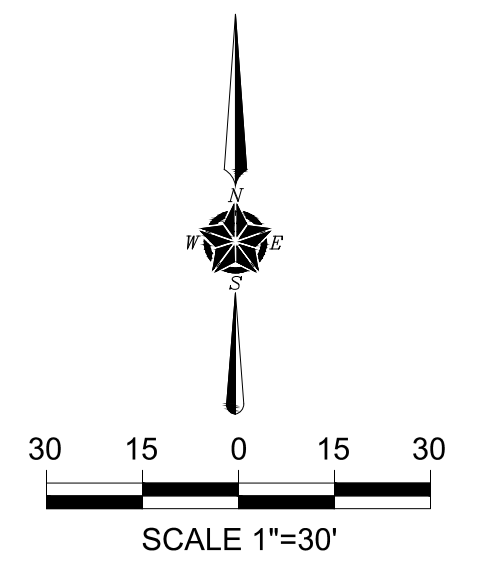


LEGEND
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF ○ IRON ROD FOUND
IPF ○ IRON PIPE FOUND
ADS ⊕ 3-1/4" ALUMINUM DISK STAMPED "ADDITION NAME & RPLS 5382" SET ON AN IRON ROD FOR CORNER
MNS ⊗ MAG NAIL SET WITH 2" BRASS DISK STAMPED "RPLS 5382 & ADDITION"
X FND/SET X CUT FOUND/SET
<CM> CONTROL MONUMENT

