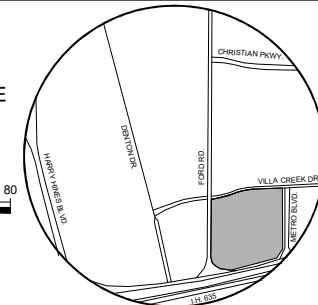
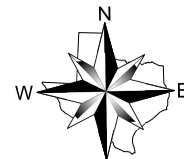


FOURTH INSTALLMENT OF
METRO SQUARE - PHASE II
VOLUME 79203, PAGE 691

VILLA CREEK DRIVE

(EXISTING 60' RIGHT-OF-WAY)
7.5' SIDEWALK
EASEMENT

POINT OF
BEGINNING



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
CIRF	Capped iron rod found
CIRS	Iron rod w/ red plastic cap stamped "W.A.I. 5714" set
XCF	"X" cut in concrete found
IRF	Iron Rod Found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. 5714" set

NOTES:

- The purpose of this plat is to create a contiguous addition from a recorded plat and an unplatted tract of land and to subdivide that addition into two (2) separate lots for development.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- Setbacks are set in accordance with current zoning.

LOT 2
6.373 ACRES
(277,611 SQ. FT.)

LOT 1R
5.341 ACRES
(232,637 SQ. FT.)

INTERSTATE HIGHWAY 635
(LBJ FREEWAY)
(EXISTING VARIABLE WIDTH RIGHT-OF-WAY)

SEE SHEET 2 FOR LINE AND CURVE TABLES

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0170K, dated July 7, 2014, this property is within Flood Zones X and X(Shaded).

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
llueker@winkelmann.com

OWNER:
CRP/Al Woodhaven Industrial Owner, L.P.
820 Gessner Road, Suite 100
Houston, Texas 77024

FINAL PLAT RODEWAY INN - METRO SQUARE SUBDIVISION

LOTS 1R AND 2

BEING A REPLAT OF RODEWAY INN - METRO SQUARE SUBDIVISION AS RECORDED IN VOLUME 79009, PAGE 1735, AND ALL OF A TRACT OF LAND DESCRIBED IN DEED TO BALDWIN-HARRIS COMPANY AS RECORDED IN VOLUME 85071, PAGE 4876
BEING 11.714 ACRES (610,242 SQ. FT.) OUT OF THE ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574 IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
PREPARED: September, 2025
REVISED: Wednesday, January 7, 2026 9:49:37 AM

FINAL PLAT
RODEWAY INN - METRO SQUARE SUBDIVISION
LOTS 1R AND 2
FARMERS BRANCH, DALLAS COUNTY, TEXAS

ISAAC B. WEBB SURVEY ABSTRACT NO. 1574
FARMERS BRANCH,
DALLAS COUNTY, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
ONE HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090 FAX
(972) 490-7099
Texas Surveyor No. 1038600 Expires 03/31/2026
Geomatics No. 2024 Expires 03/31/2026
Geomatics No. 2024 Expires 03/31/2026

Date: 8.4.25
Scale: 1" = 40'
File: 78718.00-FPLT
Project No.: 78718.00
SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, CRP/AI Woodhaven Industrial Owner, L.P., are the sole owners of a tract of land situated in the ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574, in the City of Farmers Branch, Dallas County, Texas, being all of Rodeway Inn - Metro Square Subdivision, an addition to the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 79009, Page 1735, Deed Records, Dallas County, Texas, and all of a tract of land described in Special Warranty Deeds to CRP/AI Woodhaven Industrial Owner, L.P. as recorded in County Clerk's Instrument No. 202500162550 and 202500162224, Official Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of said Rodeway Inn - Metro Square Subdivision at the intersection of the South right-of-way of Villa Creek Drive, a 60-foot right-of-way, with the West right-of-way of Metro Boulevard, an 80-foot right-of-way;

