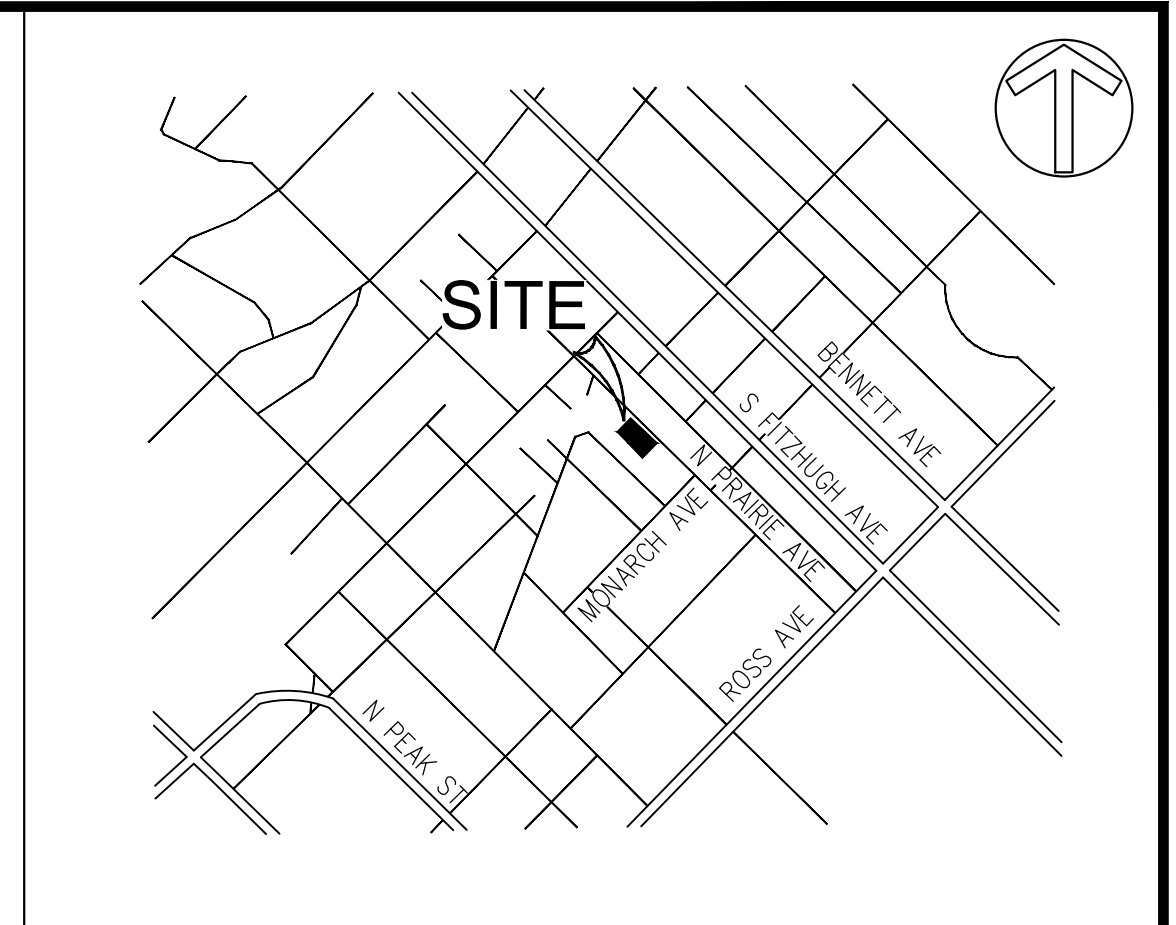
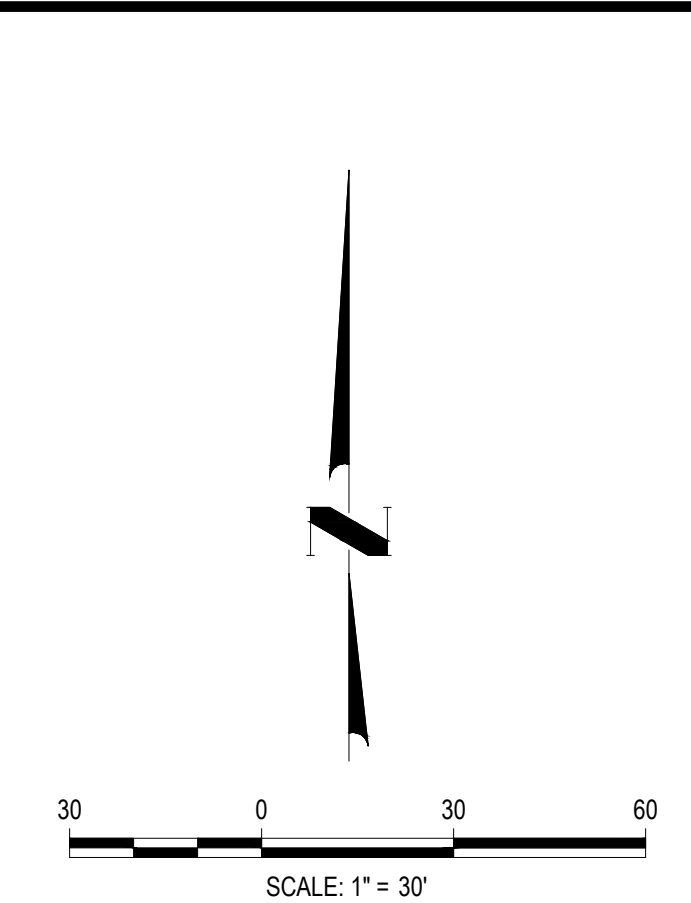
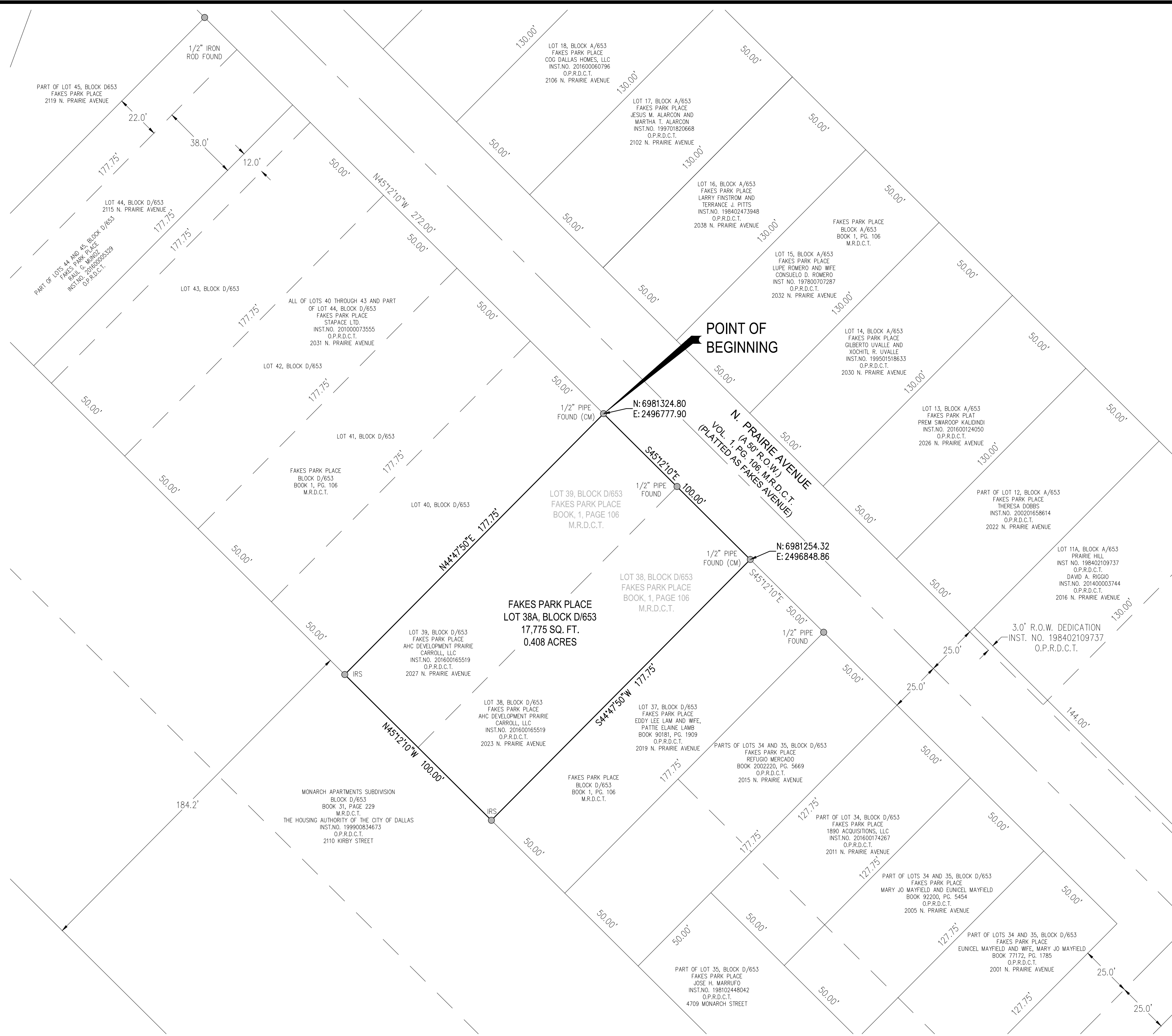


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



VICINITY MAP
N.T.S.

POINT OF BEGINNING

FAKES PARK PLACE
LOT 38A, BLOCK D/653
17,775 SQ. FT.
0.408 ACRES

N. PRAIRIE AVENUE
(PLATTED AS FAKES AVENUE)
VOL. 1, PG. 106, M.R.D.C.T.

N: 6981324.80
E: 2496777.90

N: 6981254.32
E: 2496848.86

3.0' R.O.W. DEDICATION
INST. NO. 198402109737
O.P.R.D.C.T.

LEGEND

- IRS 5/8" IRON ROD WITH A YELLOW STAMPED "HARRIS KOCHER SMITH" SET
- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

- BASIS OF BEARINGS IS THE NORTHEASTERLY BLOCK LINE OF BLOCK D, FAKES PARK PLACE ADDITION, VOLUME 1, PAGE 106, MAP RECORDS, DALLAS COUNTY, TEXAS, NO BEARING IS RECORDED ON THE PLAT OF SAID FAKES PARK PLACE ADDITION, BEARING IS ASSUMED TO BE S 45°12'10"E, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) VIA THE TRIMBLE VRS NETWORK, COORDINATES SHOWN HEREON ARE ALSO BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) VIA THE TRIMBLE VRS NETWORK.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 4813C0345 J, WITH EFFECTIVE DATE OF AUGUST 23, 2001, THE SUBJECT TRACT LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THE PURPOSE OF THIS PLAT IS TO REPLAT 2 LOTS INTO 1.

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, AHC DEVELOPMENT DALLAS 1, LLC (PREVIOUSLY NAMED AHC DEVELOPMENT PRAIRIE CARROLL LLC) IS THE OWNER OF A 0.408 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 38 AND 39, BLOCK D/653, FAKES PARK PLACE, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT RECORDED IN BOOK 1, PAGE 106, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACTS DESCRIBED TO AHC DEVELOPMENT PRAIRIE CARROLL LLC, RECORDED IN INSTRUMENT NUMBER 201600165519 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH PIPE FOUND AT THE MOST NORTHERLY CORNER OF SAID LOT 39, BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF N. PRAIRIE AVENUE (A 50' PUBLIC RIGHT-OF-WAY, RECORDED AS FAKES AVENUE IN VOLUME 1, PAGE 106, MAP RECORDS, DALLAS COUNTY, TEXAS) AND BEING THE MOST EASTERLY LOT CORNER OF LOT 40, SAID BLOCK D, FAKES PARK PLACE ADDITION AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RAUL G. MUNOZ, AS RECORDED IN INSTRUMENT NUMBER 201600055329, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEARS N 45°12'10"W, 272.00 FEET;

THENCE S 45°12'10"E, A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE OF THE NORTHEASTERLY LOT LINES OF SAID LOTS 39 AND 38 AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH PIPE FOUND, BEING THE MOST EASTERLY LOT CORNER OF SAID LOT 38 AND THE MOST NORTHERLY CORNER OF LOT 37, SAID BLOCK D, FAKES PARK PLACE ADDITION, FROM WHICH A 1/2 INCH PIPE FOUND FOR THE MOST EASTERLY LOT CORNER OF SAID LOT 37, BEARS S 45°12'10"E, 50.00 FEET;

THENCE S 44°47'50"W, A DISTANCE OF 177.75 FEET ALONG THE COMMON LINE OF SAID LOTS 37 AND 38, SAID BLOCK D, FAKES PARK PLACE ADDITION TO A 5/8 INCH IRON ROD WITH CAP STAMPED "HARRIS KOCHER SMITH" SET FOR THE MOST SOUTHERLY CORNER OF SAID LOT 38 AND THE MOST WESTERLY LOT CORNER OF SAID LOT 37 AND BEING IN THE NORTHEASTERLY LINE OF THE MONARCH APARTMENTS SUBDIVISION, AS RECORDED IN BOOK 31, PAGE 229, MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N 45°12'10"W, A DISTANCE OF 100.00 FEET ALONG THE COMMON LINE OF THE SOUTHWESTERLY LOT LINES OF SAID LOTS 38 AND 39 AND THE NORTHEASTERLY LINE OF SAID MONARCH APARTMENTS SUBDIVISION TO A 5/8 INCH IRON ROD WITH CAP STAMPED "HARRIS KOCHER SMITH" SET, BEING THE MOST WESTERLY LOT CORNER OF SAID LOT 39 AND THE MOST SOUTHERLY LOT CORNER OF SAID LOT 40;

THENCE N 44°47'50"E, A DISTANCE OF 177.75 FEET ALONG THE COMMON LINE SAID LOTS 39 AND 40, TO THE POINT OF BEGINNING, AND CONTAINING 17,775 SQUARE FEET OR 0.408 ACRES OF LAND, MORE OR LESS.

SURVEYOR CERTIFICATE:

I, TERENCE A. MURRAY, 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 LAND SURVEYING, 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-8.6.17 (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 16TH DAY OF AUGUST, 2016.

FOR REVIEW

TERENCE A. MURRAY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6059

NOTARY CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERENCE A. MURRAY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY'S SIGNATURE _____

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, AHC Development Dallas 1, LLC, (previously named AHC Development Prairie Carroll, LLC) acting by and through it's duly authorized agent, John M. Stoops, Vice President Finance, does hereby adopt this plat, designating the herein described property as FAKES PARK PLACE, 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility an fire line 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 line easements is the responsibility of the property owner. No building, 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 and upon the said easements for the purpose of constructing, reconstruction, 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 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 _____, 2016.

AHC Development Dallas 1, LLC

By: AHC Management Texas, LLC its Manager

By: AHC Management, LLC, its Manager

By: _____
Name: John M. Stoops
Title: Vice President Finance

NOTARY CERTIFICATE:

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 JOHN M. STOOPS, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY'S SIGNATURE _____

PRELIMINARY PLAT
FAKES PARK PLACE
LOT 38A, BLOCK D/653
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
A REPLAT OF LOTS 38 AND 39, BLOCK D, FAKES PARK PLACE, ADDITION, J. GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN BOOK 1, PAGE 106 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

FILEPATH: O:\160807\SURVEY\160807 PLAT DWG LAYOUT LAYOUT1
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X:\HKS\hks\working\160807\160807.plt

SURVEYOR

HKS HARRIS KOCHER SMITH
101 Summit Avenue, Suite 1014
Fort Worth, Texas 76102
P: 817.769.6279 F: 817.769.6298
HarrisKocherSmith.com
TBPE Firm#: F-15301 • TBPLS Firm#: 10194145

ENGINEERING FIRM

KIRKMAN ENGINEERING
4821 MERLOT AVENUE, SUITE 210
GRAPEVINE, TEXAS 76051
PH. NO. 817-488-4960



OWNER/DEVELOPER

AHC DEVELOPMENT DALLAS 1 LLC
1603 ORRINGTON AVENUE, 9TH FLOOR
EVANSTON, IL 60201
PH. NO. 847-570-4800