

0 125 250 500 750 Feet

1 in = 250 ft

April 2, 2026

Development Area

3500 S Fitzhugh Ave

Field Notes Describing a 1,230,202 Square Foot (28.242 Acre) Tract of Land in the Texas State Fairgrounds Addition Lot 1A, City Block C/812

Being a 1,230,202 Square Foot (28.242 Acre) tract of land lying in the Thomas Lagow Survey, Abstract 759, City of Dallas, Dallas County, Texas, and being a part of Lot 1A of Block C/812 of the Texas State Fairgrounds Addition, an addition to the City of Dallas, dated April 22, 1988 and recorded in Volume 88084, Page 617 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the Southwest line of Gaisford Street with the Northwest line of Fitzhugh Avenue:

THENCE Southwesterly with the said Northwest line of Fitzhugh Avenue a distance of 617.57 feet to the intersection with the Northeast line of Lagow Street:

THENCE Northwesterly with the said Northeast line of Lagow Street a distance of 648.28 feet:

THENCE Southwesterly, departing the last said Northeast line of Lagow Street a distance of 642.68 feet to the intersection with the Northeast line of Exposition Avenue:

THENCE Northwesterly with the said Northeast line of Exposition Avenue a distance of 313.55 feet to the beginning of a Curve to the Right:

THENCE Northwesterly along said curve a distance of 206.47 feet to the intersection with the Southwest line of Coliseum Drive produced:

THENCE Northwesterly with the said Southwest line of Coliseum Drive produced a distance of 352.52 feet to the intersection with the curbline running along the Southeast side of the Coliseum building produced:

THENCE Northeasterly along said curbline a distance of 596.69 feet to the intersection with the most Northeasterly curbline running along the Southwest side of the African American Museum building:

THENCE Southeasterly along said curbline a distance of 328.27 feet to the intersection with the curbline running along the Southeast side of the African American Museum building:

Field Notes Describing a 1,230,202 Square Foot (28.242 Acre)
Tract of Land in the Texas State Fairgrounds Addition
Lot 1A, City Block C/812

THENCE Northeasterly along said curbline a distance of 407.89 to the Southwest edge of pavement of a parking lot located to the East of said African American Museum:

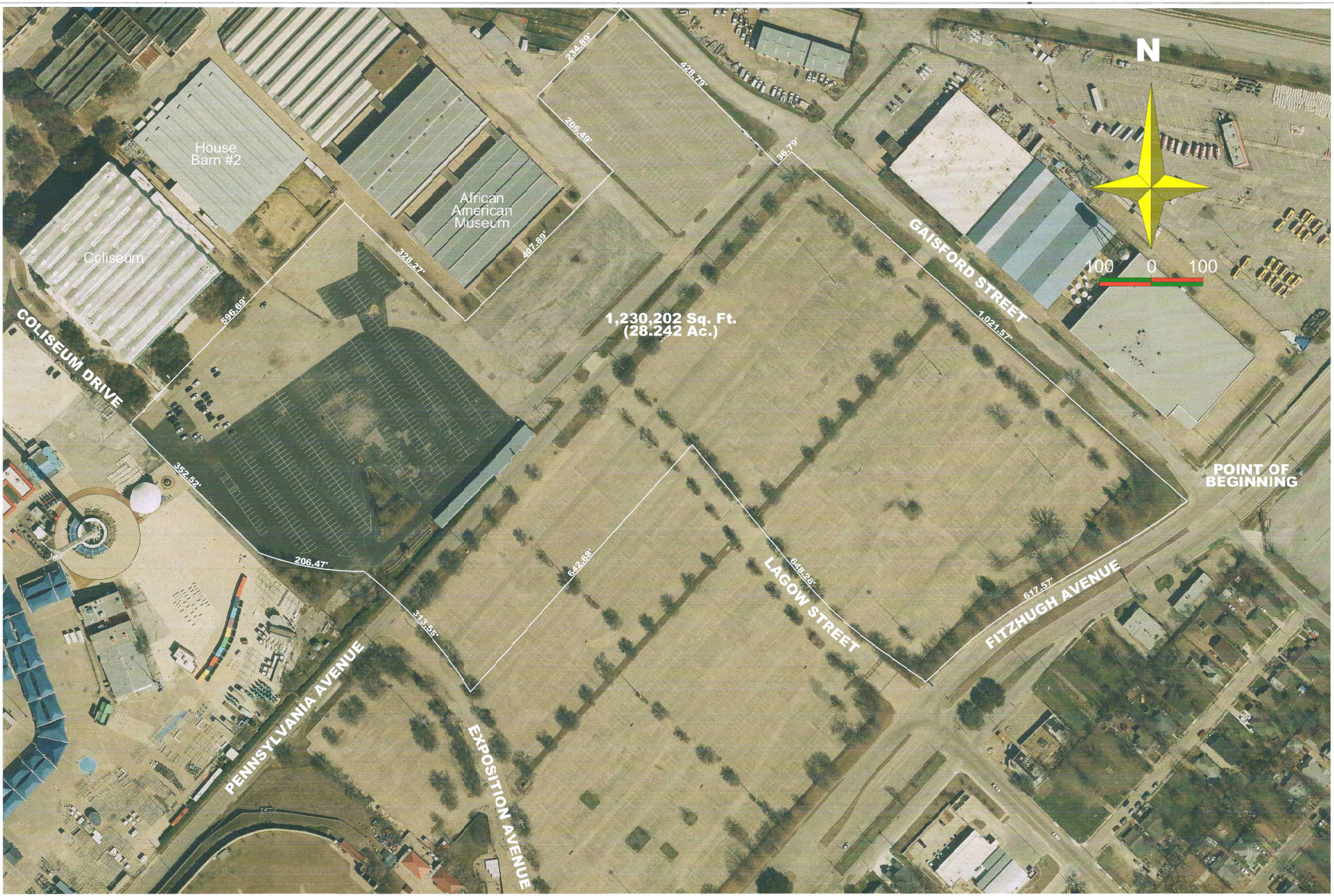
THENCE Northwesterly along said edge of pavement a distance of 206.49 feet to the intersection with a curbline running along the Northwest side of said parking lot:

THENCE Northeasterly along said curbline a distance of 234.89 feet to the intersection with the above said Southwest line of Gaisford Street:

THENCE Southeasterly with the said Southwest line of Gaisford Street a distance of 428.79 feet to the curbline running along the Northwest side of Pennsylvania Avenue:

THENCE Northeasterly along said curbline a distance of 36.79 feet to the intersection with the said Southwest line of Gaisford Street produced:

THENCE Southeasterly with the said Southwest line of Gaisford Street a distance of 1,021.57 feet to the **POINT OF BEGINNING**, containing 1,230,202 Square Feet, or 28.242 Acres of land.


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100 0 100
House
Barn #2
African
American
Museum
Coliseum
COLISEUM DRIVE
PENNSYLVANIA AVENUE
EXPOSITION AVENUE
LAGOW STREET
FITZHUGH AVENUE
GAISFORD STREET
POINT OF
BEGINNING
1,230,202 Sq. Ft.
(28.242 Ac.)
234.89'
428.79'
206.49'
36.79'
328.27'
447.89'
596.69'
1,021.57'
352.52'
206.47'
313.35'
642.68'
646.28'
617.57'