THENCE South 00 degrees 28 minutes 01 seconds East, along the West right-of-way of said Metro Boulevard and the East line of said Rodeway Inn - Metro Square Subdivision, a distance of 464.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northerly Southeast corner of said Rodeway Inn - Metro Square Subdivision at North end of a tract of land dedicated as street R.O.W. per said plat of Rodeway Inn - Metro Square Subdivision at the intersection of the West right-of-way of said Metro Boulevard and the North right-of-way of Interstate Highway 635 [LBJ Freeway], a variable width right-of-way;

THENCE South 25 degrees 03 minutes 02 seconds West, along the Northwest line of said tract dedicated as street R.O.W., a distance of 61.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the North right-of-way of said Interstate Highway 635;

THENCE South 77 degrees 57 minutes 59 seconds West, along the North right-of-way of said Interstate Highway 635 and the South line of said Rodeway Inn - Metro Square Subdivision, a distance of 314.19 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 76 degrees 21 minutes 11 seconds West, continuing along the North right-of-way of said Interstate Highway 635 and the South line of said Rodeway Inn - Metro Square Subdivision, passing a 1/2-inch iron rod found for the Southwest corner of said Rodeway Inn - Metro Square Subdivision and the Southeast corner of said Baldwin-Harris Company tract at a distance of 211.93 feet, a total distance of 404.09 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the East end of a segmented corner clip at the intersection of the North right-of-way of said Interstate Highway 635 with the East right-of-way of Ford Road, an 80-foot right-of-way;

THENCE along the segmented corner clip and the Southwest lines of said Baldwin-Harris Company tract, the following courses and distances:

South 08 degrees 52 minutes 06 seconds West, a distance of 89.56 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 74 degrees 47 minutes 45 seconds West, a distance of 52.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 29 degrees 26 minutes 49 seconds West, a distance of 44.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 14 degrees 04 minutes 24 seconds West, a distance of 42.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the East right-of-way of said Ford Road and the West line of said Baldwin-Harris Company tract;

THENCE North 00 degrees 27 minutes 45 seconds West, along the East right-of-way of said Ford Road and the West line of said Baldwin-Harris Company tract, a distance of 477.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of said Baldwin-Harris Company tract at the intersection of the East right-of-way of said Ford Road with the South line of said Villa Creek Drive;

THENCE departing the East right-of-way of said Ford Road, along the South right-of-way of said Villa Creek Drive and the North lines of said Baldwin-Harris Company tract and said Rodeway Inn - Metro Square Subdivision, the following courses and distances;

North 82 degrees 55 minutes 26 seconds East, a distance of 3.48 feet to a 5/8-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 602.96 feet, a central angle of 15 degrees 51 minutes 25 seconds, a chord bearing of North 74 degrees 59 minutes 44 seconds East, and a chord length of 166.34 feet;

Along said curve to the left, an arc distance of 166.87 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set, said point being the beginning of a curve to the right having a radius of 542.96 feet, a central angle of 18 degrees 55 minutes 01 seconds, a chord bearing of North 76 degrees 31 minutes 32 seconds East, and a chord length of 178.45 feet;

