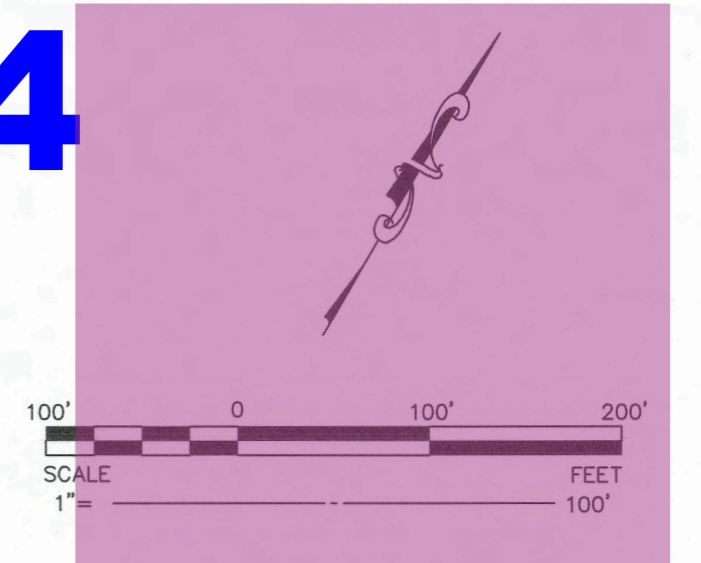


**OWNER/DEVELOPER**  
 CITY OF FORT WORTH  
 200 TEXAS ST.  
 FORT WORTH, TEXAS 76102  
 (817) 392-5804 (PHONE)  
 CONTACT: JESSICA MCEACHERN  
 (ASSISTANT CITY MANAGER)

**ENGINEER**  
 DUNAWAY ASSOCIATES, L.L.C.  
 550 BAILEY AVENUE, SUITE 400  
 FT. WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 CONTACT: QUINTEEN PLUMER  
 EMAIL: QPlumer@dunaway.com

**SURVEYOR**  
 DUNAWAY ASSOCIATES, L.L.C.  
 550 BAILEY AVENUE, SUITE 400  
 FT. WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 CONTACT: STEPHEN GLOSP  
 EMAIL: srg@dunaway.com

# FP-25-004



**Notes:**

Building lines will be per the City of Fort Worth Zoning Ordinances.

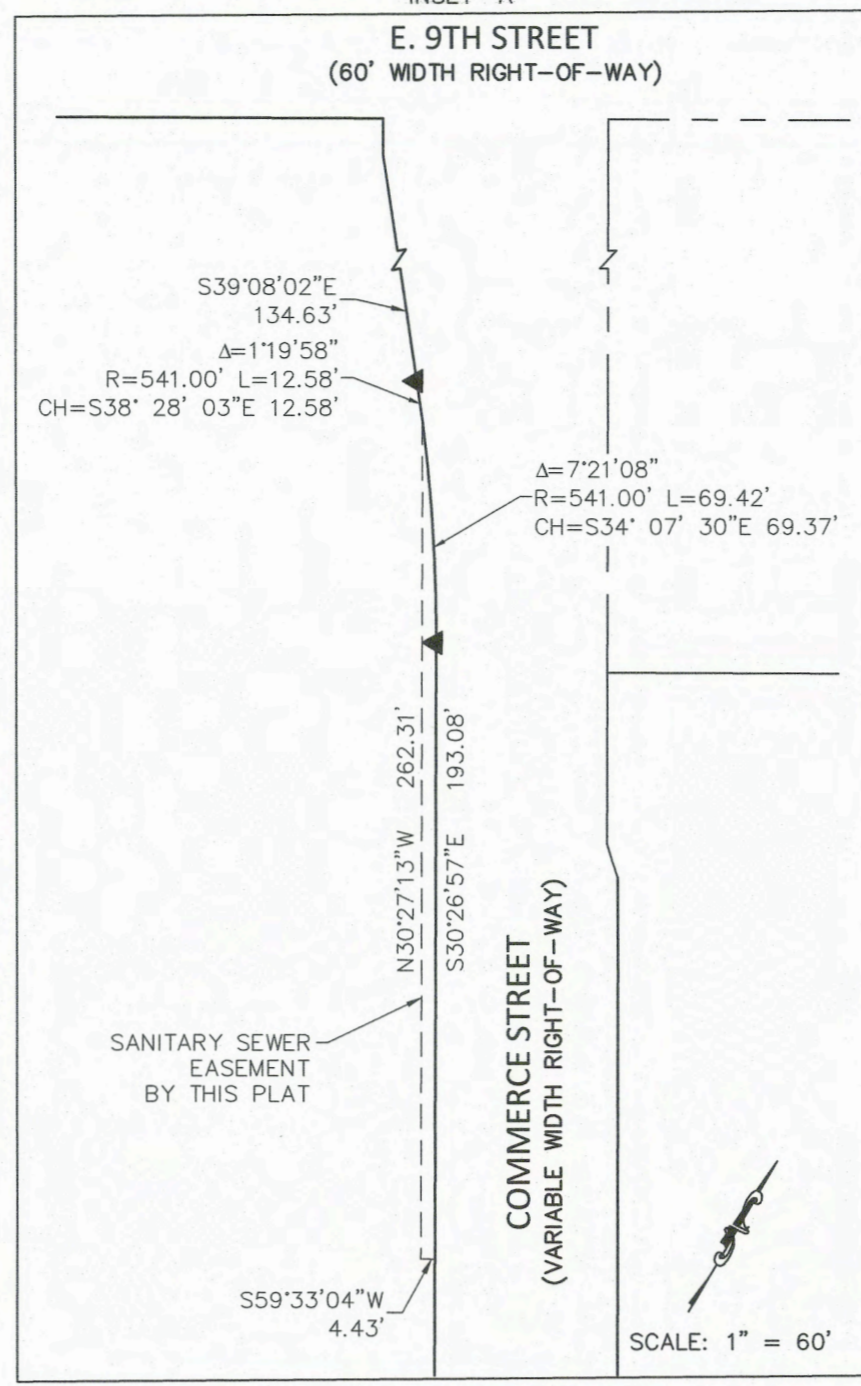
The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Numbers 48439C0190L and 48439C0305L, Map revised date: March 21, 2019, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." unless otherwise noted hereon.

