EXHIBIT 307A

CITY OF FARMERS BRANCH
CITY OF DALLAS

DENTON DRIVE
(A 60' WIDE RIGHT-OF-WAY)

DALLAS AREA RAPID TRANSIT
(A 100' WIDE RIGHT-OF-WAY)

EXISTING BUILDING
±243,900 SF

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

EXISTING BUILDING
±17,500 SF

CHRISTIAN PARKWAY
(AN 80' WIDE RIGHT-OF-WAY)

FORD ROAD
(AN 80' WIDE RIGHT-OF-WAY)

7.5' LANDSCAPE BUFFER

EXISTING FENCE

EXISTING FENCE

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

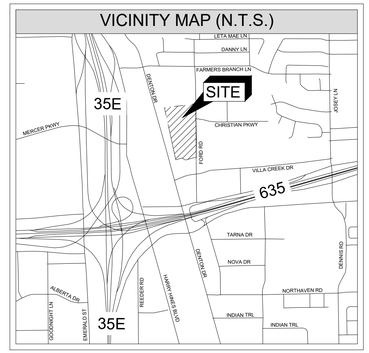
PD 307 SUBDISTRICT A

LOT 3, BLOCK 6570

Z-26-000081 (MB)

EXHIBIT 307A

VICINITY MAP (N.T.S.)



GRAPHIC SCALE IN FEET
0 30 60 120

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 PREFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT,LOCATIONS,AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

EXHIBIT 307A - SITE DATA TABLE	
ZONING	PD-307
BASE ZONING	GO(A)
SITE AREA	12.00 ACRES
EXISTING BUILDING AREA	261,400 S.F.
PARKING	DIVISION 51A - 4.200

EXHIBIT 307A

ORD. NOS. 20270;25850
12.00 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

No.	REVISIONS	DATE

Kimley»Horn
2600 N CENTRAL EXPY, SUITE 400
RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer ZACHARY R. HOLZER
P.E. No. 135102 Date 06/01/2026

KHA PROJECT 068181010
DATE JUNE 1, 2026
SCALE AS SHOWN
DESIGNED BY ZRH
DRAWN BY MS
CHECKED BY ZRH

VALWOOD FORD

DALLAS, TEXAS
DALLAS COUNTY

DEVELOPMENT PLAN

SHEET NUMBER
307A

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