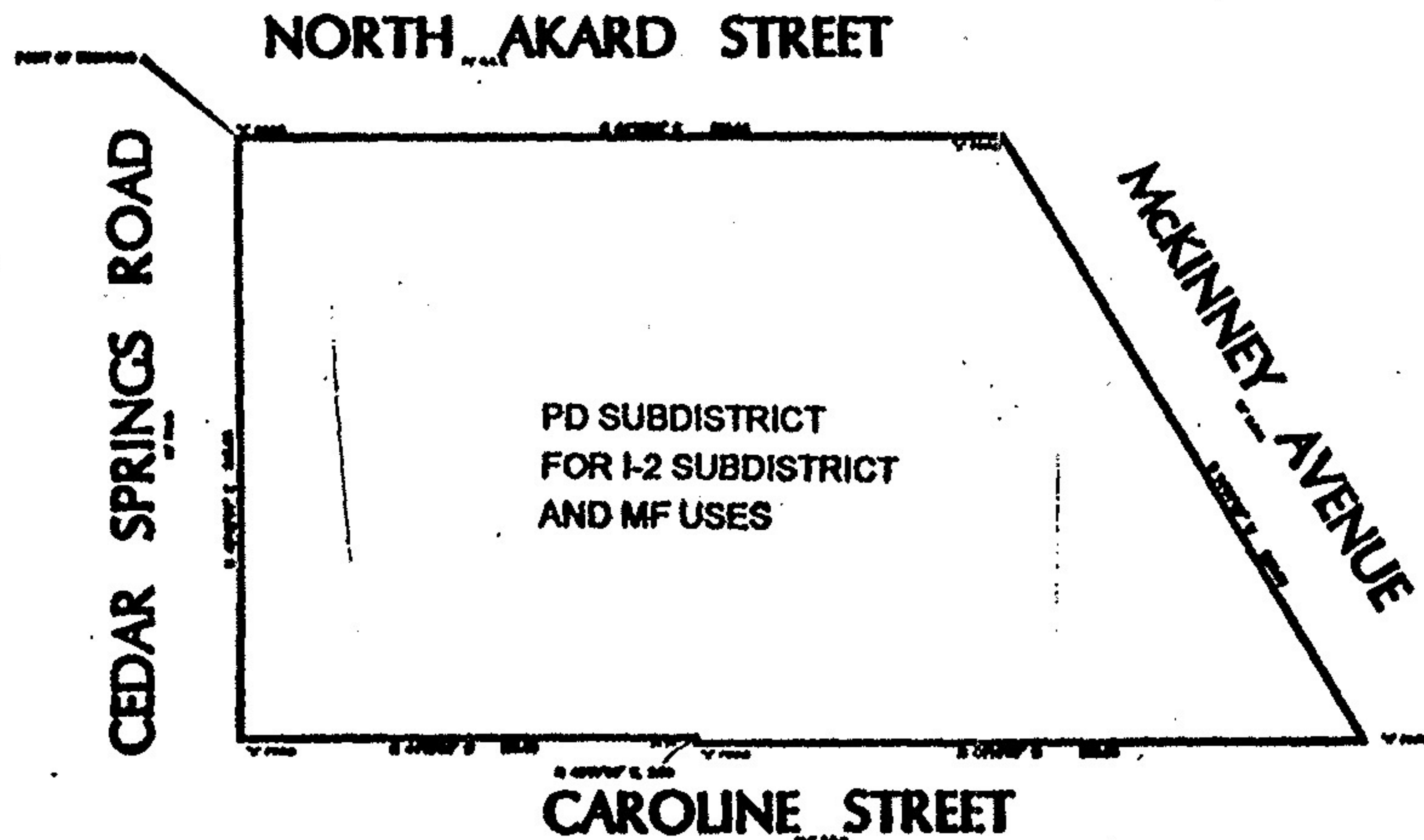


EXHIBIT S-24A



PROPERTY DESCRIPTION

2000 sq ft of Block 242, 2000 City Block, in the City of Dallas, Dallas County, Texas, and being in the A. Grady Survey, Abstract No. 498, including:

The two tracts described in Deeds from the State, et al. to the Suburban Army recorded in Deeds from the State, Dallas County, Texas.

