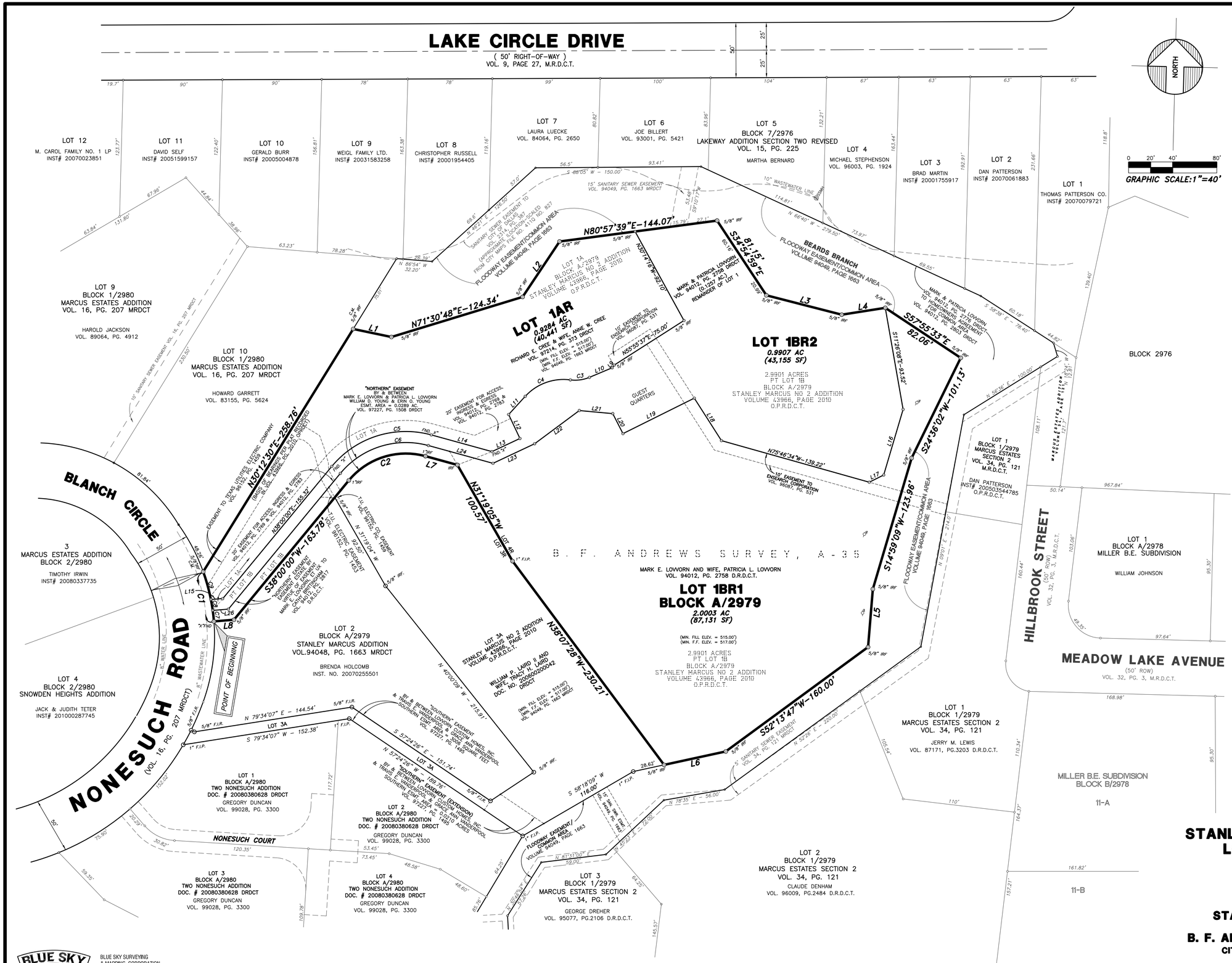

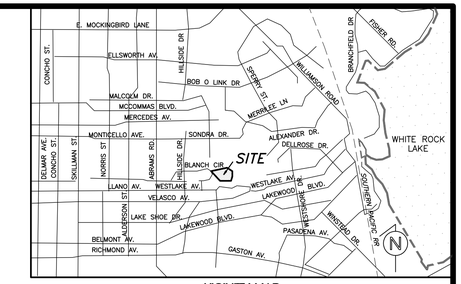

VICINITY MAP
NOT-TO-SCALE

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	S79°36'44"E	35.40'
L2	N32°12'32"E	60.42'
L3	S77°04'38"E	70.50'
L4	N79°36'05"E	39.97'
L5	S03°14'34"W	52.75'
L6	S76°13'54"W	57.23'
L7	N76°05'07"W	30.00'
L8	S83°54'06"W	18.20'
L9	N36°01'04"E	3.11'
L10	N65°41'37"E	22.36'
L11	N40°50'58"E	22.33'
L12	N26°40'38"W	24.02'
L13	N63°19'22"E	28.00'
L14	S76°05'07"E	57.00'
L15	N83°54'06"E	10.87'
L16	S14°59'09"W	62.02'
L17	S61°51'43"W	14.62'
L18	N34°04'23"W	45.74'
L19	S62°02'35"W	72.23'
L20	N28°31'18"W	20.36'
L21	N86°12'23"W	30.45'
L22	S51°54'06"W	50.50'
L23	S63°19'22"W	41.70'
L24	N76°05'07"W	60.70'
L25	S38°00'00"W	159.55'
L26	S83°54'06"W	14.25'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	174.78'	15°08'53"	46.21'	N13°38'50"W	46.07'
C2	67.00'	65°54'52"	77.08'	S70°57'26"W	72.90'
C3	33.11'	30°28'14"	17.61'	N80°55'44"E	17.40'
C4	46.93'	55°18'54"	45.30'	S68°30'25"W	43.57'
