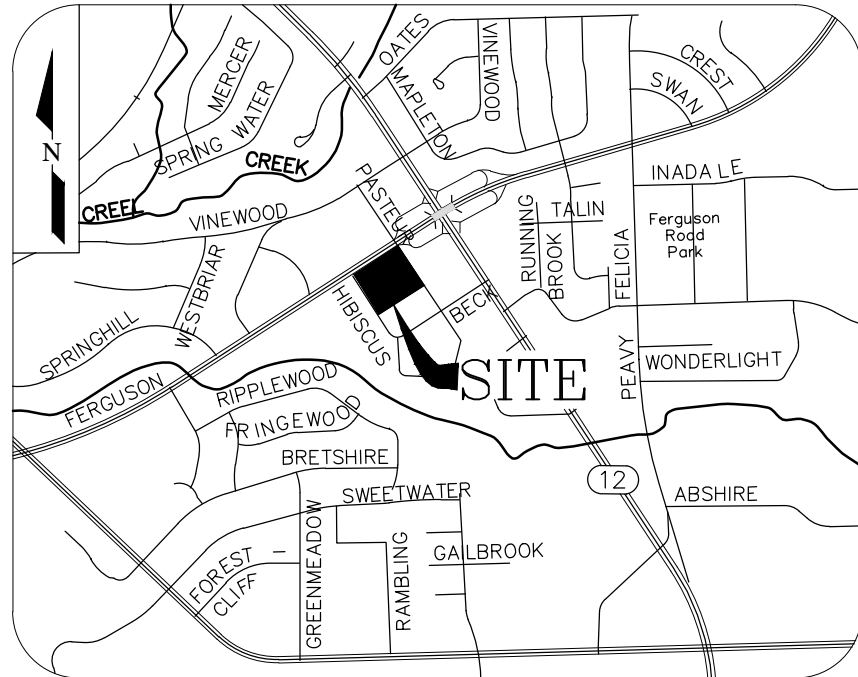
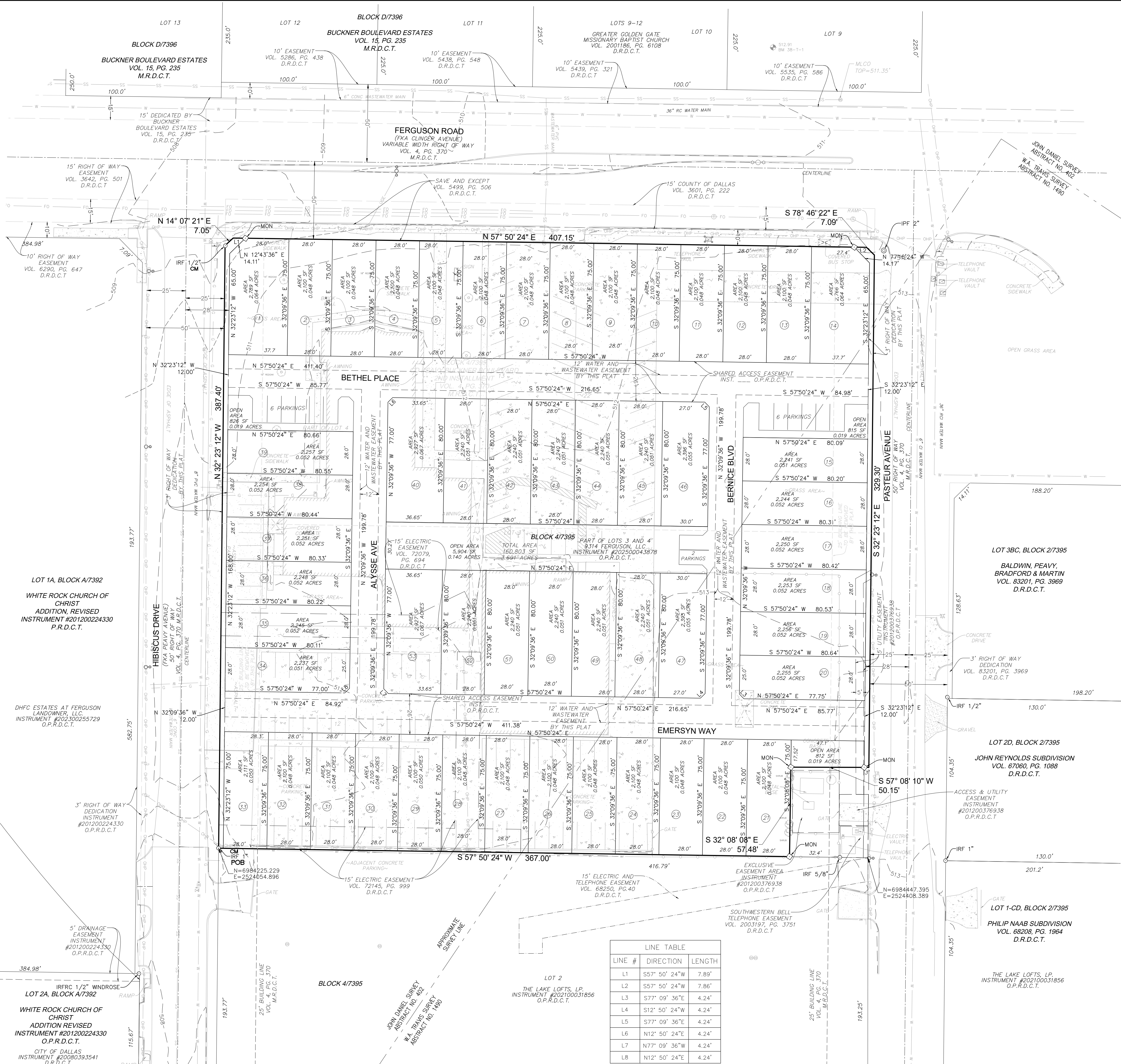


Plotted by: eel Plot Date: 4/25/2025 2:05 PM

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VICINITY MAP
(NOT TO SCALE)

LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- IRF IRON ROD FOUND (AS NOTED)
- ⊙ IPF IRON PIPE FOUND (AS NOTED)
- IRS IRON ROD SET (AS NOTED)
- OHP— OVERHEAD POWER LINE
- W— WATER LINE
- SS— SANITARY SEWER LINE
- G— GAS LINE
- T— TELEPHONE LINE
- WF— WROUGHT IRON FENCE
- O—O— CHAIN LINK FENCE
- UTILITY POLE
- ELECTRIC METER
- SANITARY SEWER CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BOLLARD
- GUY ANCHOR
- SIGN
- SANITARY SEWER MANHOLE
- DRAINAGE/STORM MANHOLE
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- DOUBLE LIGHT POLE
- LOT NUMBER
- UNDERGROUND ELECTRIC LINE
- FIBER OPTIC LINE
- 3" ALUMINUM DISK STAMPED "ALYSSE ESTATES AND AREA 6671" SET ON A 1/2 INCH IRON ROD

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (53) lots, 4 common areas, and remove platted building lines, from part of 2 platted lots.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- All buildings to be removed.

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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

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

SURVEYOR



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MELISSA, TEXAS 75454
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TBPLS NO. 10194713
ANEL RODRIGUEZ, RPLS
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