

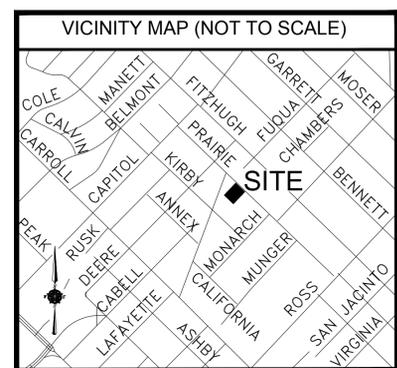
- GENERAL NOTES:
- 1) The purpose of this plat is to create one platted lot out of platted Lots 42 and 43 and part of Lot 44.
  - 2) The maximum number of lots permitted by this plat is one.
  - 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American 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 City of Dallas Paving & Drainage Engineering Section approval.
  - 6) Dallas Department of Water Benchmarks used:
    - #35-X-75 Standard Water Department Benchmark set on concrete curb of storm sewer drop inlet southeast intersection of Turtle Creek Blvd and Hall St  
Northing- 6,980,895.61 Easting- 2,489,747.67 Elevation= 435.45'
    - #35-Y-1 Square is cut on concrete curb of Cole Avenue at center of 2.5' X 13.3' storm sewer drop inlet and 425 feet south of Elizabeth Street.  
Northing- 6,983,129.56 Easting- 2,492,535.28 Elevation= 502.37'
  - 7) According to the F.I.R.M. NO. 48113C0345J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
  - 8) There are no structures on subject property.
  - 9) All existing trees are as shown.

**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
MDS	3-1/4 INCH METALLIC DISK STAMPED "NKAP 16 CONDOS & RPLS 5382" SET FOR CORNER
<CM>	CONTROL MONUMENT
F.K.A.	FORMERLY KNOWN AS

ASPHALT	---
EASEMENT LINE	---
BOUNDARY LINE	---
CENTERLINE	---
SANITARY SEWER LINE	SS
STORM SEWER LINE	SS
GAS LINE	G
WATER LINE	W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
WOOD FENCE	□
CHAINLINK FENCE	○



**SHEET 1 OF 2**

**PRELIMINARY PLAT**  
**NKAP 16 CONDOS**  
**LOT 42A, BLOCK D/653**  
 BEING  
 A REPLAT OF LOTS 42, 43  
 AND PART OF 44, BLOCK D/653  
 FAKES PARK PLACE  
 SITUATED IN THE  
 JOHN GRIGSBY SURVEY,  
 ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S234-104  
 ENGINEERING PLAN NO. DP \_\_\_\_\_

OWNER  
 NKAP, LLC  
 6060 NORTH CENTRAL EXPRESSWAY  
 DALLAS, TEXAS 75206  
 SUITE NUMBER 230  
 ATTN: AWAIS AHMED

**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, **NKAP, LLC**, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 4951, City of Dallas, Dallas County, Texas, being Lots 42, 43 and part of 44, Block D/653, Fakes Park Place, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, same being part of that same tract of land as described in Special Warranty Deed with Vendor's Lien to NKAP, LLC, recorded in Instrument Number 202400009546, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 metallic disk stamped "NKAP 16 Condos & RPLS 5382" set for corner, said point being the north corner of Lot 41, Block D/653 of said Fakes Park Place, also being the east corner of said Lot 42, Block D/653, lying on the southwesterly right-of-way line of Prairie Avenue (50' right-of-way);

THENCE South 44 degrees 38 minutes 59 seconds West, departing the said southwesterly right-of-way line of Prairie Avenue, along the northwest line of said Lot 41, Block D/653, also being the southeast line of said Lot 42, Block D/653, a distance of 177.75 feet to a 3-1/4 metallic disk stamped "NKAP 16 Condos & RPLS 5382" set for corner, said point being the west corner of said Lot 41, Block D/653, also being the south corner of said Lot 42, Block D/653, lying on the northeast line of Monarch Apartment Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 31, Page 229, Map Records, Dallas County, Texas;

THENCE North 45 degrees 08 minutes 19 seconds West, along the northeast line of said Monarch Apartment Subdivision, also being the southwest line of said Lots 42 & 43, Block D/653 and part of Lot 44, Block D/653, a distance 112.00 feet to a 3-1/4 metallic disk stamped "NKAP 16 Condos & RPLS 5382" set for corner, said point being the south corner of that certain tract of land described in Warranty Deed to Raul G. Munoz recorded in Instrument Number 201600008329, Official Public Records, Dallas County, also being the west corner of said NKAP tract;

THENCE North 44 degrees 38 minutes 59 seconds East, departing the northeast line of said Monarch Apartment Subdivision, traversing through said Lot 44, Block D/653, along the southeast line of said Munoz tract, also being the northwest line of said NKAP tract, a distance of 177.75 feet to a 1/2 inch iron rod found with a yellow plastic cap, said point being the east corner of said Munoz tract, said point also being the north corner of said NKAP tract, lying on the said southwesterly right-of-way line of Prairie Avenue;

THENCE South 45 degrees 08 minutes 19 seconds East, along the said southwesterly right-of-way line of Prairie Avenue, also being the northeast line of said Lots 42 and 43, Block D/653 and part of Lot 44, Block D/653, a distance of 112.00 feet to the POINT OF BEGINNING and containing 19,908 square feet or 0.457 acres of land more or less.

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 \_\_\_\_\_, 2024.

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. (04/17/2024)

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 \_\_\_\_\_, 2024.

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

My commission expires: \_\_\_\_\_

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **NKAP, LLC** does hereby adopt this plat, designating the herein described property as **NKAP 16 CONDOS** an addition to the City of Dallas, Dallas County, Texas, and does 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 \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
AWAIS AHMED, 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 AWAIS AHMED, 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 \_\_\_\_\_, 2024.

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

My commission expires: \_\_\_\_\_

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**  
I, Tony Shiddi, 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

**SHEET 2 OF 2**

**PRELIMINARY PLAT  
NKAP 16 CONDOS  
LOT 43A, BLOCK D/653  
BEING  
A REPLAT OF LOTS 42 AND 43  
AND PART OF 44, BLOCK D/653  
FAKES PARK PLACE  
SITUATED IN THE  
JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-104  
ENGINEERING PLAN NO. DP \_\_\_\_\_**

OWNER  
NKAP, LLC  
6060 NORTH CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75206  
SUITE NUMBER 230  
ATTN: AWAIS AHMED



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