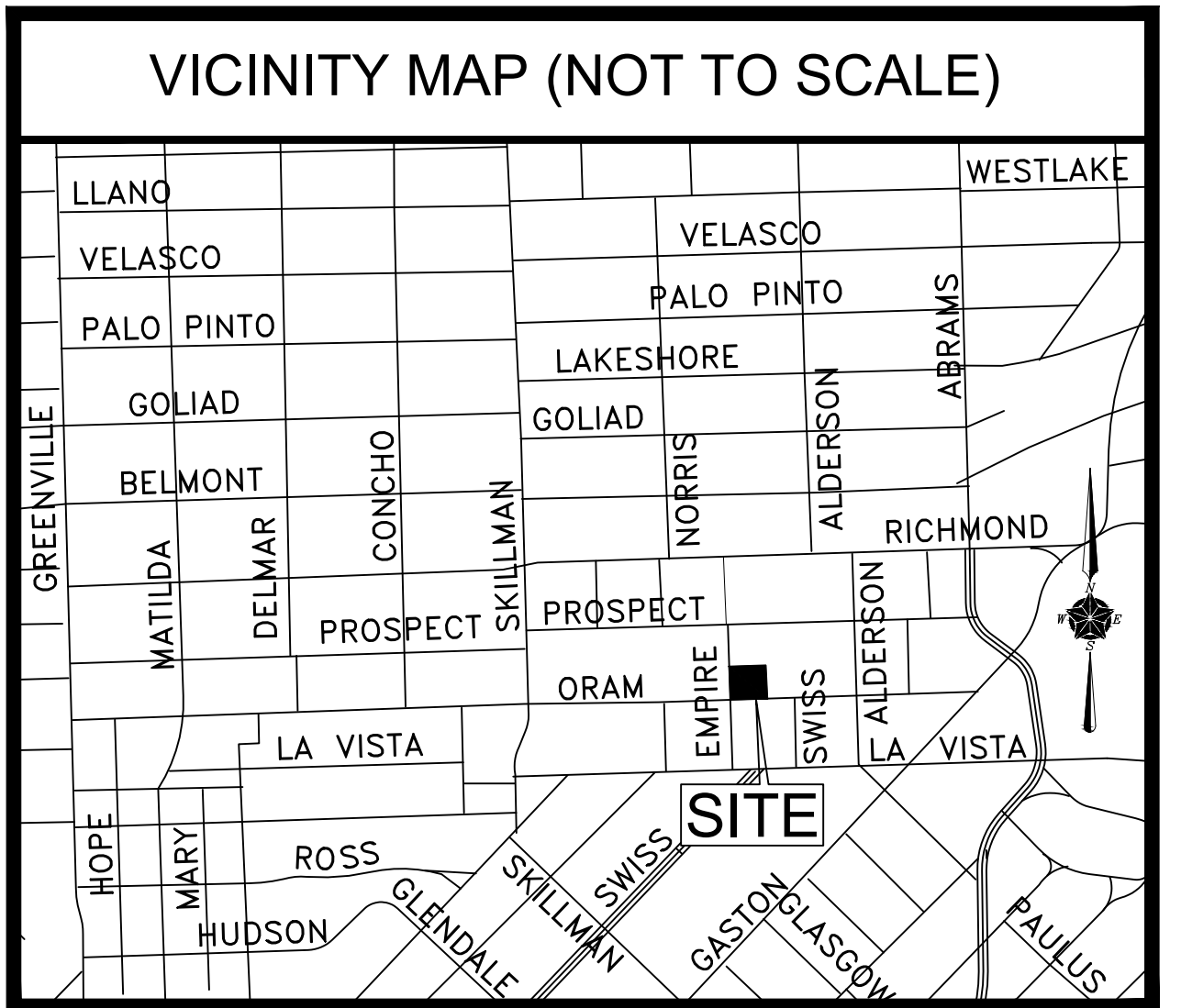
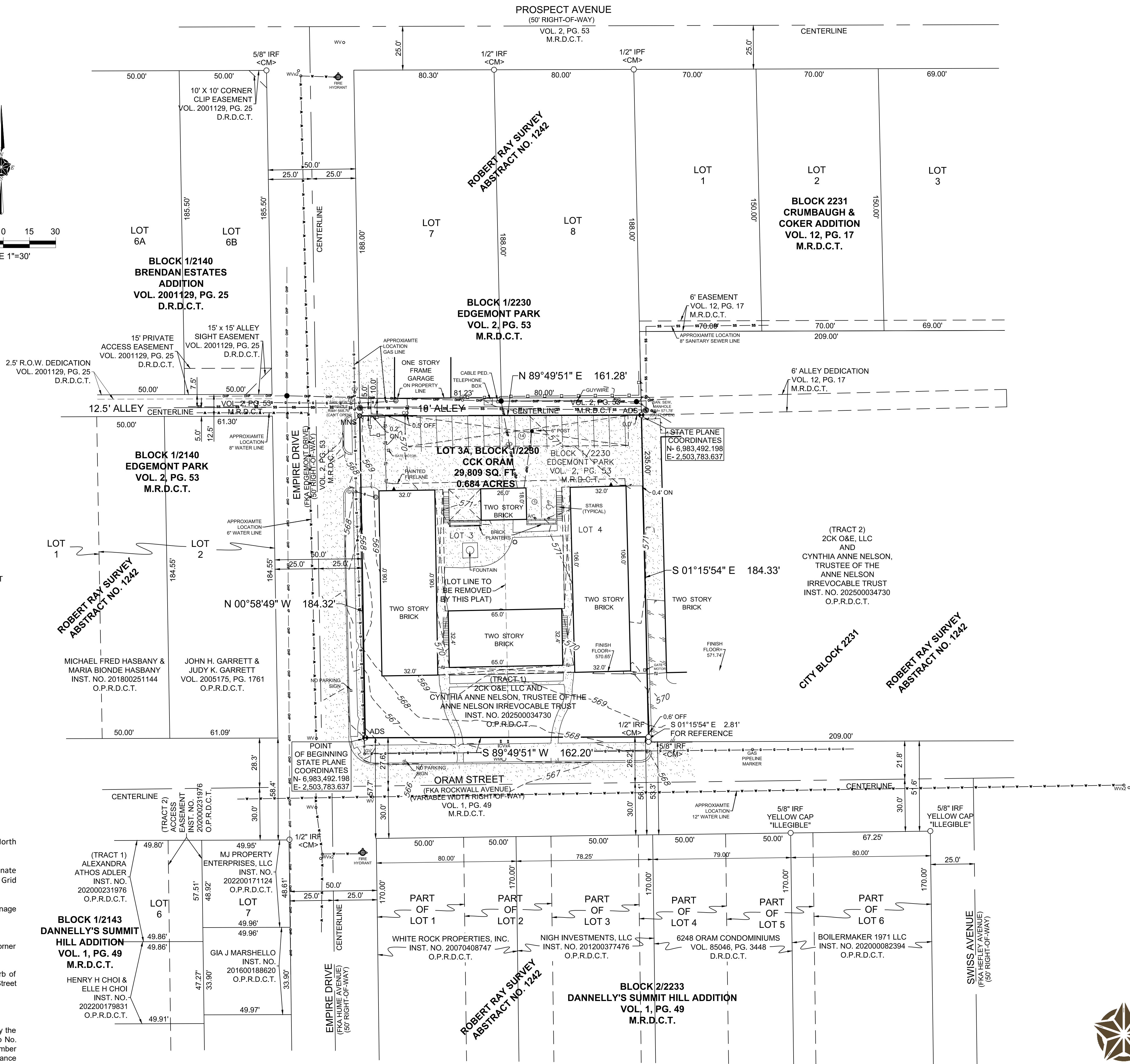


