

CITY PLAN COMMISSION**THURSDAY, November 20, 2025****FILE NUMBER:** PLAT-25-000132**SENIOR PLANNER:** Hema Sharma**LOCATION:** on R.L. Thornton Freeway/Interstate Highway No. 30, west of Akard Street**DATE FILED:** October 23, 2025**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 63.182-acres**APPLICANT/OWNER:** City of Dallas

REQUEST: An application to replat a 63.182-acre tract of land containing 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, and to abandon rights-of way to create 6 lots ranging in size from 0.4708-acre to 25.9490-acre and to dedicate a rights-of-way on property located on R.L. Thornton Freeway/Interstate Highway No. 30, west of Akard Street.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of CA-1(A) Centra Area District 1; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments

must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 6.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 55 feet of right-of-way (via fee simple) from the established center line of Akard Street. *Section 51A 8.602(c)*
17. On the final plat, dedicate 32.5 feet of right-of-way (via fee simple) from the established center line of Canton Street. *Section 51A 8.602(c)*
18. On the final plat, dedicate 55 feet of right-of-way (via fee simple) from the established center line of Young Street. *Section 51A 8.602(c)*
19. On the final plat, dedicate 55 feet of right-of-way (via fee simple) from the established center line of Griffin Street. *Section 51A 8.602(c)*
20. On the final plat, dedicate 43 feet of right-of-way (via fee simple) from the established center line of Lamar Street. *Section 51A 8.602(c)*
21. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Market Street. *Section 51A 8.602(c)*
22. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Houston Street. *Section 51A 8.602(c)*

23. On the final plat, dedicate 55 feet of right-of-way (via fee simple) from the established center line of Memorial Drive. *Section 51A 8.602(c)*
24. On the final plat, dedicate 60 feet of right-of-way (via fee simple) from the established center line of Ceremonial Street. *Section 51A 8.602(c)*
25. On the final plat, dedicate 35 feet of right-of-way (via fee simple) from the established center line of Hotel Street. *Section 51A 8.602(c)*
26. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Local Street Dedicated. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
27. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at all intersections. *Section 51A 8.602(d)(1)*
28. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*
29. Must coordinate with Transportation & Public Works for ROW dedication for planned intersection improvements that are deemed necessary for improving pedestrian accessibility and safety related to site development per *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

30. Prior to final plat, submit a completed final plat checklist and all supporting documents.

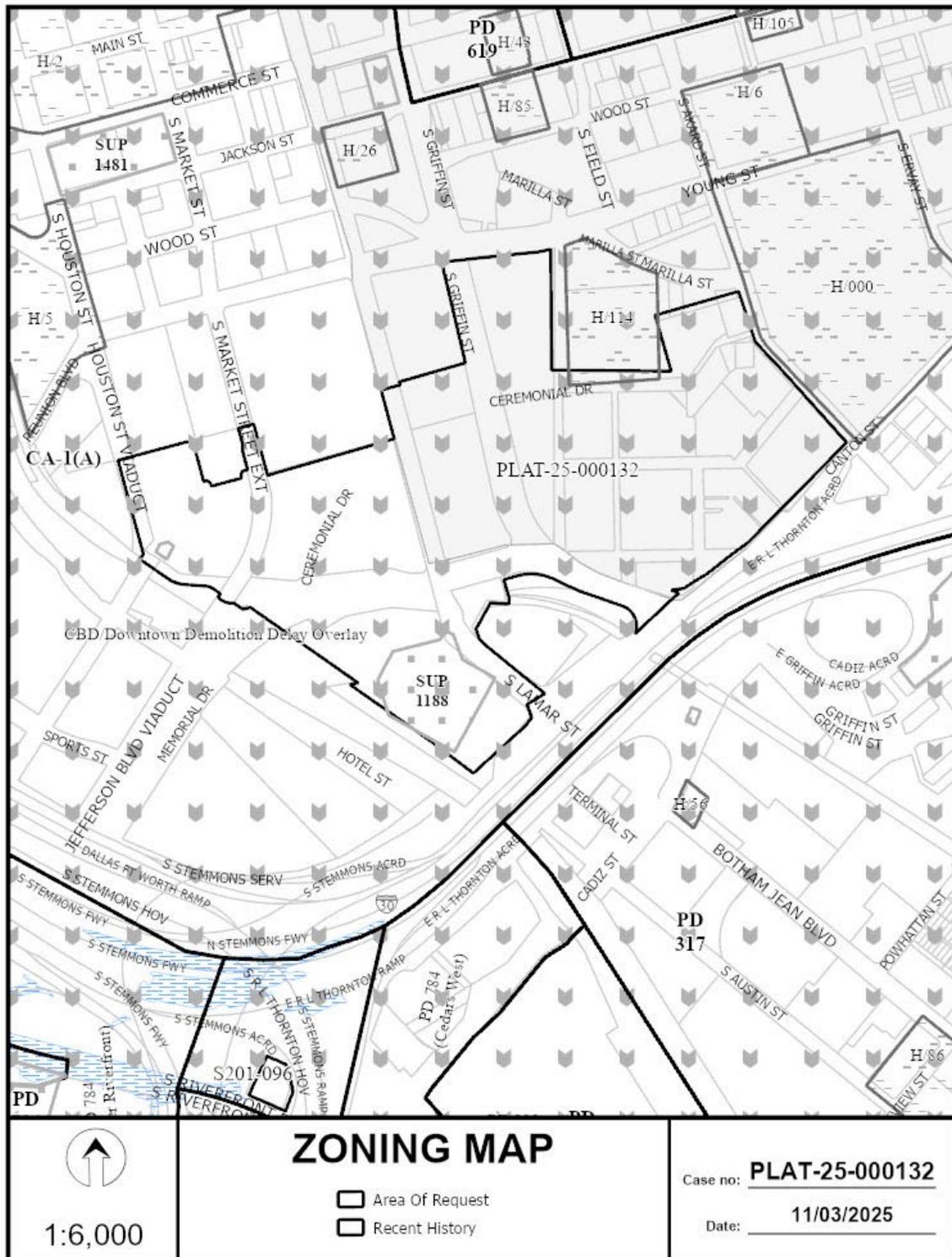
Dallas Water Utilities Conditions:

31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Light/ Arborist/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:

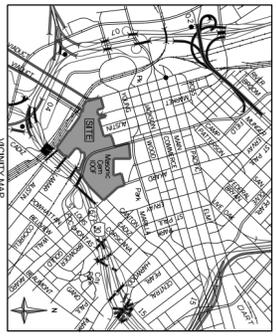
34. Prior to final plat, submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review.

35. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section
36. Photometric analysis will be required to support the submitted street lighting plan.
37. Tree survey to be provided with individual construction permits. Overall tree survey approved.
38. Prior to the final plat, contact Real Estate to discuss closure and vacations noted on plat including Ceremonial Drive Street Easement, Vol. 93248, Pg. 4820. Closure and vacations and abandonments are processed through Real Estate by separate instruments.
39. Prior to the final plat, confirm how the right-of-way dedications noted on the plat are to be dedicated to the city.
40. Please update the plat with the language as noted below: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
41. Please update the plat with the language as noted below: Closure and vacation authorized by Ordinance No. _____, recorded as Inst. No. _____. Utility Easements retained.
42. Please confirm the Utility Access License Agreement between DART and Dallas, Vol. 93248, Pg. 4820 is labeled correctly and provide the recorded document.
43. Please provide the dedication/origin documents for the closure and vacations noted on the plat and recorded instruments for abandonments noted on the plat including recorded ordinances and quitclaim deeds.
44. On the final plat, change "East R.L. Thornton Frwy - I.H. 30" to "R.L. Thornton Freeway/Interstate Highway No. 30 (AKA U.S. Highway NO. 67)". Section 51A-8.403(a)(1)(A)(xii).
45. On the final plat, change "Jefferson Street Viaduct" to "Jefferson Boulevard Viaduct". Section 51A-8.403(a)(1)(A)(xii).
46. On the final plat, add "Record Street" to plat drawing.
47. On the final plat, add "Field Street" to plat drawing.
48. On the final plat, remove "Royal Street".
49. On the final plat, remove "Short Street".
50. On the final plat, add "Hotel Street" to plat drawing.
51. On the final plat, identify the property as Block A/66 Lot 1, B/66 Lot 1, C/66 Lot 1, D/66 Lot 1, E/66 Lot 1, & F/66 Lot 1.





 1:6,000	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area Of Request  Recent History 	Case no: PLAT-25-000132 Date: <u>11/03/2025</u>
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- General Notes:
1. The purpose of this plat is to convey legal, unambiguous, interests of
 2. Parting on, 1/1/21, 2021.
 3. No lot is to be damaged without engineering action approved
 4. No lot is to be damaged without engineering action approved
 5. Utilities located within previously abandoned streets shall maintain
 6. on easement for the respective utilities.

PRELIMINARY PLAT
KAY BAILEY HUTCHINSON
CONVENTION CENTER
INDUSTRIAL SUBDIVISION

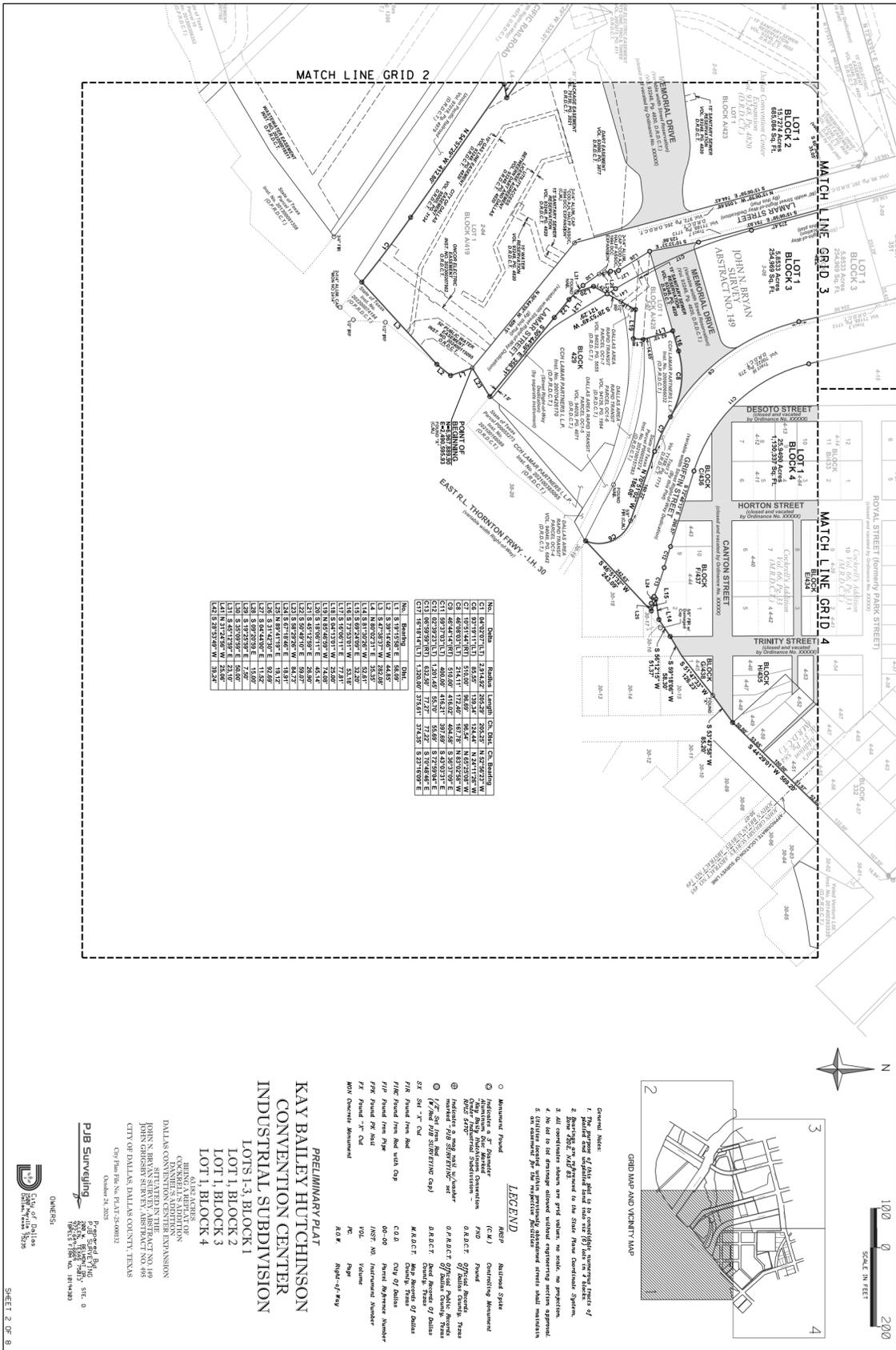
LOTS 1-3, BLOCK 1
 LOT 1, BLOCK 2
 LOT 1, BLOCK 3
 LOT 1, BLOCK 4

HENRY VERTMANN OF
 DANIEL'S ADDITION, WASHINGTON
 D.C. 20001
 SURVEYOR IN THE
 JOHN GREENSBERRY, ASSISTANT NO. 465
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

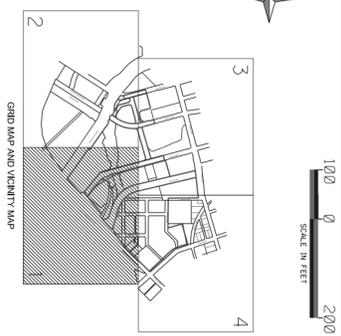
October 24, 2023

PJB Surveying
 1700 Ross Avenue, Suite 200
 Dallas, Texas 75201
 Phone: (214) 742-1111
 Fax: (214) 742-1112
 Email: info@pjb.com

DIVERSIFIED



No.	Chain	Headline	Length	Ch. Dist.	Ch. Bearing
1	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
2	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
3	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
4	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
5	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
6	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
7	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
8	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
9	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
10	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
11	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
12	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
13	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
14	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
15	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
16	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
17	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
18	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
19	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
20	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
21	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
22	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
23	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
24	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
25	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
26	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
27	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
28	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
29	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
30	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
31	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
32	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
33	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
34	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
35	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
36	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
37	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
38	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
39	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
40	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
41	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E
42	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
43	Survey	N 89° 15' 00" E	10.00	10.00	N 89° 15' 00" E
44	Survey	S 88° 45' 00" W	10.00	10.00	S 88° 45' 00" W
45	Survey	N 21° 14' 00" E	205.29	205.29	N 21° 14' 00" E



- General Notes:
- The plat is to be completed in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code.
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 - All coordinates shown are grid values, not true, nor projected.
 - No lot or lot boundary shown unless engineering notes support the same.
 - Plat is to be completed in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code.

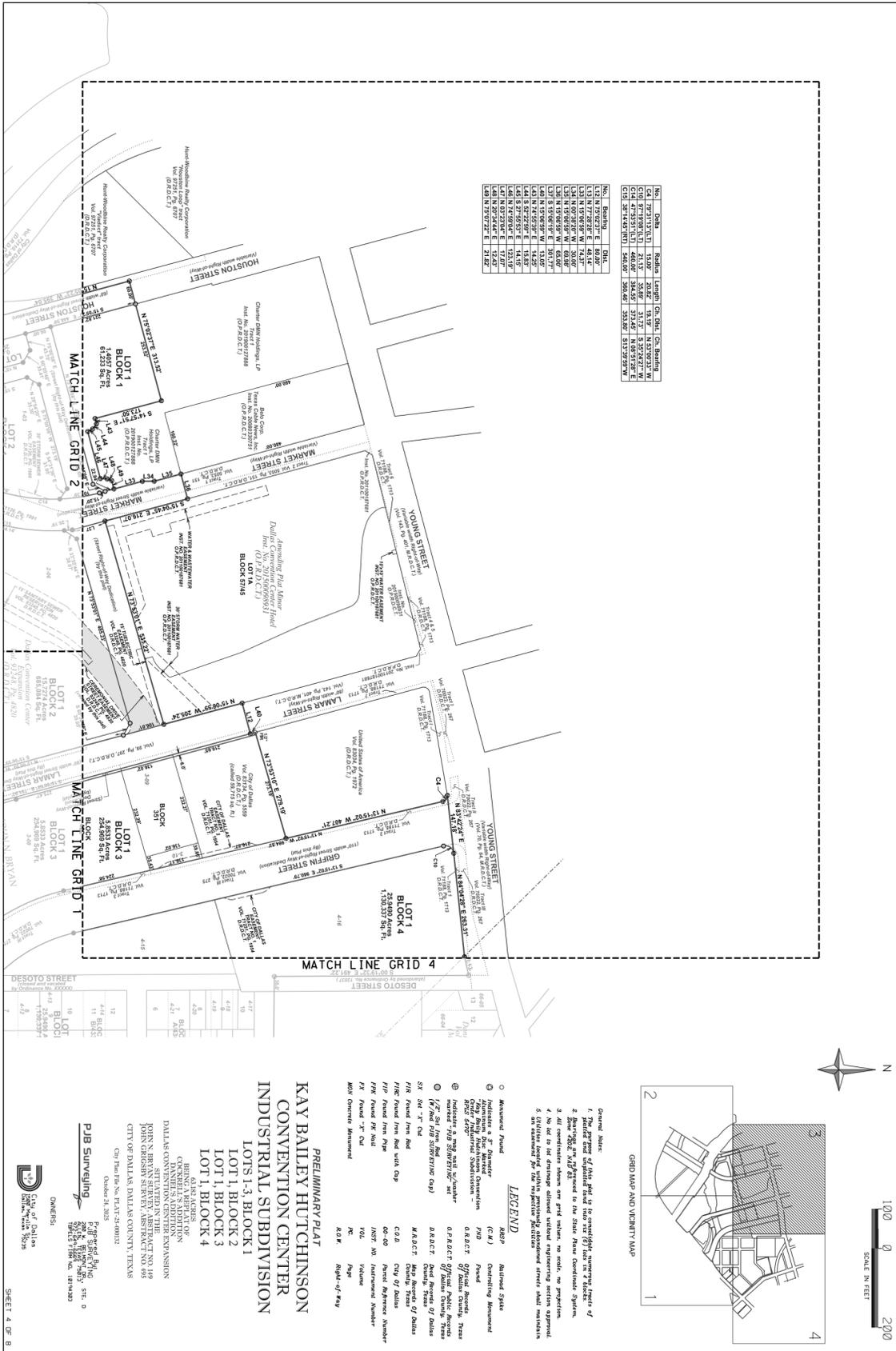
LEGEND

○ Monument Point	MBP	Monument Point
○ Indicate a 3" Diameter	3" MBP	Monument Point
○ Indicate a 6" Diameter	6" MBP	Monument Point
○ Indicate a 12" Diameter	12" MBP	Monument Point
○ Indicate a 24" Diameter	24" MBP	Monument Point
○ Indicate a 36" Diameter	36" MBP	Monument Point
○ Indicate a 48" Diameter	48" MBP	Monument Point
○ Indicate a 60" Diameter	60" MBP	Monument Point
○ Indicate a 72" Diameter	72" MBP	Monument Point
○ Indicate a 84" Diameter	84" MBP	Monument Point
○ Indicate a 96" Diameter	96" MBP	Monument Point
○ Indicate a 108" Diameter	108" MBP	Monument Point
○ Indicate a 120" Diameter	120" MBP	Monument Point
○ Indicate a 132" Diameter	132" MBP	Monument Point
○ Indicate a 144" Diameter	144" MBP	Monument Point
○ Indicate a 156" Diameter	156" MBP	Monument Point
○ Indicate a 168" Diameter	168" MBP	Monument Point
○ Indicate a 180" Diameter	180" MBP	Monument Point
○ Indicate a 192" Diameter	192" MBP	Monument Point
○ Indicate a 204" Diameter	204" MBP	Monument Point
○ Indicate a 216" Diameter	216" MBP	Monument Point
○ Indicate a 228" Diameter	228" MBP	Monument Point
○ Indicate a 240" Diameter	240" MBP	Monument Point
○ Indicate a 252" Diameter	252" MBP	Monument Point
○ Indicate a 264" Diameter	264" MBP	Monument Point
○ Indicate a 276" Diameter	276" MBP	Monument Point
○ Indicate a 288" Diameter	288" MBP	Monument Point
○ Indicate a 300" Diameter	300" MBP	Monument Point
○ Indicate a 312" Diameter	312" MBP	Monument Point
○ Indicate a 324" Diameter	324" MBP	Monument Point
○ Indicate a 336" Diameter	336" MBP	Monument Point
○ Indicate a 348" Diameter	348" MBP	Monument Point
○ Indicate a 360" Diameter	360" MBP	Monument Point
○ Indicate a 372" Diameter	372" MBP	Monument Point
○ Indicate a 384" Diameter	384" MBP	Monument Point
○ Indicate a 396" Diameter	396" MBP	Monument Point
○ Indicate a 408" Diameter	408" MBP	Monument Point
○ Indicate a 420" Diameter	420" MBP	Monument Point
○ Indicate a 432" Diameter	432" MBP	Monument Point
○ Indicate a 444" Diameter	444" MBP	Monument Point
○ Indicate a 456" Diameter	456" MBP	Monument Point
○ Indicate a 468" Diameter	468" MBP	Monument Point
○ Indicate a 480" Diameter	480" MBP	Monument Point
○ Indicate a 492" Diameter	492" MBP	Monument Point
○ Indicate a 504" Diameter	504" MBP	Monument Point
○ Indicate a 516" Diameter	516" MBP	Monument Point
○ Indicate a 528" Diameter	528" MBP	Monument Point
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○ Indicate a 552" Diameter	552" MBP	Monument Point
○ Indicate a 564" Diameter	564" MBP	Monument Point
○ Indicate a 576" Diameter	576" MBP	Monument Point
○ Indicate a 588" Diameter	588" MBP	Monument Point
○ Indicate a 600" Diameter	600" MBP	Monument Point
○ Indicate a 612" Diameter	612" MBP	Monument Point
○ Indicate a 624" Diameter	624" MBP	Monument Point
○ Indicate a 636" Diameter	636" MBP	Monument Point
○ Indicate a 648" Diameter	648" MBP	Monument Point
○ Indicate a 660" Diameter	660" MBP	Monument Point
○ Indicate a 672" Diameter	672" MBP	Monument Point
○ Indicate a 684" Diameter	684" MBP	Monument Point
○ Indicate a 696" Diameter	696" MBP	Monument Point
○ Indicate a 708" Diameter	708" MBP	Monument Point
○ Indicate a 720" Diameter	720" MBP	Monument Point
○ Indicate a 732" Diameter	732" MBP	Monument Point
○ Indicate a 744" Diameter	744" MBP	Monument Point
○ Indicate a 756" Diameter	756" MBP	Monument Point
○ Indicate a 768" Diameter	768" MBP	Monument Point
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○ Indicate a 792" Diameter	792" MBP	Monument Point
○ Indicate a 804" Diameter	804" MBP	Monument Point
○ Indicate a 816" Diameter	816" MBP	Monument Point
○ Indicate a 828" Diameter	828" MBP	Monument Point
○ Indicate a 840" Diameter	840" MBP	Monument Point
○ Indicate a 852" Diameter	852" MBP	Monument Point
○ Indicate a 864" Diameter	864" MBP	Monument Point
○ Indicate a 876" Diameter	876" MBP	Monument Point
○ Indicate a 888" Diameter	888" MBP	Monument Point
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○ Indicate a 948" Diameter	948" MBP	Monument Point
○ Indicate a 960" Diameter	960" MBP	Monument Point
○ Indicate a 972" Diameter	972" MBP	Monument Point
○ Indicate a 984" Diameter	984" MBP	Monument Point
○ Indicate a 996" Diameter	996" MBP	Monument Point
○ Indicate a 1008" Diameter	1008" MBP	Monument Point
○ Indicate a 1020" Diameter	1020" MBP	Monument Point
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○ Indicate a 1080" Diameter	1080" MBP	Monument Point
○ Indicate a 1092" Diameter	1092" MBP	Monument Point
○ Indicate a 1104" Diameter	1104" MBP	Monument Point
○ Indicate a 1116" Diameter	1116" MBP	Monument Point
○ Indicate a 1128" Diameter	1128" MBP	Monument Point
○ Indicate a 1140" Diameter	1140" MBP	Monument Point
○ Indicate a 1152" Diameter	1152" MBP	Monument Point
○ Indicate a 1164" Diameter	1164" MBP	Monument Point
○ Indicate a 1176" Diameter	1176" MBP	Monument Point
○ Indicate a 1188" Diameter	1188" MBP	Monument Point
○ Indicate a 1200" Diameter	1200" MBP	Monument Point
○ Indicate a 1212" Diameter	1212" MBP	Monument Point
○ Indicate a 1224" Diameter	1224" MBP	Monument Point
○ Indicate a 1236" Diameter	1236" MBP	Monument Point
○ Indicate a 1248" Diameter	1248" MBP	Monument Point
○ Indicate a 1260" Diameter	1260" MBP	Monument Point
○ Indicate a 1272" Diameter	1272" MBP	Monument Point
○ Indicate a 1284" Diameter	1284" MBP	Monument Point
○ Indicate a 1296" Diameter	1296" MBP	Monument Point
○ Indicate a 1308" Diameter	1308" MBP	Monument Point
○ Indicate a 1320" Diameter	1320" MBP	Monument Point
○ Indicate a 1332" Diameter	1332" MBP	Monument Point
○ Indicate a 1344" Diameter	1344" MBP	Monument Point
○ Indicate a 1356" Diameter	1356" MBP	Monument Point
○ Indicate a 1368" Diameter	1368" MBP	Monument Point
○ Indicate a 1380" Diameter	1380" MBP	Monument Point
○ Indicate a 1392" Diameter	1392" MBP	Monument Point
○ Indicate a 1404" Diameter	1404" MBP	Monument Point
○ Indicate a 1416" Diameter	1416" MBP	Monument Point
○ Indicate a 1428" Diameter	1428" MBP	Monument Point
○ Indicate a 1440" Diameter	1440" MBP	Monument Point
○ Indicate a 1452" Diameter	1452" MBP	Monument Point
○ Indicate a 1464" Diameter	1464" MBP	Monument Point
○ Indicate a 1476" Diameter	1476" MBP	Monument Point
○ Indicate a 1488" Diameter	1488" MBP	Monument Point
○ Indicate a 1500" Diameter	1500" MBP	Monument Point

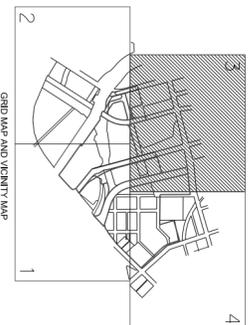
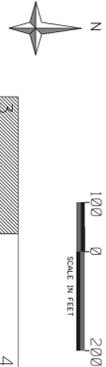
PRELIMINARY PLAT
KAY BAILEY HUTCHINSON
CONVENTION CENTER
INDUSTRIAL SUBDIVISION
 LOTS 1-3, BLOCK 1
 LOT 1, BLOCK 2
 LOT 1, BLOCK 3
 LOT 1, BLOCK 4

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

PJB Surveying
 10000 Preston Road, Suite 100
 Dallas, Texas 75242
 (214) 343-1111
 www.pjbsurveying.com



No.	Bearing	Dist.
1	N 75° 27' 31" E	80.00'
2	S 75° 27' 31" W	80.00'
3	N 15° 08' 59" W	74.37'
4	S 15° 08' 59" W	74.37'
5	N 15° 08' 59" W	68.00'
6	S 15° 08' 59" W	68.00'
7	N 15° 08' 59" W	13.05'
8	S 15° 08' 59" W	13.05'
9	N 37° 25' 45" E	14.15'
10	S 37° 25' 45" W	14.15'
11	N 30° 23' 58" E	17.07'
12	S 30° 23' 58" W	17.07'
13	N 27° 22' 28" E	24.45'
14	S 27° 22' 28" W	24.45'



- General Note:
- The purpose of this plat is to consolidate numerous tracts of land and expedite land use for the lots in 7 blocks.
 - See "Note" on page 2 of this plat for details on the survey.
 - All corners shown are not surveyed, no rock, no projection.
 - Utilities shown are not necessarily shown, but are shown as returned by the respective utilities.

LEGEND

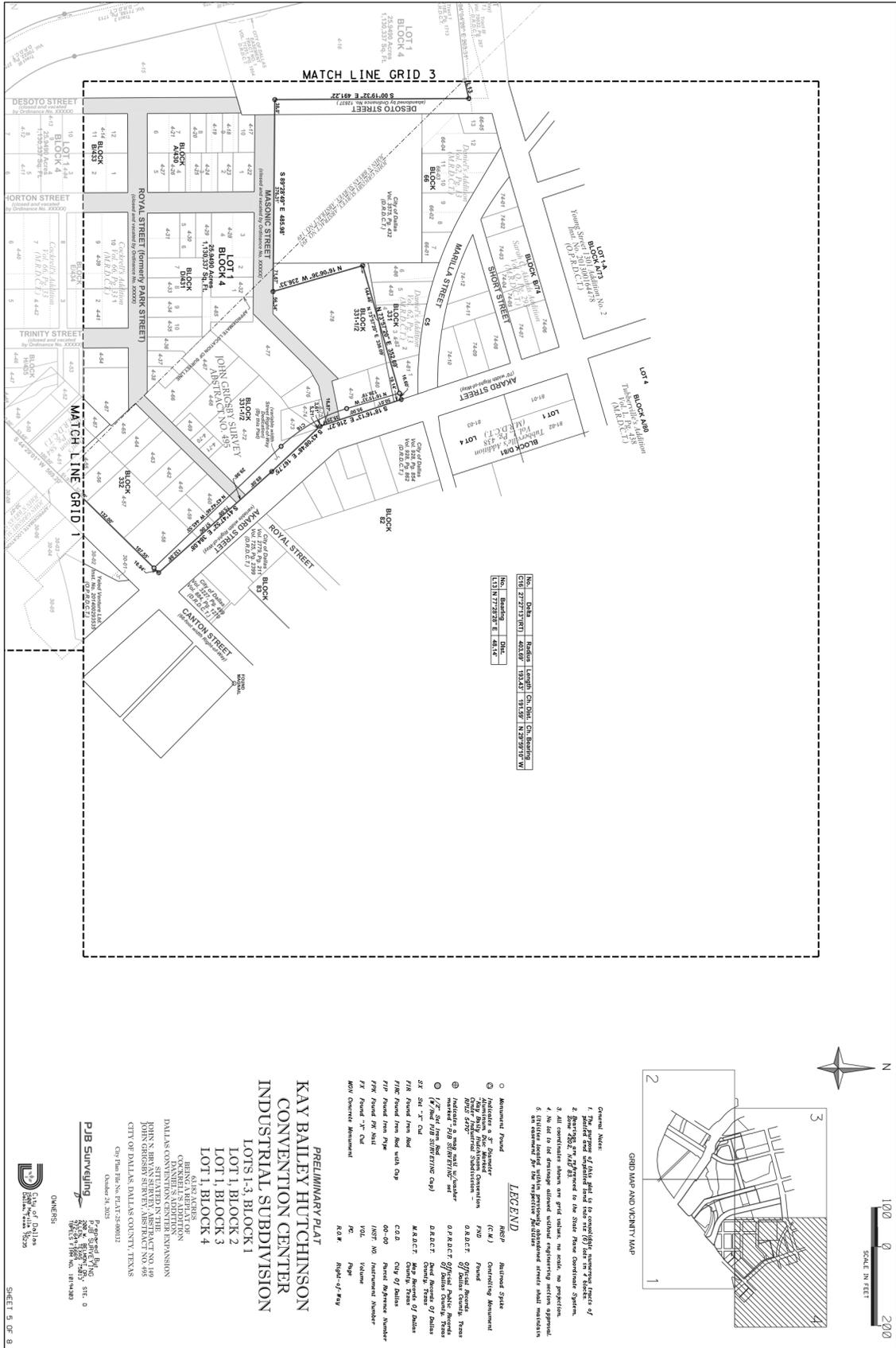
○ Monument Found	(CA)	Monument Spike
○ Indicate a 3" diameter	(CA)	Centering Monument
○ Indicate a 6" diameter	(CA)	Centering Monument
○ Indicate a 12" diameter	(CA)	Centering Monument
○ Indicate a 18" diameter	(CA)	Centering Monument
○ Indicate a 24" diameter	(CA)	Centering Monument
○ Indicate a 30" diameter	(CA)	Centering Monument
○ Indicate a 36" diameter	(CA)	Centering Monument
○ Indicate a 42" diameter	(CA)	Centering Monument
○ Indicate a 48" diameter	(CA)	Centering Monument
○ Indicate a 54" diameter	(CA)	Centering Monument
○ Indicate a 60" diameter	(CA)	Centering Monument
○ Indicate a 66" diameter	(CA)	Centering Monument
○ Indicate a 72" diameter	(CA)	Centering Monument
○ Indicate a 78" diameter	(CA)	Centering Monument
○ Indicate a 84" diameter	(CA)	Centering Monument
○ Indicate a 90" diameter	(CA)	Centering Monument
○ Indicate a 96" diameter	(CA)	Centering Monument
○ Indicate a 102" diameter	(CA)	Centering Monument
○ Indicate a 108" diameter	(CA)	Centering Monument
○ Indicate a 114" diameter	(CA)	Centering Monument
○ Indicate a 120" diameter	(CA)	Centering Monument
○ Indicate a 126" diameter	(CA)	Centering Monument
○ Indicate a 132" diameter	(CA)	Centering Monument
○ Indicate a 138" diameter	(CA)	Centering Monument
○ Indicate a 144" diameter	(CA)	Centering Monument
○ Indicate a 150" diameter	(CA)	Centering Monument
○ Indicate a 156" diameter	(CA)	Centering Monument
○ Indicate a 162" diameter	(CA)	Centering Monument
○ Indicate a 168" diameter	(CA)	Centering Monument
○ Indicate a 174" diameter	(CA)	Centering Monument
○ Indicate a 180" diameter	(CA)	Centering Monument
○ Indicate a 186" diameter	(CA)	Centering Monument
○ Indicate a 192" diameter	(CA)	Centering Monument
○ Indicate a 198" diameter	(CA)	Centering Monument
○ Indicate a 204" diameter	(CA)	Centering Monument
○ Indicate a 210" diameter	(CA)	Centering Monument
○ Indicate a 216" diameter	(CA)	Centering Monument
○ Indicate a 222" diameter	(CA)	Centering Monument
○ Indicate a 228" diameter	(CA)	Centering Monument
○ Indicate a 234" diameter	(CA)	Centering Monument
○ Indicate a 240" diameter	(CA)	Centering Monument
○ Indicate a 246" diameter	(CA)	Centering Monument
○ Indicate a 252" diameter	(CA)	Centering Monument
○ Indicate a 258" diameter	(CA)	Centering Monument
○ Indicate a 264" diameter	(CA)	Centering Monument
○ Indicate a 270" diameter	(CA)	Centering Monument
○ Indicate a 276" diameter	(CA)	Centering Monument
○ Indicate a 282" diameter	(CA)	Centering Monument
○ Indicate a 288" diameter	(CA)	Centering Monument
○ Indicate a 294" diameter	(CA)	Centering Monument
○ Indicate a 300" diameter	(CA)	Centering Monument

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

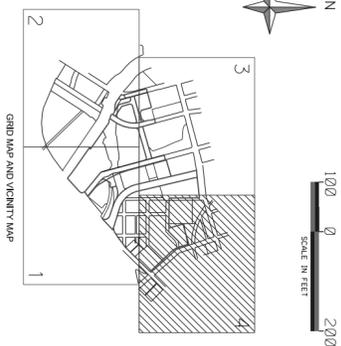
BRUNNEN VENTURE PARTNERS, LP
 DALLAS, TEXAS
 JOHN & BRUNNEN STREET, SUITE 100
 DALLAS, TEXAS 75201

DATE: 11/20/2025

PJB Surveying
 10000 Preston Road, Suite 100
 Dallas, Texas 75240
 Phone: 972-382-1111
 Fax: 972-382-1112
 Website: www.pjbsurveying.com



No.	Chain	Radius	Length	Ch. Desc.	Ch. Bearing
1	116.277777777778	403.00'	105.431'	116.50°	19.297916° W
2	116.277777777778	403.00'	105.431'	116.50°	19.297916° W



General Note:

1. This plat is in compliance with the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code, and the Texas Subdivision Act, Chapter 251, Texas Property Code.
2. All lot areas are based on the Texas State Plane Coordinate System, NAD 83, Zone 14N, and are rounded to the nearest square foot.
3. All dimensions shown on grid include, but are not limited to, the following:
 - a. All dimensions are in feet and inches.
 - b. All dimensions are rounded to the nearest 1/16 inch.
 - c. All dimensions are based on the Texas State Plane Coordinate System, NAD 83, Zone 14N.
4. No lot is to be enlarged without written engineering action approved by the City of Dallas.
5. No lot is to be reduced without written engineering action approved by the City of Dallas.

LEGEND

- Monument Found
- Indicate a 3" Diameter Monument
- Indicate a 6" Diameter Monument
- Indicate a 12" Diameter Monument
- Indicate a 18" Diameter Monument
- Indicate a 24" Diameter Monument
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- Indicate a 294" Diameter Monument
- Indicate a 300" Diameter Monument

**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

OWNER:
PJB Surveying
11111 Preston Road, Suite 100
Dallas, Texas 75242
Phone: 972.382.1111
Fax: 972.382.1112

City of Dallas
City Plan Commission
11/20/2025
SHEET 5 OF 8

Project #	BLN	Legal Description	City/Block	File No.	Case No.	Case Title	Case No.
421	BLN	LOT 1, PART OF BLOCK 312	WY 284	00705	00705	DAVIS & WILSON, TRUSTEES OF THE ESTATE OF	CITY OF DALLAS
422	BLN	LOT 2, PART OF BLOCK 312	WY 284	00706	00706	DALLAS MANAGEMENT TRUST COMPANY	CITY OF DALLAS
423	BLN	LOT 3, PART OF BLOCK 312	WY 284	00707	00707	REBEY & WILSON	CITY OF DALLAS
424	BLN	LOT 4, PART OF BLOCK 312	WY 284	00708	00708	REBEY & WILSON	CITY OF DALLAS
425	BLN	LOT 5, PART OF BLOCK 312	WY 284	00709	00709	REBEY & WILSON	CITY OF DALLAS
426	BLN	LOT 6, PART OF BLOCK 312	WY 284	00710	00710	REBEY & WILSON	CITY OF DALLAS
427	BLN	LOT 7, PART OF BLOCK 312	WY 284	00711	00711	REBEY & WILSON	CITY OF DALLAS
428	BLN	LOT 8, PART OF BLOCK 312	WY 284	00712	00712	REBEY & WILSON	CITY OF DALLAS
429	BLN	LOT 9, PART OF BLOCK 312	WY 284	00713	00713	REBEY & WILSON	CITY OF DALLAS
430	BLN	LOT 10, PART OF BLOCK 312	WY 284	00714	00714	REBEY & WILSON	CITY OF DALLAS
431	BLN	LOT 11, PART OF BLOCK 312	WY 284	00715	00715	REBEY & WILSON	CITY OF DALLAS
432	BLN	LOT 12, PART OF BLOCK 312	WY 284	00716	00716	REBEY & WILSON	CITY OF DALLAS
433	BLN	LOT 13, PART OF BLOCK 312	WY 284	00717	00717	REBEY & WILSON	CITY OF DALLAS
434	BLN	LOT 14, PART OF BLOCK 312	WY 284	00718	00718	REBEY & WILSON	CITY OF DALLAS
435	BLN	LOT 15, PART OF BLOCK 312	WY 284	00719	00719	REBEY & WILSON	CITY OF DALLAS
436	BLN	LOT 16, PART OF BLOCK 312	WY 284	00720	00720	REBEY & WILSON	CITY OF DALLAS
437	BLN	LOT 17, PART OF BLOCK 312	WY 284	00721	00721	REBEY & WILSON	CITY OF DALLAS
438	BLN	LOT 18, PART OF BLOCK 312	WY 284	00722	00722	REBEY & WILSON	CITY OF DALLAS
439	BLN	LOT 19, PART OF BLOCK 312	WY 284	00723	00723	REBEY & WILSON	CITY OF DALLAS
440	BLN	LOT 20, PART OF BLOCK 312	WY 284	00724	00724	REBEY & WILSON	CITY OF DALLAS
441	BLN	LOT 21, PART OF BLOCK 312	WY 284	00725	00725	REBEY & WILSON	CITY OF DALLAS
442	BLN	LOT 22, PART OF BLOCK 312	WY 284	00726	00726	REBEY & WILSON	CITY OF DALLAS
443	BLN	LOT 23, PART OF BLOCK 312	WY 284	00727	00727	REBEY & WILSON	CITY OF DALLAS
444	BLN	LOT 24, PART OF BLOCK 312	WY 284	00728	00728	REBEY & WILSON	CITY OF DALLAS
445	BLN	LOT 25, PART OF BLOCK 312	WY 284	00729	00729	REBEY & WILSON	CITY OF DALLAS
446	BLN	LOT 26, PART OF BLOCK 312	WY 284	00730	00730	REBEY & WILSON	CITY OF DALLAS
447	BLN	LOT 27, PART OF BLOCK 312	WY 284	00731	00731	REBEY & WILSON	CITY OF DALLAS
448	BLN	LOT 28, PART OF BLOCK 312	WY 284	00732	00732	REBEY & WILSON	CITY OF DALLAS
449	BLN	LOT 29, PART OF BLOCK 312	WY 284	00733	00733	REBEY & WILSON	CITY OF DALLAS
450	BLN	LOT 30, PART OF BLOCK 312	WY 284	00734	00734	REBEY & WILSON	CITY OF DALLAS

