



**LEGEND**

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	SEWER LINE	---	8" - 8" GAS
---	ASPHALT	---	8" - 8" STORM SEWER LINE
---	CONCRETE	---	8" - 8" WATER LINE
---	FENCE LINE	---	EXISTING CONTOUR LINE
---	LIGHT STANDARD	---	EXISTING SPOT ELEVATION
---	LIGHT BOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.C. INC." SET
---	WATER VALVE	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
---	WATER METER	---	IRON ROD FOUND
---	BOLLARD	---	MAG NAIL SET / FOUND
---	STAND PIPE	---	CHASED "Y" SET / FOUND
---	CLEAN OUT	---	PK NAIL SET / FOUND
---	IRRIGATION BOX	---	CONTROLLING MONUMENT
---	TELEPHONE REDESTAL	---	MAP RECORDS, DALLAS COUNTY, TX
---	POWER POLE	---	DEED RECORDS, DALLAS COUNTY, TX
---	POWER POLE WITH U/G CONDUIT	---	OPTICAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	GUY WIRE	---	INST. NO.
---	SOIL	---	VOLUME, PAGE
---	SANITARY SEWER MANHOLE	---	AREA DRAWN & SIZE IN INCHES
---	STORM SEWER MANHOLE	---	ROOF DRAIN
---	GAS MANHOLE	---	CURB DRAIN
---	TELEPHONE MANHOLE	---	PULL BOX
---	ELECTRIC MANHOLE	---	PULL BOX ELECTRIC
---	FIBER OPTIC MANHOLE	---	PULL BOX TELEPHONE
---	COMMUNICATIONS MANHOLE	---	PULL BOX FIBER OPTIC
---	ELECTRIC BOX	---	CRUISE WHEEL
---	ELECTRIC METER	---	FORMERLY KNOWN AS
---	TRAFFIC SIGNAL	---	
---	TRAFFIC SIGNAL BOX	---	
---	STAND PIPE	---	

**PRELIMINARY PLAT  
 OF  
 ASC ADDITION  
 LOT 7A, BLOCK C/789  
 REPLAT  
 OF  
 W.B. MILLER'S ADDITION  
 LOTS 5-7, BLOCK C/789  
 REPLAT  
 OF  
 JUNIUS STREET MEDICAL ADDITION  
 LOT 8A, BLOCK C/789**

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S223-048  
 ENGINEERING NO. 311T-\_\_\_

SCALE: 1" = 30'      DATE: NOVEMBER 2022

**OWNER:**  
 BAYLOR SCOTT & WHITE HEALTH  
 12001 N. CENTRAL EXPRESSWAY, STE 300  
 DALLAS, TX 75243  
 214-739-8100  
 rg@rginc.com  
 TX PE REG #1-493  
 TBPELS REG #100341-00

**SURVEYOR:**  
 RAYMOND L. GOODSON JR., INC.  
 301 N. WASHINGTON AVE.  
 DALLAS, TX 75246  
 (214) 820-8674  
 C/O CHARLES SHELburne

- GENERAL NOTES:**
- Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
  - Controlling Monuments: As Shown.
  - Lot-to-lot drainage is not permitted without engineering approval.
  - The purpose of this plat is to Replat four (4) Lots into one (1) Lot.
  - Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
  - Structures to be demolished.

RECORDED	INST#	-	JOB NO.	2213.015	E-FILE	2213.015PP	DWG NO.	28,02BW
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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BAYLOR HEALTH CARE SYSTEM does hereby adopt this plat, designating the herein described property as ASC ADDITION, 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.

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.

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 \_\_\_\_\_, 2022.

By: Charles Shelburne, Vice President of Campus Planning

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 Charles Shelburne, General Manager of Verona Marble 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 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BAYLOR UNIVERSITY MEDICAL CENTER does hereby adopt this plat, designating the herein described property as ASC ADDITION, 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.

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.

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 \_\_\_\_\_, 2022.