LEGEND
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
ADS 3-1/4" ALUMINUM DISK STAMPED "CCK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

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
WROUGHT IRON FENCE

GENERAL NOTES:

- The purpose of this replat is to create one lot out of two platted lots.
- The maximum number of lots permitted by this plat is one.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 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.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- Dallas Department of Water Benchmarks used:
#978 A square is cut at Midpoint on concrete curb on the northeast corner of the intersection of Matilda Street & Oram Street.
Northing- 6,983,435.538 Easting- 2,500,572.591 Elevation= 552.99'
#981 A Standard Water Department Bench Mark set on concrete curb of storm sewer drop Inlet northeast corner of the intersection of Skillman Street & Oram Street.
Northing- 6,983,496.798 Easting- 2,502,565.115 Elevation= 531.49'
- 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. 48113C0335K, with a date of identification of 04/04/2025, 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.
- All structures on subject property to be removed.



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
2CK O&E, LLC
3504 CARUTH BOULEVARD
DALLAS, TEXAS 75225

OWNER
CYNTHIA ANNE NELSON,
TRUSTEE OF THE ANNE
NELSON IRREVOCABLE TRUST
2517 THOMAS AVENUE
DALLAS, TEXAS 75201-2039

PRELIMINARY REPLAT
CCK ORAM
LOT 3A, BLOCK 1/2230
BEING A REPLAT OF
LOTS 3 & 4, BLOCK 1/2230
EDGEMONT PARK
ROBERT RAY SURVEY
ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-25-000093
CITY PLAN FILE NO. S245-237
ENGINEERING PLAN NO. DP _____

DATE: 04/04/2025 / JOB # 2500459-1 / SCALE= 1" = 30' / DRAWN: KO
PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **2CK O&E, LLC AND CYNTHIA ANNE NELSON, TRUSTEE OF THE ANNE NELSON IRREVOCABLE TRUST** are the owners of a tract of land situated in the Robert Ray Survey, Abstract No. 1242, City of Dallas, Dallas County, Texas, being Lots 3 & 4, Block 1/2230, Edgemont Park, an addition to the City fo Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 53, Map Records, Dallas County, Texas, and being that tract of land as described as Tract 1 in Special Warranty Deed to 2CK O&E, LLC AND CYNTHIA ANNE NELSON, TRUSTEE OF THE ANNE NELSON IRREVOCABLE TRUST, recorded in Instrument Number 202500034730, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 1/4 inch aluminum disk set stamped "CCK ORAM & RPLS 5382" on a 1/2 iron rod for the intersection of the north right-of-way line of Oram Street (FKA Rockwall Avenue)(variable width right-of-way) and the east right-of-way line of Empire Drive (FKA Edgemont Drive)(50' right-of-way);

THENCE North 00 degrees 58 minutes 49 seconds West, along the said east right-of-way line of Empire Drive, a distance of 184.32 feet to a 2 inch brass disk stamped "CCK ORAM & RPLS 5382" set with a mag nail for the intersection of said east right-of-way line of Empire Drive and the south right-of-way line of a 10 foot alley;

THENCE North 89 degrees 49 minutes 51 seconds East, along the said south right-of-way line of a 10 foot alley, a distance of 161.28 feet to a 3 1/4 inch aluminum disk set stamped "CCK ORAM & RPLS 5382" on a 1/2 iron rod in the west line of that tract of land as described as Tract 2 in Special Warranty Deed to 2CK O&E, LLC AND CYNTHIA ANNE NELSON, TRUSTEE OF THE ANNE NELSON IRREVOCABLE TRUST, recorded in Instrument Number 202500034730, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 15 minutes 54 seconds East, along the west line of said Tract 2, a distance of 184.33 feet to a 1/2 iron rod found in the said north right-of-way line of Oram Street, from which a 5/8 inch iron rod found for the southwest corner of said Tract 2 bears South 01 degrees 15 minutes 54 seconds East 2.81 feet for reference;

THENCE South 89 degrees 49 minutes 51 seconds East, along the said north right-of-way line of Oram Street, a distance of 162.20 feet to the POINT OF BEGINNING and containing 29,809 square feet or 0.684 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **2CK O&E, LLC AND CYNTHIA ANNE NELSON, TRUSTEE OF THE ANNE NELSON IRREVOCABLE TRUST**, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **CCK ORAM** 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 _____, 2025.

2CK O&E, LLC

By: _____
Robert C 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 Robert C 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 _____, 2025.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

By: _____
CYNTHIA ANNE NELSON, TRUSTEE OF THE ANNE NELSON IRREVOCABLE TRUST

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 CYNTHIA ANNE NELSON, 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 _____, 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. (09/10/2025)

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 ____ day of ____ 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

OWNER
2CK O&E, LLC
3504 CARUTH BOULEVARD
DALLAS, TEXAS 75225

OWNER
CYNTHIA ANNE NELSON,
TRUSTEE OF THE ANNE
NELSON IRREVOCABLE TRUST
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