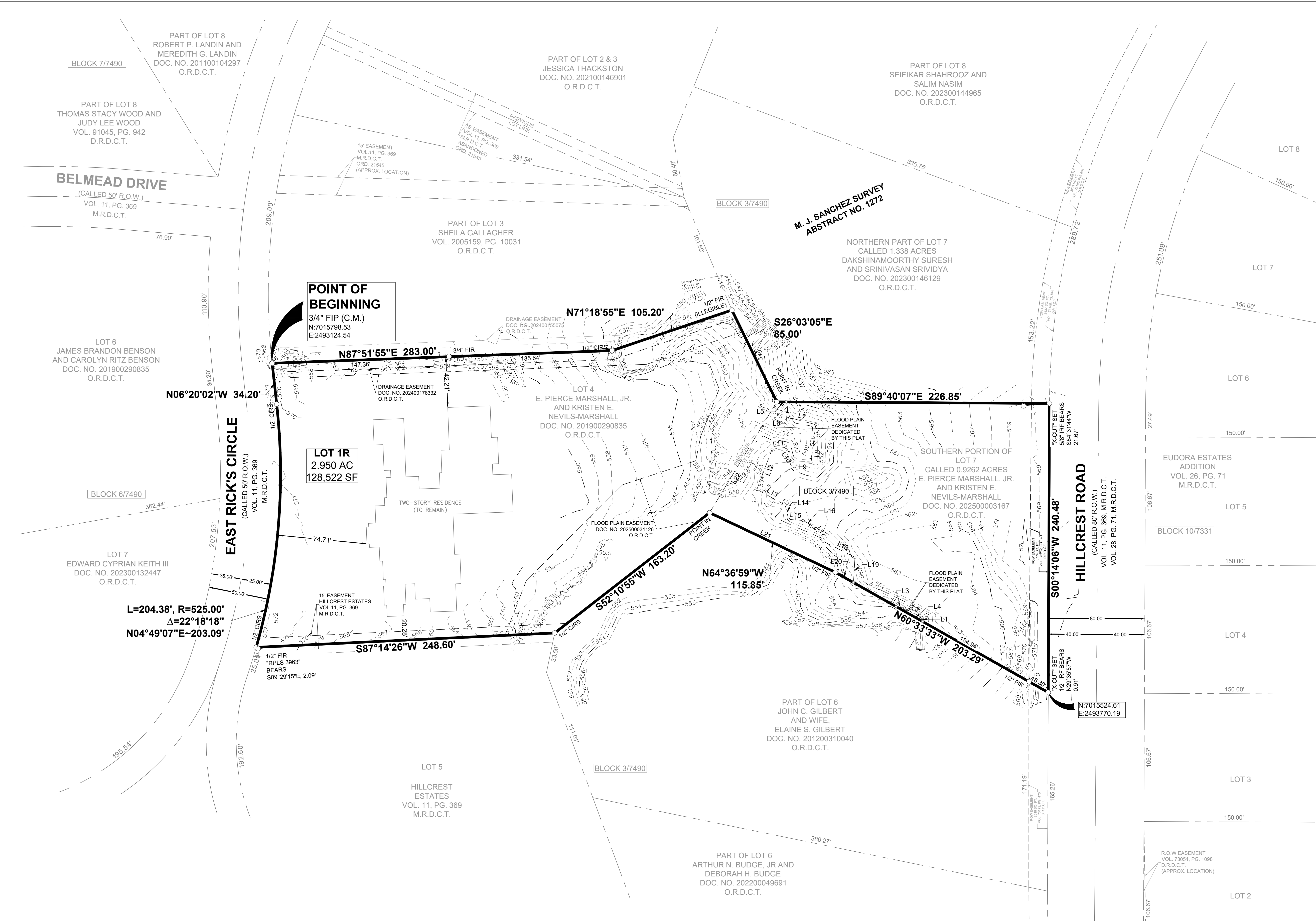




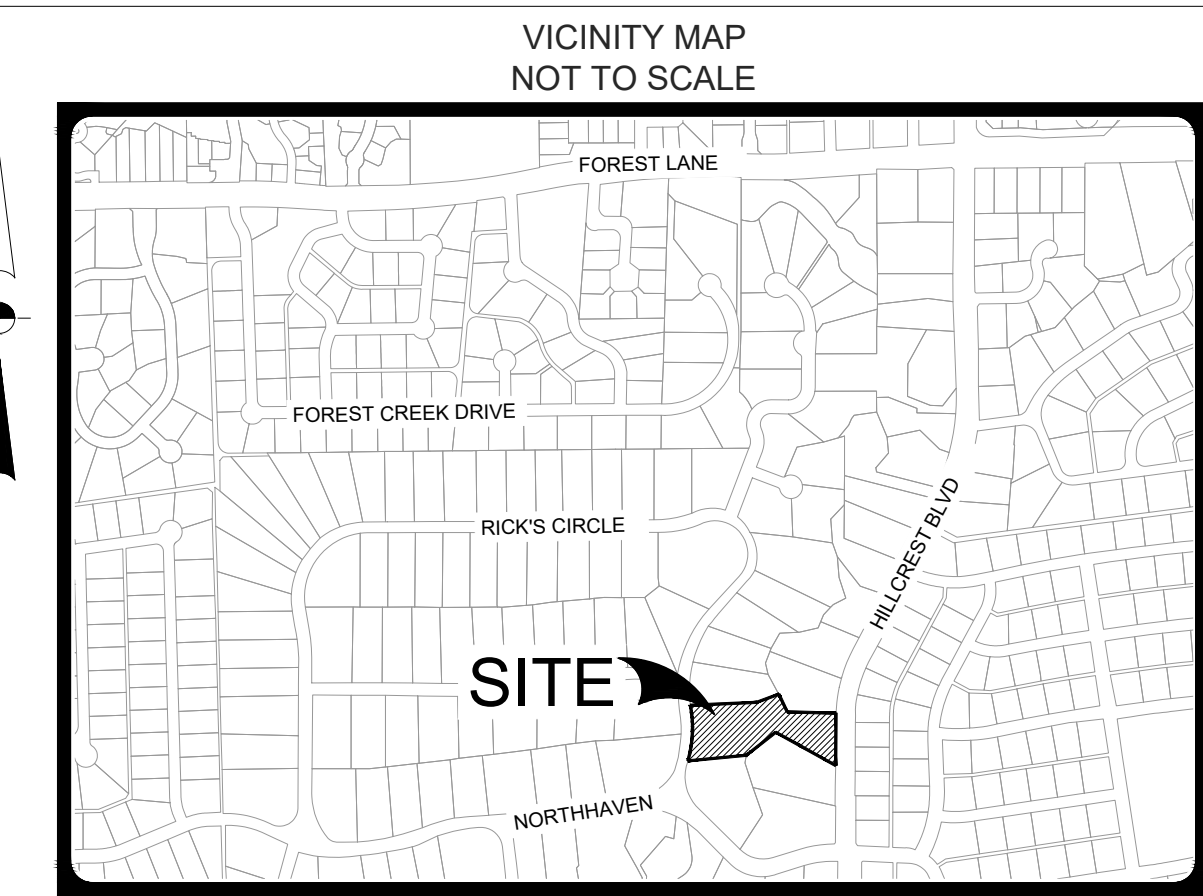
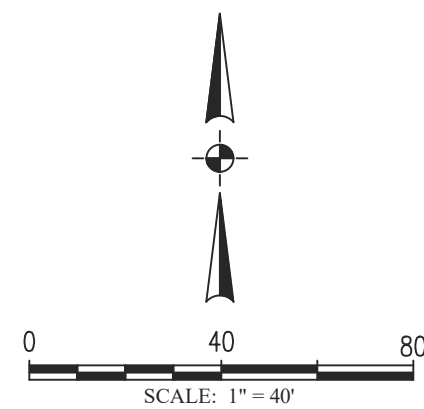
NOTES:

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- THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 4 AND THE SOUTHERN PORTION OF LOT 7 IN BLOCK 3/7490 INTO ONE LOT.
- THE TWO-STORY RESIDENCE ON LOT 4, BLOCK 3/7490 TO REMAIN.
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DEVELOPER / OWNER:
E. PIERCE MARSHALL, JR.
AND KRISTEN E. NEVILS-MARSHALL
7001 PRESTON ROAD, STE 400
DALLAS, TX 75205
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10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 6/24/2026



LEGEND
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
O.R.D.C.T. - OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
C.M. - CONTROLLING MONUMENT
FIR - FOUND IRON ROD
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ROW - RIGHT-OF-WAY
DOC. NO. - DOCUMENT NUMBER
VOL. PG. - VOLUME, PAGE
CIRS - CAPPED IRON ROD SET

