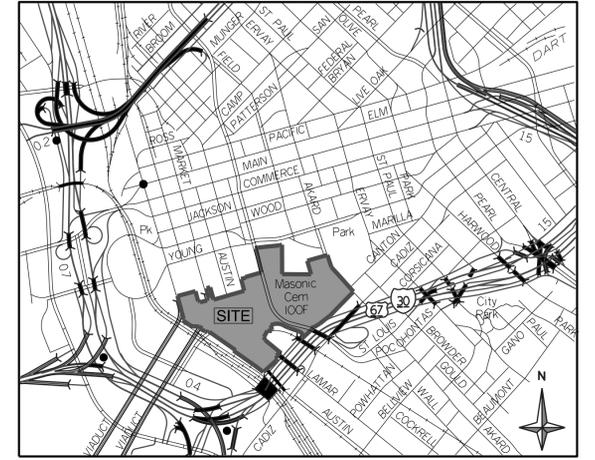


3

4



VICINITY MAP
NOT TO SCALE

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PRELIMINARY PLAT
KAY BAILEY HUTCHINSON
CONVENTION CENTER
INDUSTRIAL SUBDIVISION

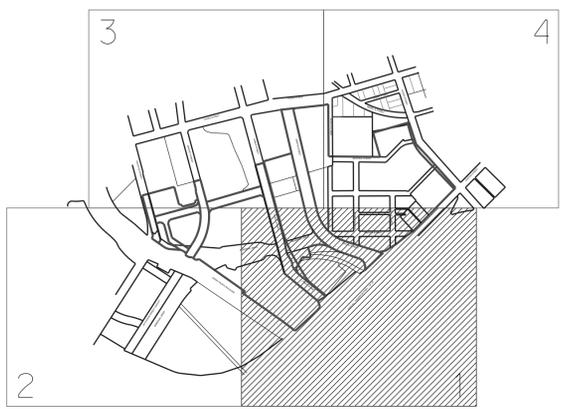
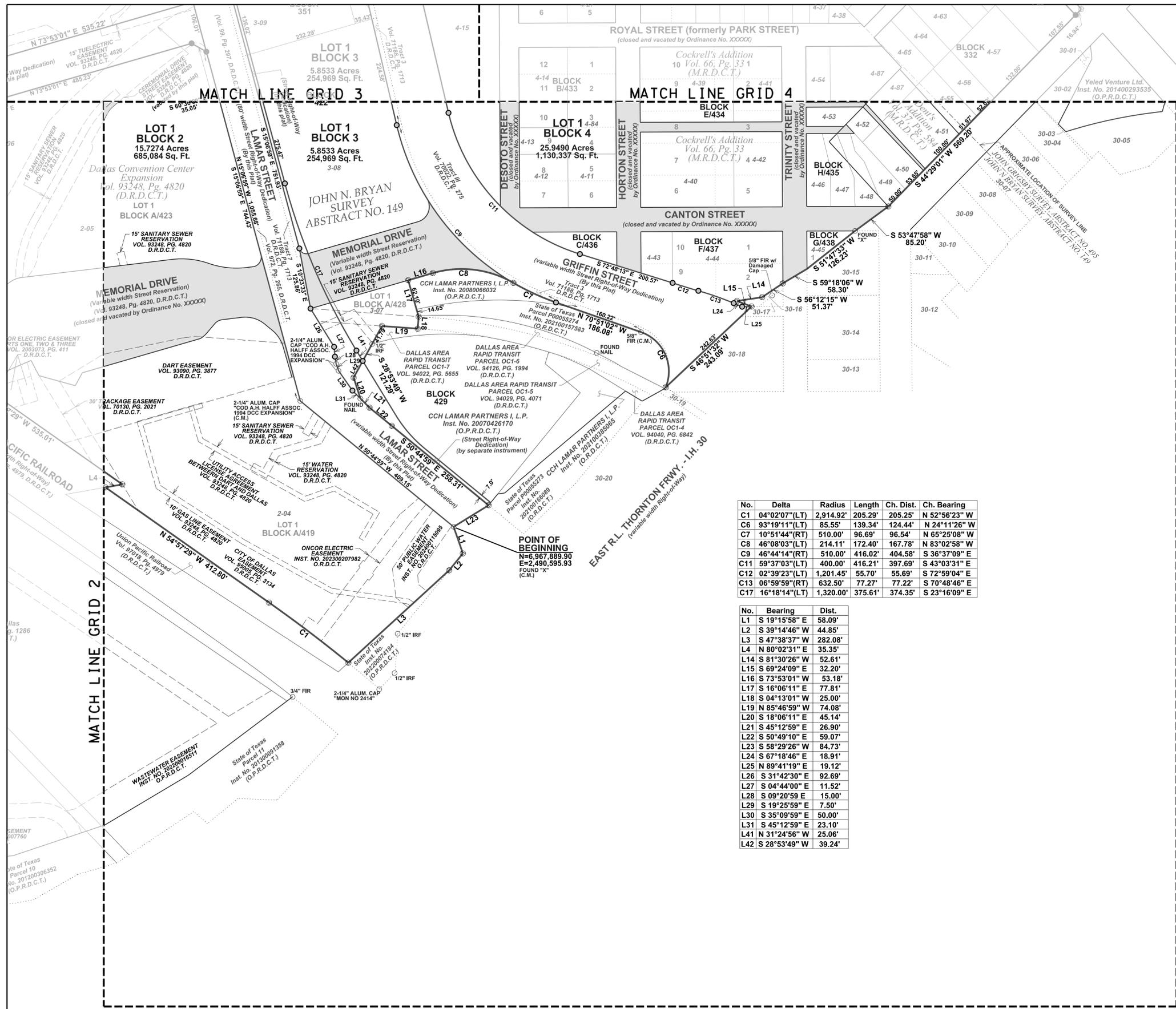
- LOTS 1-3, BLOCK 1
- LOT 1, BLOCK 2
- LOT 1, BLOCK 3
- LOT 1, BLOCK 4

63.182 ACRES
 BEING A REPLAT OF
 COCKRELL'S ADDITION
 DANIEL'S ADDITION
 DALLAS CONVENTION CENTER EXPANSION
 SITUATED IN THE
 JOHN N. BRYAN SURVEY, ABSTRACT NO. 149
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 City Plan File No. PLAT-25-000132
 October 24, 2025

PJB Surveying
 Prepared By:
 PJB SURVEYING
 200 W. BELMONT DR., STE. D
 ALLEN, TEXAS 75013
 972-649-6669
 TBPELS FIRM NO. 10194303

OWNERS:





GRID MAP AND VICINITY MAP

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LEGEND

- Monument Found
- ⊙ Indicates a 3" Diameter Aluminum Disc Marked "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470"
- ⊕ Indicates a mag nail w/washer marked "PJB SURVEYING" set
- ⊙ 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap)
- SX Set "X" Cut
- FIR Found Iron Rod
- FIRC Found Iron Rod with Cap
- FIP Found Iron Pipe
- FPK Found PK Nail
- FX Found "X" Cut
- MON Concrete Monument
- RRSP Railroad Spike
- (C.M.) Controlling Monument
- FND Found
- O.R.D.C.T. Official Records Of Dallas County, Texas
- O.P.R.D.C.T. Official Public Records Of Dallas County, Texas
- D.R.D.C.T. Deed Records Of Dallas County, Texas
- M.R.D.C.T. Map Records Of Dallas County, Texas
- C.O.D. City Of Dallas
- 00-00 Parcel Reference Number
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way

No.	Delta	Radius	Length	Ch. Dist.	Ch. Bearing
C1	04°02'07"(LT)	2,914.92'	205.29'	205.25'	N 52°56'23" W
C6	93°19'11"(LT)	85.55'	139.34'	124.44'	N 24°11'26" W
C7	10°51'44"(RT)	510.00'	96.69'	96.54'	N 65°25'08" W
C8	46°08'03"(LT)	214.11'	172.40'	167.78'	N 83°02'58" W
C9	46°44'14"(RT)	510.00'	416.02'	404.58'	S 36°37'09" E
C11	59°37'03"(LT)	400.00'	416.21'	397.69'	S 43°03'31" E
C12	02°39'23"(LT)	1,201.45'	55.70'	55.69'	S 72°59'04" E
C13	06°59'59"(RT)	632.50'	77.27'	77.22'	S 70°48'46" E
C17	16°18'14"(LT)	1,320.00'	375.61'	374.35'	S 23°16'09" E

No.	Bearing	Dist.
L1	S 19°15'58" E	58.09'
L2	S 39°14'46" W	44.85'
L3	S 47°38'37" W	282.08'
L4	N 80°02'31" E	35.35'
L14	S 81°30'26" W	52.61'
L15	S 69°24'09" E	32.20'
L16	S 73°53'01" W	53.18'
L17	S 16°06'11" E	77.81'
L18	S 04°13'01" W	25.00'
L19	N 85°46'59" W	74.08'
L20	S 18°06'11" E	45.14'
L21	S 45°12'59" E	26.90'
L22	S 50°49'10" E	59.07'
L23	S 58°29'26" W	84.73'
L24	S 67°18'46" E	18.91'
L25	N 89°41'19" E	19.12'
L26	S 31°42'30" E	92.69'
L27	S 04°44'00" E	11.52'
L28	S 09°20'59" E	15.00'
L29	S 19°25'59" E	7.50'
L30	S 35°09'59" E	50.00'
L31	S 45°12'59" E	23.10'
L41	N 31°24'56" W	25.06'
L42	S 28°53'49" W	39.24'

