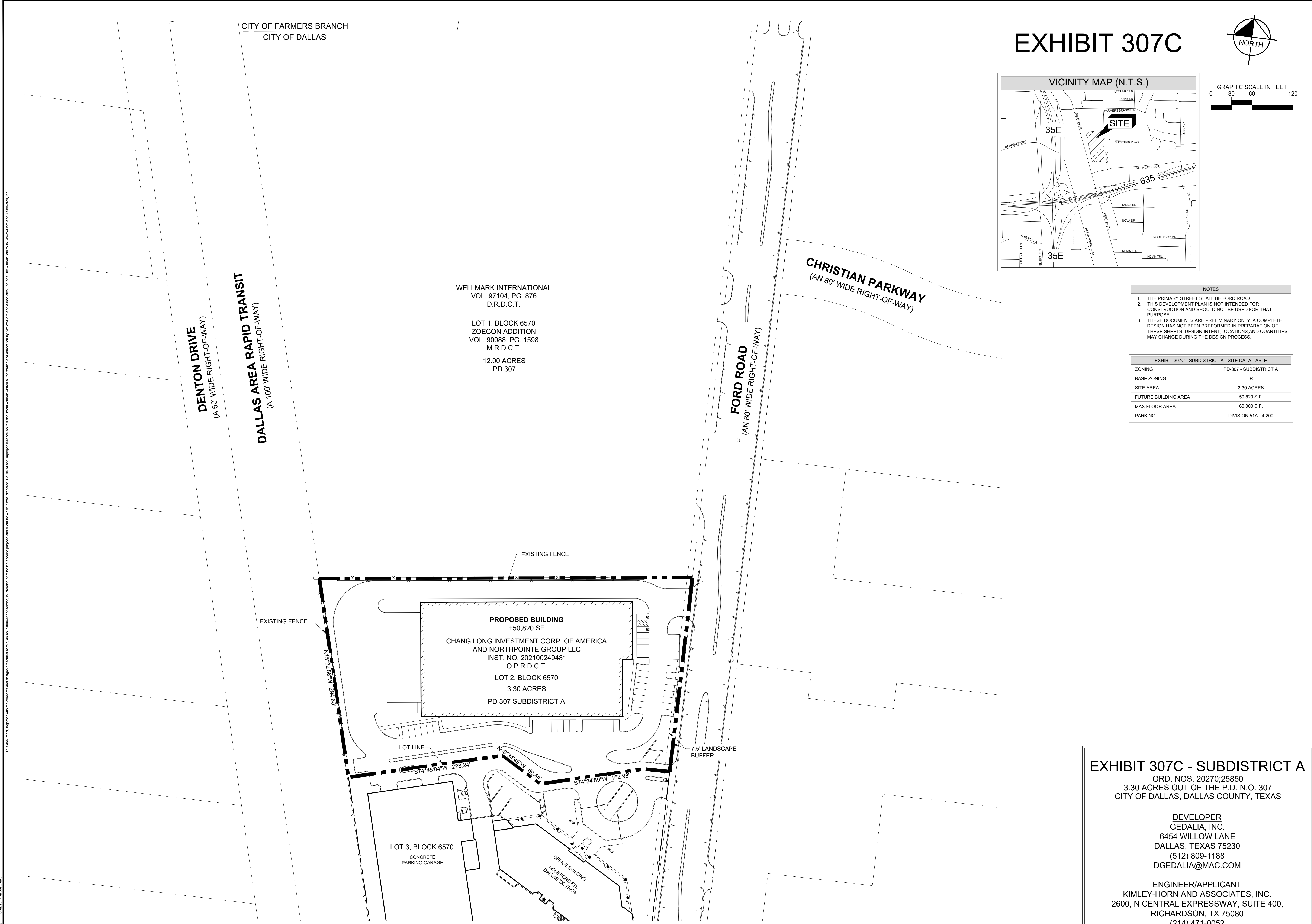


# EXHIBIT 307A

IMAGES  
XREFS  
PLOTS BY  
DWG NAME  
KTR:24081\_K204\_MAM:LEN: AEG:204\_2 : Mbody : KED:307C  
HO:ZHEN\_ZACHARY 6/1/2026 1:28 PM  
C:\Users\zhen\_zachary\OneDrive\Documents\307C\307C.dwg

This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Plans of and/or information on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



WELLMARK INTERNATIONAL  
VOL. 97104, PG. 876  
D.R.D.C.T.

LOT 1, BLOCK 6570  
ZOECON ADDITION  
VOL. 90088, PG. 1598  
M.R.D.C.T.