LINE DATA TABLE		
LINE #	DISTANCE	BEARING
L1	3.50'	N11°50'39"W
L2	16.10'	N61°56'19"W
L3	7.15'	N78°50'57"W
L4	25.20'	S60°34'24"E
L5	8.03'	S89°01'28"E
L6	13.41'	S11°38'45"E
L7	22.42'	S75°09'47"E
L8	31.46'	S06°57'22"W
L9	13.53'	N89°24'26"W
L10	14.22'	N31°25'35"W
L11	11.66'	S82°24'46"W

LINE DATA TABLE		
LINE #	DISTANCE	BEARING
L12	35.66'	S20°38'53"W
L13	26.85'	S61°03'01"E
L14	12.28'	S13°24'18"E
L15	12.21'	S85°21'38"E
L16	9.33'	S60°21'32"E
L17	15.16'	S33°31'46"E
L18	29.69'	S63°21'48"E
L19	21.08'	S03°20'02"W
L20	17.20'	N60°34'24"W
L21	115.85'	N64°36'59"W
L22	107.80'	N31°11'55"E

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 6/01/2026

PRELIMINARY PLAT
RICK'S CIRCLE
LOT 1R, BLOCK 3/7490
BEING LOT 4 AND THE SOUTHERN
PORTION OF LOT 7, BLOCK 3/7490
HILLCREST ESTATES, VOLUME 11, PAGE 369
M.J. SANCHEZ SURVEY
ABSTRACT NO.1272
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT 26-000124

OWNER'S CERTIFICATE

State of Texas §
County of Dallas §

WHEREAS E. PIERCE MARSHALL, JR. AND KRISTEN E. NEVILS-MARSHALL ARE THE OWNERS OF A 2.950 ACRE (128,522 SQUARE FOOT) TRACT OF LAND SITUATED IN THE M. J. SANCHEZ SURVEY, ABSTRACT NUMBER 1272, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAME BEING ALL OF LOT 4, BLOCK 3/7490, OF HILLCREST ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 369, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHERN PORTION OF LOT 7, BLOCK 3/7490, AS DESCRIBED BY DEED RECORDED IN DOCUMENT NUMBER 202500003167, OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4-INCH IRON PIPE (CONTROLLING MONUMENT) FOR THE NORTHWEST CORNER OF SAID LOT 4, AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CALLED A PART OF LOT 3, BLOCK 3/7490, SAID HILLCREST ESTATES, AS DESCRIBED BY DEED TO SHEILA GALLAGHER, RECORDED IN VOLUME 2005159, PAGE 10031, SAID OFFICIAL RECORDS, AND ALSO BEING IN THE EAST RIGHT-OF-WAY OF EAST RICK'S CIRCLE (A CALLED 50 FOOT RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF SAID HILLCREST ESTATES;

THENCE NORTH 87°51'55" EAST, DEPARTING THE EAST RIGHT-OF-WAY OF SAID EAST RICK'S CIRCLE, ALONG THE COMMON LINE OF SAID LOT 4 AND SAID PART OF LOT 3, PASSING AT A DISTANCE OF 147.26 FEET, A FOUND 3/4-INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 283.00 FEET, TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND";

THENCE NORTH 71°18'55" EAST, CONTINUING ALONG THE COMMON LINE OF SAID LOT 4 AND SAID PART OF LOT 3, A DISTANCE OF 105.20 FEET, TO A FOUND 1/2-INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE), FOR THE NORTHEAST CORNER OF SAID LOT 4, THE SOUTHEAST CORNER OF SAID PART OF LOT 3, AND BEING IN THE WEST LINE OF THE NORTHERN PART OF LOT 7, AS DESCRIBED BY DEED TO DAKSHINAMOORTHY SURESH AND SRINIVASAN SRIVIDYA, RECORDED IN DOCUMENT NUMBER 202300146129, SAID OFFICIAL RECORDS;

THENCE SOUTH 26°03'05" EAST, ALONG THE COMMON LINE OF SAID LOT 4 AND SAID NORTHERN PART OF LOT 7, A DISTANCE OF 85.00 FEET TO A POINT IN CREEK, BEING IN THE EAST LINE OF SAID LOT 4, THE NORTHWEST CORNER OF SAID SOUTHERN PORTION OF LOT 7, AND THE SOUTHWEST CORNER OF SAID NORTHERN PART OF LOT 7;

THENCE SOUTH 89°40'07" EAST, ALONG THE COMMON LINE OF SAID SOUTHERN PORTION OF LOT 7 AND NORTHERN PART OF LOT 7, A DISTANCE OF 226.85 FEET, TO A SET "X-CUT" FOR THE NORTHEAST CORNER OF SAID SOUTHERN PORTION OF LOT 7, THE SOUTHEAST CORNER OF SAID NORTHERN PART OF LOT 7, AND ALSO BEING IN THE WEST RIGHT-OF-WAY OF HILLCREST ROAD (A CALLED 80 FOOT RIGHT-OF-WAY), AS SHOWN ON SAID PLAT OF HILLCREST ESTATES, AND AS SHOWN ON THE PLAT OF EUDORA ESTATES, AS RECORDED IN VOLUME 26, PAGE 71, SAID MAP RECORDS, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 84°31'44" WEST, A DISTANCE OF 21.67 FEET;

THENCE SOUTH 00°14'06" WEST, ALONG THE EAST LINE OF SAID SOUTHERN PORTION OF LOT 7 AND THE WEST LINE OF SAID HILLCREST ROAD, A DISTANCE OF 240.50 FEET, TO A SET "X-CUT", BEING THE SOUTHEAST CORNER OF SAID SOUTHERN PORTION OF LOT 7, AND THE NORTHEAST CORNER OF PART OF LOT 6 AS DESCRIBED BY DEED TO JOHN C. GILBERT AND WIFE, ELAINE S. GILBERT, RECORDED IN DOCUMENT NUMBER 201200310040, SAID OFFICIAL RECORDS, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 29°35'57" WEST, A DISTANCE OF 0.91 FEET;

THENCE NORTH 60°33'33" WEST, DEPARTING THE WEST RIGHT-OF-WAY OF SAID HILLCREST ROAD, ALONG THE COMMON LINE OF SAID SOUTHERN PORTION OF LOT 7 AND SAID PART OF LOT 6, PASSING AT A DISTANCE OF 18.30 FEET, A FOUND 1/2-INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 203.29 FEET, TO A FOUND 1/2-INCH IRON ROD;

THENCE NORTH 64°36'59" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 115.85 FEET TO A POINT IN CREEK, BEING IN THE EAST LINE OF SAID LOT 4, THE SOUTHWEST CORNER OF SAID SOUTHERN PORTION OF LOT 7, AND BEING THE NORTHERNMOST CORNER OF SAID PART OF LOT 6;

THENCE SOUTH 52°10'55" WEST, ALONG THE COMMON LINE OF SAID LOT 4 AND SAID PART OF LOT 6, A DISTANCE OF 163.20 FEET TO A SET 1/2-INCH IRON ROD WITH CAP STAMPED "STRAND", BEING THE SOUTHEAST CORNER OF SAID LOT 4, BEING IN THE WEST LINE OF SAID PART OF LOT 6, AND BEING THE NORTHEAST CORNER OF LOT 5, BLOCK 3/7490, OF SAID HILLCREST ESTATES;

THENCE SOUTH 87°14'26" WEST, ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 5, A DISTANCE OF 248.60 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND", FOR THE SOUTHWEST CORNER OF SAID LOT 4, THE NORTHWEST CORNER OF SAID LOT 5, AND BEING IN THE EAST RIGHT-OF-WAY OF SAID EAST RICK'S CIRCLE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 22°18'18", AND A LONG CHORD WHICH BEARS NORTH 04°49'07" EAST, A DISTANCE OF 203.09 FEET, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 3963" BEARS SOUTH 89°29'15" EAST, A DISTANCE OF 2.09 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THE WEST LINE OF SAID LOT 4 AND THE EAST RIGHT-OF-WAY OF SAID EAST RICK'S CIRCLE, AN ARC DISTANCE OF 204.38 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "STRAND";

THENCE NORTH 06°20'02" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 4 AND THE EAST RIGHT-OF-WAY OF SAID EAST RICK'S CIRCLE, A DISTANCE OF 34.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.950 ACRES (128,522 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Bryan E. Foster, 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 the Signed Final Plat.

Dated this the _____ day of _____, 20__.

Bryan E. Foster
Texas Registered Surveyor No. 7049

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan E. Foster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires on _____

OWNER'S DEDICATION

State Of Texas §
County Of Dallas §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, E. Pierce Marshall, Jr., does hereby adopt this plat, designating the herein described property as **RICK'S CIRCLE** 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 unites, 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 places upon, over or across the easements 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 or 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.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 20__.

