



LEGEND

P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT
(XX.XX) = RECORD DISTANCE
IRF = IRON ROD FOUND
IRFC = 5/8" IRON ROD WITH RED CAP STAMPED "KHA" FOUND
ADF = 3-1/4" ALUMINUM DISK FOUND
N.T.S. = NOT TO SCALE
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LEGEND			
()	BOX OR PEDESTAL	C	COMMUNICATIONS
()	HANDHOLE	E	ELECTRIC OR POWER
()	MANHOLE	F	FIBER OPTIC
()	MARKER SIGN	G	NATURAL GAS
()	METER	P	PETROLEUM OR PIPELINE
()	MARKER PIN/FLAG	R	RAILROAD
()	POLE	S	SAN. SEWER OR WASTEWATER
()	STORAGE TANK	D	STORM SEWER
()	VALVE (EXCEPT WATER)	T	TELEPHONE
()	VAULT	TR	TRAFFIC
()	WELL	U	UNIDENTIFIED
()	CABLE TV	W	WATER
()	ROOF DRAIN	(B)	SECURITY CAMERA
()	ELEVATION BENCHMARK	(S)	SANITARY SEWER BOX
()	FLOW DIRECTION	()	SANITARY SEWER CLEAN OUT
()	MONITORING WELL	()	SANITARY SEWER LIFT STATION
()	FUEL TANK	()	STORM SEWER DRAIN
()	FLOOD LIGHT	()	TRAFFIC BARRIER
()	GUY ANCHOR	()	TRAFFIC BOLLARD
()	GUY ANCHOR POLE	()	TRAFFIC CAMERA
()	UTILITY POLE	()	TRAFFIC SENSOR
()	ELECTRIC SWITCH	()	TRAFFIC SIGNAL
()	ELECTRIC TRANSFORMER	()	TRASH BIN
()	HANDICAPPED PARKING	()	TREE
()	PARKING METER	()	WATER BOX
()	RAILROAD SIGNAL	()	FIRE SPRINKLER CONNECTION
()	RAILROAD SIGN	()	FIRE HYDRANT
()	SEW	()	WATER VALVE
()	MARQUEE/BILLBOARD	ADF	ALUMINUM DISK FOUND
()	AC UNIT	BDF	BRASS DISK FOUND
()	BASKET BALL GOAL	IRFC	5/8" IRON ROD W/ "KHA" CAP SET
()	BORE LOCATION	IRF	IRON ROD WITH CAP FOUND
()	FLAG POLE	PKS	PK NAIL SET
()	GOAL POST	PKF	PK NAIL FOUND
()	GREASE TRAP	IRF	IRON ROD FOUND
()	IRRIGATION VALVE	XS	"X" CUT IN CONCRETE SET
()	LIGHT STANDARDS	XF	"X" CUT IN CONCRETE FOUND
()	MAIL BOX	P.O.B.	POINT OF BEGINNING
()	NEWS STAND	P.O.C.	POINT OF COMMENCING
()	PHONE BOOTH		

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	OVERHEAD UTILITY LINE
---	STORM SEWER LINE
---	WASTEWATER LINE
---	GAS LINE
---	CONTOUR LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

- NOTES:
- The purpose of this plat is to create 1 lot from previously platted tracts of land for development.
 - Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage engineering section approval.
 - The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 (adjustment realization 2011).
 - The coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Existing structure to remain.