The tract described in Deed from A. Grady, et al. to the Suburban Army recorded in Volume 20027, Page 1264, of said Deed Records.

The tract described in Deed from Wilson Technology, et al. to the Suburban Army recorded in Volume 20023, Page 724, of said Deed Records.

The tract described in Deed from Wilson Technology, et al. to the Suburban Army recorded in Volume 20023, Page 2291, of said Deed Records, and

The tract described in Deed from Dallas Air Conditioning Company, Inc. to the Suburban Army recorded in Volume 20023, Page 1264 of said Deed Records, and being more particularly described as follows:

SECTION 24 of 1/4 sec 34 and 35 of corner of the intersection of the southeast line of Cedar Springs Road (SW R.R.) and the southeast line of North Akard Street (SW R.R.)

TRACT 2 1/4 ACRES, along the southeast line of North Akard Street, a distance of 200.00 feet to an 1/4 sec 34 and 35 of corner in the vicinity of the intersection of McKinney Avenue (SW R.R.)

TRACT 2 1/4 ACRES, along the southeast line of North Akard Street, a distance of 200.00 feet to an 1/4 sec 34 and 35 of corner in the vicinity of the intersection of McKinney Avenue (SW R.R.)

TRACT 2 1/4 ACRES, along the southeast line of North Akard Street, a distance of 200.00 feet to an 1/4 sec 34 and 35 of corner in the vicinity of the intersection of McKinney Avenue (SW R.R.)

TRACT 2 1/4 ACRES, along the southeast line of North Akard Street, a distance of 200.00 feet to an 1/4 sec 34 and 35 of corner in the vicinity of the intersection of McKinney Avenue (SW R.R.)

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TRACT 2 1/4 ACRES, along the southeast line of North Akard Street, a distance of 200.00 feet to an 1/4 sec 34 and 35 of corner in the vicinity of the intersection of McKinney Avenue (SW R.R.)

CONCEPTUAL PLAN
ZONING REQUIREMENTS
LOT COVERAGE FOR RESIDENTIAL USES - 100%
ALL OTHER YARD, LOT, HEIGHT REQUIREMENTS SHALL COMPLY WITH I-2 SUBDISTRICT REGULATIONS.

OWNER: FARMONT HOTEL COMPANY-DALLAS LP.
C/O NEWT WALKER COMPANY
2519 THOMAS AVENUE
DALLAS, TEXAS 75201
PHONE 214 720-2233
FAX: 214 671-2627

SVB
 PLANNED DEVELOPMENT DISTRICT NO. 24

PLANNED DEVELOPMENT DISTRICT NO. 193
 Z 967-322/10402-C(KC)

337
 973689

LEGEND:
 L/P 2 IRON PIPE FOUND
 S/P 3 STRIPPED PARKING SPACE
 P/W POWER POLE
 W/MR WATER METER
 F/H FIRE HYDRANT
 S/V SWER VALVE
 S/C SANITARY CLEANOUT

NOTES:
 Subject Property does not lie in the 100-Year Flood Plain according to the FEMA Community Map Panel No. 480171 0128 B, dated July 9, 1991.

CONCEPTUAL PLAN						
1708 CEDAR SPRINGS ROAD						
CITY BLOCK 292						
DALLAS, DALLAS COUNTY, TEXAS						
BROCKETTE - DAVIS - DRAKE, Inc.						
consulting engineers						
Civil & Structural Engineering Surveying						
4140 North Central Expressway, Suite 1140, Dallas, Texas 75204						
(214) 694-7054						
DESIGN	DRAWN	DATE	SCALE	PROJECT	FILE NO.	NO.
JP	JL	11/27/97		CH	C97352	

REVISED 11/11/97