PRELIMINARY PLAT
KAY BAILEY HUTCHINSON
CONVENTION CENTER
INDUSTRIAL SUBDIVISION
 LOTS 1-3, BLOCK 1
 LOT 1, BLOCK 2
 LOT 1, BLOCK 3
 LOT 1, BLOCK 4

63.182 ACRES
 BEING A REPLAT OF
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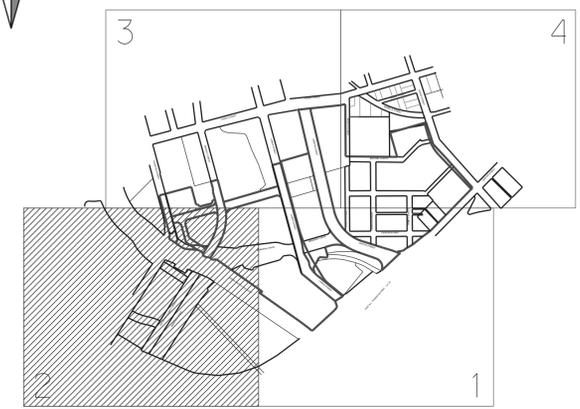
Prepared By:
PJB SURVEYING
 200 W. BELMONT DR., STE. D
 ALLEN, TEXAS 75013
 972-649-8664
 TBPELS FIRM NO. 10194303



OWNERS:



City of Dallas
 1500 Marilla St.
 Dallas, Texas 75235



GRID MAP AND VICINITY MAP

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LEGEND

- | | |
|---|--|
| ○ Monument Found | RRSP Railroad Spike |
| ⊙ Indicates a 3" Diameter Aluminum Disc Marked "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" | (C.M.) Controlling Monument |
| ⊕ Indicates a mag nail w/washer marked "PJB SURVEYING" set | FND Found |
| ⊙ 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) | O.R.D.C.T. Official Records Of Dallas County, Texas |
| SX Set "X" Cut | O.P.R.D.C.T. Official Public Records Of Dallas County, Texas |
| FIR Found Iron Rod | D.R.D.C.T. Deed Records Of Dallas County, Texas |
| FIRC Found Iron Rod with Cap | M.R.D.C.T. Map Records Of Dallas County, Texas |
| FIP Found Iron Pipe | C.O.D. City Of Dallas |
| FPK Found PK Nail | 00-00 Parcel Reference Number |
| FX Found "X" Cut | INST. NO. Instrument Number |
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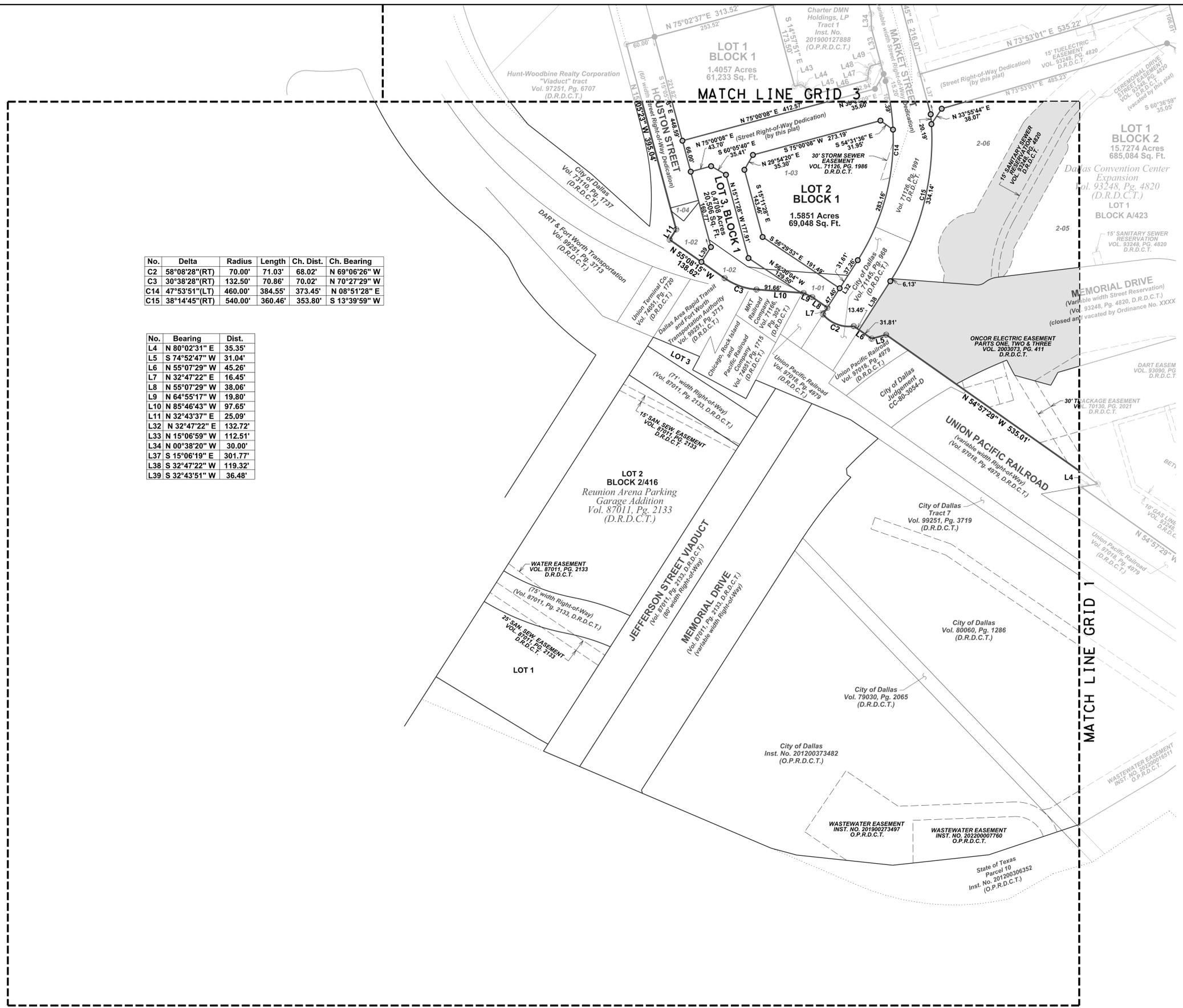
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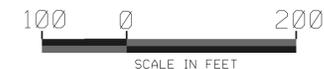
OWNERS:



No.	Delta	Radius	Length	Ch. Dist.	Ch. Bearing
C2	58°08'28"(RT)	70.00'	71.03'	68.02'	N 69°06'26" W
C3	30°38'28"(RT)	132.50'	70.86'	70.02'	N 70°27'29" W
C14	47°53'51"(LT)	460.00'	384.55'	373.45'	N 08°51'28" E
C15	38°14'45"(RT)	540.00'	360.46'	353.80'	S 13°39'59" W

No.	Bearing	Dist.
L4	N 80°02'31" E	35.35'
L5	S 74°52'47" W	31.04'
L6	N 55°07'29" W	45.26'
L7	N 32°47'22" E	16.45'
L8	N 55°07'29" W	38.06'
L9	N 64°55'17" W	19.80'
L10	N 85°46'43" W	97.65'
L11	N 32°43'37" E	25.09'
L32	N 32°47'22" E	132.72'
L33	N 15°06'59" W	112.51'
L34	N 00°38'20" W	30.00'
L37	S 15°06'19" E	301.77'
L38	S 32°47'22" W	119.32'
L39	S 32°43'51" W	36.48'





GRID MAP AND VICINITY MAP

No.	Delta	Radius	Length	Ch. Dist.	Ch. Bearing
C4	79°31'13"(LT)	15.00'	20.82'	19.19'	N 53°00'33" W
C10	97°19'08"(LT)	21.13'	35.89'	31.73'	S 35°24'27" W
C14	47°53'51"(LT)	460.00'	384.55'	373.45'	N 08°51'28" E
C15	38°14'45"(RT)	540.00'	360.46'	353.80'	S13°39'59"W

No.	Bearing	Dist.
L12	N 75°02'37" E	80.00'
L13	N 77°28'28" E	48.14'
L33	N 15°06'59" W	74.37'
L34	N 00°38'20" W	30.00'
L35	N 15°06'59" W	69.98'
L36	N 15°06'59" W	65.00'
L37	S 15°06'19" E	301.77'
L40	N 15°06'59" W	13.05'
L43	N 74°55'39" E	14.25'
L44	S 52°22'59" E	15.83'
L45	S 27°55'53" E	14.15'
L46	N 74°59'04" E	123.19'
L47	N 03°23'04" E	17.07'
L48	N 20°34'44" E	12.43'
L49	N 75°07'22" E	21.82'