Utility easements created by City of Fort Worth Ordinance No. 5486, recorded in Volume 4155, Page 386, Deed Records, Tarrant County, Texas and City of Fort Worth Ordinance No. 6317 that are shown hereon are vacated by this plat.

Fort Worth Original Town is an unrecorded plat



**TRAFFIC IMPACT STUDY**  
 No Building Permits shall be issued for any lot in this Subdivision until an appropriate Traffic Impact Study or other acceptable provisions are submitted and approved by the City of Fort Worth for the development's traffic impacts to the existing roadway system.

**BUILDING PERMITS**  
 No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
 No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**COVENANTS OR RESTRICTIONS ARE UN-ALTERED**  
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**PARKWAY PERMIT**  
 Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**SIDEWALKS**  
 Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

**SITE DRAINAGE STUDY**  
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site. (A grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvements. The current owner shall submit a letter to the department of transportation and public works director stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

**TRANSPORTATION IMPACT FEES**  
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

**UTILITY EASEMENTS**  
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

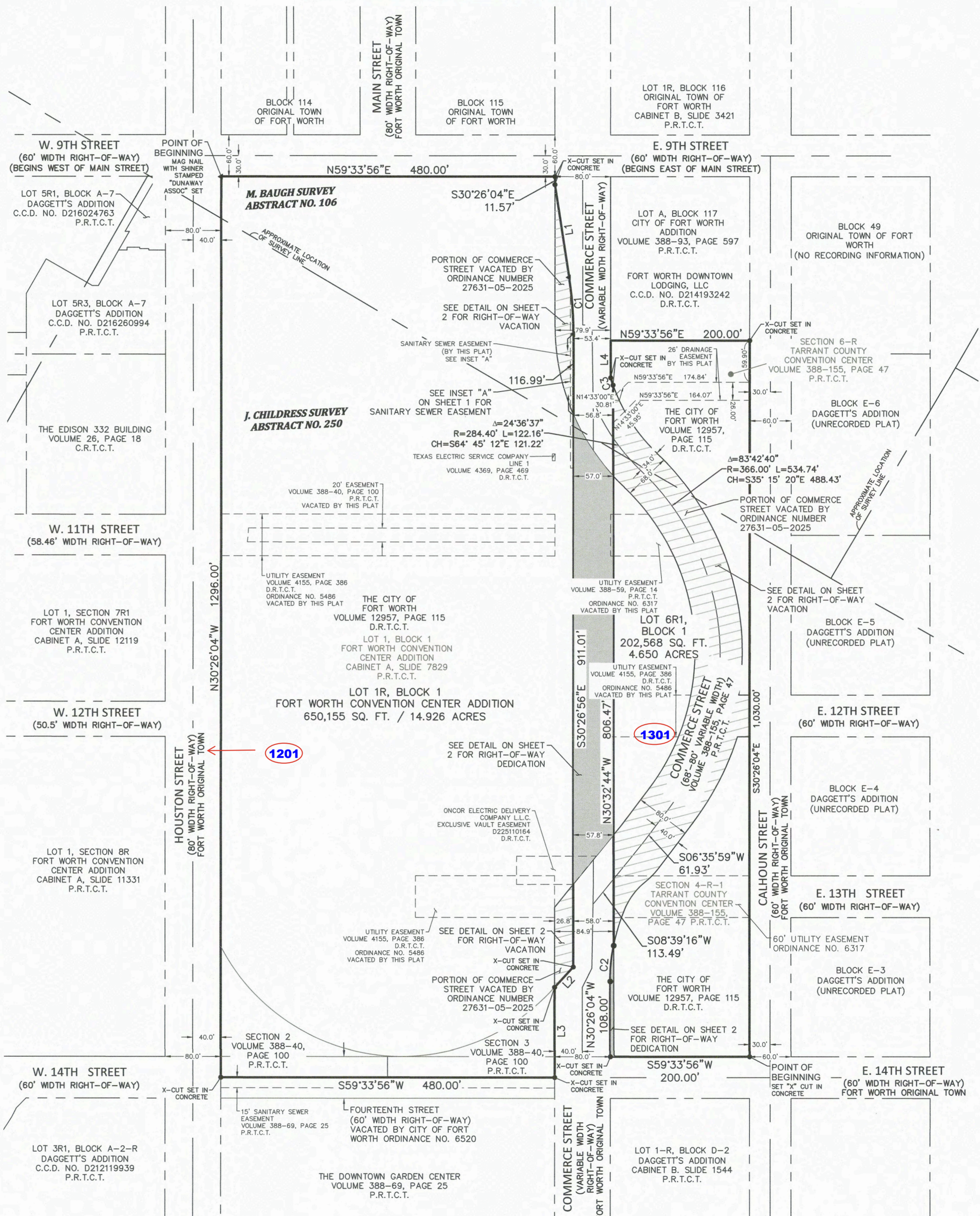
**WATER / WASTEWATER IMPACT FEES**  
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