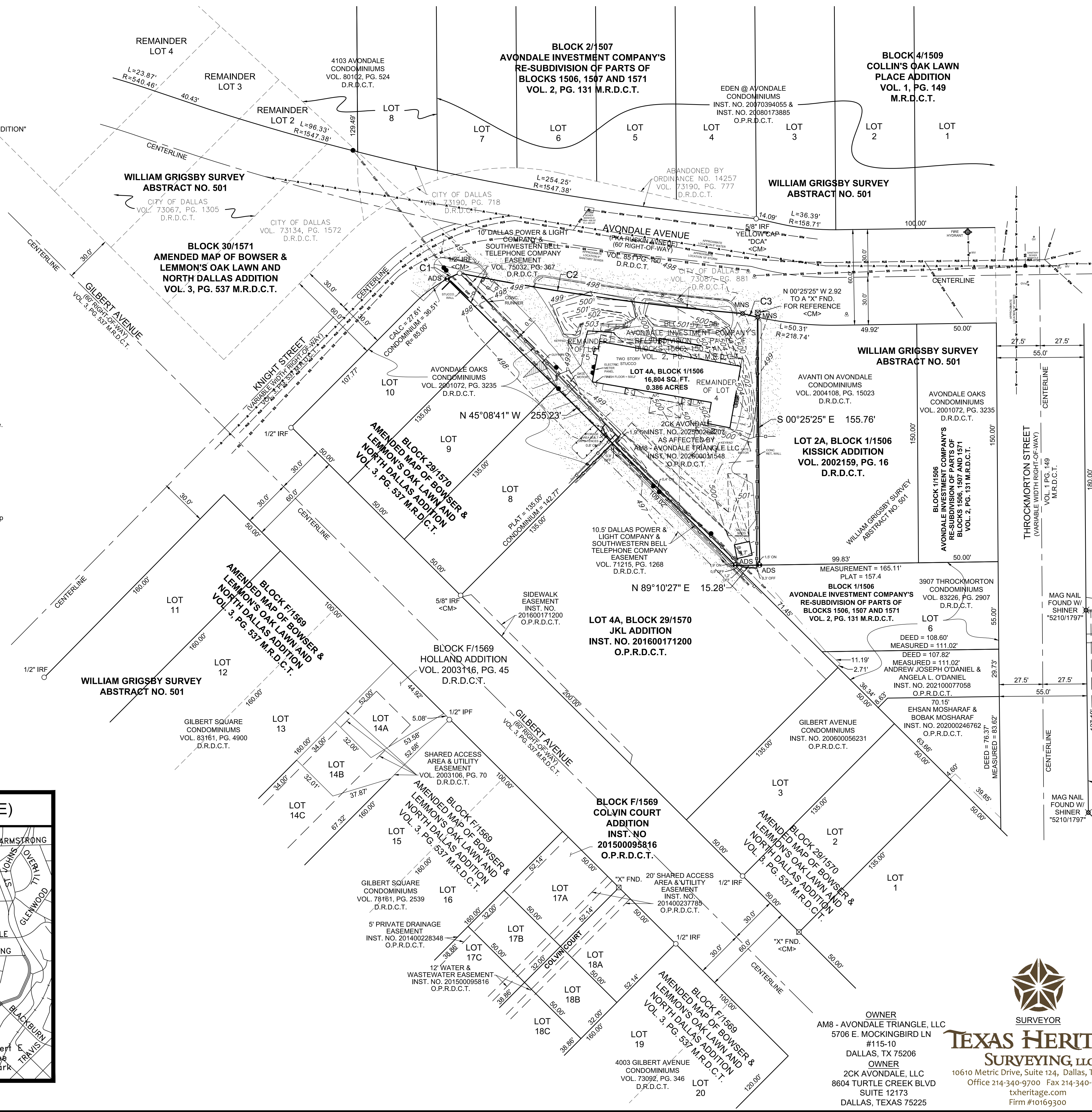
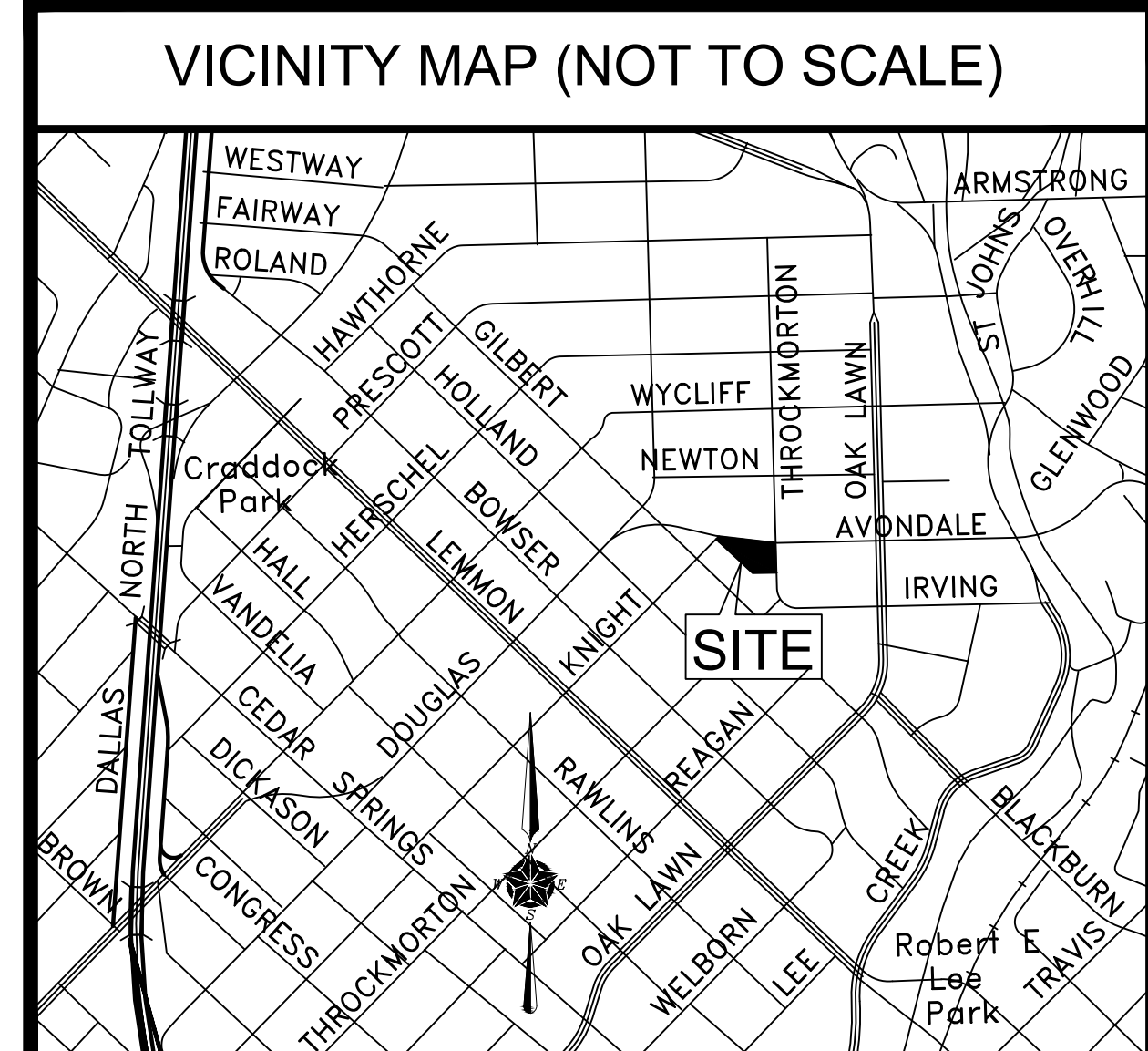
EASEMENT LINE ---
BUILDING LINE ---
BOUNDARY LINE ---
CENTERLINE ---
SANITARY SEWER LINE --- SS ---
STORM SEWER LINE --- STM ---
GAS LINE --- G ---
WATER LINE --- W ---
OVERHEAD POWER LINE --- OHP ---
WOOD FENCE --- □ ---

GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of the remainder of two platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) 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.
- 5) Lot to lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- 6) Dallas Department of Water Benchmarks used:
#834 A Standard Water Department Bench Mark on concrete curb at beginning of curb of northwest corner of the Intersection of Wycliff Avenue & Gilbert Avenue. Northing- 6,985,168.498 Easting- 2,488,107.410 Elevation= 496.64'
#838 A square is cut at Midpoint of concrete curb on the southeast corner of Wycliff Avenue at Angle Point, one block west of Douglas Street and one block north of Gilbert Avenue. Northing- 6,985,282.377 Easting- 2,488,263.081 Elevation= 498.44'
- 7) Subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 48113C0335K, with a date of identification of 01/20/2026, 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.
- 8) The structure on subject property to be removed.



PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	8.58'	85.00'	5°47'13"	N64° 58' 52"E 8.58'
C2	179.63'	1607.38'	6°24'11"	S81° 52' 50"E 179.54'
C3	9.82'	218.74'	2°34'18"	S76° 22' 18"E 9.82'



LOT 9, BLOCK 4/1509
COLLIN'S OAK LAWN
PLACE ADDITION
VOL. 1, PG. 149
M.R.D.C.T.

DALLAS POWER & LIGHT
COMPANY EASEMENT
VOL. 75070, PG. 219
D.R.D.C.T.

LOT 3A, BLOCK 4/1509
NOVEL TURTLE CREEK
INST. NO 202000127471
O.P.R.D.C.T.

3' SIDEWALK &
UTILITY EASEMENT
INST. NO.
202000127471
O.P.R.D.C.T.

Plat-26-000108
**PRELIMINARY REPLAT
CCK-AM8**

LOT 4A, BLOCK 1/1506
BEING A REPLAT OF THE REMAINDER
OF LOTS 4 & 5, BLOCK 1/1506
AVONDALE INVESTMENT COMPANY'S
RE-SUBDIVISION OF PARTS OF
BLOCKS 1506, 1507 AND 1571
OF THE CITY OF DALLAS
WILLIAM GRIGSBY SURVEY,
ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S _____



OWNER
AM8 - AVONDALE TRIANGLE, LLC
5706 E. MOCKINGBIRD LN
#115-10
DALLAS, TX 75206
OWNER
2CK AVONDALE, LLC
8604 TURTLE CREEK BLVD
SUITE 12173
DALLAS, TEXAS 75225

**TEXAS HERITAGE
SURVEYING, LLC**
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **2CK AVONDALE, LLC, a Texas limited liability company**, is the owner of a tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, being the remainder of Lots 4 & 5, Block 1/1506, Avondale Investment Company's Re-Subdivision of parts of Blocks 1506, 1507 AND 1571, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 131, Map Records, Dallas County, Texas, and being that same tract of land as described in Special Warranty Deed to 2CK AVONDALE, LLC, a Texas limited liability company, recorded in Instrument Number 202500266207, Official Public Records, Dallas County, Texas, as affected by that Special Warranty Deed to Am8 - Avondale Triangle LLC, a Texas limited liability company recorded in Instrument Number 202600011548, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a Mag Nail set with 2" brass disk stamped "RPLS 5382 & addition" for the northwest corner of Lot 2A, Block 1/1506, Kissick Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002159, Page 16, Deed Records, Dallas County, Texas, same lying in the south right-of-way line of Avondale Avenue (FKA Ruskin Avenue)(60' right-of-way), from which an "X" found bears North 00 degrees 25 minutes 25 seconds West 2.92 feet for reference;

