



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Being a tract of land situated in the John N. Bryan Survey, Abstract No. 149, in the City of Dallas, Dallas County, Texas, in City Blocks 417 and 418, being the remainder of a tract of land described as Tract 7 in a Deed without Warranty to the City of Dallas, as recorded in Volume 99251, Page 3719 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), the remainder of a called 643,132 square foot tract of land described in Quitclaim Deed to the City of Dallas, as recorded in Volume 80060, Page 1286, D.R.D.C.T., the remainder of a tract of land described as Tract I in Deed to the City of Dallas, as recorded in Volume 79030, Page 2065, D.R.D.C.T., and all of a called 6.6377 acre tract of land described in Special Warranty Deed to the City of Dallas, as recorded in Instrument No. 201200373482, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod (controlling monument) found in the northwest line of East R.L. Thornton Freeway (Interstate Highway 30) (IH-30) and the southwest line of a tract of land described in deed to Union Pacific Railroad, as recorded in Volume 97018, Page 4979, D.R.D.C.T., being in the northeast line of said City of Dallas Tract 7;

THENCE South 53 degrees 11 minutes 41 seconds West, with the northwest of said IH-30, at a distance of 14.20 feet passing the southwest line of said City of Dallas Tract 7 and the northeast line of said 643,132 square foot City of Dallas tract, continuing a total distance of 269.23 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE South 59 degrees 18 minutes 53 seconds West, continuing with the northwest of said IH-30, a distance of 200.01 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE South 71 degrees 33 minutes 19 seconds West, continuing with the northwest of said IH-30, at a distance of 7.60 feet passing the southwest line of said 643,132 square foot City of Dallas tract and the northeast line of said City of Dallas Tract I, at a distance of 40.87 feet passing the southwest line of said City of Dallas Tract I and the southeast corner of said 6.6377 acre City of Dallas tract, continuing a total distance of 200.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE South 83 degrees 47 minutes 53 seconds West, with the north line of said IH-30 and the south line of said 6.6377 acre City of Dallas tract, a distance of 200.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE North 83 degrees 57 minutes 47 seconds West, continuing with the north line of said IH-30 and the south line of said 6.6377 acre City of Dallas tract, a distance of 200.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE North 75 degrees 00 minutes 30 seconds West, continuing with the north line of said IH-30 and the south line of said 6.6377 acre City of Dallas tract a distance of 54.70 feet a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE North 66 degrees 59 minutes 34 seconds West, with the northeast line of said IH-30 and the southwest line of said 6.6377 acre City of Dallas tract, at a distance of 289.09 feet passing the southernmost southwest corner of said City of Dallas 6.6377 acre tract, continuing a total distance of 298.73 feet a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE North 17 degrees 07 minutes 49 seconds West, departing the northeast line of said IH-30, a distance of 25.82 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set;

THENCE North 32 degrees 43 minutes 51 seconds East, a distance of 263.44 feet to a mag nail with washer marked "PJB SURVEYING" set;

THENCE North 03 degrees 54 minutes 17 seconds East, a distance of 95.40 feet to a mag nail with washer marked "PJB SURVEYING" set;

THENCE North 32 degrees 43 minutes 51 seconds East, a distance of 286.45 feet to a mag nail with washer marked "PJB SURVEYING" set;

THENCE North 59 degrees 20 minutes 35 seconds East, a distance of 66.97 feet to a mag nail with washer marked "PJB SURVEYING" set;

THENCE South 57 degrees 01 minute 59 seconds East, a distance of 45.21 feet to a mag nail with washer marked "PJB SURVEYING" set in the southeast line of Memorial Drive (variable width right-of-way), being on a curve to the right, having a radius of 926.00 feet and a central angle of 04 degrees 33 minutes 05 seconds;

THENCE with the southeast line of said Memorial Drive and with said curve to the right an arc distance of 73.56 feet (Chord Bearing North 41 degrees 12 minutes 06 seconds East - 73.54 feet) to a mag nail with washer marked "PJB SURVEYING" set;