Along said curve to the right, an arc distance of 179.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 85 degrees 59 minutes 02 seconds East, continuing along the South right-of-way of said Villa Creek Drive and the North line of said Rodeway Inn - Metro Square Subdivision, a distance of 560.37 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 11.714 acres or 510,242 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of April, 2026, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	32°08'50"	20.00'	11.22'	11.07'	N16°32'09"W
C2	90°00'00"	20.00'	31.42'	28.28'	N44°32'15"E
C3	21°11'07"	44.00'	16.27'	16.18'	S78°56'42"W
C4	68°48'53"	45.00'	54.05'	50.86'	S33°56'42"W
C5	90°00'00"	20.00'	31.42'	28.28'	N44°32'15"E
C6	90°00'00"	20.00'	31.42'	28.28'	N45°27'45"W
C7	67°58'57"	52.00'	61.70'	58.14'	S34°27'06"E
C8	79°43'51"	10.00'	13.92'	12.82'	N58°34'16"W
C9	82°01'33"	26.00'	37.22'	34.12'	N40°33'02"E
C10	90°00'00"	26.00'	40.84'	36.77'	N45°27'45"W
C11	21°11'07"	20.00'	7.40'	7.35'	S78°56'42"W
C12	68°48'53"	26.00'	31.23'	29.38'	S33°56'42"W
C13	67°57'53"	26.00'	30.84'	29.06'	S34°26'48"E
C14	22°08'42"	2.00'	0.77'	0.77'	S79°23'26"E
C15	13°35'39"	15.00'	3.56'	3.55'	S06°20'05"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C16	17°57'33"	15.00'	4.70'	4.68'	S09°26'31"E
C17	17°57'33"	26.00'	8.15'	8.12'	N09°26'31"W
C18	90°00'00"	26.00'	40.84'	36.77'	S45°27'45"E
C19	90°00'00"	20.00'	31.42'	28.28'	N44°32'15"E
C20	78°40'25"	20.00'	27.46'	25.36'	N39°47'57"W
C21	67°31'50"	46.00'	54.22'	51.13'	S45°22'15"E
C22	21°38'24"	20.00'	7.55'	7.51'	N22°25'32"W
C23	70°01'13"	20.00'	24.44'	22.95'	S40°23'12"E
C24	74°56'04"	46.00'	60.16'	55.96'	N37°55'47"W
C25	90°00'00"	20.00'	31.42'	28.28'	S45°27'45"E
C26	90°00'00"	20.00'	31.42'	28.28'	S44°32'15"W
C27	90°00'00"	46.00'	72.26'	65.05'	N44°32'15"E
C28	90°00'00"	26.00'	40.84'	36.77'	S44°32'15"W
C29	15°56'18"	821.32'	228.47'	227.74'	S77°12'50"W
C30	10°57'50"	797.40'	152.59'	152.36'	N74°25'56"E

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOWN ALL BY THESE PRESENTS

OWNER'S DEDICATION

That, CRP/AI Woodhaven Industrial Owner, L.P., acting by and through act, does hereby adopt this plat designating the herein above described property as **RODEWAY INN - METRO SQUARE SUBDIVISION**, Lot 1R AND 2, Block 1, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (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.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the ____ day of _____, 2026.

Authorized signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person 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 ____ day of _____, 2026.

Notary Public
My commission expires:

EXECUTED this the ____ day of _____, 2026.

Authorized signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person 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 ____ day of _____, 2026.

Notary Public
My commission expires:

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the Farmers Branch, Dallas County, Texas.

"PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(214) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Leonard J. Lueker, R.P.L.S., known to me to be the person 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 ____ day of _____, 2026.

Notary Public
My commission expires:

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2026, by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.

Chairperson, Planning & Zoning Commission,
City of Farmers Branch

Deputy Director of Planning



ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574
FARMERS BRANCH,
DALLAS COUNTY, TEXAS

FINAL PLAT
RODEWAY INN - METRO SQUARE SUBDIVISION
LOTS 1R AND 2
FARMERS BRANCH, DALLAS COUNTY, TEXAS

Date : 8.4.25

Scale : N/A

File : 78718.00-FPLT

Project No. : 78718.00

SHEET

2 of 2

FINAL PLAT
RODEWAY INN - METRO SQUARE SUBDIVISION
LOTS 1R AND 2

BEING A REPLAT OF RODEWAY INN - METRO SQUARE SUBDIVISION AS RECORDED IN VOLUME 79009, PAGE 1735, AND ALL OF A TRACT OF LAND DESCRIBED IN DEED TO BALDWIN-HARRIS COMPANY AS RECORDED IN VOLUME 85071, PAGE 4876
BEING 11.714 ACRES (610,242 SQ. FT.) OUT OF THE ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574 IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
PREPARED: September, 2025
REVISED: Wednesday, January 7, 2026 9:49:37 AM

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
llueker@winkelmann.com

OWNER:
CRP/AI Woodhaven Industrial Owner, L.P.
820 Gessner Road, Suite 100
Houston, Texas 77024