By: Charles Shelburne, Vice President of Campus Planning

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 Charles Shelburne, General Manager of Verona Marble 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 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Baylor Health Care System & Baylor University Medical Center is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, being all of Lot 5 and 6, and the remainder of Lot 7, Block C/789, Revised Plat of W.B. Miller's Addition, an addition to the City of Dallas recorded in Volume 84, Page 597, Map Records, Dallas County, Texas, being all of Lot 8-A, Block C/789, Junius Street Medical Addition, an addition to the City of Dallas recorded in Volume 86112, Page 112, Deed Records, Dallas County, Texas, described in a Warranty Deed to Baylor Health Care System, recorded in Volume 90031, Page 1055, Deed Records, Dallas County, Texas, described in a Special Warranty Deed to Baylor Health Care System, recorded in Instrument No. 201200380383, Official Public Records, Dallas County, Texas, described in a Special Warranty Deed to Baylor Health Care System, recorded in Instrument No. 201200380384, Official Public Records, Dallas County, Texas, being described in a Warranty Deed to Baylor University Medical Center, recorded in Volume 8113, Page 697, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a aluminum disk set on top of a 1/2" iron rod stamped "RLG INC & ASC" at the intersection of the southwest right-of-way line of Haskell Avenue and the northwest line of a 20' Alley out of said W.B. Miller's Addition, for the east corner of said Lot 8-A, Block C/789;

THENCE South 44°28'29" West, along the common line between said 20' Alley and said Lot 8-A, Block C/789, a distance of 340.00 feet to an aluminum disk set on top of a 1/2" iron rod stamped "RLG INC & ASC" for the east corner of Lot 4, Block C/789 of said W.B. Miller's Addition, for the south corner of said Lot 5, Block C/789;

THENCE North 45°29'52" West, along the common line between said Lot 4 and Lot 5, a distance of 189.82 feet to an aluminum disk set on top of a 1/2" iron rod stamped "RLG INC & ASC" on the southeast right-of-way line of Junius Street (a 50' right-of-way) for the north corner of said Lot 4 and the west corner of said Lot 5, from which a found 1/2" iron rod bears South 44°27'11" West, a distance of 84.91 feet, North 45°32'49" West, over and across said Junius Street, a distance of 50.00 feet for the south corner of Lot 6A, Block B/776, Criswell College Addition, an addition to the City of Dallas recorded in Instrument No. 202000349147, Official Public Records, Dallas County, Texas;

THENCE North 44°27'11" East, along the common line between said Lot 5 and said Junius Street, a distance of 238.73 feet to an aluminum disk set on top of a 1/2" iron rod stamped "RLG INC & ASC" for the north corner of said part of Lot 7;

THENCE South 45°25'40" East, along the common line between said Junius Street and said Part of Lot 7, a distance of 2.91 feet to a 5/8" iron rod found being the west corner of said Lot 8-A, Block C/789;

THENCE North 44°28'29" East, along the common line between said Junius Street and Lot 8-A, a distance of 91.51 feet to a point for the northwest corner of a corner clip, from which a found 5/8" iron rod found bears South 24°56'23" West, a distance of 0.24 feet;

THENCE North 89°31'29" East, along said corner clip, a distance of 14.13 feet to a point in the southwest line of said Haskell Avenue, for the northeast corner of said corner clip, from which a found 1/2" iron rod with yellow plastic cap stamped "RPLS 2609" found bears South 36°39'44" West, a distance of 1.47 feet;

THENCE South 45°25'31" East, along the common line between said Haskell Avenue and said Lot 8-A, a distance of 177.00 feet to the POINT OF BEGINNING containing 64,236 square feet or 1.4746 acres of land, more or less.

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

PRELIMINARY PLAT OF ASC ADDITION LOT 7A, BLOCK C/789 REPLAT OF W.B. MILLER'S ADDITION LOTS 5-7, BLOCK C/789 REPLAT OF JUNIUS STREET MEDICAL ADDITION LOT 8A, BLOCK C/789 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S223-048 ENGINEERING NO. 311T-\_\_\_\_

SCALE: 1" = 30' DATE: NOVEMBER 2022

OWNER: BAYLOR SCOTT & WHITE HEALTH 301 N. WASHINGTON AVE. DALLAS, TX 75246 (214) 820-8674 C/O CHARLES SHELburne
SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REC #P-489 TBPELS REG #100341-00

Table with 7 columns: RECORDED, INST#, JOB NO., 2213.015, E-FILE, 2213.015PP, DWG NO., 28,028W