C5	87.00'	65°54'32"	100.08'	S70°57'41"W	94.65'
C6	77.00'	65°54'31"	88.57'	S70°57'43"W	83.77'
C7	174.78'	3°16'48"	10.01'	N07°42'48"W	10.00'
C8	174.78'	3°17'27"	10.04'	N10°59'55"W	10.04'
C9	174.78'	8°34'39"	26.16'	N16°55'58"W	26.14'

GENERAL NOTES:

1. ALL INTERNAL STORM DRAINAGE SYSTEMS WILL BE MAINTAINED BY MARCUS HOMEOWNERS ASSOCIATION.
2. NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
3. PURPOSE OF THIS REPLAT IS TO CREATE THREE LOTS.
4. BASIS OF BEARINGS IS THE NORTHWEST LINE OF LOT 1A AS SHOWN ON PLAT RECORDED IN VOLUME 43966, PAGE 2010, O.P.R.D.C.T.

PRELIMINARY REPLAT
STANLEY MARCUS NO. 3 ADDITION
LOT 1AR, 1BR1, AND 1BR2
BLOCK A/2979

BEING A REPLAT OF

LOT 1B, AND 1A
BLOCK A/2979
STANLEY MARCUS NO. 2 ADDITION

VOLUME 43966, PAGE 2010, O.P.R.D.C.T.

B. F. ANDREWS SURVEY, ABSTRACT NO. 35

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S189-303

AUGUST 22, 2019

PLAT FILED IN CABINET _____, PAGE _____, PLAT RECORDS, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