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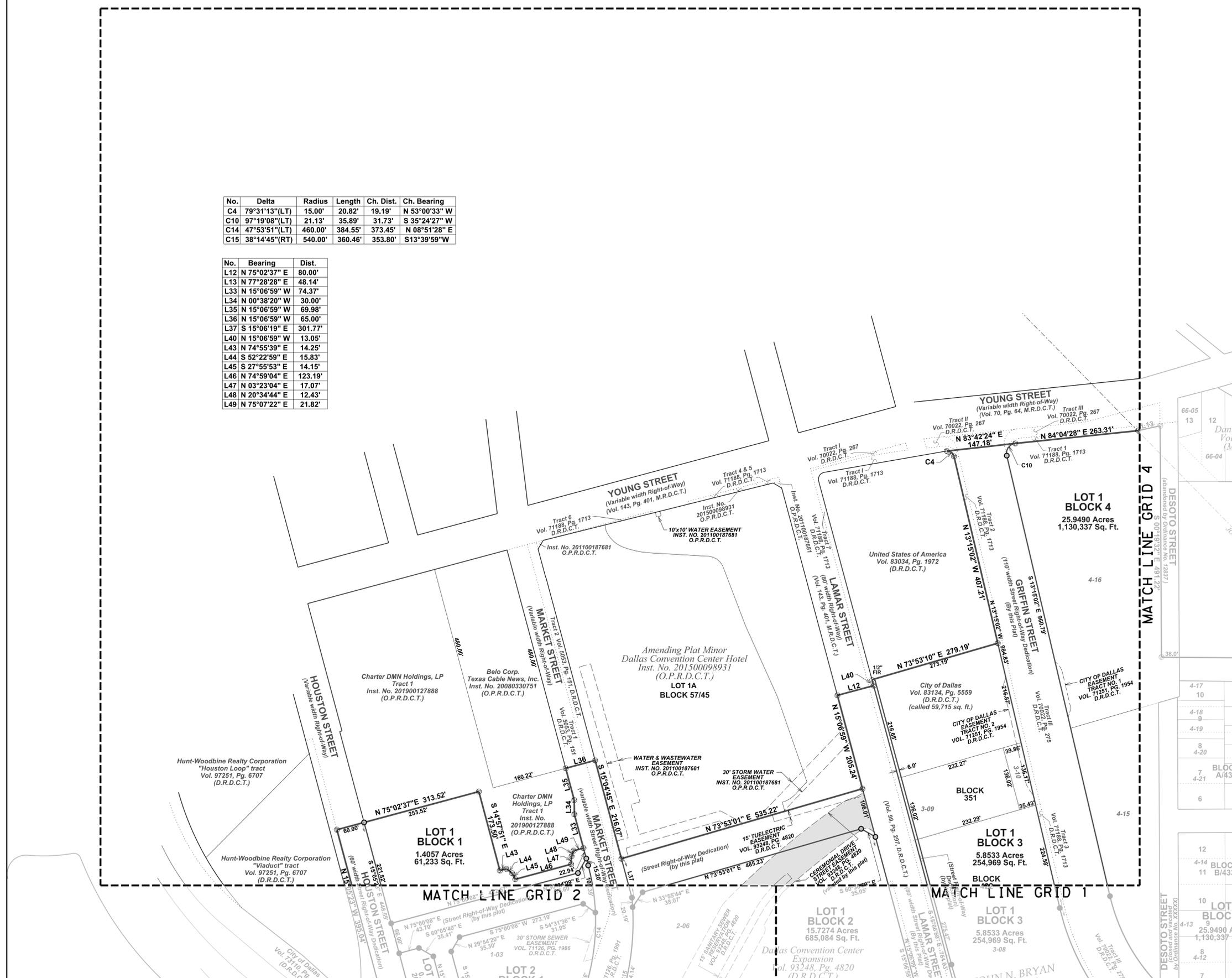
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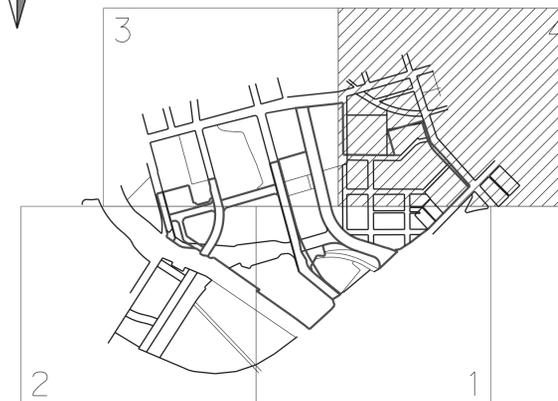


City of Dallas
 1500 Marilla St.
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100 0 200
SCALE IN FEET



