



- GENERAL NOTES:
- 1) The purpose of this plat is to create one platted lot out of two platted lots.
  - 2) The maximum number of lots permitted by this plat is one.
  - 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
  - 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
  - 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
  - 6) All structures to be removed off subject property.
  - 7) City of Dallas Water Dept. benchmarks used:  
#989 36-W-8 Square cut on north side of Garrett Avenue & west of Monarch Street.  
N= 6,981,918.315 E=2,498,008.311 Elevation= 521.65'  
#972 36-X-10S WDBM on end of concrete curb at beginning of radius on the northeast corner of Greenville Avenue & Lindell Avenue.  
N= 6,981,636.311 E= 2,499,947.807 Elevation= 532.07'
  - 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0345J, with a date of identification of 12/08/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
  - 9) Trees are as shown.

LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "TOPSPIN & RPLS 5382" SET ON AN IRON ROD FOR CORNER CONTROL MONUMENT
<CM>	FORMERLY KNOWN AS
<FKA>	
ASPHALT	— — — — —
EASEMENT LINE	— — — — —
BUILDING LINE	— — — — —
BOUNDARY LINE	— — — — —
CENTERLINE	— — — — —
SANITARY SEWER LINE	— SS — — — — —
STORM SEWER LINE	— STM — — — — —
GAS LINE	— G — — — — —
WATER LINE	— W — — — — —
OVERHEAD SERVICE LINE	— OES — — — — —
OVERHEAD POWER LINE	— OHP — — — — —
WOOD FENCE	— [ ] — — — — —
CHAINLINK FENCE	— [ ] — — — — —
WROUGHT IRON FENCE	— [ ] — — — — —
BARBED WIRE FENCE	— [ ] — — — — —
PIPE RAIL FENCE	— [ ] — — — — —



**PRELIMINARY REPLAT**  
**TOPSPIN**  
**LOT 5A, BLOCK J/1476**  
BEING A REPLAT OF  
LOTS 5 & 6, BLOCK J/1476  
ROSS AVENUE HEIGHTS  
SITUATED IN THE ROBERT RAY SURVEY,  
ABSTRACT NO. 1242  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-135  
ENGINEERING PLAN NO. DP

OWNER  
T.G.H.M. PROPERTIES, LP  
7184 FISHER ROAD  
DALLAS, TEXAS 75214-1915

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

DATE: 03/17/2025 / JOB # 2000061-2 / SCALE= 1" = 20' / DRAWN: KO



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **T.G.H.M. Properties, LP, a Texas limited partnership AKA T.G.H.M. Properties, L.P., a Texas limited partnership**, are the owners of a tract of land situated in the Robert Ray Survey, Abstract No. 1242, Block J/1476, City of Dallas, Dallas County, Texas, being Lots 5 & 6, Block J/1476, Ross Avenue Heights, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 118, Page 63, Deed Records, Dallas County, Texas and being that tract of land described as a portion of said Lot 5, Block J/1476, in Warranty Deed with Vendor's Lien to T.G.H.M. Properties, LP, a Texas limited partnership, recorded in Instrument No. 202000054053, Official Public Records, Dallas County, Texas, along with that tract of land (Tract 4) described as a portion of said Lot 5, Block J/1476 and all of Lot 6, Block J/1476, in Warranty Deed to T.G.H.M. Properties, L.P., a Texas limited partnership as recorded in Volume 96187, Page 526, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of Lot 3A, Block J/1476, Bob Nance Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001231, Page 86, Deed Records, Dallas County, Texas, same lying in the south right-of-way line of Lewis Street (F.K.A. Sears Street)(60' right-of-way);

THENCE North 89 degrees 13 minutes 11 seconds East, along the said south right-of-way line of Lewis Street, a distance of 97.37 feet to a 1/2 inch iron rod found for the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Chase Eager and Brianne Eager, recorded in Instrument No. 202100309366, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 40 minutes 17 seconds East, along the west line of said Eager tract, passing the southwest corner of said Eager tract at 144.00 feet, same being the northwest corner of Lot 3, Block B/1877, Lux On Ross, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001231, Page 86, Deed Records, Dallas County, Texas, and continuing for a total distance of 170.65 feet to a 3 1/4 aluminum disk set stamped "TOPSPIN & RPLS 5382" on a 1/2 inch iron rod for the northeast corner of Lot 10A, Block J/1476, Ross/Hubert Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof as recorded in Instrument Number 201000046859, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 27 minutes 07 seconds West, along the north line of said Lot 10A, Block J/1476, a distance of 96.94 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 3A, Block J/1476;

THENCE North 00 degrees 49 minutes 06 seconds West, along the east line of said Lot 3A, Block J/1476, a distance of 170.26 feet to the PLACE OF BEGINNING and containing 16,560 square feet of 0.380 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **T.G.H.M. Properties, LP, a Texas limited partnership AKA T.G.H.M. Properties, L.P., a Texas limited partnership**, acting by and through their duly appointed agent, does hereby adopt this plat, designating the herein described property as **TOPSPIN** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
**T.G.H.M. Properties, LP, a Texas limited partnership aka**  
**T.G.H.M. Properties, L.P., a Texas limited partnership**

By: \_\_\_\_\_  
Thomas K. Motlow, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Thomas K. Motlow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2025.

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

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 \_\_\_\_\_, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (03/20/2025)

J.R. January  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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

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