\Nonesuchplace\2019Replat

OWNER LOT 1A:
RICHARD E. CREE AND
ANNE W. CREE
12 NONESUCH ROAD
DALLAS, TEXAS 75214

OWNER LOT 3A:
WILLIAM P. LAIRD II
AND TRACY H. LAIRD
11 NONESUCH ROAD
DALLAS, TEXAS 75214

OWNER LOT 1B:
MARK E. LOVVORN AND
PATRICIA L. LOVVORN
10 NONESUCH ROAD
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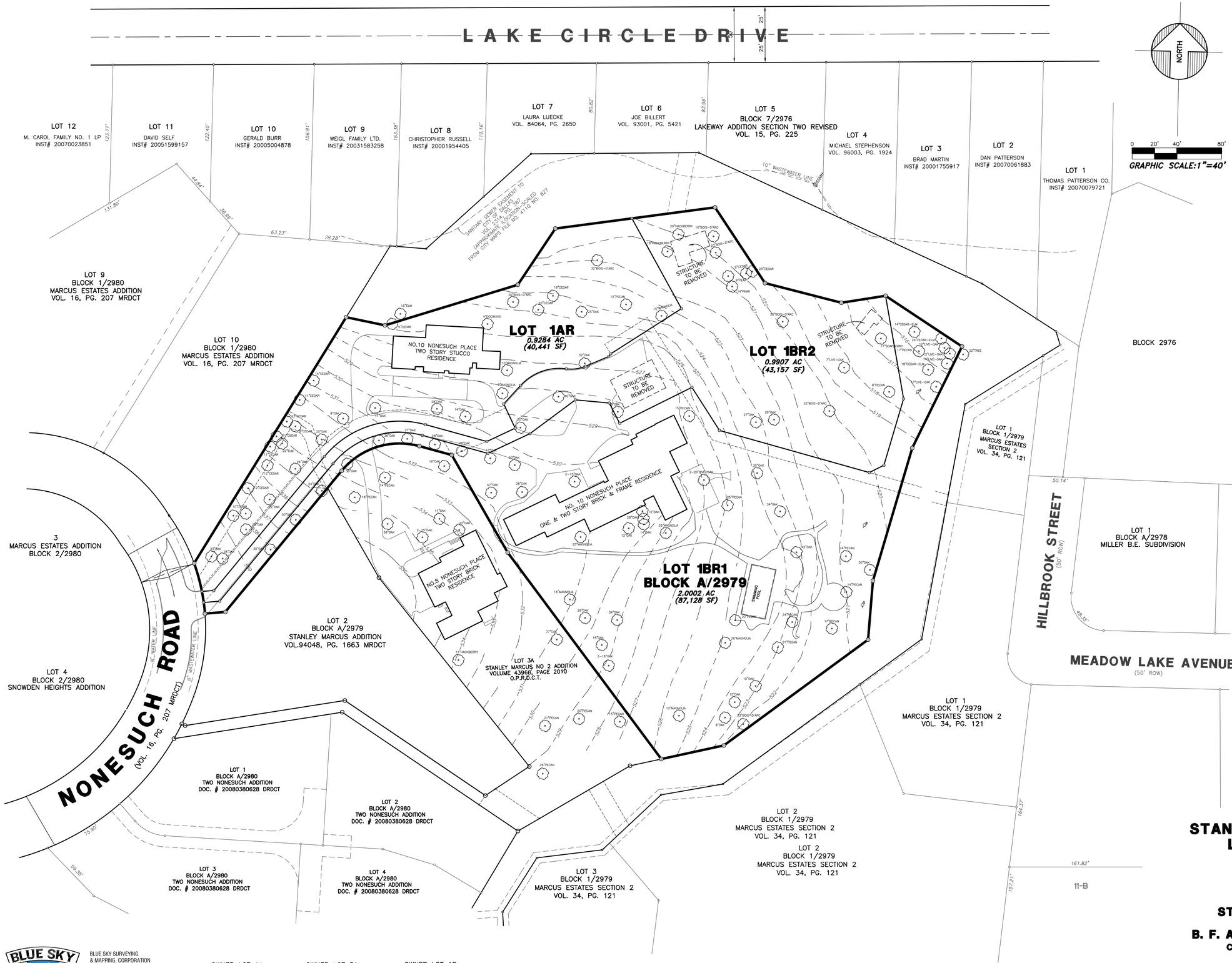