12.00 ACRES  
PD 307

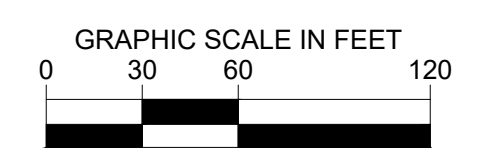
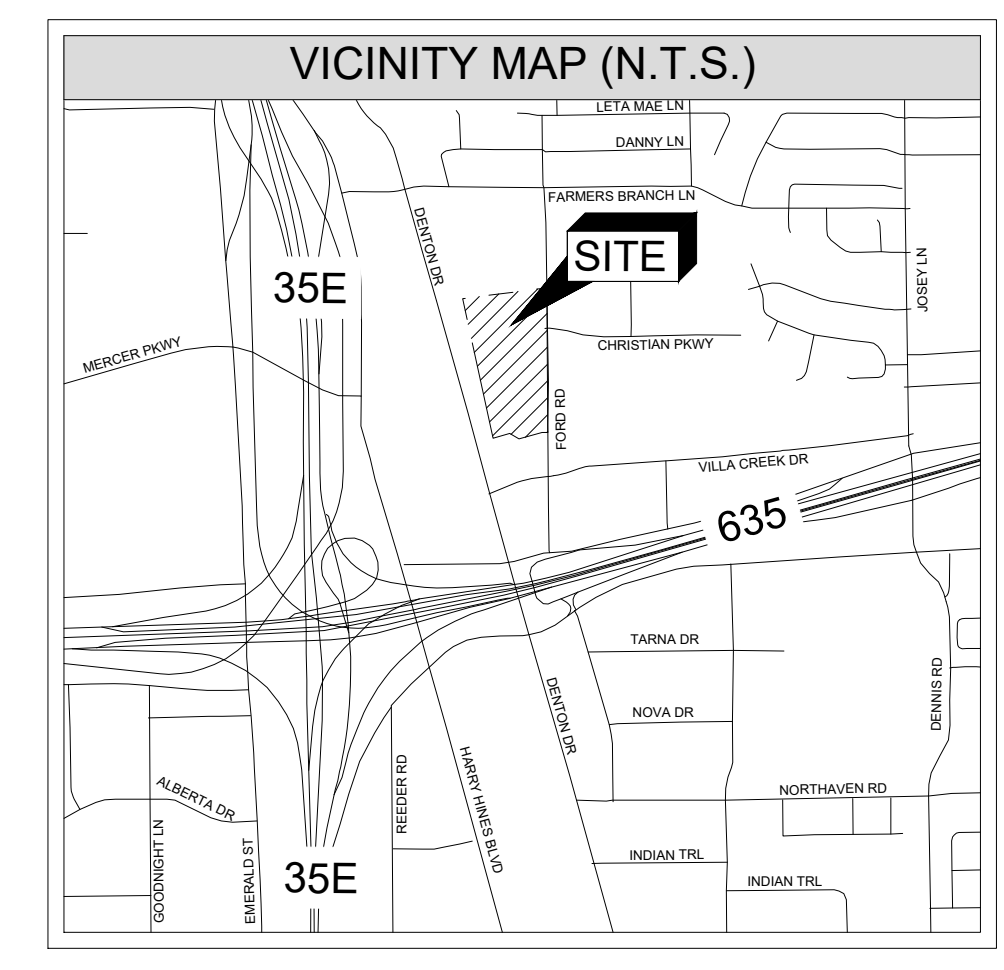
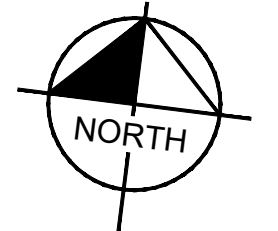
**PROPOSED BUILDING**  
±50,820 SF  
CHANG LONG INVESTMENT CORP. OF AMERICA  
AND NORTHPOINTE GROUP LLC  
INST. NO. 202100249481  
O.P.R.D.C.T.

LOT 2, BLOCK 6570  
3.30 ACRES  
PD 307 SUBDISTRICT A

LOT 3, BLOCK 6570  
CONCRETE  
PARKING GARAGE

OFFICE BUILDING  
12008 FORD RD.  
DALLAS TX 75234

# EXHIBIT 307C



- NOTES**
1. THE PRIMARY STREET SHALL BE FORD ROAD.
  2. THIS DEVELOPMENT PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
  3. THESE DOCUMENTS ARE PRELIMINARY ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

EXHIBIT 307C - SUBDISTRICT A - SITE DATA TABLE	
ZONING	PD-307 - SUBDISTRICT A
BASE ZONING	IR
SITE AREA	3.30 ACRES
FUTURE BUILDING AREA	50,820 S.F.
MAX FLOOR AREA	60,000 S.F.
PARKING	DIVISION 51A - 4,200

**EXHIBIT 307C - SUBDISTRICT A**  
ORD. NOS. 20270;25850  
3.30 ACRES OUT OF THE P.D. N.O. 307  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPER  
GEDALIA, INC.  
6454 WILLOW LANE  
DALLAS, TEXAS 75230  
(512) 809-1188  
DGEDALIA@MAC.COM

ENGINEER/APPLICANT  
KIMLEY-HORN AND ASSOCIATES, INC.  
2600, N CENTRAL EXPRESSWAY, SUITE 400,  
RICHARDSON, TX 75080  
(214) 471-0052  
DAN.GALLAGHER@KIMLEY-HORN.COM

# Z-26-000081 (MB)

<p>2600 N CENTRAL EXPY, SUITE 400 RICHARDSON, TX 75080 PHONE: 972-770-1300 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p>DATE</p>
	<p>REVISIONS</p>
<p>NO.</p>	<p>DATE</p>
<p>PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>Project: VALWOOD FORD P.E. No. 191102 Date: 05/10/2026</p>	<p>KHA PROJECT 068181010</p> <p>DATE JUNE 1, 2026</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY ZRH</p> <p>DRAWN BY MS</p> <p>CHECKED BY ZRH</p>
<p>VALWOOD FORD</p>	<p>DALLAS, TEXAS DALLAS COUNTY</p>
<p>DEVELOPMENT PLAN</p>	<p>SHEET NUMBER 307C</p>