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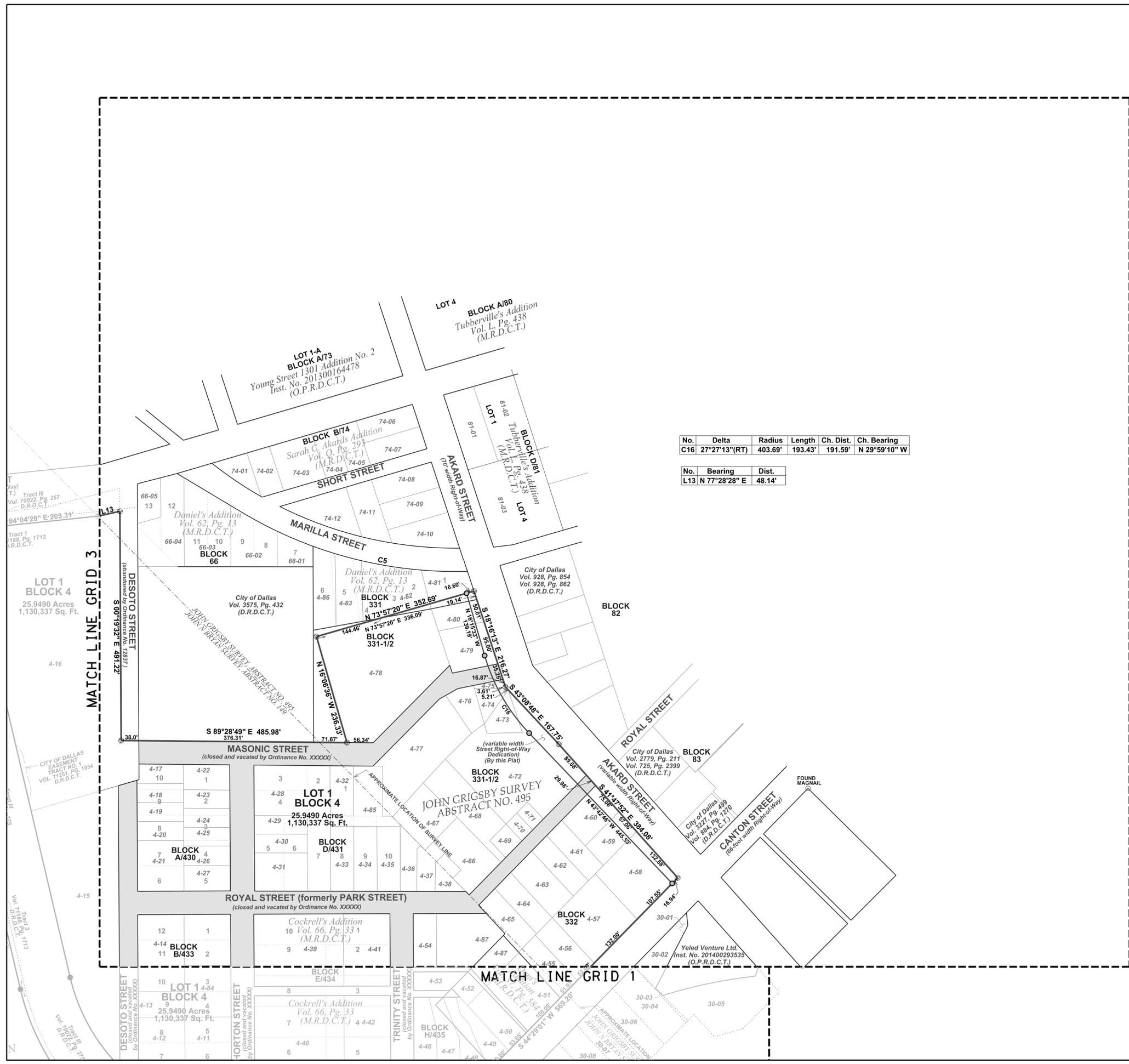
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Parcel #	Blk No.	Legal Description	Vol/Page	Filing Date	Grantor	Grantee
1-01		TRACT 3	V80007, P1877	09/21/79	ATCHISON, TOPEKA & SANTA FE RAILWAY COMPANY	CITY OF DALLAS
1-02		PART IV - TRACT NO. 2	CC-80-3054-D	09/31/1984	WILLIAM M GIBBONS, TRUSTEE OF THE PROPERTY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY, ET ALL	CITY OF DALLAS
1-03		TRACT 1	202500115556	06/04/25	CHARTER DMN HOLDINGS, LP	CITY OF DALLAS
1-04			V221, P24	10/04/1894	A.M. BERRY	CITY OF DALLAS
2-04	A/419	LOT 1, BLOCK A419 DALLAS CONVENTION CENTER EXPANSION	V92008, P6535	12/23/91	Texas Industries, Inc.	CITY OF DALLAS
2-05	A/423	LOT 1, BLOCK A423 DALLAS CONVENTION CENTER EXPANSION	V82128, P706	06/25/82	ARLEN GRIFFIN, LTD AND NOMARL OF DALLAS, INC.	CITY OF DALLAS
2-06	A/423	LOT 1, BLOCK A423 DALLAS CONVENTION CENTER EXPANSION	V82075, P1751	04/13/82	ARLEN GRIFFIN, LTD AND NOMARL OF DALLAS, INC.	CITY OF DALLAS
3-07	A/428	LOT 1, BLOCK A428 DALLAS CONVENTION CENTER EXPANSION	V92008, P6535	12/23/91	Texas Industries, Inc.	CITY OF DALLAS
3-08	422 & 428	TRACT	V81041, P3314	09/28/80	ARLEN GRIFFIN, LTD AND NOMARL OF DALLAS, INC.	CITY OF DALLAS
3-09	351	TRACT I	V70022, P275	02/02/70	GRIFFIN SQUARE, LTD.	CITY OF DALLAS
3-10	351	TRACT II	V70022, P275	02/02/70	GRIFFIN SQUARE, LTD.	CITY OF DALLAS
4-11	B/433	LOTS 5&6, BLOCK B/433, COCKRELL'S ADDITION	V3252, P141	02/28/49	DUNCAN COFFEE COMPANY	CITY OF DALLAS
4-12	B/433	LOTS 7&8, BLOCK B/433, COCKRELL'S ADDITION	V3429, P538	06/06/50	ADOLPHUS ANDREWS, JR	CITY OF DALLAS
4-13	B/433	LOT 9, BLOCK B/433, COCKRELL'S ADDITION	V3845, 406	05/04/53	VILBIG, ETAL	CITY OF DALLAS
4-14	B/433	LOTS 1-2 & 10-12, BLOCK B/433, COCKRELL'S ADDITION	V4241, P225	04/14/55	ZANES AND FUNDERBURK, ETAL	CITY OF DALLAS
4-15			CC-69-2594-B			CITY OF DALLAS
4-16	349-351	TRACT	V72097, P1233	05/15/72	NOMARL OF DALLAS, INC	CITY OF DALLAS
4-17	A/430	PART OF LOT 10, BLOCK A/430, COCKRELL'S ADDITION	V3866, P103	06/09/53	GINEVRA L. PURNELL AND HUSBAND CHARLES S. PURNELL	CITY OF DALLAS
4-18	A/430	PART OF LOTS 9&10, BLOCK A/430, COCKRELL'S ADDITION	V3849, P448	05/11/53	WINFRED E. STULCE, AND HUSBAND FRED J. STULCE	CITY OF DALLAS
4-19	A/430	PART OF LOTS 8&9, BLOCK A/430, COCKRELL'S ADDITION	V3037, P128	09/23/48	J.B. MCDOEMILL, E.D. HUNT, GEORGE CLIFTON EDWARDS AND EDWARD C. FRITZ	CITY OF DALLAS
4-20	A/430	PART OF LOT 8, BLOCK A/430, COCKRELL'S ADDITION	V4204, P369	02/23/55	MRS A.C. ROHNER AND HUSBAND CHARLES ROHNER, JR.	CITY OF DALLAS
4-21	A/430	LOTS 6&7, BLOCK A/430, COCKRELL'S ADDITION	V3845, P406	05/04/53	VILBIG, ETAL	CITY OF DALLAS
4-22	A/430	LOT 1, BLOCK A/430, COCKRELL'S ADDITION	V4270, P457	05/27/55	MUELLER & SCHELLING, ETAL.	CITY OF DALLAS
4-23	A/430	PART OF LOT 2, BLOCK A/430, COCKRELL'S ADDITION	V4248, P499	04/26/55	TENNIE MAE LOWRY	CITY OF DALLAS
4-24	A/430	PART OF LOTS 2&3, BLOCK A/430, COCKRELL'S ADDITION	V3815, P607	03/13/53	SAM BIDERMAN AND FANNIE GELFMAN	CITY OF DALLAS
4-25	A/430	PART OF LOTS 3&4, BLOCK A/430, COCKRELL'S ADDITION	V4243, P291	04/18/55	V.F. RUDIN, CHARLES E. RUDIN, L.N. RUDIN, BEULAH ESTHER KOEHN, AND HUSBAND G.L. KOEHN	CITY OF DALLAS
4-26	A/430	PART OF LOT 4, BLOCK A/430, COCKRELL'S ADDITION	V2826, P298	05/22/47	FIRST NATIONAL BANK IN DALLAS, TRUSTEE	CITY OF DALLAS
4-27	A/430	LOT 5, BLOCK A/430, COCKRELL'S ADDITION	V2721, P584	09/09/46	ESTATE OF DANNY FRANK MAXWELL	CITY OF DALLAS
4-28	D/431	LOTS 2-4 & 7, BLOCK D/431, COCKRELL'S ADDITION	V2715, P423	08/30/46	BESS W. SCHOALLKOPF AND HUSBAND J. FRED SCHOALLKOPF	CITY OF DALLAS
4-29	D/431	PART OF LOTS 5&6, BLOCK D/431, COCKRELL'S ADDITION	V3780, P542	01/05/53	RUTH E. HOGG	CITY OF DALLAS
4-30	D/431	PART OF LOTS 5&6, BLOCK D/431, COCKRELL'S ADDITION	V3751, P412	10/29/52	RUTH BRIDGES AND HUSBAND O.B. BRIDGES	CITY OF DALLAS
4-31	D/431	PART OF LOTS 5&6, BLOCK D/431, COCKRELL'S ADDITION	V3632, P40	02/27/52	OPAL SHIRLEY STEWART FOLEY	CITY OF DALLAS
4-32	D/431	LOT 1, BLOCK D/431, COCKRELL'S ADDITION	V3866, P103	06/09/53	GINEVRA L. PURNELL AND HUSBAND CHARLES S. PURNELL	CITY OF DALLAS
4-33	D/431	PART OF LOT 8, BLOCK D/431, COCKRELL'S ADDITION	V2768, P207	06/06/47	HELEN EPSTEIN AND SIMON J. EPSTEIN	CITY OF DALLAS
4-34	D/431	PART OF LOT 9, BLOCK D/431, COCKRELL'S ADDITION	V3778, P546	12/31/53	PETE S. ATHAS	CITY OF DALLAS
4-35	D/431	PART OF LOT 10, BLOCK D/431, COCKRELL'S ADDITION	V2767, P397	01/03/47	FREDA SHTOFMAN	CITY OF DALLAS
4-36	D/431	PART OF LOT 10, BLOCK D/431, COCKRELL'S ADDITION	V3544, P7	07/20/51	PAUL D. LINDSEY AND TED H. MITCHELL	CITY OF DALLAS
4-37	D/431	TRACT	V3927, P414	10/06/53	MARGARET VALLIN AND GEORGE S. VALLIN	CITY OF DALLAS
4-38	D/431	TRACT	V4046, P69	05/02/54	KLAR, ETAL	CITY OF DALLAS
4-39	E/434	PART OF LOTS 1-3, 8-10, BLOCK E/434, COCKRELL'S ADDITION	V2681, P161	05/17/46	W. NOLEN PEACOCK	CITY OF DALLAS
4-40	E/434	PART OF LOTS 3-5, 6-8, BLOCK E/434, COCKRELL'S ADDITION	V2767, P186	01/03/47	PITTSBURGH PLATE GLASS COMPANY	CITY OF DALLAS
4-41	E/434	PART OF LOTS 1-3, BLOCK E/434, COCKRELL'S ADDITION	V3808, P217	02/27/53	LILLIAN GANO WILSON AND LILLIAN EARLE SKINNER	CITY OF DALLAS
4-42	E/434	PART OF LOTS 3-5, BLOCK E/434, COCKRELL'S ADDITION	V4186, P102	01/26/55	SAM ROSS MCELREATH AND MAHEL MCELREATH	CITY OF DALLAS
4-43	F/437	PART OF LOTS 9-10, BLOCK F/437, COCKRELL'S ADDITION	V734, P2007	01/12/66	FEDERAL SIGN AND SIGNAL CORPORATION	CITY OF DALLAS
4-44	F/437	LOT 1, PART OF LOTS 2-3, 8-10, BLOCK F/437, COCKRELL'S ADDITION	V68247, P1651	12/19/68	MAMIE HENRY WHITE	CITY OF DALLAS
4-45	G/438	PART OF LOTS 1&2, BLOCK G/438, COCKRELL'S ADDITION	V68183, P1900	09/17/68	JARRELL GARONZIK AND MILBURN GARONZIK	CITY OF DALLAS
4-46	H/435	PART OF BLOCK H/435, COCKRELL'S ADDITION	V4260, P27	04/15/55	SUPERIOR ROLLER COMPANY	CITY OF DALLAS
4-47	H/435	PART OF BLOCK H/435	V3778, P228	12/30/53	MRS R.V. CHARLETON GLEASON	CITY OF DALLAS
4-48	F/435	PART OF BLOCK H/435	V3861, P359	06/01/53	ISRAEL COHEN	CITY OF DALLAS
4-49	H/435	PART OF BLOCK H/435	V2964, P72	04/13/48	MABEL GARONZIK	CITY OF DALLAS
4-50	H/435	PART OF BLOCK H/435	V4169, P604	12/30/54	CHARLES H. KAHN	CITY OF DALLAS
4-51	H/435	PART OF LOTS 2-4 OF DENT'S ADDITION	V2654, P437	08/13/46	NANCY SULLIVAN	CITY OF DALLAS
4-52	H/435	PART OF LOT 8 OF DENT'S ADDITION	V3845, P562	05/04/53	IRENE JONES AND FRED T. JONES	CITY OF DALLAS
4-53	H/435	PART OF BLOCK H/435	V4144, P160	11/16/54	EFFIE HUFFHINES SKILES	CITY OF DALLAS
4-54	H/435	PART OF BLOCK H/435	V3706, P76	07/30/52	MINNIE HIGDON AYRES	CITY OF DALLAS
4-55	332	PART OF BLOCK 332	V3837, P121	04/20/53	LEO C. MILLS	CITY OF DALLAS
4-56	332	PART OF BLOCK 332	V4167, P428	12/28/54	I.S. TOPLETZ	CITY OF DALLAS
4-57	332	PART OF BLOCK 332	V2654, P440	08/13/46	G.C. COTTINGHAM	CITY OF DALLAS
4-58	332	PART OF BLOCK 332	V3779, P311	12/31/52	ROBERT HENRY STEWART, JR., EARL CLARK CARLUTH, LOUISE STEWART ROBINSON AND HUSBAND CLARENCE ROBINSON AND CHARLES JACOB STEWART	CITY OF DALLAS
4-59	332	PART OF BLOCK 332	V3792, P463	12/28/53	NATHAN ROOSTH	CITY OF DALLAS
4-60	332	PART OF BLOCK 332	V2702, P512	07/10/46	HUGH V. JAMIESON AND WIFE PRIMROSE JAMIESON	CITY OF DALLAS
4-61	332	PART OF BLOCK 332	V3900, P448	08/13/53	ZELDA TRACY	CITY OF DALLAS
4-62	332	PART OF BLOCK 332	V3807, P227	02/26/53	VIRGIL H. OSBORN	CITY OF DALLAS
4-63	332	PART OF BLOCK 332	V2727, P334	09/21/46	FANNY LERER AND HUSBAND ELLY LERER	CITY OF DALLAS
4-64	332	PART OF BLOCK 332	V3847, P129	05/06/53	ELOISE M. WILLIS	CITY OF DALLAS
4-65	332	PART OF BLOCK 332	V3778, P505	12/30/52	EMMA KRUEGEL	CITY OF DALLAS
4-66	331-1/2	PART OF BLOCK 331-1/2	V2948, P454	03/05/48	MAX P. CURTIS	CITY OF DALLAS
4-67	331-1/2	PART OF BLOCK 331-1/2	V4174, P115	01/07/55	MAUDE L. KIMBERLIN	CITY OF DALLAS
4-68	331-1/2	PART OF BLOCK 331-1/2	V2720, P456	09/05/46	MARY HELEN GOODWYN	CITY OF DALLAS
4-69	331-1/2	PART OF BLOCK 331-1/2	V2951, P205	03/12/48	N.E. BUSBY AND P.L. PORTER	CITY OF DALLAS
4-70	331-1/2	PART OF BLOCK 331-1/2	V257, P131	04/04/01	JAMES A. HUNTER AND MARTHA L. HUNTER	CITY OF DALLAS

4-71	331-1/2	TRACT NO. 2, PART OF BLOCK 331-1/2	V4337, P340	09/07/55	DALLAS INDEPENDENT SCHOOL DISTRICT	CITY OF DALLAS
4-72	331-1/2	TRACT NO. 1, PART OF BLOCK 331-1/2	V4337, P340	09/07/55	DALLAS INDEPENDENT SCHOOL DISTRICT	CITY OF DALLAS
4-73	331-1/2	PART OF BLOCK 331-1/2	V4624, P462	12/14/56	HENRY S. MILLER	CITY OF DALLAS
4-74	331-1/2	PART OF BLOCK 331-1/2	V***, P84	12/30/1871	NANCY TUBERVILLE	CITY OF DALLAS
4-75	331-1/2	FIRST TRACT, PART OF BLOCK 331-1/2	V2715, P431	08/30/46	J. FRED SCHOELLKOPF	CITY OF DALLAS
4-76	331-1/2	SECOND TRACT, PART OF BLOCK 331-1/2	V2715, P431	08/30/46	J. FRED SCHOELLKOPF	CITY OF DALLAS
4-77	331-1/2	TRACT NO. 2, PART OF BLOCK 331-1/2	V2715, P423	08/30/46	BESS W. SCHOALLKOPF AND HUSBAND J. FRED SCHOALLKOPF	CITY OF DALLAS
4-78	331-1/2	PART OF BLOCK 331-1/2	V69169, P1546	08/29/69	DOROTHY B. SCHNEIDER, WINFRED B. PAINE, JOAN FRANCES BAKER MASON, RHODES S. BAKER III, OSCAR LONNIE PARKS OAKLEY FAY PARKS BROWNE, DOROTHY K. PARKS ODENEAL, ANNIE L. PARKS NEILSON AND HELEN LOUISE MORTEN	CITY OF DALLAS
4-79	331-1/2	PART OF BLOCK 331-1/2	V3894, P308	07/31/53	EVA EASTERWOOD AND BUSBY H. EASTERWOOD	CITY OF DALLAS
4-80	331-1/2	PART OF BLOCK 331-1/2	V3805, P182	02/24/53	W. LYLE MILLET AND WILLIAM PORTER MILLET	CITY OF DALLAS
4-81	331	LOT 1, BLOCK 331, DANIEL'S ADDITION	V3778, P483	12/17/52	WE. REID	CITY OF DALLAS
4-82	331	LOTS 2&3, PART OF LOT 4, BLOCK 331, DANIEL'S ADDITION	V68108, P3855	05/31/68	PLATTER INVESTMENT COMPANY	CITY OF DALLAS
4-83	331	PART OF LOTS 4&5, BLOCK 331, DANIEL'S ADDITION	V2912, P502	12/04/47	WILLIAM W. FISHER AND WIFE DIANA R. FISHER, JESSIE FISHER GORDON AND HUSBAND B.W.E. GORDON, JULIA FISHER FUERTES AND HUSBAND L.S. FUERTES	CITY OF DALLAS
4-84	B/433	LOT 3-4, BLOCK B/433, COCKRELL'S ADDITION	V3874, P212	07/08/53	MARIE MALCOMASUS FREEMAN	CITY OF DALLAS
4-85	D/431	PART OF LOTS 1 & 8-10, BLOCK D/431, COCKRELL'S ADDITION	V4249, P241	04/27/55	Laura Parks, Oakley Fay Parks Browne, Earnest M. Browne, Annie L. Parks Nielson, Goldie Parks Schneider, Lewis E. Schneider, Dorothy Parks Odeneal, E.V. Odeneal and Oscar Lonnie Parks	CITY OF DALLAS
4-86	331	LOT 6, BLOCK 331, DANIEL'S ADDITION	V70106, P492	06/02/70	JUANITA M. DAVIS, MELVA A. GOODSON, MARE E.D. PETTEGREW, WILLIAM C. DAVIS, JR.	CITY OF DALLAS
4-87	BLOCK H/435		V105, P489			CITY OF DALLAS PARK BOARD
66-01	66	LOT 7, BLOCK 66, DANIEL'S ADDITION	V3877, P52	06/30/53	WILLIAM W. FISHER, JR., JESSIE FISHER GORDON AND HUSBAND BENJAMIN WATERS ZIMMERMAN GORDON, JULIA FISHER FUERTES AND HUSBAND LOUIS SUMNER FUERTES	CITY OF DALLAS
66-02	66	LOTS 8-9, BLOCK 66, DANIEL'S ADDITION	CC-68-4674-B			CITY OF DALLAS
66-03	66	LOTS 10-11, BLOCK 66, DANIEL'S ADDITION	V69003, P2408	01/06/69	LILLIAN E. HEUTEL AND JOSEPH HEUTEL	CITY OF DALLAS
66-04	66	LOT 12 & PART OF LOT 13, BLOCK 66, DANIEL'S ADDITION	V2654, P475, V2712, P599	08/13/46	R.A. CHANCELLOR, CHARLIE T. SPEER	CITY OF DALLAS
66-05	66	PART OF LOT 13, BLOCK 66, DANIEL'S ADDITION	V3065, P169	12/02/48	FRANCES GILMER HARMON	CITY OF DALLAS
74-01	74	PART OF BLOCK 74	V2399, P282	03/08/43	THE MANHATTAN LIFE INSURANCE COMPANY	CITY OF DALLAS
74-02	74	PART OF BLOCK 74	V2397, P230	06/15/43	THE MANHATTAN LIFE INSURANCE COMPANY	CITY OF DALLAS
74-03	B/74	PART OF BLOCK B/74, SARAH C. AKARDS ADDITION	V70221, P135	11/12/70	J.P. AWALT, TRUSTEE AND JUANITA M. DAVIS	CITY OF DALLAS
74-04	B/74	PART OF BLOCK B/74, SARAH C. AKARDS ADDITION	???	???	???	CITY OF DALLAS
74-05	B/74	PART OF BLOCK B/74, SARAH C. AKARDS ADDITION	V70221, P131	11/12/70	UNIVERSAL DALLAS INVESTORS, INC.	CITY OF DALLAS
74-06	B/74	PART OF BLOCK B/74, SARAH C. AKARDS ADDITION	V68108, P3867	05/31/68	ARTHUR A. SMITH	CITY OF DALLAS
74-07	B/74	PART OF BLOCK B/74, SARAH C. AKARDS ADDITION	V69147, P1115	07/30/69	MARGARET ROBERTS HUNT, LOUIS ROBERTS HUNT AND ZIMRI HUNT	CITY OF DALLAS
74-08	74-1/2	TRACT 2	V68162, P1320	08/16/68	FRANCES HUNT ROBONSON AND GRAFTON W. HUNT	CITY OF DALLAS
74-09	74-1/2	TRACT 3	V68162, P1320	08/16/68	FRANCES HUNT ROBONSON AND GRAFTON W. HUNT	CITY OF DALLAS
74-10	74-1/2	TRACT 5	V69001, P63	12/31/68	EVA EASTERWOOD, EXECUTRIX OF TH ESTATE OF W.E. EASTERWOOD, JR. AND SOUTHERN METHODIST UNIVERSITY	CITY OF DALLAS
74-11	74-1/2	TRACT 1	V68162, P1320	08/16/68	FRANCES HUNT ROBONSON AND GRAFTON W. HUNT	CITY OF DALLAS
74-12	74-1/2	PART OF BLOCK 74-1/2	V68108, P3871	05/31/68	ARTHUR A. SMITH AND NIEL W. PLATTER	CITY OF DALLAS
81-01	D/81	PART OF LOT 1, BLOCK D/81, TUBBERVILLE'S ADDITION	V68098, P1407	05/16/68	MAUDE EEDS BUNN	CITY OF DALLAS
81-02	D/81	PART OF LOT 1, BLOCK D/81, TUBBERVILLE'S ADDITION	CC-69-874-F			CITY OF DALLAS
81-03	D/81	PART OF LOTS 3&4, BLOCK D/81, TUBBERVILLE'S ADDITION	V67252, P273	12/28/67	BEN A. LIPSHY, AL GARTNER, WILLIAM ZALE, SIDNEY LIPSHY AND WILLIAM LEVINE	CITY OF DALLAS
30-01		TRACT	V5404, P606	08/04/60	WALTER H. ALLAN	STATE OF TEXAS
30-02		JUDGEMENT 22181-A	V139, P1469	08/29/63	W.N. OSWALD AND WFE, GRACE LILLIAN OSWALD	STATE OF TEXAS
30-03		JUDGEMENT 22412-B	V139, P1451	05/29/63	FANNY L. TOBIAS, W.N. OSWALD, GRACE LILLIAN OSWALD AND STANDARD MANUFACTURING COMPANY, INC.	STATE OF TEXAS
30-04		JUDGEMENT 22095-A	V5804, P496	06/28/62	LOLA D. CHENOWETH, ET AL	STATE OF TEXAS
30-05		PARCEL P00055277	202100306548	09/08/21	YELED VENTURE, LTD	STATE OF TEXAS
30-06		JUDGEMENT 22673-A	V68, P157	05/21/63	WILLIAM C. DAVIS, JR. AND J.P. AWALT	STATE OF TEXAS
30-07			V5429, P69	10/18/60	HENRY ROSENBERG	STATE OF TEXAS
30-08		JUDGEMENT 25869-A	V5477,			