THENCE North 57 degrees 16 minutes 09 seconds West, continuing with the southeast line of said Memorial Drive, a distance of 9.42 feet to a mag nail with washer marked "PJB SURVEYING" set;

THENCE North 06 degrees 48 minutes 27 seconds West, continuing with the southeast line of said Memorial Drive, a distance of 12.64 feet to a mag nail with washer marked "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the right, having a radius of 945.00 feet and a central angle of 05 degrees 29 minutes 06 seconds;

THENCE continuing with the southeast line of said Memorial Drive, continuing with said curve to the right an arc distance of 90.47 feet (Chord Bearing North 46 degrees 36 minutes 11 seconds East 90.43 feet) to a mag nail with washer marked "PJB SURVEYING" set in the southwest line of said City of Dallas Tract 7;

THENCE North 55 degrees 50 minutes 56 seconds West, with the southwest line of said City of Dallas Tract 7, a distance of 68.69 feet to a mag nail with washer marked "PJB SURVEYING" set;

THENCE North 67 degrees 22 minutes 09 seconds West, continuing with the southwest line of said City of Dallas Tract 7, a distance of 212.88 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set at the west corner of said City of Dallas Tract 7, being in the southeast line of a tract of land described in deed to Chicago, Rock Island and Pacific Railroad Company, as recorded in Volume 75041, Page 1715, D.R.D.C.T.;

THENCE North 28 degrees 13 minutes 41 seconds East, with the northwest line of said City of Dallas Tract 7 and the southeast line of said Chicago, Rock Island and Pacific Railroad Company tract, at a distance of 87.57 feet passing the east corner of said Chicago, Rock Island and Pacific Railroad Company tract and the south corner of a tract of land described in deed to MKT Railroad Company, as recorded in Volume 71166, Page 302, D.R.D.C.T., continuing a total distance of 107.70 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set at the northernmost corner of said City of Dallas Tract 7 and the west corner of a tract of land described in deed to Union Pacific Railroad, as recorded in Volume 97018, Page 4979, D.R.D.C.T.;

THENCE South 55 degrees 07 minutes 29 seconds East, with the northeast line of said City of Dallas Tract 7 and the southwest line of said Union Pacific Railroad Company tract, a distance of 140.00 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set at the northeast corner of said City of Dallas Tract 7;

THENCE South 34 degrees 48 minutes 41 seconds West, with an interior southeast line of said City of Dallas Tract 7, a distance of 26.10 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set at an interior corner of said City of Dallas Tract 7;

THENCE South 54 degrees 51 minutes 28 seconds East, with the northeast line of said City of Dallas Tract 7 and the southwest line of said Union Pacific Railroad Company tract, a distance of 962.92 feet to a 5/8-inch iron rod with 3-inch aluminum cap stamped "Kay Bailey Hutchinson Convention Center Addition No. 2 - RPLS 5470" set at the point of curvature of a curve to the right, having a radius of 2,789.92 feet and a central angle of 03 degrees 06 minutes 33 seconds;

THENCE continuing with the northeast line of said City of Dallas Tract 7 and the southwest line of said Union Pacific Railroad Company tract and with said curve to the right an arc distance of 151.40 feet (Chord Bearing South 53 degrees 19 minutes 37 seconds East 151.38 feet) to the POINT OF BEGINNING and containing 16.1665 acres (704,214 square feet) of land.

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 \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for  
State of Texas

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 NO. 2**, 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 \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for  
State of Texas

<p><b>PLACE COUNTY RECORDING LABEL HERE</b></p>
<p><b>CERTIFICATE OF APPROVAL</b></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 NO. 2**

**LOTS 1 & 2, BLOCK 1**  
BEING A PLAT OF 16.1665 ACRES

SITUATED IN THE  
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

City Plan File No. PLAT-26-000081  
February 27, 2026

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

OWNERS:

