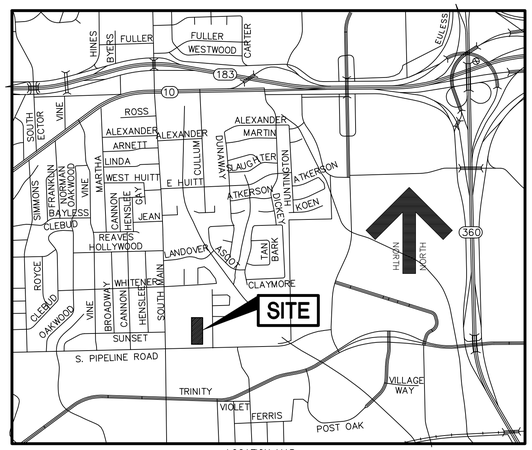
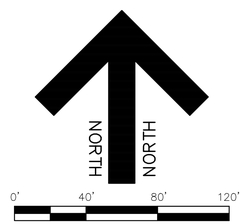


LOCATION MAP



LEGEND

CIRS	5/8 INCH IRON ROD SET WITH CAP MARKED "JDJR"
CIRF	5/8 INCH IRON ROD FOUND WITH CAP MARKED "JDJR" UNLESS OTHERWISE SHOWN
IRF	IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
INST.	INSTRUMENT NUMBER
SL.	SLIDE NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
<>	STREET NAME CHANGE
SQ. FT.	SQUARE FEET
S.W.E.	SCREENING WALL EASEMENT
M.W.M.E	MASONRY WALL MAINTENANCE EASEMENT

GENERAL NOTES

1. *The bearings shown hereon are based on the found monumentation marked "CM" (Controlling Monument) for the tract of land described in deed to Jamal S. Aloffe, recorded in Instrument No. D200153292, Deed Records, Tarrant County, Texas.*

2. *All property corner coordinates and the bearings to the City of Euless monuments are GPS coordinates in the Texas NC NAD 83 datum, with an average combined scale factor of 0.9998575773. Plat bearings need to be rotated counterclockwise 0°12'12" to match GPS coordinates.*

3. *All easements and building setback lines shown are "BY THIS PLAT", unless otherwise noted.*

4. *Building setback lines (B.L.):*
   - *A. All front B.L. are 20', unless otherwise noted.*
   - *B. All rear B.L. are 15', unless otherwise noted.*
   - *C. All side B.L. are 5', unless otherwise noted.*

5. *Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholdings of utilities and building permits.*

6. *Prior to issuance of building permits, a grading plan shall be submitted that demonstrates conformance with the approved drainage plan for this subdivision.*

7. *The subject property appears to be located in Zone X, according to the Flood Insurance Rate Map No. 48439C0230 K, effective date: September 25, 2009, for Tarrant Co., Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.*

8. *This property is within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside.*

9. *The installation and dedication of public improvements will be made prior to the submission of a Final Plat.*

10. *The City of Euless reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.*

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BLUE LAGOON PROPERTIES, INC., *through the adoption of this plat, does hereby grant and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said property, unto the City of Euless, Texas, its successors and assigns, hereinafter called "City", for the use and benefit of the public and its agencies, to have and to hold such Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, and Owner does hereby bind himself, his successors, heirs, executors, and assigns, to forever warrant and defend all and singular the said rights granted herein unto the said City, its successors and assigns, against every person whosoever lawfully claiming or who might hereafter claim the same or any part thereof.*

As an appurtenance to this grant, Owner does hereby waive, release, remise, quitclaim, and forever hold harmless the said City, its successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereafter have by reason of passage of any and all aircraft ("aircraft" being defined as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air), by whomsoever owned or operated, in the airspace over Owner's property, above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above same. Such release shall include but not be limited to, any damages to Owner's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation of aircraft flight over said property, or landing at or taking off from or operating at or on the Dallas/Fort Worth International Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This release shall be binding upon Owner, his successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT *is to certify that I, Geary Bailey, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground prior to the development of the property, and that this plat correctly represents that survey made by me.*

PRELIMINARY – THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
Geary Bailey – RPLS 4573 *Date*

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, *the undersigned, a Notary Public in and said State on this date personally appeared* ***Geary Bailey,*** *known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.*

GIVEN UNDER MY HAND AND SEAL OF OFFICE *the _____ day of _____, 2016.*

_____
Notary Public in and for the State of Texas

FRANCHISE UTILITY COMPANY AGREEMENT

Regarding: ***BLUE LAGOON COURT ADDITION***

Utility easements have been provided on the Plat for the above described Addition in a manner and location that is sufficient to provide adequate service for this development.

_____ _____
Name and Title *Date*
ATMOS ENERGY CORPORATION – GAS

_____ _____
Name and Title *Date*
AT&T

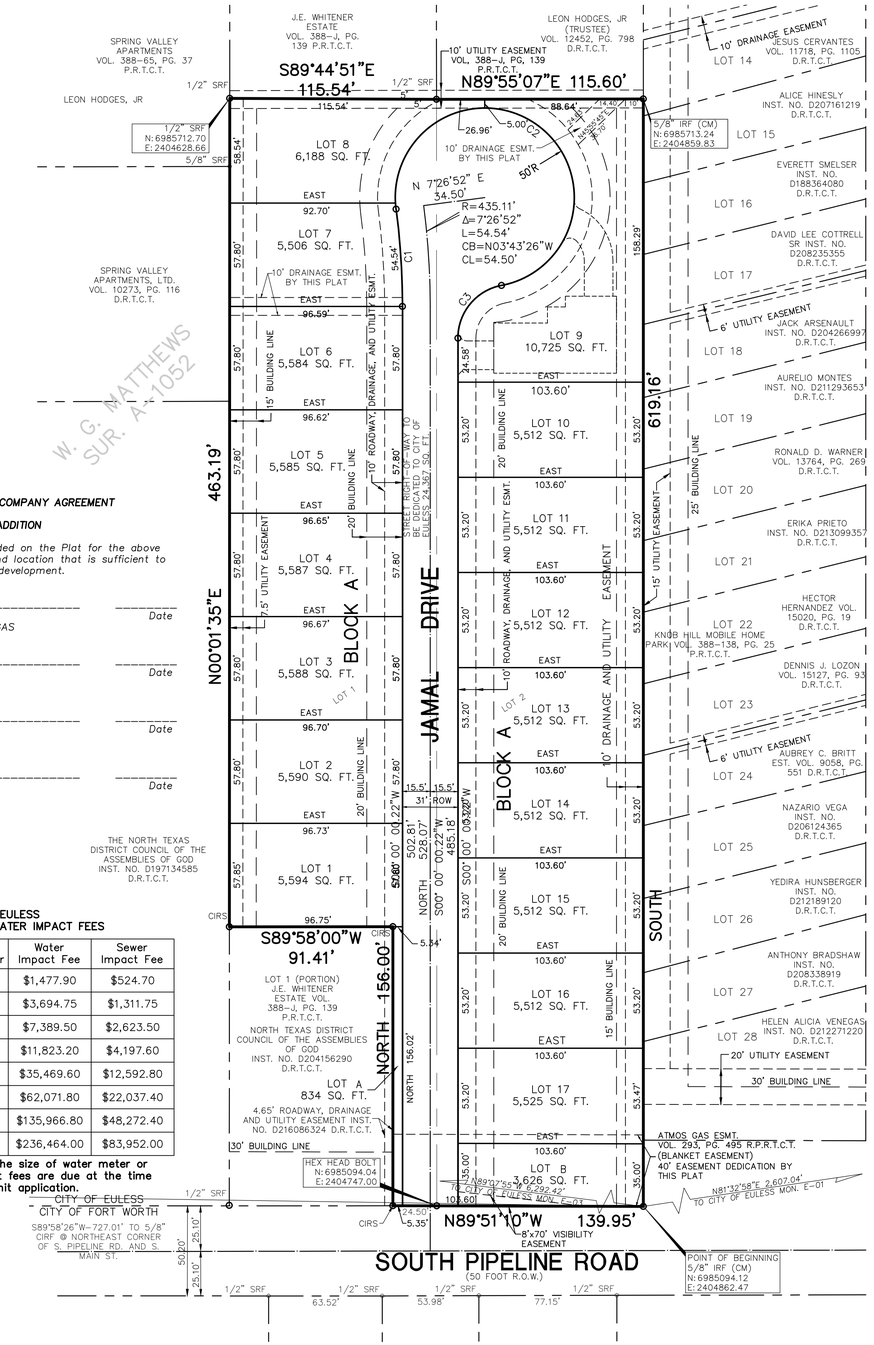
_____ _____
Name and Title *Date*
ONCOR – ELECTRIC

