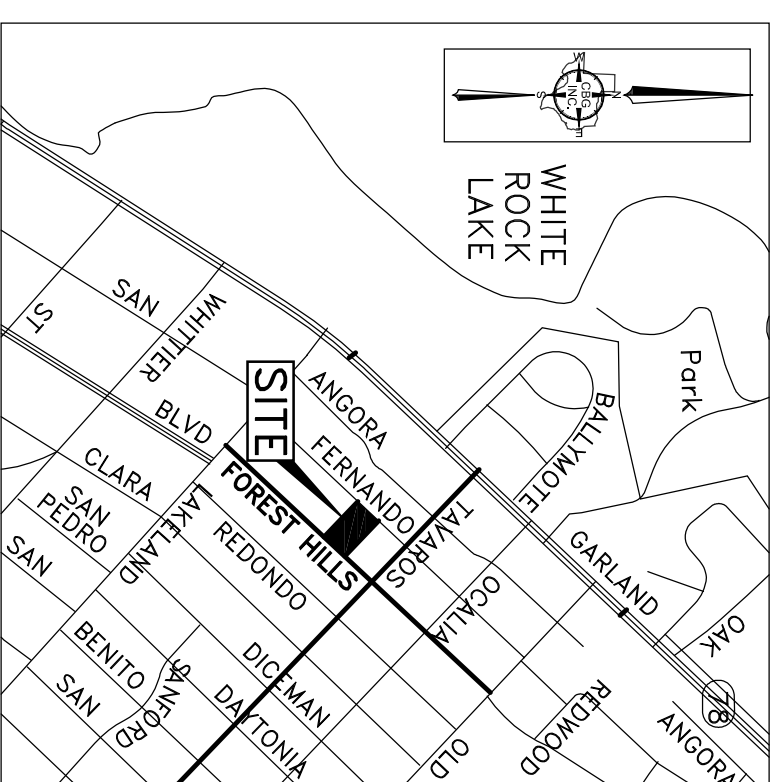
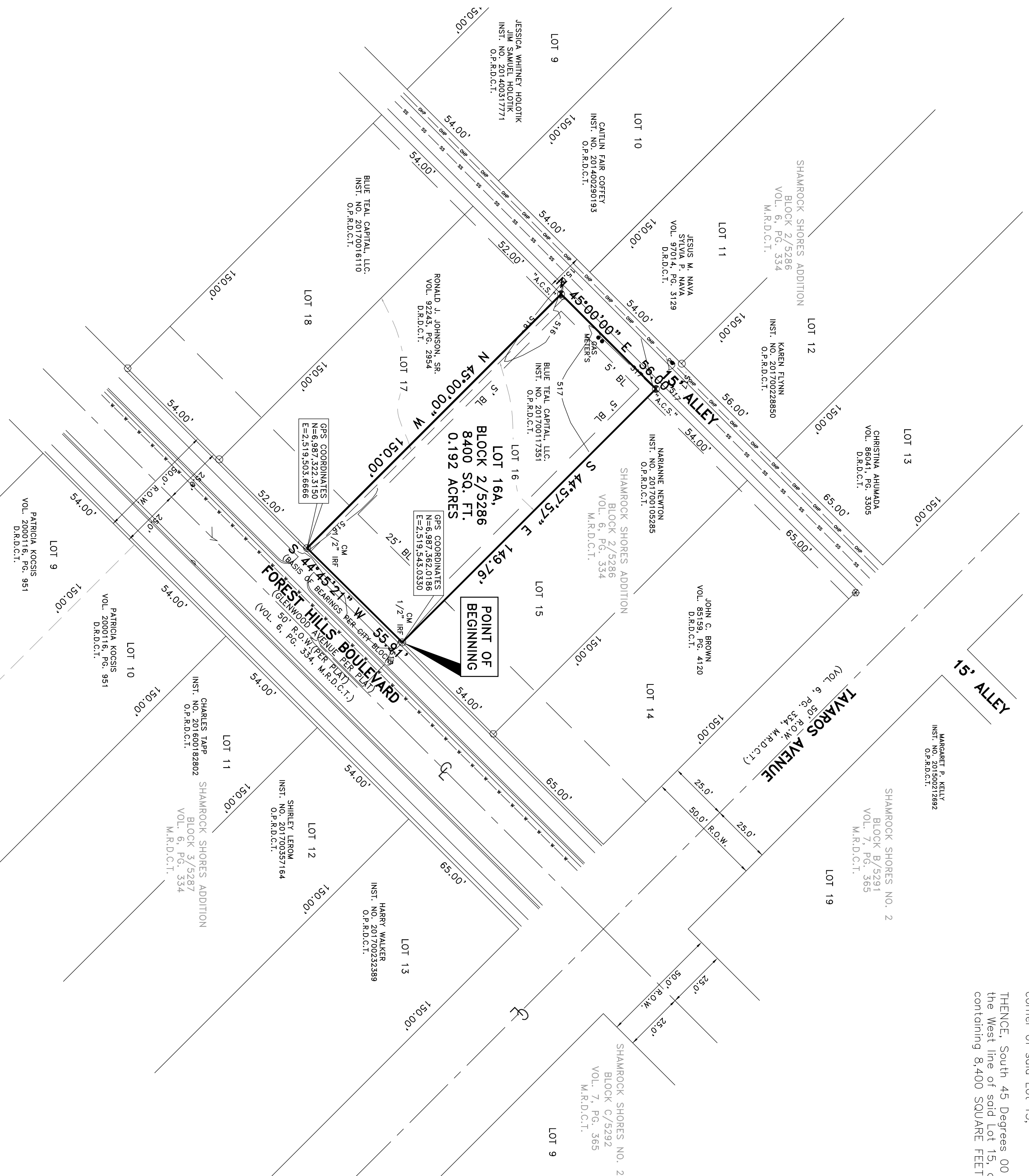