**PRIVATE MAINTENANCE**  
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Line Number	Bearing	Distance
L1	S39°08'02"E	134.63'
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L4	N30°26'04"W	53.62'

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	8°41'05"	541.00	82.00	S34°47'29"E 81.93'
C2	10°54'52"	271.67	51.75	N24°58'38"W 51.67'
C3	2°34'55"	244.00	11.00	N48°09'47"W 11.00'

LAND USE TABLE	
Total Gross Acreage	19.576 Ac.
Right-of-Way Dedication	0.794 Ac.
Net Acreage	18.782 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	18.782 Ac.
Private Park Acreage	0
Public Park Acreage	0



- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET UNLESS OTHERWISE NOTED
  - ▲ = MAGNAIL WITH SHINER STAMPED "DUNAWAY ASSOC." SET UNLESS OTHERWISE NOTED
- C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
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 C.R.T.C.T. = CONDOMINIUM RECORDS, TARRANT COUNTY, TEXAS
- ▬ = RIGHT-OF-WAY DEDICATION BY THIS PLAT  
 ▨ = RIGHT-OF-WAY VACATION

FP-25-004

**FORT WORTH CITY PLAN COMMISSION**  
 CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 5/14/26

By: *[Signature]* Chairman  
 By: *[Signature]* Secretary

FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS OF  
 TARRANT COUNTY, TEXAS  
 05/22/2026 10:01 AM

D22608223  
 PLAT  
 Pages: 6  
 Fees: \$85.00

*[Signature]*  
 MARY LOUISE NICHOLSON  
 COUNTY CLERK

**FORT WORTH**  
 COUNTY CLERK

*[Signature]*  
 L. J. HORDEN  
 5-14-2026

CERTIFICATION:  
 I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2023.