Project #	BLN	Legal Description	City/Block	File No.	Case No.	Case Title	Case No.
451	BLN	LOT 1, PART OF BLOCK 312	WY 284	00735	00735	REBEY & WILSON	CITY OF DALLAS
452	BLN	LOT 2, PART OF BLOCK 312	WY 284	00736	00736	REBEY & WILSON	CITY OF DALLAS
453	BLN	LOT 3, PART OF BLOCK 312	WY 284	00737	00737	REBEY & WILSON	CITY OF DALLAS
454	BLN	LOT 4, PART OF BLOCK 312	WY 284	00738	00738	REBEY & WILSON	CITY OF DALLAS
455	BLN	LOT 5, PART OF BLOCK 312	WY 284	00739	00739	REBEY & WILSON	CITY OF DALLAS
456	BLN	LOT 6, PART OF BLOCK 312	WY 284	00740	00740	REBEY & WILSON	CITY OF DALLAS
457	BLN	LOT 7, PART OF BLOCK 312	WY 284	00741	00741	REBEY & WILSON	CITY OF DALLAS
458	BLN	LOT 8, PART OF BLOCK 312	WY 284	00742	00742	REBEY & WILSON	CITY OF DALLAS
459	BLN	LOT 9, PART OF BLOCK 312	WY 284	00743	00743	REBEY & WILSON	CITY OF DALLAS
460	BLN	LOT 10, PART OF BLOCK 312	WY 284	00744	00744	REBEY & WILSON	CITY OF DALLAS
461	BLN	LOT 11, PART OF BLOCK 312	WY 284	00745	00745	REBEY & WILSON	CITY OF DALLAS
462	BLN	LOT 12, PART OF BLOCK 312	WY 284	00746	00746	REBEY & WILSON	CITY OF DALLAS
463	BLN	LOT 13, PART OF BLOCK 312	WY 284	00747	00747	REBEY & WILSON	CITY OF DALLAS
464	BLN	LOT 14, PART OF BLOCK 312	WY 284	00748	00748	REBEY & WILSON	CITY OF DALLAS
465	BLN	LOT 15, PART OF BLOCK 312	WY 284	00749	00749	REBEY & WILSON	CITY OF DALLAS
466	BLN	LOT 16, PART OF BLOCK 312	WY 284	00750	00750	REBEY & WILSON	CITY OF DALLAS
467	BLN	LOT 17, PART OF BLOCK 312	WY 284	00751	00751	REBEY & WILSON	CITY OF DALLAS
468	BLN	LOT 18, PART OF BLOCK 312	WY 284	00752	00752	REBEY & WILSON	CITY OF DALLAS
469	BLN	LOT 19, PART OF BLOCK 312	WY 284	00753	00753	REBEY & WILSON	CITY OF DALLAS
470	BLN	LOT 20, PART OF BLOCK 312	WY 284	00754	00754	REBEY & WILSON	CITY OF DALLAS
471	BLN	LOT 21, PART OF BLOCK 312	WY 284	00755	00755	REBEY & WILSON	CITY OF DALLAS
472	BLN	LOT 22, PART OF BLOCK 312	WY 284	00756	00756	REBEY & WILSON	CITY OF DALLAS
473	BLN	LOT 23, PART OF BLOCK 312	WY 284	00757	00757	REBEY & WILSON	CITY OF DALLAS
474	BLN	LOT 24, PART OF BLOCK 312	WY 284	00758	00758	REBEY & WILSON	CITY OF DALLAS
475	BLN	LOT 25, PART OF BLOCK 312	WY 284	00759	00759	REBEY & WILSON	CITY OF DALLAS
476	BLN	LOT 26, PART OF BLOCK 312	WY 284	00760	00760	REBEY & WILSON	CITY OF DALLAS
477	BLN	LOT 27, PART OF BLOCK 312	WY 284	00761	00761	REBEY & WILSON	CITY OF DALLAS
478	BLN	LOT 28, PART OF BLOCK 312	WY 284	00762	00762	REBEY & WILSON	CITY OF DALLAS
479	BLN	LOT 29, PART OF BLOCK 312	WY 284	00763	00763	REBEY & WILSON	CITY OF DALLAS
480	BLN	LOT 30, PART OF BLOCK 312	WY 284	00764	00764	REBEY & WILSON	CITY OF DALLAS

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

DALLAS CONVENTION CENTER EXPANSION
 JOHN N. BRYAN SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 October 21, 2025
 City Plat File No. PL25-000132

PJB Surveying
 10000 Preston Road, Suite 1000
 Dallas, Texas 75240
 Phone: 972.382.1111
 Fax: 972.382.1112
 Email: info@pjb.com

OWNERS
 City of Dallas
 Dallas Convention Center
 Dallas, Texas

SHEET 6 OF 8