BY: E. Pierce Marshall, Jr.
(Owner or authorized representative)

BY: KRISTEN E. NEVILS-MARSHALL
(Owner or authorized representative)

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

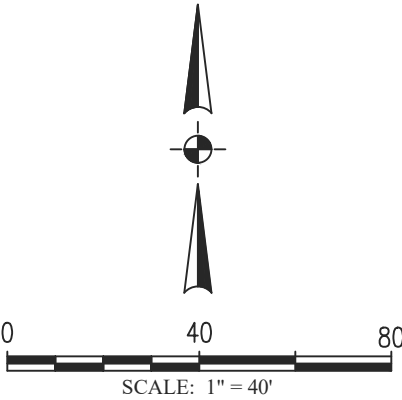
My commission expires on _____

NOTES:

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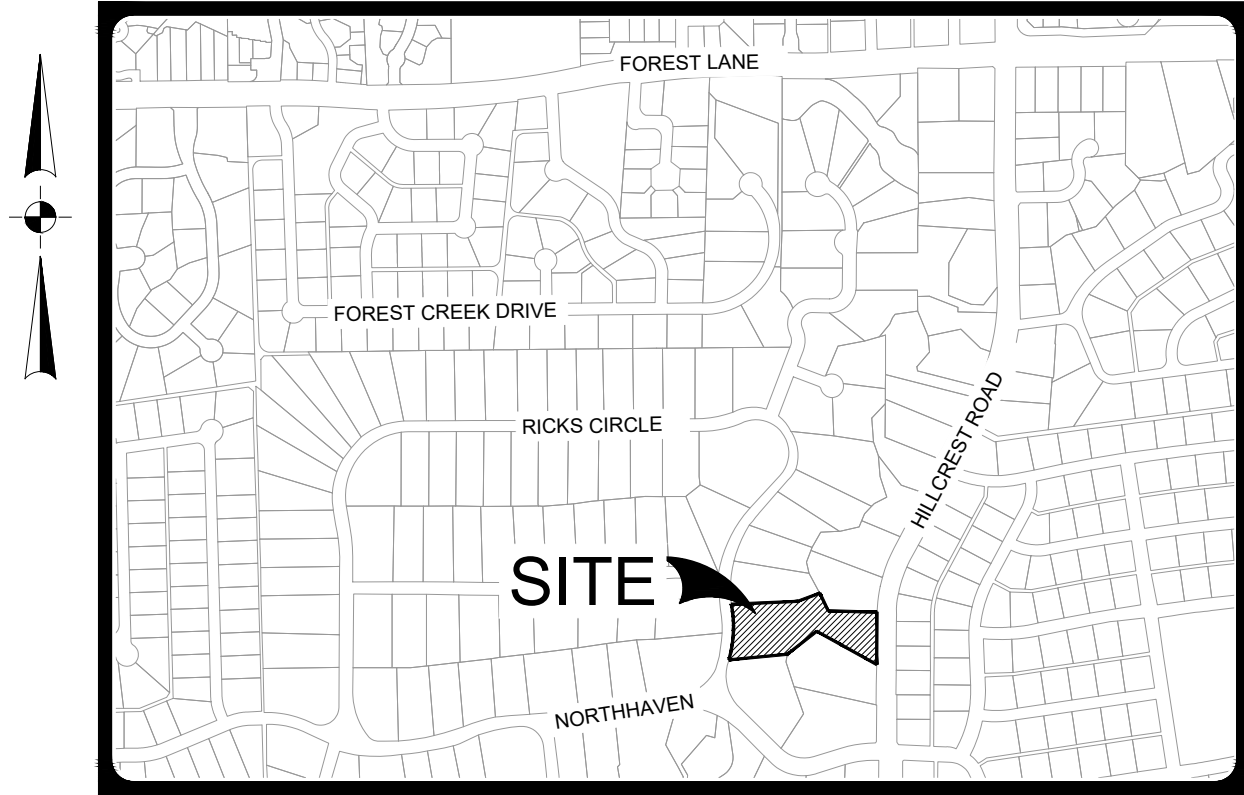
DEVELOPER / OWNER:
E. PIERCE MARSHALL, JR.
AND KRISTEN E. NEVILS-MARSHALL
7001 PRESTON ROAD, STE 400
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BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 6/24/2026

VICINITY MAP
NOT TO SCALE



LEGEND
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O.R.D.C.T. - OFFICIAL RECORDS, DALLAS COUNTY, TEXAS
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DOC. NO. - DOCUMENT NUMBER
VOL. PG. - VOLUME, PAGE
CIRS - CAPPED IRON ROD SET

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

PRELIMINARY PLAT

RICK'S CIRCLE

LOT 1R, BLOCK 3/7490

BEING LOT 4 AND THE SOUTHERN

PORTION OF LOT 7, BLOCK 3/7490

HILLCREST ESTATES, VOLUME 11, PAGE 369

M.J. SANCHEZ SURVEY

ABSTRACT NO.1272

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT 26-000124