*[Signature]*  
 Stephen R. Glosop, RPLS  
 Registered Professional Land Surveyor  
 srg@dunaway.com  
 Texas Registration No. 5570

April 09, 2026  
 Date

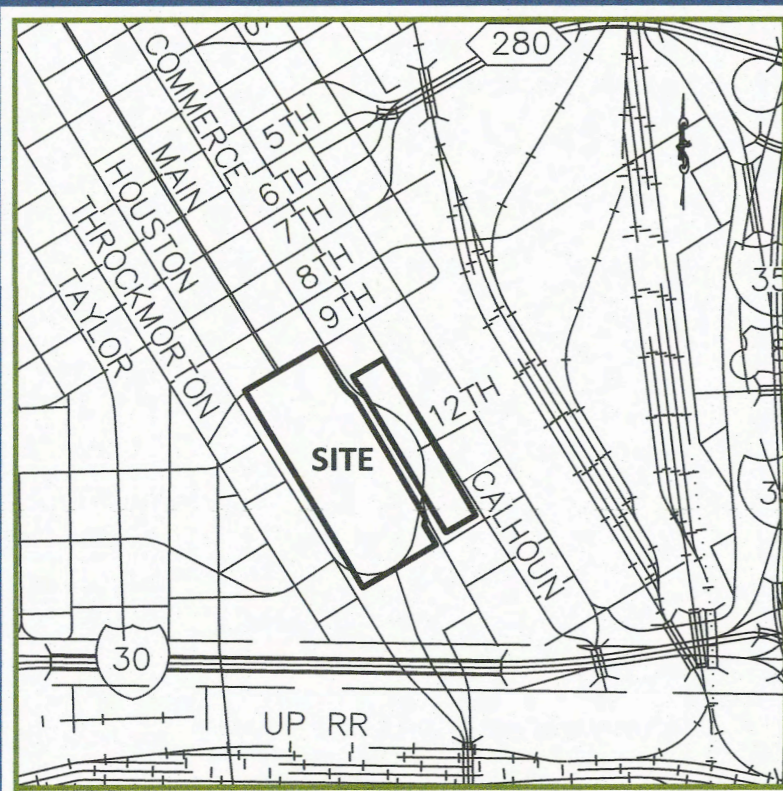


## Final Plat of FORT WORTH CONVENTION CENTER ADDITION LOTS 1R AND 6R1, BLOCK 1

Situated in the M. Baugh Survey, Abstract No. 106 and the J. Childress Survey, Abstract No. 250, being a Re-Plat of all of Lot 1, Block 1, Fort Worth Convention Center Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 7829, Plat Records, Tarrant County, Texas, all of Sections 2 and 3, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-40, Page 100, Plat Records, Tarrant County, Texas, all of Sections 4-R-1 and 6-R, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-155, Page 47, Plat Records, Tarrant County, Texas, all of those vacated portions of 13th Street and Houston Street vacated by City of Fort Worth Ordinance No. 14721 and all of those vacated portions of Commerce Street vacated by City of Fort Worth Ordinance No. 27631-05-2025.

2 Lots 19.576 Acres  
 This plat was prepared in August, 2024  
 REFERENCE CASE PP-25-008



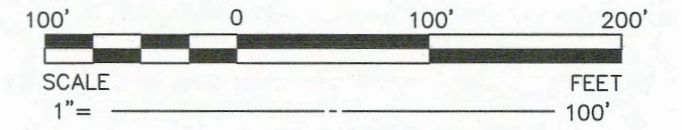
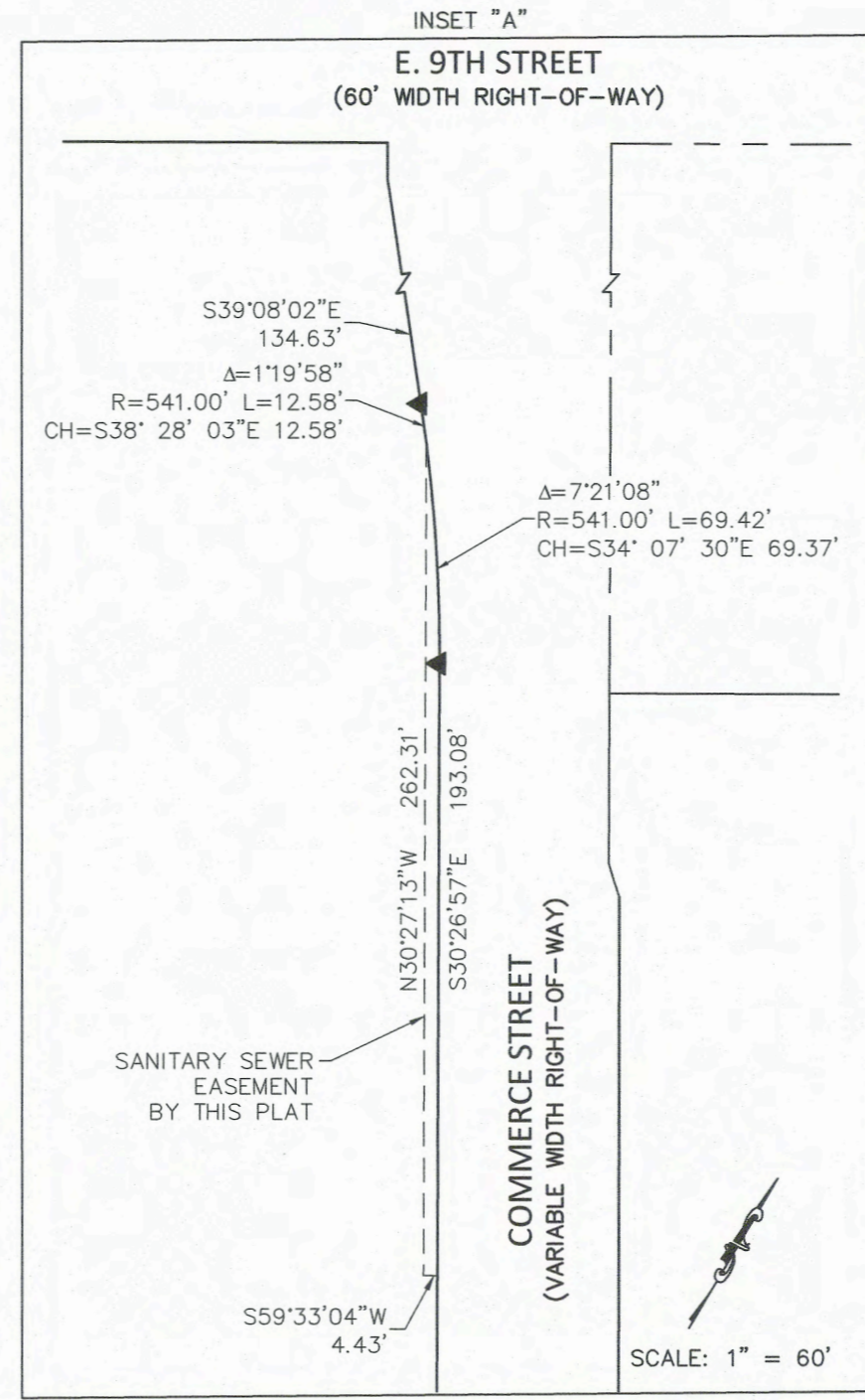


