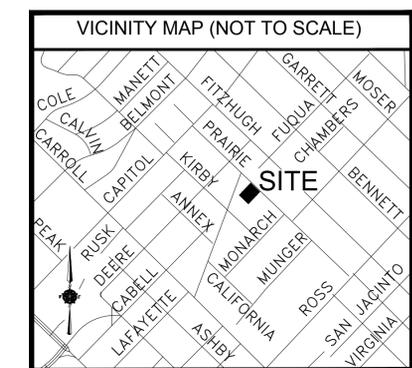


- GENERAL NOTES:
- 1) The purpose of this plat is to create one platted lot out of platted Lots 40 and 41.
 - 2) The maximum number of lots permitted by this plat is one.
 - 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
 - 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-7S 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 (A) ●	3-1/4 INCH METALLIC DISK STAMPED *NKAP 16 CONDOS & RPLS 5382* FOUND FOR CORNER
MDS (B) ●	3-1/4 INCH METALLIC DISK STAMPED *NKAP 14 CONDOS & RPLS 5382* SET FOR CORNER
<CM>	CONTROL MONUMENT
F.K.A.	FORMERLY KNOWN AS

ASPHALT	
EASEMENT LINE	
BOUNDARY LINE	
CENTERLINE	
SANITARY SEWER LINE	
STORM SEWER LINE	
GAS LINE	
WATER LINE	
OVERHEAD SERVICE LINE	
OVERHEAD POWER LINE	
WOOD FENCE	
CHAINLINK FENCE	



SHEET 1 OF 2

**PRELIMINARY PLAT
NKAP 14 CONDOS
LOT 40A, BLOCK D/653**
BEING
A REPLAT OF LOTS 40 AND 41, 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. S234-118
ENGINEERING PLAN NO. DP _____

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

SURVEYOR
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. 495, City of Dallas, Dallas County, Texas, being Lots 40 and 41, 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" found for corner, said point being the north corner of said Lot 41, Block D/653, also being the east corner of Lot 42, Block D/653, of said Fakes Park Place, lying on the southwesterly right-of-way line of Prairie Avenue (50' right-of-way);

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 40 and 41, Block D/653, a distance of 100.00 feet to a 3-1/4 metallic disk stamped "NKAP 14 Condos & RPLS 5382" set for corner, said point being the east corner of said Lot 40, Block D/653, also being the north corner of Lot 39A, Block D/653, of COG Prairie Addition Four, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 202100368061, Official Public Records, Dallas County, Texas.

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 39A, Block D/653, also along the northwest line of Lots 39B, 39C, 39D, 39E, 39F and 39G, Block D/653 of said COG Prairie Addition Four, a distance of 177.75' to a 3-1/4 metallic disk stamped "NKAP 14 Condos & RPLS 5382" set for corner, said point being the south corner of said Lot 40, Block D/653, also being the west corner of said Lot 39G, Block D/653, lying on the northeast line of Monarch Apartments 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 Apartments Subdivision, also being the southwest line of said Lots 40 and 41, Block D/653, a distance 100.00 feet to a 3-1/4 metallic disk stamped "NKAP 16 Condos & RPLS 5382" found for corner, said point being the south corner of said Lot 42, Block D/653;

THENCE North 44 degrees 38 minutes 59 seconds East, departing the northeast line of said Monarch Apartments Subdivision, along the northwesterly line of said Lot 41, Block D/653, also being the southeasterly line of said Lot 42, Block D/653, a distance of 177.75 feet to the POINT OF BEGINNING and containing 17,775 square feet or 0.408 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. (05/09/2024)

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 14 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 14 CONDOS
LOT 40A, BLOCK D/653**

BEING
A REPLAT OF LOTS 40 AND 41, 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. S234-118
ENGINEERING PLAN NO. DP _____

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



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