SCALE: 1" = 30'



VICINITY MAP NOT TO SCALE



OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, Blue Teal Capital, LLC, are the sole owners of a 0.1922 of an acre tract and being Lot 16 and the East 2 feet of Lot 17, Block 2/5286, of Shamrock Shores Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 334, of the Map Records of Dallas County, Texas, some 0.1922 acre tract conveyed unto Blue Teal Capital, LLC, by deed recorded in Instrument No. 201700117351, 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 iron rod found for the Southeast corner of said Lot 16, being the Southwest corner of Lot 15, said Shamrock Shores Addition, being in the Northwest line of Forest Hills Boulevard, (a 50-foot-wide right-of-way);

HENCE, South 45 Degrees 00 Minutes 00 Seconds, along the South line of said Lot 16 and said Northwest line of Forest Hills Boulevard, a distance of 56.00 feet to a 1/2-inch iron rod found for the Southwest corner of the herein described tract of land;

HENCE, North 45 Degrees 00 Minutes 00 Seconds West over and across said Lot 17, a distance of 150.00 feet to a 1/2-inch iron rod with cap stamped "CBG INC" set for the Northwest corner of the herein described tract of land, some being the Southeast line of a dedicated 15-foot-wide public alley;

HENCE, North 45 Degrees 00 Minutes 00 Seconds East, along the North line of said Lot 16, the said Southeast line of the public alley, a distance of 56.00 feet to a 1/2-inch iron rod with cap stamped "CBG INC" set for the Northeast of said Lot 16, some being the Northwest corner of said Lot 15;

HENCE, South 45 Degrees 00 Minutes 00 Seconds East, along the East line of said Lot 16 and the West line of said Lot 15, a distance of 150.00 feet to the POINT OF BEGINNING and containing 8,400 SQUARE FEET or 0.1922 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Blue Teal Capital, LLC, acting by and through its duly authorized officer, Clayton R. Snyder, does hereby adopt this plat, designating the herein described property as **BLUE TEAL ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public the streets, alleys, and easements hereon shown thereon. The utility easements and easements shall be open to the public for the purposes of electric, gas, water, sewer, and telephone lines, 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 of all things 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 of 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Blue Teal Capital, LLC

By: \_\_\_\_\_

Clayton R. Snyder, CCIM

Managing Director

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Clayton R. Snyder, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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-8.617 (c)(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 \_\_\_\_\_, 2018.  
RELEASED FOR REVIEW 02/19/18 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose 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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

FINAL PLAT  
**BLUE TEAL ADDITION**  
LOT 16A, BLOCK 2/5286  
8,400 SQ.FT. / 0.192 ACRE  
BEING A REPLAT OF  
LOT 16 AND THE EAST 2' OF LOT 17, BLOCK 2/5286  
SHAMROCK SHORES ADDITION  
R. SCURRY SURVEY, ABSTRACT NO. 1382  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5178-152

OWNER: **BLUE TEAL CAPITAL, LLC.**  
12025 Shiloh Road, Ste 290  
Dallas, TX 75228  
7412 COPTON DRIVE  
DALLAS, TEXAS 75231  
CLAYTON R. SNYDER, CCIM  
MANAGING SURVEYOR  
214.652.1739



SCALE: 1"=30' / DATE: 02-13-2018 / JOB NO. 1729311 / JOB NO. 1729311 / DRAWN BY: RGL

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHWEST LINE OF FOREST HILLS BOULEVARD, RECORDED IN VOLUME 6, PAGE 334, MAP RECORDS, DALLAS COUNTY, TEXAS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- P.C. = PAGE
- C.M. = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "BTA AND RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET