



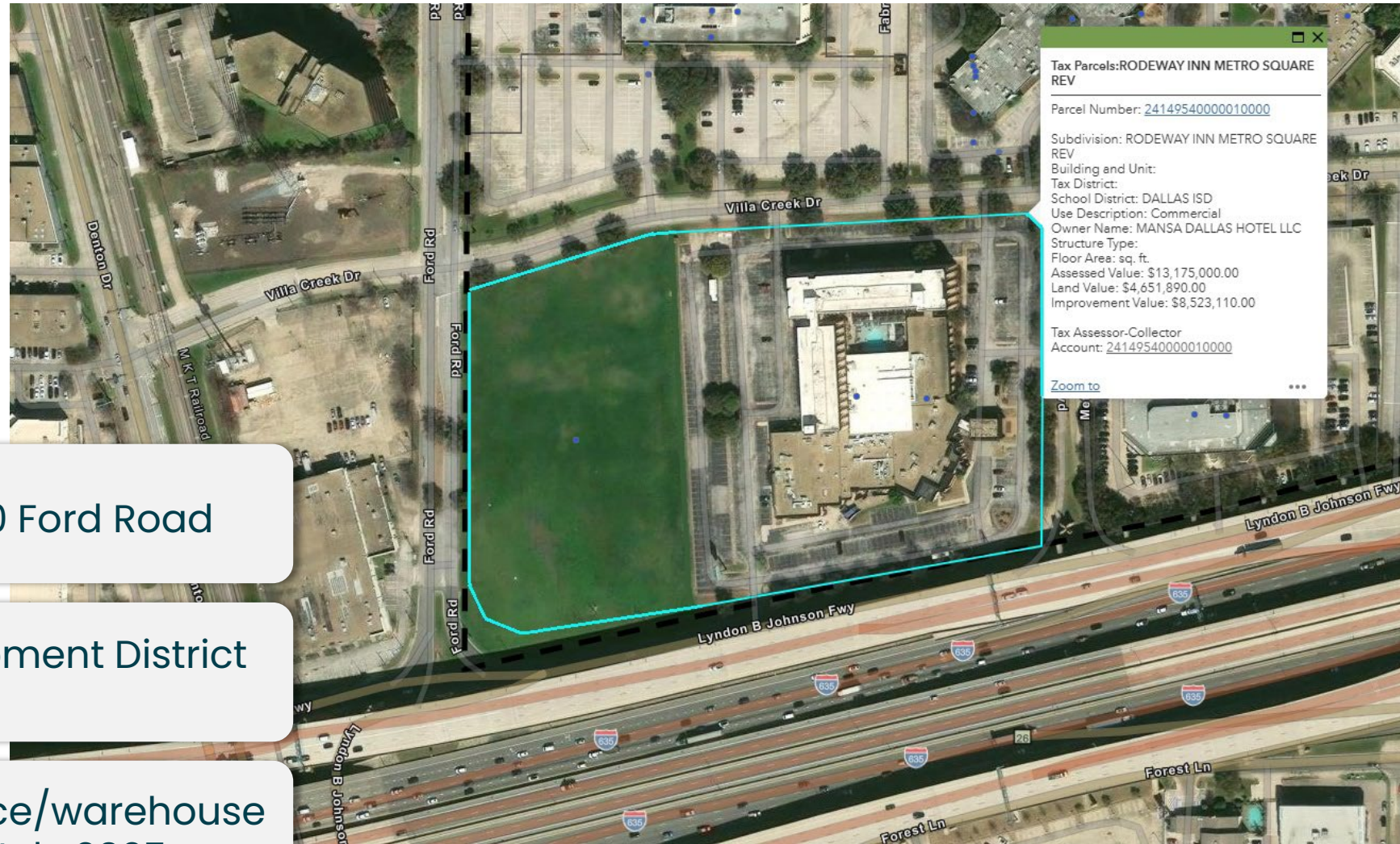
FARMERS BRANCH
TEXAS

25-PL-05, 11800 Ford Road, Rodeway Inn-Metro Square Final Plat

Planning & Zoning Commission | January 26, 2026

25-PL-05, Rodeway Inn-Metro Square Final Plat

Subject Site



11.714 acres located 11800 Ford Road



Zoned Planned Development District No. 74 (PD-74)



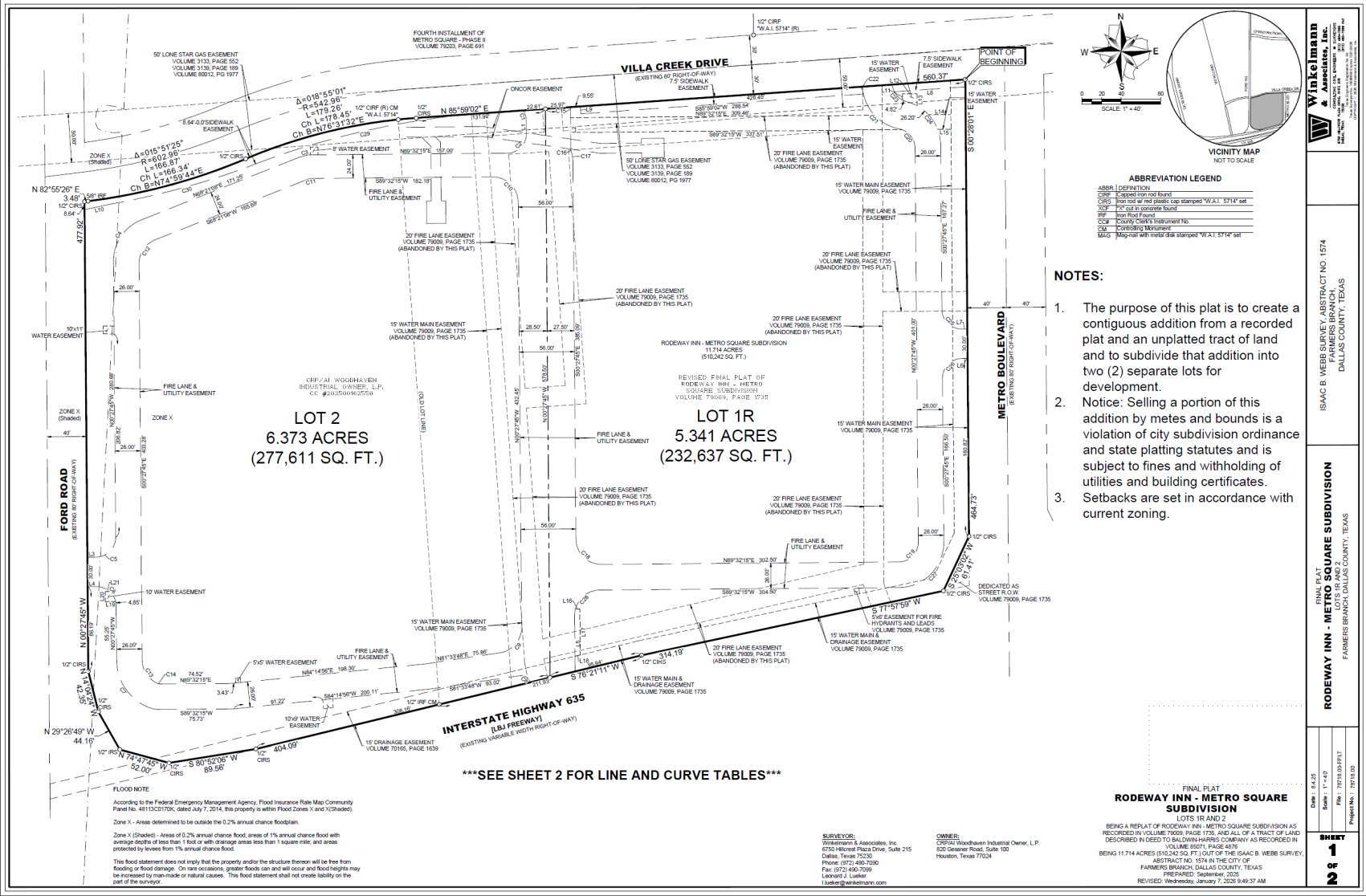
Detailed Site Plan for office/warehouse development approved July 2025



Proposed Final Plat of Rodeway Inn - Metro Square Subdivision, Lots 1R & 2

25-PL-05, Rodeway Inn-Metro Square Final Plat

Proposed Final Plat



25-PL-05, Rodeway Inn-Metro Square Final Plat

Proposed Final Plat

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Vic. CPRIAI Woodhaven Industrial Owner, L.P., are the sole owners of a tract of land situated in the (ISAC 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 79000, Page 1702, Deed Records, Dallas County, Texas, and all of a tract of land described in Special Warranty Deeds to CPRIAI Woodhaven Industrial Owner, L.P., as recorded in County Clerk's Instrument No. 20200162550 and 20200162224, Official Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 10-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 20 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 10-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 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 (J.B. Freeway), a variable width right-of-way;

THENCE South 25 degrees 03 minutes 02 seconds West, along the North line of said tract dedicated as street R.O.W., a distance of 61.41 feet to a 10-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 10-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 10-inch iron rod found for the Southwest corner of said Rodeway Inn - Metro Square Subdivision and the Southwest corner of said Baldwin-Harris Company tract at a distance of 211.93 feet, a total distance of 494.09 feet to a 10-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the East end of a segregated 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 80 degrees 52 minutes 06 seconds West, a distance of 89.56 feet to a 10-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 10-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 20 degrees 26 minutes 48 seconds West, a distance of 44.16 feet to a 10-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 10-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 02 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 477.32 feet to a 10-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 line of said Baldwin-Harris Company tract and said Rodeway Inn - Metro Square Subdivision, the following courses and distances:

North 02 degrees 05 minutes 26 seconds East, a distance of 3.40 feet to a 5/8-inch iron rod not found for corner, said point being the beginning of a curve to the left having a radius of 62.36 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 166.67 feet to a 10-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 542.86 feet, a central angle of 18 degrees 05 minutes 01 seconds, a chord bearing of North 75 degrees 13 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 10-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, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4302), NAD 83, grid values from the GeoHatch VRS network.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOWN ALL BY THESE PRESENTS

OWNER'S DEDICATION

That, CPRIAI Woodhaven Industrial Owner, L.P., acting by and through att, does hereby adopt this plat designating the herein above described property as RODWAY INN - METRO SQUARE SUBDIVISION, Lot 19 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 have removed all of 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 and from and upon said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding or removing all or part of its respective system without the necessity of 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 provide property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. There shall 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 planning ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the ____ day of _____, 2020.

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 _____, 2020.

Notary Public
My commission expires: _____

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 _____, 2020.

Notary Public
My commission expires: _____

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 2020, by the Planning and Zoning Commission of the City of Farmers Branch, Dallas County, Texas.

Chairperson, Planning & Zoning Commission, _____ Deputy Director of Planning _____
City of Farmers Branch

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 24,624
Winkelman & Associates, Inc.
6750 Hines Plaza Drive, Suite 215
Dallas, Texas 75230
(214) 460-7000

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 _____, 2020.

Notary Public
My commission expires: _____

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

FINAL PLAT
RODEWAY INN - METRO SQUARE SUBDIVISION
LOTS 19 AND 2
FARMERS BRANCH, DALLAS COUNTY, TEXAS

DATE: 8-4-20
SCALE: N/A
FILE: 2021A.SUPPLT
PROJECT NO.: 2021A.00

SHOWN
2
2

DATE: 8-4-20
SCALE: N/A
FILE: 2021A.SUPPLT
PROJECT NO.: 2021A.00

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	32°09'00"	20.00	11.22	11.07	N46°32'09"W
C2	90°00'00"	20.00	31.42	26.28	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	50.89	S33°56'42"W
C5	90°00'00"	20.00	31.42	26.28	N44°32'15"E
C6	90°00'00"	20.00	31.42	26.28	N46°32'09"W
C7	67°59'57"	62.00	41.70	58.14	S34°28'09"E
C8	79°43'51"	10.00	13.82	12.82	S69°34'16"W
C9	82°01'33"	26.00	37.32	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	7.30	S78°56'42"W
C12	68°48'53"	20.00	31.23	28.38	S33°56'42"W
C13	67°53'37"	26.00	30.84	28.06	S34°28'48"E
C14	22°08'42"	2.00	0.77	0.77	S79°23'20"E
C15	13°35'39"	15.00	3.56	3.55	S08°20'05"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C16	17°57'33"	15.00	4.70	4.68	S09°20'31"E
C17	17°57'33"	26.00	6.15	6.12	N09°20'31"W
C18	90°00'00"	26.00	40.84	36.77	S45°27'45"E
C19	90°00'00"	20.00	31.42	26.28	N44°32'15"E
C20	78°42'25"	20.00	27.40	25.36	N39°47'57"W
C21	37°01'59"	46.00	34.22	31.13	S45°21'15"E
C22	21°08'24"	20.00	7.56	7.51	N22°33'02"W
C23	70°01'13"	20.00	24.44	22.95	S40°32'17"E
C24	74°56'04"	40.00	60.16	55.96	N37°55'47"W
C25	90°00'00"	20.00	31.42	26.28	S45°27'45"E
C26	90°00'00"	20.00	31.42	26.28	S44°32'15"W
C27	90°00'00"	40.00	72.26	65.05	N44°32'15"E
C28	90°00'00"	26.00	40.84	36.77	S44°32'15"W
C29	19°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

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°27'45"W	12.71
L2	S00°27'45"E	26.21
L3	N89°32'15"E	9.00
L4	S89°32'15"W	9.00
L5	S00°27'45"E	56.67
L6	S89°32'15"W	10.69
L7	N89°32'15"E	5.68
L8	S89°32'15"W	5.68
L9	N04°09'58"W	72.42
L10	S77°46'15"W	26.44
L11	N00°27'45"W	6.00
L12	N89°32'15"E	15.00
L13	S00°27'45"E	12.09
L14	N89°32'15"E	22.61

LINE TABLE

LINE #	BEARING	DISTANCE
L15	S89°32'15"W	13.49
L16	N89°32'15"E	4.57
L17	S00°27'45"E	46.63
L18	S78°12'29"W	5.65
L19	S89°32'15"W	10.69
L20	N00°27'45"W	10.00
L21	N89°32'15"E	4.77

SURVEYOR

Winkelman & Associates, Inc.
6750 Hines Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (214) 460-7000
Fax: (214) 460-7009
Leonard J. Lueker
LJLueker@winkelman.com

OWNER

CPRIAI Woodhaven Industrial Owner, L.P.
820 Gessner Road, Suite 100
Houston, Texas 77060