THENCE South 00 degrees 25 minutes 25 seconds East, along the west line of said Lot 2A, Block 1/1506, a distance of 155.76 feet to a 3-1/4" Aluminum disk stamped "ADDITION NAME & RPLS 5382" set on an iron rod for the southwest corner of said Lot 2A, Block 1/1506, same lying in the north line of Lot 6, Block 1/1506 of said Avondale Investment Company's Re-Subdivision of parts of Blocks 1506, 1507 AND 1571;

THENCE South 89 degrees 10 minutes 27 seconds West, along the north line of said Lot 6, Block 1/1506, a distance of 15.28 feet to a 3-1/4" Aluminum disk stamped "ADDITION NAME & RPLS 5382" set on an iron rod for the northwest corner of said Lot 6, Block 1/1506 and lying in the northeast line of Lot 4A, Block 29/1570, JKL Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201600171200, Official Public Records, Dallas County, Texas;

THENCE North 45 degrees 08 minutes 41 seconds West, along the northeast line of said Lot 4A, Block 29/1570, passing the north corner of said Lot 4A, Block 29/1570 at 109.02 feet, same being the east corner of Lot 8, Block 29/1570, Amended Map of Bowser & Lemmon's Oak Lawn and North Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 537, Map Records, Dallas County, Texas, and continuing for a total distance of 255.23 feet to a 3-1/4" Aluminum disk stamped "ADDITION NAME & RPLS 5382" set on an iron rod for the north corner of the remainder of Lot 10, Block 29/1570 of said Amended Map of Bowser & Lemmon's Oak Lawn and North Dallas Addition, same lying in the said right-of-way line of Avondale Avenue, same being the start of a tangent curve to the right having a radius of 85.00 feet, a delta angle of 05 degrees 47 minutes 13 seconds and a chord bearing and distance of North 64 degrees 58 minutes 52 seconds East 8.58 feet;

THENCE along the said right-of-way line of Avondale Avenue and said curve to the right an arc distance of 8.58 feet to a 1/2 inch iron rod found for the end of said curve and the start of a non-tangent curve to the left having a radius of 1607.38 feet, a delta angle of 06 degrees 24 minutes 11 seconds and a chord bearing and distance of North 81 degrees 52 minutes 50 seconds East 179.54 feet;

THENCE continuing along the said right-of-way line of Avondale Avenue and said curve to the left an arc distance of 179.63 feet to a Mag Nail set with 2" brass disk stamped "RPLS 5382 & addition" for the end of said curve and the start of a non-tangent curve to the right having a radius of 218.74 feet, a delta angle of 02 degrees 34 minutes 18 seconds and a chord bearing and distance of South 76 degrees 22 minutes 18 seconds East 9.82 feet;

THENCE continuing along the said right-of-way line of Avondale Avenue and said curve to the right an arc distance of 9.82 feet to the POINT OF BEGINNING and containing 16,804 square feet or 0.386 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **2CK AVONDALE, LLC, a Texas limited liability company and AM8 - Avondale Triangle, LLC, a Texas limited liability company**, do hereby adopt this plat, designating the herein described property as **CCK-AM8** 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).

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 _____, 2026.
2CK AVONDALE, LLC, a Texas limited liability company

By: _____
R. Casey Plummer - Manager

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 R. Casey Plummer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 _____, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS _____ DAY OF _____, 2026.
AM8 - Avondale Triangle, LLC, a Texas limited liability company

By: _____
M. Cameron Hartsell - Manager

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 M. Cameron Hartsell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 _____, 2026.

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 _____, 2026.

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. (02/27/2026)

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 _____, 2026.

Notary Public in and for the State of Texas

<p>PLACE COUNTY RECORDING LABEL HERE</p>
<p>CERTIFICATE OF APPROVAL</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>

Plat-26-000108

**PRELIMINARY REPLAT
CCK-AM8**

LOT 4A, BLOCK 1/1506

BEING A REPLAT OF THE REMAINDER
OF LOTS 4 & 5, BLOCK 1/1506
AVONDALE INVESTMENT COMPANY'S
RE-SUBDIVISION OF PARTS OF
BLOCKS 1506, 1507 AND 1571
OF THE CITY OF DALLAS
WILLIAM GRIGSBY SURVEY,
ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S _____



OWNER
AM8 - AVONDALE TRIANGLE, LLC
5706 E. MOCKINGBIRD LN
#115-10
DALLAS, TX 75206

OWNER
2CK AVONDALE, LLC
8604 TURTLE CREEK BLVD
SUITE 12173
DALLAS, TEXAS 75225