



<p>OWNERS CERTIFICATE</p> <p>STATE OF TEXAS § COUNTY OF DALLAS §</p> <p>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:</p> <p>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;</p> <p>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 Northernly 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;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>THENCE along the segmented corner clip and the Southwest lines of said Baldwin-Harris Company tract, the following courses and distances:</p> <p>South 80 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;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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 line of said Baldwin-Harris Company tract and said Rodeway Inn - Metro Square Subdivision, the following courses and distances:</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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.</p> <p>CONTAINING within these metes and bounds 11.714 acres or 510,242 square feet of land, more or less.</p> <p>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.</p>	<p>OWNER'S DEDICATION</p> <p>STATE OF TEXAS § COUNTY OF DALLAS §</p> <p>NOW, THEREFORE, KNOWN ALL BY THESE PRESENTS</p> <p>OWNER'S DEDICATION</p> <p>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 herein. 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 herein shall be the responsibility of the property owners.</p> <p>This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.</p> <p>EXECUTED this the _____ day of _____, 2026.</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>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.</p> <p>"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"</p> <p>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</p> <p>STATE OF TEXAS § COUNTY OF DALLAS §</p> <p>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.</p> <p>GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.</p>	<p>CERTIFICATE OF APPROVAL</p> <p>Approved this _____ day of _____, 2026, by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.</p> <p>Chairperson, Planning & Zoning Commission, City of Farmers Branch</p> <p>Deputy Director of Planning</p>																																																																																																																																																																																																
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