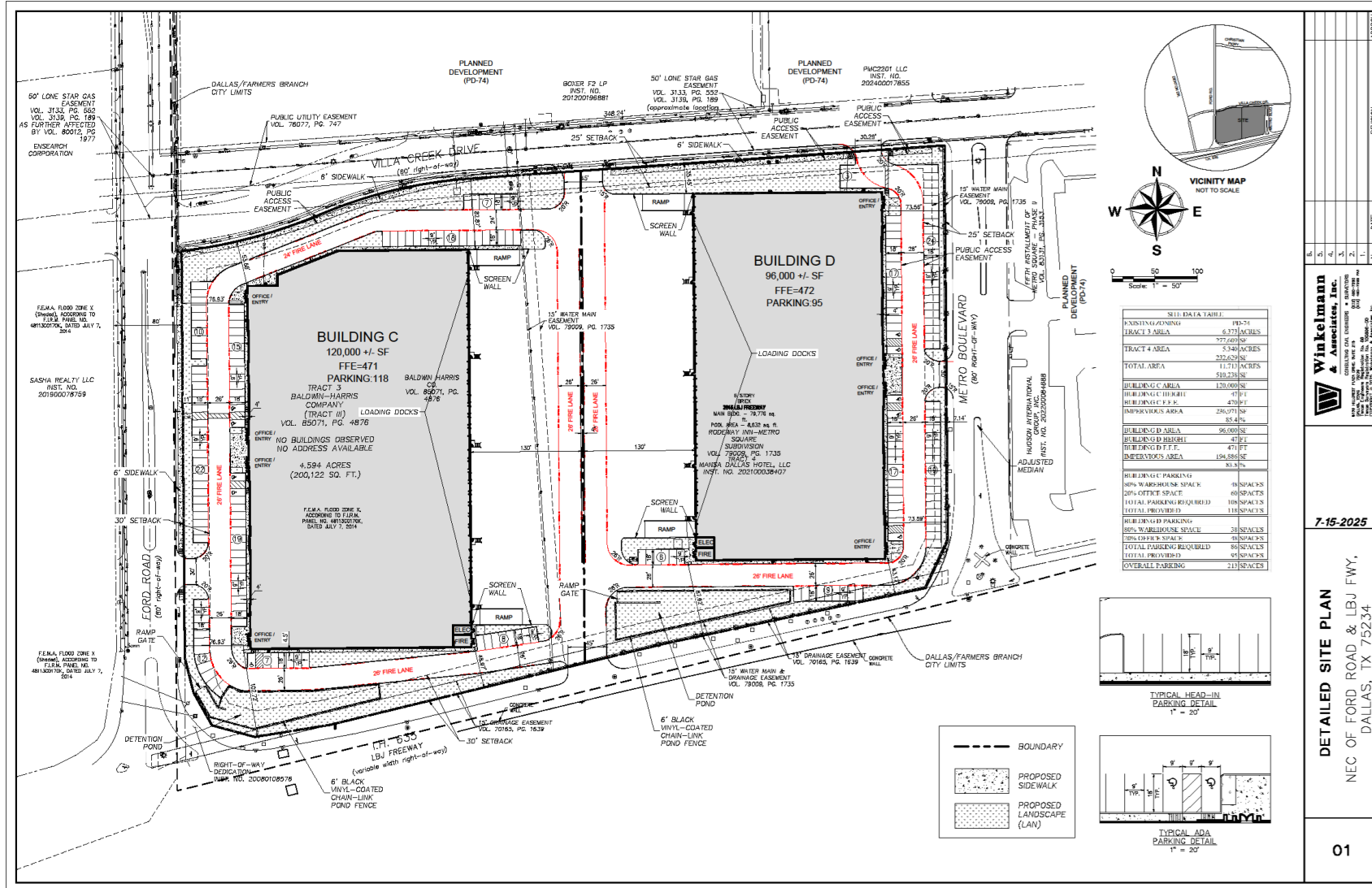
BEING A REPLAT OF RODWAY INN - METRO SQUARE SUBDIVISION AS RECORDED IN VOLUME 79000, PAGE 1702, AND ALL OF A TRACT OF LAND DESCRIBED IN DEED TO BALDWIN-HARRIS COMPANY AS RECORDED IN VOLUME 85571, PAGE 4079.

ABSTRACT NO. 1014 IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

PREPARED: September, 2020
REVISED: Wednesday, January 7, 2020 10:49:37 AM

C:\2021\08-Vipsham\1014 Farm Branch\2021\08-PLAT 25-PL-05.PLT - Jang

Approved Detailed Site Plan – Park Six-35 Warehouse



Questions



FARMERS BRANCH
TEXAS