**OWNER/DEVELOPER**  
 CITY OF FORT WORTH  
 200 TEXAS ST.  
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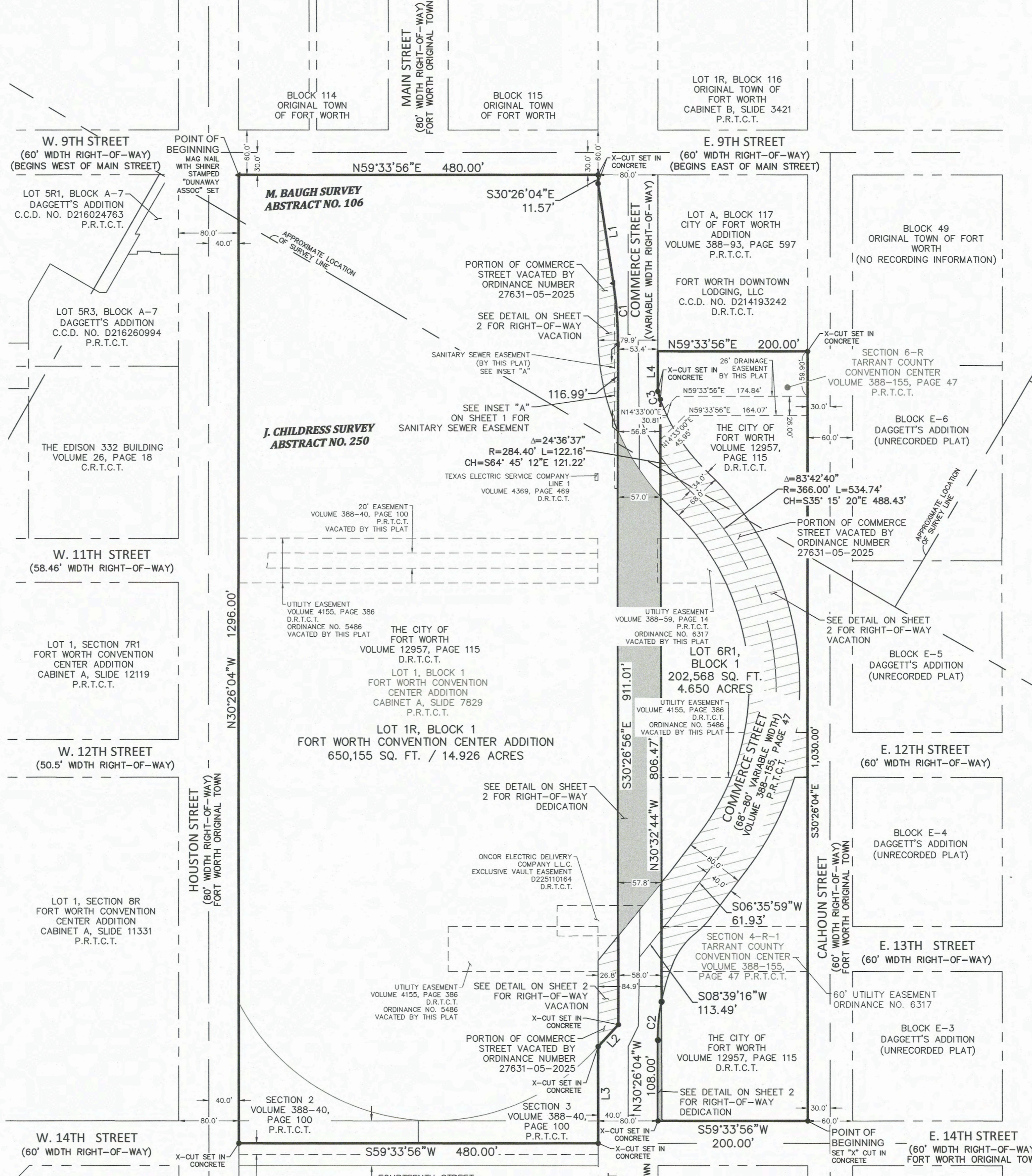
FP-25-004

**FORT WORTH**  
 CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS  
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 5/14/26

By: *[Signature]* Chairman

By: *[Signature]* Secretary



Final Plat  
 of

**FORT WORTH CONVENTION CENTER  
 ADDITION  
 LOTS 1R AND 6R1, BLOCK 1**

Situated in the M. Baugh Survey, Abstract No. 106 and the J. Childress Survey, Abstract No. 250, being a Re-Plat of all of Lot 1, Block 1, Fort Worth Convention Center Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 7829, Plat Records, Tarrant County, Texas, all of Sections 2 and 3, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-40, Page 100, Plat Records, Tarrant County, Texas, all of Sections 4-R-1 and 6-R, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-155, Page 47, Plat Records, Tarrant County, Texas, all of those vacated portions of 13th Street and Houston Street vacated by City of Fort Worth Ordinance No. 14721 and all of those vacated portions of Commerce Street vacated by City of Fort Worth Ordinance No. 27631-05-2025.

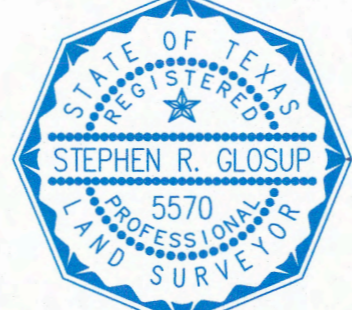
2 Lots 19.576 Acres

This plat was prepared in August, 2024  
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**CERTIFICATION:**  
 I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2023.