**PRELIMINARY PLAT
TILLMAN HOUSE
LOT 1, BLOCK 14/717**
BEING A REPLAT OF PART OF LOT 4, BLOCK 14/717
MCKELL'S SUBDIVISION AND
ALL OF LOT 4A, BLOCK 14/717
RECONCILIATION ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000075
CITY FILE NO. S245-224

APPLICANT/OWNER:
DALLAS 24 HOUR CLUB, INC.
4636 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: TIM GRIGSBY
PHONE: 214-823-3200
EMAIL: TIM@DALLAS24HOURCLUB.ORG

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ALEX RATHBUN, P.E.
PHONE: 972-770-1300
EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	CM	DJD	Aug. 2025	060041200	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DALLAS 24 HOUR CLUB, INC. is the owner, of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being part of City Block No. 14/717, said tract being the remaining portion of Lot 4, Block 14/717 of McKell's Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 241, Page 96, Deed Records, Dallas County, Texas, being all of Lot 4A, Block 14/717 of Reconciliation Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001150, Page 159, Deed Records, Dallas County, Texas, said tract also being all of a called 0.1414 acre tract of land described in Administratrix's Warranty Deed to Dallas 24 Hour Club, Inc. recorded in Instrument No. 202500060355, Official Public Records, Dallas County, Texas and being all of a certain tract of land described in the Special Warranty Deed with Vendor's Lien recorded in Instrument No. 202000320067, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the north corner of said Lot 4, Block 14/717, the east corner of Lot 3, Block 14/717 of said McKell's Subdivision and being in the southwest right-of-way line of Peak Street (a 60-foot wide right-of-way, City of Dallas Volume 241, Page 96, Deed Records, Dallas County, Texas);

THENCE South 45°22'26" East, with the northeast line of said Lot 4 and 4A, Block 14/717 and said southwest right-of-way line of Peak Street, a distance of 149.43 feet to a 1/2-inch iron rod with plastic cap stamped "DC&A" found for the north corner of Lot 7A, Block 14/717 of Reconciliation Addition No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200900212180, Official Public Records, Dallas County, Texas and the east corner of said Lot 4A, Block 14/717;

THENCE South 44°58'39" West, along the northwest line of said Lot 7A, Block 14/717 and the southeast line of said Lot 4A, Block 14/717, a distance of 141.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the west corner of said Lot 7A, Block 14/717, the south corner of said Lot 4A, Block 14/717 and being in the northeast line of a called 15-foot alley (City of Dallas, Volume 241, Page 96, Deed Records, Dallas County, Texas);

THENCE North 45°22'25" West, with the southwest line of said Lot 4 and 4A, Block 14/717 and the northeast line of said 15-foot alley, a distance of 149.61 feet to a 3 1/4-inch aluminum disk stamped "DALLAS LEADERSHIP FOUNDATION RPLS 5310" found for the south corner of said Lot 3, Block 14/717 and the west corner of said Lot 4, Block 14/717

THENCE North 45°02'57" East, with the northwest line of said Lot 4, Block 14/717 and the southeast line of said Lot 3, Block 14/717, a distance of 141.50 feet to the POINT OF BEGINNING and containing a computed area of 21,157 square feet or 0.4857 acres of land.

DETENTION AREA EASEMENT STATEMENT:

The proposed detention area(s) along Block 14/717 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 14/717. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 14/717, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 14/717, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS 24 HOUR CLUB, INC., acting by and through its duly authorized agent, Tim Grigsby does hereby adopt this plat, designating the herein described property as TILLMAN HOUSE 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 fire lane 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 paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, 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 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area of working space for 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 such 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20__.

DALLAS 24 HOUR CLUB, INC.

By: Tim Grigsby
Chief Executive Officer

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Tim Grigsby, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, David J. De Weirtd, 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 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. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 20__.

David J. De Weirtd
Registered Professional
Land Surveyor No. 5066
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
PH. (817) 335-6511
david.deweirtd@kimley-horn.com

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
08/08/2025

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirtd 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, 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.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
TILLMAN HOUSE
LOT 1, BLOCK 14/717
BEING A REPLAT OF PART OF LOT 4, BLOCK 14/717
MCKELL'S SUBDIVISION AND
ALL OF LOT 4A, BLOCK 14/717
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Kimley»Horn					
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102			Tel. No. (817) 335-6511 www.kimley-horn.com		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	DJD	Aug. 2025	060041200	2 OF 2