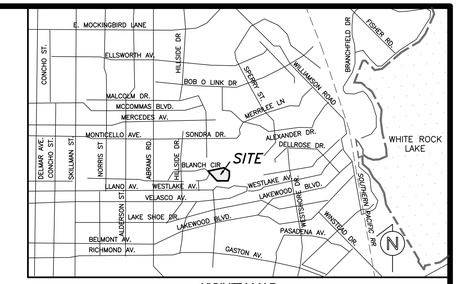

VICINITY MAP
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10 NONESUCH ROAD
DALLAS, TEXAS 75214

OWNER'S CERTIFICATE

COUNTY OF DALLAS}
STATE OF TEXAS }

WHEREAS RICHARD E. CREE AND ANNE W. CREE; AND MARK E. LOVVORN AND WIFE, PATRICIA L. LOVVORN; ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B.F. ANDREWS SURVEY, ABSTRACT NO. 35, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAME BEING ALL OF LOT 1B, AND LOT 1A OF BLOCK A/2979 OF THE STANLEY MARCUS NO. 2 ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43966, PAGE 2010 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AS CONVEYED TO OWNERS BY DEEDS AS RECORDED IN VOLUME 97214, PAGE 373, AND VOLUME 94012, PAGE 2758, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN "X" CUT FOUND IN CONCRETE FOR A SOUTHWEST CORNER OF SAID LOT LOT 1B, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2 IN BLOCK A/2979 OF STANLEY MARCUS ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94048, PAGE 1663 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NONESUCH ROAD, A 50 FOOT RIGHT-OF-WAY, PER VOLUME 16, PAGE 207 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 174.78 FEET, A CENTRAL ANGLE OF 15° 08' 53" AND A CHORD BEARING NORTH 13° 38' 50" WEST, AT A DISTANCE OF 46.07 FEET;

THENCE NORTHWESTERLY ALONG SAID NONESUCH ROAD AND ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 46.21 TO A 5/8" IRON ROD (CONTROLLING MONUMENT) FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 1A, AND BEING THE MOST SOUTHERLY CORNER OF LOT 10 IN BLOCK 1/2980 OF MARCUS ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83155, PAGE 5624OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 30°12'30" EAST (BASIS OF BEARINGS PER PLAT RECORDED IN VOLUME 43966, PAGE 2010, O.P.R.D.C.T.), DEPARTING SAID NONESUCH ROAD, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1A AND 10, FOR A DISTANCE OF 258.76 FEET TO A 5/8" IRON ROD FOUND (CONTROLLING MONUMENT) FOR THE COMMON CORNER OF SAID LOT 1A AND FLOODWAY MANAGEMENT & COMMON AREA AS SHOWN BY PLAT OF SAID STANLEY MARCUS ADDITION;

THENCE SOUTH 79°36'44" EAST DEPARTING SAID LOT 10, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1A AND SAID FLOODWAY EASEMENT & COMMON AREA FOR A DISTANCE OF 35.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 71°30'48" EAST FOR A DISTANCE OF 124.34 FEET TO A POINT FOR CORNER;

THENCE NORTH 32°12'32" EAST FOR A DISTANCE OF 60.42 FEET TO A POINT FOR CORNER;

THENCE NORTH 80°57'39" EAST, PASSING AT A DISTANCE OF 69.07 FEET A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1A, AND CONTINUING FOR A TOTAL DISTANCE OF 144.07 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHERLY MOST CORNER OF SAID LOT 1B;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID LOT 1B AND SAID FLOODWAY EASEMENT & COMMON AREA FOR THE FOLLOWING COURSES AND DISTANCES NUMBERED **(1)** THROUGH **(8)**:

1) SOUTH 34°54'59" EAST FOR A DISTANCE OF 81.15 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

2) SOUTH 77°04'38" EAST FOR A DISTANCE OF 70.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

3) NORTH 79°36'05" EAST FOR A DISTANCE OF 39.97 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

4) SOUTH 57°55'33" EAST FOR A DISTANCE OF 82.06 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