_____ _____
Name and Title *Date*
TIME WARNER CABLE

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	$1,477.90	$524.70
1"	2.5	$3,694.75	$1,311.75
1.5"	5.0	$7,389.50	$2,623.50
2"	8.0 – 10.0	$11,823.20	$4,197.60
3"	16.0 – 24.0	$35,469.60	$12,592.80
4"	25.0 – 42.0	$62,071.80	$22,037.40
6"	50.0 – 92.0	$135,966.80	$48,272.40
8"	80.0 – 160.0	$236,464.00	$83,952.00

Impact fees are based on the size of water meter or tap serving the use. Impact fees are due at the time of Building Permit application.



CURVE TABLE					
CURVE #	ARC LEN.	RADIUS	DELTA	CH. BEAR.	CH. LEN.
C1	54.54'	419.60'	7°26'52"	N03°43'26"W	54.50'
C2	232.71'	50.00'	266°40'07"	N54°06'48"W	72.74'
C3	41.48'	30.00'	79°13'15"	S39°36'38"W	38.25'
C4	3.43'	50.00'	3°55'36"	N05°29'04"W	3.43'
C5	81.54'	50.00'	93°26'23"	N43°11'56"E	72.80'
C6	147.74'	50.00'	169°18'08"	S05°25'49"E	99.56'

STATE OF TEXAS §
COUNTY OF TARRANT §

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

_____ _____
Chairman, Planning and Zoning Commission Date of P&Z Approval

OWNERS CERTIFICATION AND DEDICATION

WHEREAS BLUE LAGOON PROPERTIES, INC., *acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the WILLIAM G. MATTHEWS SURVEY, Abstract No. 1052, City of Euless, Tarrant County, Texas, and being a portion of Block 1, J. E. WHITENER ESTATE, recorded in Volume 388-J, Page 139, Plat Records, Tarrant County, Texas, and being that certain tract of described in Special Warranty Deed to Blue Lagoon Properties, Inc, recorded in Instrument No. D215069740, Deed Records, Tarrant County, Texas; and including all of Lot 2, J. E. WHITENER ESTATES, recorded in Volume 388-J, Page 139, and being that certain tract of described in Special Warranty Deed to Blue Lagoon Properties, Inc., recorded in Instrument No. D216014287, Deed Records, Tarrant County, Texas; and being more particularly described by metes and bounds as follows:*

BEGINNING *at a 5/8 inch iron rod found for corner in the north right-of-way line of South Pipeline Road (a measured 50.20 foot wide right-of-way) and being the southeast corner of said Lot 2;*

THENCE *North 89 degrees 51 minutes 10 seconds West along said north right-of-way line, at a distance of 115.45 feet passing a Hex-head bolt found at the south common corner between said Lots 1 and 2 in said addition, and continuing for a total distance of 139.95 feet to a 1/2 inch iron rod set with cap stamped 'JDJR' for corner at the southeast corner of a tract of land conveyed to North Texas District Council of the Assemblies of God as evidenced by the Deed recorded under Instrument No. D204156290 of the Deed Records of Tarrant County, Texas;*

THENCE *North 00 degrees 00 minutes 00 seconds West, departing said north right-of-way line and along the east line of said North Texas District Council tract, a distance of 156.00 feet to a 1/2 inch iron rod set with cap stamped 'JDJR' for corner;*

THENCE *South 89 degrees 58 minutes 00 seconds West, along the north line of said North Texas District Council tract, a distance of 91.41 feet to a 1/2 inch iron rod set with cap stamped 'JDJR' for corner on the west line of aforementioned Lot 1;*

THENCE *North 00 degrees 01 minutes 35 seconds East, departing said North Texas District Council tract and along west line, a distance of 463.19 feet to a 1/2 inch iron rod found for corner at the northwest corner of said Lot 1;*

THENCE *South 89 degrees 44 minutes 51 seconds East, along the north line of said Lot 1, a distance of 115.54 feet to a 1/2 inch iron rod found for corner at the north common line between said Lots 1 and 2;*

THENCE *North 89 degrees 55 minutes 07 seconds East, departing said Lot 1 and along the north line of said Lot 2, a distance of 115.60 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 2 and being on the west line of Knob Hill Mobile Home Park, an addition to the City of Euless as shown on the Plat recorded in Volume 388-138, Page 25 of the Plat Records of Tarrant County, Texas;*

THENCE *South 00 degrees 00 minutes 00 seconds East, along the east line of said Lot 2, a distance of 619.16 feet to the POINT OF BEGINNING and containing a computed area of 2.959 acres or 128,879 square feet of land, more or less.*

Now therefore know all men by these presents:

That, BLUE LAGOON PROPERTIES, INC., *through the undersigned authority, does hereby adopt this plat designating the herein described property as* ***BLUE LAGOON COURT ADDITION,*** *an Addition to the City of Euless, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or use same, said dedications being free and clear of all liens and encumbrances, except shown herein,* ***BLUE LAGOON PROPERTIES, INC.,*** *does hereby bind itself, its successors, and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No permanent buildings or structures shall be constructed over any existing or platted easement of any type. Any fencing, trees, shrubs or other improvements may only be placed in or over existing or platted easement of an type with the authorization of the City of Euless or easement holder(s). The City of Euless at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths which in any way endangers or interferes with the construction, maintenance, or efficiency of it's respective systems on any of the easements shown on the plat; And the City of Euless and any easement holder shall have the right at all times have the right of ingress and egress upon said easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.*

WITNESSED MY HAND THIS *_____ day of _____, 2016.*

BLUE LAGOON PROPERTIES, INC.

_____
JAMAL S. ALOFFE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, *the undersigned, a Notary Public in and for said County and State, on this day personally appeared* ***JAMAL ALOFFE,*** *known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said* ***BLUE LAGOON PROPERTIES, INC.,*** *that he/she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.*

GIVEN UNDER MY HAND AND SEAL OF OFFICE *the ____ day of _____, 2016.*

_____
Notary Public in and for the State of Texas

OWNER:
BLUE LAGOON PROPERTIES, INC
4148 SLICK ROCK CHASE
EULESS, TEXAS 76040

REPLAT

BLUE LAGOON COURT ADDITION

BLOCK A, LOTS A, B, 1–17

19 LOTS LOCATED ON 2.959 ACRES OF LAND
OUT OF THE WILLIAM G. MATTHEWS SURVEY, A–1052,
CITY OF EULESS, TARRANT COUNTY, TEXAS
JUNE – 2016

CASE NO. 16–01–RP

THIS PLAT FILED AS DOCUMENT _____, ON DATE _____.

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100356-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

JDJR No. 1162-1-15	DRAWN BY: JC	SHEET No.
SCALE: 1" = 40'	CHECKED BY: GB	1 OF 1

S:\JDJRproj\2015\1162 Blue Lagoon Homes – Jamal Aloffe\1162-1-15 2.959 Acre – Residential Subdivision – Euless\Survey\DWG\1162-1-15 PLAT.dwg plotted by jay at Jun 16, 2016 – 4:33pm