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Being a tract of land situated in the John N. Bryan Survey, Abstract No. 149 and the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, in City Blocks A/419, A/423, A/428, 331, 331-1/2, 332, A/430, B/433, C/436, D/431, E/434, F/437, G/438, H/435, being all of Dallas Convention Center Expansion, an addition to the City of Dallas, recorded in Volume 93249, Page 4820, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), part of Cockrell's Addition, an addition to the City of Dallas, recorded in Volume 66, Page 33, of the Map Records of Dallas County, Texas (M.R.D.C.T.), and part of Daniel's Addition, an addition to the City of Dallas, as recorded in Volume 62, Page 13, M.R.D.C.T., and being more particularly described as follows:

BEGINNING at an "X" found in concrete (controlling monument) in the northeast line of said Dallas Convention Center Expansion and the southwest Lamar Street (variable width Right-of-Way), being in the northwest line of East R.L. Thornton Freeway (Interstate Highway 30) (IH-30);

THENCE South 19 degrees 15 minutes 58 seconds East, with the northwest line of said IH-30, a distance of 58.09 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 39 degrees 14 minutes 46 seconds West, continuing with the northwest line of said IH-30, a distance of 44.85 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 47 degrees 38 minutes 37 seconds West, a distance of 282.08 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set in the southwest line of said Dallas Convention Center Expansion and the northeast line of a tract of land described in deed to the City of Dallas, as recorded in Volume 99251, Page 3719, D.R.D.C.T., being on a curve to the left having a radius of 2,914.92 feet and a chord that bears North 52 degrees 56 minutes 23 seconds West, a distance of 205.25 feet;

THENCE departing the northwest line of said IH-30, with the southwest line of said Dallas Convention Center Expansion and the northeast line of said City of Dallas Tract, with said curve to the left, through a central angle of 04 degrees 02 minutes 07 seconds, an arc distance of 205.29 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 54 degrees 57 minutes 29 seconds West, with the southwest line of said Dallas Convention Center Expansion and the northeast line of said City of Dallas Tract, a distance of 412.80 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the northeast corner of said City of Dallas tract;

THENCE North 80 degrees 02 minutes 31 seconds East, with a northerly line of said Dallas Convention Center Expansion and a southerly line of Union Pacific Railroad (variable width Right-of-Way), a distance of 35.35 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at an interior corner of said Dallas Convention Center Expansion;

THENCE North 54 degrees 57 minutes 29 seconds West, with the southwest line of said Dallas Convention Center Expansion and the northeast line of said Union Pacific Railroad, a distance of 535.01 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 74 degrees 52 minutes 47 seconds West, continuing with the southwest line of said Dallas Convention Center Expansion and the northeast line of said Union Pacific Railroad, a distance of 31.04 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 55 degrees 07 minutes 29 seconds West, continuing with the southwest line of said Dallas Convention Center Expansion and the northeast line of said Union Pacific Railroad, at a distance of 31.81 feet passing the westernmost corner of said Dallas Convention Center Expansion, continuing a total distance of 45.26 feet to the point of curvature of a curve to the right having a radius of 70.00 feet and a chord that bears North 69 degrees 06 minutes 26 seconds West, a distance of 68.02 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE continuing with the northeast line of said Union Pacific Railroad, with said curve to the right, through a central angle of 58 degrees 08 minutes 28 seconds, an arc distance of 71.03 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 32 degrees 47 minutes 22 seconds East, continuing with the northeast line of said Union Pacific Railroad, a distance of 16.45 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 55 degrees 07 minutes 29 seconds West, continuing with the northeast line of said Union Pacific Railroad, a distance of 38.06 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 64 degrees 55 minutes 17 seconds West, a distance of 19.80 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 85 degrees 46 minutes 43 seconds West, a distance of 97.65 feet to the point of curvature of a curve to the right having a radius of 132.50 feet and a chord that bears North 70 degrees 27 minutes 29 seconds West, a distance of 70.02 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE with said curve to the right, through a central angle of 30 degrees 38 minutes 28 seconds, an arc distance of 70.86 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 55 degrees 08 minutes 15 seconds West, a distance of 138.62 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 32 degrees 43 minutes 37 seconds East, a distance of 25.09 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 15 degrees 05 minutes 23 seconds West, a distance of 395.04 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 75 degrees 02 minutes 37 seconds East, at a distance of 60.00 feet passing the northwest corner of a tract of land described in deed to the City of Dallas, as recorded in Instrument No. 202500115556, O.P.R.D.C.T., being in the northeast line of Houston Street and the southwest line of a tract of land described as Tract 1 in deed to Charter DMN Holdings, LP, as recorded in Instrument No. 201900127888, O.P.R.D.C.T., continuing a total distance of 313.52 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set at the northernmost northeast corner of said City of Dallas tract and an interior corner of said Tract 1;

THENCE South 14 degrees 57 minutes 51 seconds East, with a northeast line of said City of Dallas tract, a distance of 173.50 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE North 74 degrees 55 minutes 39 seconds East, with a northerly line of said City of Dallas tract, a distance of 14.25 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE South 52 degrees 22 minutes 59 seconds East, with a northeast line of said City of Dallas tract, a distance of 15.83 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE South 27 degrees 55 minutes 53 seconds East, with a northeast line of said City of Dallas tract, a distance of 14.15 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE North 74 degrees 59 minutes 04 seconds East, with a northwest line of said City of Dallas tract, a distance of 123.19 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE North 03 degrees 23 minutes 04 seconds East, with northwest line of said City of Dallas tract, a distance of 17.07 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE North 20 degrees 34 minutes 44 seconds East, with a northwest line of said City of Dallas tract, a distance of 12.43 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE North 75 degrees 07 minutes 22 seconds East, with a northerly line of said City of Dallas tract, a distance of 21.82 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set at the easternmost northeast corner of said City of Dallas tract, being in the easterly line of said Tract 1 and the west line of Market Street (variable width right-of-way);

THENCE North 15 degrees 06 minutes 59 seconds West, with the easterly line of said Tract 1 and the westerly line of said Market Street, a distance of 74.37 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE North 00 degrees 38 minutes 20 seconds West, continuing with the easterly line of said Tract 1 and the westerly line of said Market Street, a distance of 30.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE North 15 degrees 06 minutes 59 seconds West, continuing with the easterly line of said Tract 1 and the westerly line of said Market Street, a distance of 69.98 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set at the easternmost northeast corner of said Tract 1 and the southeast corner of a tract of land described in deed to Belo Corp. and Texas Cable News, Inc., as recorded in Instrument No. 20080330751, O.P.R.D.C.T.,

THENCE North 75 degrees 02 minutes 37 seconds East, departing the southwest line of said Market Street, a distance of 65.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set in the northeast line of said Market Street and the southwest line of Lot 1A, Block 57/45 of the Amending Plat Minor Dallas Convention Center Hotel, an addition to the City of Dallas, recorded in Instrument No. 201500098931, O.P.R.D.C.T.;

THENCE South 15 degrees 04 minutes 45 seconds East, with the northeast line of said Market Street and the southwest line of said Lot 1A, a distance of 216.07 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the southwest corner of said Lot 1A and the northwest corner of said Dallas Convention Center Expansion;

THENCE North 73 degrees 53 minutes 01 second East, with the southeast line of said Lot 1A and the northwest line of said Dallas Convention Center Expansion, a distance of 535.22 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the southeast corner of said Lot 1A and the northeast corner of said Dallas Convention Center Expansion, being in the southwest line of Lamar Street (80-foot width right-of-way);

THENCE North 15 degrees 06 minutes 59 seconds West, with the northeast line of said Lot 1A and the southwest line of said Lamar Street, a distance of 205.24 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 75 degrees 02 minutes 37 seconds East, departing the northeast line of said Lot 1A and the southwest line of said Lamar Street, a distance of 80.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set in the northeast line of said Lamar Street and the southwest line of a 59,715 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 83134, Page 5559, D.R.D.C.T.;

THENCE North 15 degrees 06 minutes 59 seconds West, with the northeast line of said Lamar Street and the southwest line of said 59,715 square foot City of Dallas tract, a distance of 13.05 feet to a 1/2-inch iron rod found at the northwest corner of said 59,715 square foot tract and the southwest corner of a tract of land described in deed to the United States of America, as recorded in Volume 83034, Page 1972, D.R.D.C.T.;

THENCE North 73 degrees 53 minutes 10 seconds East, with the northwest line of said 59,715 square foot tract and the southeast line of said United States of America tract, a distance of 279.19 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the northeast corner of said 59,715 square foot tract and the southeast corner of said United States of America tract, being in the southwest line of Griffin Street (110-foot right-of-way);

THENCE North 13 degrees 15 minutes 02 seconds West, with the northeast line of said United States of America tract and the southwest line of said Griffin Street, at a distance of 407.21 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the point of curvature of a curve to the left having a radius of 15.00 feet and a chord that bears North 53 degrees 00 minutes 33 seconds West, a distance of 19.19 feet;

THENCE continuing with the northeast line of said United States of America tract and the southwest line of said Griffin Street, with said curve to the left, through a central angle of 79 degrees 31 minutes 13 seconds, an arc distance of 20.82 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set in the south line of Young Street (variable width right-of-way);

THENCE North 83 degrees 42 minutes 24 seconds East, with the south line of said Young Street, a distance of 147.18 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the northernmost northwest corner of a called 181,359 square foot tract of land described in deed to the City of Dallas, recorded in Volume 72097, Page 1233, D.R.D.C.T.;

THENCE North 84 degrees 04 minutes 28 seconds East, with the north line of said 181,359 square foot City of Dallas tract and the south line of said Young Street, a distance of 263.31 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 77 degrees 28 minutes 28 seconds East, continuing with the north line of said 181,359 square foot City of Dallas tract and the south line of said Young Street, a distance of 48.14 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 00 degrees 19 minutes 32 seconds East, departing the north line of said 181,359 square foot City of Dallas tract, a distance of 491.22 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 89 degrees 28 minutes 49 seconds East, at a distance of 38.00 feet passing the southwest corner of a called 3 acre tract of land described in deed to the City of Dallas, as recorded in Volume 3575, Pge 432, D.R.D.C.T., being in the east line of said 181,359 square foot City of Dallas tract and the north line of Masonic Street, at a distance of 414.31 feet passing the southeast corner of said 3 acre City of Dallas tract and the southwest corner of a called 62,206 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 69169, Page 1546, D.R.D.C.T., continuing a total distance of 485.98 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 16 degrees 06 minutes 36 seconds West, departing the south line of said 62,206 square foot City of Dallas tract and the north line of said Masonic Street, a distance of 236.33 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE North 73 degrees 57 minutes 20 seconds East, at a distance of 144.46 feet passing the southerly line of said Daniel's Addition, continuing a total distance of 352.69 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set in the east line of said Daniel's Addition and the westerly line of Akard Street (variable width right-of-way);

THENCE South 18 degrees 16 minutes 13 seconds East, with the westerly line of said Akard Street and the east line of said Daniel's Addition, at a distance of 19.14 feet passing the southeast corner of said Daniel's Addition and the northeast corner of a called 4,965 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 3805, Page 182, D.R.D.C.T., at a distance of 69.15 feet passing the southeast corner of said 4,965 square foot City of Dallas tract and the northeast corner of a tract of land described in deed to the City of Dallas, as recorded in Volume 3894, Page 308, D.R.D.C.T., at a distance of 164.15 feet passing the southeast corner of said City of Dallas tract, at a distance of 199.40 feet passing the northeast corner of a tract of land described as "First Tract" in deed to the City of Dallas, as recorded in Volume 2715, Page 431, D.R.D.C.T., continuing a total distance of 216.27 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 43 degrees 08 minutes 48 seconds East, with the northeast line said City of Dallas "First Tract" and the southwest line of said Akard Street, at a distance of 3.61 feet passing the southeast corner of said City of Dallas "First Tract" and the northeast corner of a tract of land described in deed to the City of Dallas, as recorded in Volume P, Page 84, at a distance of 8.82 feet passing the southeast corner of said City of Dallas tract, the north corner of a called 4,500 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 4624, Page 462, D.R.D.C.T. and the north corner of a tract of land described as Tract No. 1 in deed to the City of Dallas, as recorded in Volume 4337, Page 340, D.R.D.C.T., continuing a total distance of 167.75 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set; THENCE South 41 degrees 47 minutes 52 seconds East, continuing with the northeast line of said City of Dallas Tract No. 1 and the southwest line of said Akard Street, as a distance of 89.08 feet passing the southeast corner of said City of Dallas Tract No. 1, at a distance of 119.06 feet passing the north corner of a tract of land described in deed to the City of Dallas, as recorded in Volume 2702, Page 512, D.R.D.C.T., at a distance of 194.14 feet passing the east corner of said City of Dallas tract and the north corner of a called 5,835 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 3792, Page 463, D.R.D.C.T., at a distance of 251.20 feet passing the east corner of said 5,835 square foot City of Dallas tract and the north corner of a called 16,670 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 3779, Page 311, D.R.D.C.T., continuing a total distance of 384.08 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set at the intersection of the southwest line of said Akard Street and the northwest line of Canton Street (66-foot width right-of-way);

THENCE South 44 degrees 29 minutes 01 second West, with the southeast line of said 16,670 square foot City of Dallas tract and the northwest line of said Canton Street, at a distance of 107.55 feet passing the south corner of said 16,670 square foot City of Dallas tract and the east corner of tract of land described in deed to the City of Dallas, as recorded in Volume 2654, Page 440, D.R.D.C.T., at a distance of 256.49 feet passing the south corner of said City of Dallas tract and the east corner of a tract of land described in deed to the City of Dallas, recorded in Volume 4167, Page 428, D.R.D.C.T., at a distance of 308.49 feet passing the south corner of said City of Dallas tract and the east corner of a tract of land described in deed to the City of Dallas, as recorded in Volume 2654, Page 437, D.R.D.C.T., at a distance of 460.45 feet passing the south corner of said City of Dallas tract, at a distance of 465.56 feet passing the east corner of a tract of land described in deed to the City of Dallas, as recorded in Volume 4169, Page 604, D.R.D.C.T., at a distance of 519.20 feet passing the south corner of said City of Dallas tract and the east corner of a tract of land described in deed to the City of Dallas, as recorded in Volume 2964, Page 72, D.R.D.C.T., continuing a total distance of 569.20 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition - RPLS 5470" set;