5) SOUTH 24°36'02" WEST FOR A DISTANCE OF 101.13 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

6) SOUTH 14°59'09" WEST FOR A DISTANCE OF 123.96 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

7) SOUTH 03°14'34" WEST FOR A DISTANCE OF 52.75 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

8) SOUTH 52°13'47" WEST FOR A DISTANCE OF 160.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 76°13'54" WEST FOR A DISTANCE OF 57.23 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHERLY MOST CORNER OF SAID LOT 1B, AND BEING THE SOUTHEAST CORNER OF LOT 3A IN BLOCK A/2979 OF SAID STANLEY MARCUS NO. 2 ADDITION;

THENCE NORTH 38°07'28" WEST, DEPARTING SAID FLOODWAY EASEMENT & COMMON AREA, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 1B AND 3A FOR A DISTANCE OF 230.21 FEET TO A 1" IRON PIPE FOUND FOR CORNER;

THENCE NORTH 31°19'05" WEST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1B AND 3A FOR A DISTANCE OF 100.57 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE NORTH 76°05'07" WEST FOR A DISTANCE OF 30.00 FEET TO AN IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 65°54'52", AND A CHORD BEARING SOUTH 70°57'26" WEST AT A DISTANCE OF 72.90 FEET;

THENCE WESTERLY AND FOLLOWING ALONG SAID CURVE FOR AN ARC DISTANCE OF 77.08 FEET TO A 1" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 38°00'00" WEST, PASSING AT A DISTANCE OF 20.00 FEET THE COMMON CORNER OF AFORESAID LOT 2 AND SAID LOT 3A, AND CONTINUING FOR A TOTAL DISTANCE OF 163.78 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 83°54'06" WEST FOR A DISTANCE OF 18.20 FEET TO **THE POINT OF BEGINNING AND CONTAINING 3.9193 ACRES (170,727 SQUARE FEET) OF LAND,** MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICHARD E. CREE AND ANNE W. CREE; AND MARK E. LOVVORN AND WIFE, PATRICIA L. LOVVORN DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS STANLEY MARCUS NO. 3 ADDITION, 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 IF ANY. 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 EASEMENT 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 SHOWN, PROVIDED, HOWEVER, THAT PAVING, CURBING, DIRECTIONAL SIGNAGE, LIGHTING STANDARDS, AND ANCILLARY FIXTURES APPROVED BY THE CITY MAY BE RELOCATED ON SAID EASEMENTS; 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 BUILDINGS, 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, 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 UPON THE CONDITIONS THAT THE CITY OF DALLAS AND SUCH PUBLIC UTILITY ENTITIES WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROL, MAINTENANCE AND ADDITIONS TO OR REMOVAL OF ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS, RESTORE ONLY PAVING, CURBING AND SOD TO SUBSTANTIALLY THE CONDITION IN WHICH THEY WERE FOUND BEFORE SUCH WORK WAS UNDERTAKEN, BUT NO OTHER IMPROVEMENTS LOCATED, CONSTRUCTED OR ERECTED IN THE EASEMENT AREA, AND THAT IN THE USE OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED, THE CITY OF DALLAS AND SUCH PUBLIC UTILITY ENTITIES WILL NOT CREATE A NUISANCE OR DO ANY ACT THAT WILL BE DETRIMENTAL TO SAID PREMISES OR TO THE BUSINESS OPERATIONS LOCATED THEREON. (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 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 HANDS AT DALLAS, TEXAS, THIS THE _____ DAY OF _____2019

_____ _____
MARK E. LOVVORN PATRICIA L. LOVVORN

_____ _____
RICHARD E. CREE ANNE W. CREE

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK E. LOVVORN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICIA L. LOVVORN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD E. CREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANN W. CREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATION

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENCED 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-8.617 (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 _____DAY OF _____ 2019

PRELIMINARY ONLY / NOT FOR RECORDATION

_____
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BLUE SKY SURVEYING & MAPPING

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& MAPPING, CORPORATION
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