*[Signature]*  
 Stephen R. Glosup, RPLS  
 Registered Professional Land Surveyor  
 srg@dunaway.com  
 Texas Registration No. 5570

April 09, 2026  
 Date



STATE OF TEXAS )(

**DEDICATION OF PLAT**

COUNTY OF TARRANT )(

WHEREAS, CITY OF FORT WORTH, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the John Childress Survey, Abstract No. 250 and the Mitchell Baugh Survey, Abstract No. 106, City of Fort Worth, Tarrant County, Texas, being a portion of Lot 1, Block 1, Fort Worth Convention Center Addition, recorded in Cabinet A, Slide 7829, Plat Records, Tarrant County, Texas, Sections 2 and 3, Tarrant County Convention Center Addition, recorded in Volume 388-40, Page 100, Plat Records, Tarrant County, Texas and that portion of Commerce Street, vacated by City of Fort Worth Ordinance No. 27631-05-2025, and a portion of that certain tract of land described by deed to the City of Fort Worth, recorded in Volume 12957, Page 115, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with shiner stamped "DUNAWAY ASSOC" set for the northwest corner of said Lot 1, being the intersection of the south right-of-way line of 9th Street (a 60' wide right-of-way) and the east right-of-way line of Houston Street (a 80' width right-of-way);

THENCE North 59°33'56" East, with the south right-of-way line of said 9th Street and the north line of said Lot 1, a distance of 480.00 feet to an "X" cut in concrete set for the northeast corner of said Lot 1, being the intersection of the south right-of-way line of said 9th Street and the west right-of-way line of Commerce Street (a variable width right-of-way);

THENCE South 30°26'04" East, departing the south right-of-way line of said 9th Street, with the west right-of-way line of said Commerce Street and the east line of said Lot 1, a distance of 11.57 feet to an "X" cut in concrete set;

THENCE South 39°08'02" East, departing the west right-of-way line of said Commerce Street and the east line of said Lot 1, crossing into said Commerce Street, a distance of 134.63 feet to a mag nail with shiner stamped "DUNAWAY ASSOC" set for the beginning of a curve to the right, having a central angle of 08°41'05", a radius of 541.00 feet and a chord bearing and distance of South 34°47'29" East - 81.93 feet;

THENCE with said curve to the right in a southeasterly direction, an arc length of 82.00 feet to a mag nail with shiner stamped "DUNAWAY ASSOC" set for the end of said curve;

THENCE South 30°26'56" East, continuing across said Commerce Street, passing the west right-of-way line of said Commerce Street at a distance of 116.99 feet, crossing said Lot 1 and continuing for a total of 911.01 feet to an "X" cut in concrete set in said Commerce Street;

THENCE South 12°09'38" West, continuing across said Commerce Street, a distance of 39.63 feet to an "X" cut in concrete set for the most northerly southeast corner of said Lot 1, the northeast corner of said Section 3 and being in the west right-of-way line of said Commerce Street;

THENCE South 30°26'04" East, with the west right-of-way line of said of Commerce Street and the east line of said Section 3, a distance of 129.48 feet to an "X" cut in concrete set for the southeast corner of said Section 3 and the northeast corner The Downtown Garden Center Addition, recorded in Volume 388-69, Page 25, Plat Records, Tarrant County, Texas;

THENCE South 59°33'56" West, departing the west right-of-way line of said of Commerce Street, with the south line of said Sections 3 and 2 and the north line of said Downtown Garden Center, a distance of 480.00 feet to an "X" cut in concrete set for the southwest corner of said Section 2, the northwest corner of said Downtown Garden Center and in the east right-of-way line of said Houston Street;

THENCE North 30°26'04" West, with the west line of said Section 2, the west line of said Lot 1 and the east right-of-way line of said Houston Street, a distance of 1,296.00 feet to the POINT OF BEGINNING and containing a calculated area of 650,155 square feet or 14.926 acres of land.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



LD 10/15/2024  
05/15/2026

PLOTTED BY: Steve Glosup On: Tuesday, April 07, 2026 AT: 4:42 PM FILEPATH: P:\001400\8001421\Survey-DA\001\Drawings\8001421.001 Convention Center Plat.dwg

STATE OF TEXAS )(

**DEDICATION OF PLAT**

COUNTY OF TARRANT )(

WHEREAS, CITY OF FORT WORTH, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the John Childress Survey, Abstract No. 250 and the Mitchell Baugh Survey, Abstract No. 106, City of Fort Worth, Tarrant County, Texas, being a portion of Lot 1, Block 1, Fort Worth Convention Center Addition, recorded in Cabinet A, Slide 7829, Plat Records, Tarrant County, Texas, all of Sections 4-R-1 and 6-R, Tarrant County Convention Center Addition, recorded in Volume 388-155, Page 47, Plat Records, Tarrant County, Texas, that portion of Commerce Street, vacated by City of Fort Worth Ordinance No. 27631-05-2025 and being a portion of that certain tract of land described by deed to the City of Fort Worth, recorded in Volume 12957, Page 115, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an X-cut in concrete set for the southeast corner of said Section 4-R-1, being the intersection of the north right-of-way line of East 14th Street (a 60' wide right-of-way) and the west right-of-way line of Calhoun Street (a 60' width right-of-way);