THENCE South 53 degrees 47 minutes 58 seconds West, with the northwest line of said Canton Street, a distance of 85.20 feet to an "X" found in concrete at the northeast corner of a tract of land described in deed to the City of Dallas, as recorded in Volume 68183, Page 1900, D.R.D.C.T.;

THENCE South 51 degrees 47 minutes 33 seconds West, with the southeast line of said City of Dallas tract and the northwest line of said Canton Street, a distance of 126.33 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 59 degrees 18 minutes 06 seconds West, continuing with the northwest line of said Canton Street, a distance of 58.30 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the southeast corner of a tract of land described in deed to the City of Dallas, as recorded in Volume 68247, Page 1651, D.R.D.C.T.;

THENCE South 56 degrees 12 minutes 15 seconds West, with the southeast line of said City of Dallas tract and the northwest line of said Canton Street, a distance of 51.37 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 81 degrees 30 minutes 26 seconds West, continuing with the southeast line of said City of Dallas tract and the northwest line of said Canton Street, a distance of 52.61 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 69 degrees 24 minutes 09 seconds East, continuing with the southeast line of said City of Dallas tract and the northwest line of said Canton Street, a distance of 32.20 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 46 degrees 51 minutes 32 seconds West, a distance of 243.09 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set in the southeasterly line of a tract of land described as Parcel P00055274, in deed to the State of Texas, as recorded in Instrument No. 202100157583, O.R.D.C.T. and the southwesterly line of Griffin Street (variable width right-of-way), being at the point of curvature of a curve to the left having a radius of 85.55 feet and a chord that bears North 24 degrees 11 minutes 26 seconds West, a distance of 124.44 feet;

THENCE with the northeasterly line of said Parcel P00055274 and the southwesterly line of said Griffin Street, with said curve to the left through a central angle of 93 degrees 19 minutes 11 seconds, an arc distance of 139.34 feet to a 5/8-inch iron rod (controlling monument) found at the point of tangency;

THENCE North 70 degrees 51 minutes 02 seconds West, continuing with the northeasterly line of said Parcel P00055274 and the southwesterly line of said Griffin Street, at a distance of 160.22 feet passing the east corner of a tract of land described in deed to CCH Lamar Partners I, L.P., as recorded in Instrument No. 2008006032, O.P.R.D.C.T., continuing a total distance of 186.08 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the point of curvature of a curve to the right having a radius of 510.00 feet and a chord that bears North 65 degrees 25 minutes 08 seconds West, a distance of 96.54 feet;

THENCE with the northeasterly line of said CCH Lamar Partners I, L.P. tract and the southwesterly line of said Griffin Street, with said curve to the right through a central angle of 10 degrees 51 minutes 44 seconds, an arc distance of 96.69 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the point of reverse curvature of a curve to the left having a radius of 214.11 feet and a chord that bears North 83 degrees 02 minutes 58 seconds West, a distance of 167.78 feet, being in the southerly line of Memorial Drive (variable width street reservation);

THENCE with the northerly line of said CCH Lamar Partners I, L.P. tract and the southerly line of said Memorial Drive, with said curve to the left through a central angle of 46 degrees 08 minutes 03 seconds, an arc distance of 172.40 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 73 degrees 53 minutes 01 second West, with the northerly line of said CCH Lamar Partners I, L.P. tract and the southerly line of said Memorial Drive, a distance of 53.18 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the northwest corner of said CCH Lamar Partners I, L.P. tract and the northeast corner of Lot 1, Block A/428 of said Dallas Convention Center Expansion;

THENCE South 16 degrees 06 minutes 11 seconds East, with the west line of said CCH Lamar Partners I, L.P. tract and the east line of said Lot 1, Block A/428, at a distance of 62.10 feet passing the southwest corner of said CCH Lamar Partners I, L.P. tract and the northwest corner of said Parcel P00055274, at a distance of 76.76 feet passing the southwest corner of said Parcel P00055274 and the northwest corner of a tract of land described as Parcel OC1-6 in deed to Dallas Area Rapid Transit (DART), as recorded in Volume 94126, Page 1994, D.R.D.C.T., continuing a total distance of 77.81 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 04 degrees 13 minutes 01 seconds West, with the east line of said Lot 1, Block A/428 and the west line of said DART Parcel OC1-6, a distance of 25.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the southeast corner of said Lot 1, Block A/428, being in the north line of a tract of land described as Parcel OC1-7 in deed to Dallas Area Rapid Transit (DART), as recorded in Volume 94022, Page 5655, D.R.D.C.T.;

THENCE North 85 degrees 46 minutes 59 seconds West, with the south line of said Lot 1, Block A/428 and the north line of said DART Parcel OC1-7, a distance of 74.08 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at an interior corner of said Lot 1, Block A/428 and the northwest corner of said DART Parcel OC1-7;

THENCE South 28 degrees 53 minutes 49 seconds West, with the southeast line of said Lot 1, Block A/428 and the northwest line of said DART Parcel OC1-7, at a distance of 41.79 feet passing a 1/2-inch iron rod found at the southwest corner of said DART Parcel OC1-7 and the northwest corner of a tract of land described in deed to CCH Lamar Partners I, L.P., as recorded in Instrument No. 20070426170, O.P.R.D.C.T., continuing a total distance of 121.29 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 18 degrees 06 minutes 11 seconds East, with the east line of said Lot 1, Block A/428 and the west line of said CCH Lamar Partners I, L.P. tract, a distance of 45.14 feet to a nail found at the south corner of said Lot 1, Block A/428, being in the northeast line of said Lamar Street;

THENCE South 45 degrees 12 minutes 59 seconds East, with the northeast line of said Lamar Street and the southwest line of said CCH Lamar Partners I, L.P. tract, a distance of 26.90 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 50 degrees 49 minutes 10 seconds East, continuing with the northeast line of said Lamar Street and the southwest line of said CCH Lamar Partners I, L.P. tract, a distance of 59.07 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set;

THENCE South 50 degrees 44 minutes 59 seconds East, continuing with the northeast line of said Lamar Street and the southwest line of said CCH Lamar Partners I, L.P. tract, a distance of 258.31 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Industrial Subdivision - RPLS 5470" set at the south corner of said CCH Lamar Partners I, L.P., being in the northwest line of said East R.L. Thornton Freeway;

THENCE South 58 degrees 29 minutes 26 seconds West, with the northwest line of said East R.L. Thornton Freeway, a distance of 84.73 feet to the POINT OF BEGINNING and containing 63.182 acres (2,752,192 square feet) of land.

PRELIMINARY PLAT
KAY BAILEY HUTCHINSON
CONVENTION CENTER
INDUSTRIAL SUBDIVISION

LOTS 1-3, BLOCK 1

LOT 1, BLOCK 2

LOT 1, BLOCK 3

LOT 1, BLOCK 4

63.182 ACRES
BEING A REPLAT OF
COCKRELL'S ADDITION
DANIEL'S ADDITION
DALLAS CONVENTION CENTER EXPANSION
SITUATED IN THE
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

City Plan File No. PLAT-25-000132

October 24, 2025

PJB Surveying

Prepared By:
PJB SURVEYING
200 W. BELMONT DR., STE. 0
DALLEN, TEXAS 75013
972-649-6669

TBPELS FIRM NO. 10194303

OWNERS:



City of Dallas
5500 Marilla St.
Dallas, Texas 75235

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, City of Dallas, acting by and through its duly authorized agent, John Doe, does hereby adopt this plat designating the herein above described property as KAY BAILEY HUTCHINSON CONVENTION CENTER INDUSTRIAL SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The Utility and Firelane Easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility)

Water main and Wastewater Easements shall also include additional area of working space for the construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions of the City of Dallas, Texas

Witness my hand this _____ day of _____, 2025.

CITY OF DALLAS

By: John Doe, Authorized Agent

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared John Doe, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for
State of Texas

SURVEYOR'S STATEMENT:

I, Dwayne H. Copeland, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025.

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

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for
State of Texas

<p>PLACE COUNTY RECORDING LABEL HERE</p>
<p>CERTIFICATE OF APPROVAL</p>
<p>I, _____, Chairperson or I, _____, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.</p>
<p>_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas</p>
<p>Attest: _____ Secretary</p>

PRELIMINARY PLAT
**KAY BAILEY HUTCHINSON
CONVENTION CENTER
INDUSTRIAL SUBDIVISION**

**LOTS 1-3, BLOCK 1
LOT 1, BLOCK 2
LOT 1, BLOCK 3
LOT 1, BLOCK 4**

63.182 ACRES
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

City Plan File No. PLAT-25-000132
October 24, 2025

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Prepared By:
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200 W. BELMONT DR., STE. D
ALLEN, TEXAS 75013
972-649-6669
TBPELS FIRM NO. 10194303

OWNERS:

 City of Dallas
1500 Marilla St.
Dallas, Texas 75235