

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 9314 Ferguson, LLC, acting by and through it's duly authorized officer, Gary Hasty, does hereby adopt this plat, designating the herein described property as **ALYSSE ESTATES, A SHARED ACCESS DEVELOPMENT**, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of, \_\_\_\_\_, 2025.

9314 Ferguson, LLC.

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Gary Hasty  
Manager

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Gary Hasty, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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 \_\_\_\_\_, 2025.

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Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 \_\_\_\_\_, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez  
Texas Registered Professional  
Land Surveyor No. 6671

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

**BEING** a 160,803 square foot or 3.691 acre tract of land, situated in the John Daniel Survey, Abstract Number 402, and in the W.A. Travis Survey, Abstract Number 1490, in the City of Dallas, County of Dallas, Texas, being part of Lots 3 and 4, Block 4/7395, C.D. Peavy Buckner Boulevard Addition, an Addition to the City of Dallas, recorded in Volume 4, Page 370, Map Records, Dallas County, Texas, being part of a tract of land described in a Warranty Deed with First and Second Vendor's Liens to 9314 Ferguson, LLC, a Texas limited liability company, recorded in Instrument 202500043878, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1 inch iron rod found (Controlling Monument) at the South corner of said Lot 3, same being the West corner of Lot 2, said Block 4/7395, and being in the the Northeastly line of Hibiscus Drive, a 50 foot right-of-way;

**THENCE** North 32 degrees 23 minutes 12 seconds West, with the Northeastly line of said Hibiscus Drive, and said 9314 Ferguson tract, a distance of 387.40 feet to a 1/2 inch iron rod found (Controlling Monument) for the beginning of a corner clip at the intersection of the Northeastly line of said Hibiscus Drive and the Southeastly line of Ferguson Road, a variable width right of way, same being a Westerly corner of said 9314 Ferguson tract;

**THENCE** North 14 degrees 07 minutes 21 seconds East, with said corner clip, a distance of 7.05 feet to a point for corner;

**THENCE** North 57 degrees 50 minutes 24 seconds East, with the Southeastly line of said Ferguson Road and said 9314 Ferguson tract, at 7.89 feet passing a 3 inch Aluminum disc stamped "Alysse Estates and ARA 6671" set on a 1/2 inch iron rod (hereinafter referred to as a 3 inch Monument set), at 391.37 feet passing a 3 inch Monument set, continuing for a total distance of 407.15 feet to the beginning of a corner clip at the intersection of the Southeastly line of said Ferguson Road and the Southwesterly line of Pasteur Avenue, a 50 feet right-of-way;

**THENCE** South 78 degrees 46 minutes 22 seconds East, with said corner clip, a distance of 7.09 feet to a point for corner;

**THENCE** South 32 degrees 23 minutes 12 seconds East, with the Southwesterly line of said Pasteur Avenue and said 9314 Ferguson tract, a distance of 329.30 feet to a point for corner;

**THENCE** South 57 degrees 08 minutes 10 seconds West, over and across said Lot 3, at 3.00 feet passing a 3 inch Monument set, continuing for a total distance of 50.15 feet to a 3 inch Monument set;

**THENCE** South 32 degrees 08 minutes 08 seconds East, a distance of 57.48 feet to a 3 inch Monument set on the Southeastly line of said Lot 3, same being in the Northwesterly line of said Lot 2;

**THENCE** South 57 degrees 50 minutes 24 seconds West, with the common line between said Lots 2 and 3, a distance of 367.00 feet to the **POINT OF BEGINNING** and containing 160,803 square feet or 3.691 acres of land more or less.

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

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M. Samuel Eskander, P.E., CFM, LEED AP BD+C  
Chief Engineer of Development Services

Drawing: G:\My Drive\Survey\25021-9314 Ferguson Rd Dallas\_Lam-Shared Access Plat\05\_CAD\Civil3D\25021-9314 Ferguson Rd Dallas-Flat Shared Access2.dwg Saved By: elai Save Time: 4/25/2025 11:40 AM

SURVEYOR

**ARA**  
**SURVEYING**  
3615 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL: (972) 948-4172  
TBPELS NO. 10194713  
ANEL RODRIGUEZ, RPLS  
arodriguez@arasurveying.com

PRELIMINARY PLAT  
**ALYSSE ESTATES**  
A SHARED ACCESS DEVELOPMENT  
LOTS 1-53, BLOCK 4/7395

A REPLAT OF PART OF LOTS 3 AND 4, BLOCK 4/7395  
CD PEAVY BUCKNER BOULEVARD 2ND INSTALLMENT  
3.691 ACRES SITUATED IN THE  
JOHN DANIEL SURVEY, ABSTRACT NO. 402 AND  
THE W.A. TRAVIS SURVEY, ABSTRACT NO. 1490  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: S245-167