THENCE South 59°33'56"West, with the north right-of-way line of said 14th Street and the south line of said Section 4-R-1, a distance of 200.00 feet to an X-cut in concrete set for the southwest corner of said Section 4-R-1, being the intersection of the north right-of-way line of said East 14th Street and the east right-of-way line of Commerce Street (a variable width right-of-way);

THENCE North 30°26'04"West, with the west line of said Section 4-R-1 and the east right-of-way line of said Commerce Street, a distance of 108.00 feet to a 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" set for the beginning of a curve to the right, having a central angle of 10°54'52", a radius of 271.67 feet and a chord bearing and distance of North 24°58'38"West - 51.67 feet;

THENCE with said curve to the right in a northwesterly direction, an arc length of 51.75 feet to a 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" set in the east right-of-way line of said Commerce Street for the end of said curve;

THENCE North 30°32'44"West, departing the east right-of-way line of said Commerce Street, crossing said Commerce Street and said Lot 1, a distance of 806.47 feet to an X-cut in concrete set in the east right-of-way line of said Commerce Street and the west line of said Section 6-R for the beginning of a non-tangent curve to the right, having a central angle of 02°34'55", a radius of 244.00 feet and a chord bearing and distance of North 48°09'47"West - 11.00 feet;

THENCE With said non-tangent curve to the right in a northwesterly direction, an arc length of 11.00 feet to an X-cut in concrete set in the east right-of-way line of said Commerce Street for the end of said curve;

THENCE North 30°26'04"West, with the east right-of-way line of said Commerce Street and the west line of said Section 6-R, a distance of 53.62 feet to a point for the northwest corner of said Section 6-R and the southwest corner of Lot A, Block 117, City of Fort Worth Addition, recorded in Volume 388-93, Page 597, Plat Records, Tarrant County, Texas;

THENCE North 59°33'56"East, departing the east right-of-way line of said of Commerce Street, with the north line of said Section 6-R and the south line of said Lot A, a distance of 200.00 feet to an X-cut in concrete set for the northeast corner of said Section 6-R, the southeast corner of said Lot A and in the west right-of-way of said Calhoun Street;

THENCE South 30°26'04"East, with the east line of said Section 6-R, the east line of said Section 4-R-1 and the west right-of-way line of said Calhoun Street, a distance of 1,030.00 feet to the POINT OF BEGINNING and containing a calculated area of 202,568 square feet or 4.650 acres of land.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



SHEET/PAGE 4 OF 5

LT D. J. ORR #533  
05/15/2026

PLOTTED BY: Steve Glosup On: Tuesday, April 07, 2026 At: 4:42 PM FILEPATH: P:\001400\8001421\Survey-DA\001 Drawings\8001421.001 Convention Center Plat.dwg

**DEDICATION OF PLAT**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT CITY OF FORT WORTH, BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

**FORT WORTH CONVENTION  
CENTER ADDITION  
LOTS 1R AND 6R1, BLOCK 1**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~  
COUNTY OF TARRANT ~

**APPROVED AS TO FORM AND LEGALITY:**

EXECUTED this 11<sup>th</sup> day of May, 2026.

*[Signature]*  
\_\_\_\_\_  
Asst CITY ATTORNEY

CITY OF FORT WORTH  
By: *[Signature]*

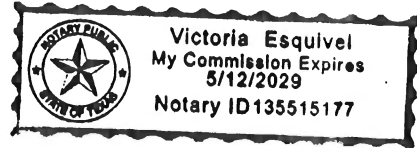
Printed Name: Jessica McEachern  
Title: Assistant City Manager

Before Me, the undersigned authority, on this day personally appeared Jessica McEachern, Assistant City Manager, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Jessica McEachern, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 11<sup>th</sup> day of May, 2026.

*[Signature]*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires 5/19/2029  
VE



*[Signature]*  
05/15/2026

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTED BY: Steve Glosup ON: Tuesday, April 07, 2026 AT: 4:42 PM FILEPATH: P:\001400\B001421\001\Survey\DA\001\Drawings\B001421.001 Convention Center Plat.dwg