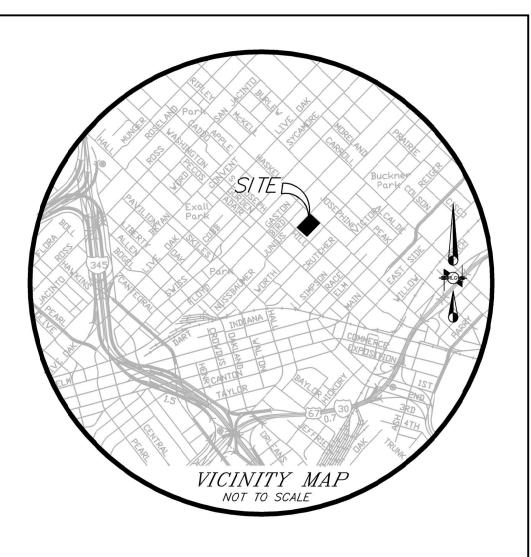
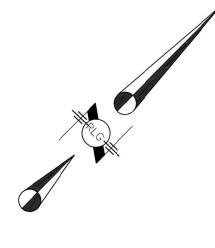
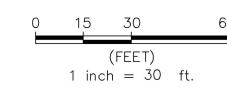


GENERAL NOTES:

- 1. 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
- 2. Controlling Monuments: As Shown.
- 3. Lot-to-lot drainage is not permitted without engineering approval.
- 4. The purpose of this plat is to Replat four (4) Lots into one (1) Lot.
- 5. 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.
- 6. Structures to be demolished.







LEGEND

	 PROPERTY LINE	EE	 OVERHEAD POWER
	 EASEMENT LINE	—8"G ——8"G ——	 GAS LINE
///////////////////////////////////////	 BUILDING	— 8"SS —— 8"SS ——	
- hi hi hi	 ASPHALT	XXXXXXXX	 STORM SEWER LINE
	 CONCRETE	— 8"W —— 8"W ——	 WATER LINE
-x - x - x -	 FENCE LINE	550	 EXISTING CONTOUR LINE
φ.	 LIGHT STANDARD	× 550.5	EXISTING SPOT ELEVATION
	 LIGHT BOLLARD	YCIRS	 1/2" IRON ROD WITH YELLOW PLASTIC
•	 BOLLARD		CAP STAMPED "RLG INC" SET
wvo	 WATER VALVE	YCIRF	 1/2" IRON ROD WITH YELLOW PLASTIC
WM _O	 WATER METER		CAP STAMPED "" FOUND
FHO	 FIRE HYDRANT	IRF	 IRON ROD FOUND
STPO	 STAND PIPE	MNS / MNF	 MAG NAIL SET / FOUND
coo	 CLEAN OUT	CMS / CMF	 CHISELED "X" SET / FOUND
^{IB} O	 IRRIGATION BOX	PKS / PKF	 PK NAIL SET / FOUND
TPDO	 TELEPHONE PEDESTAL	(CM)	 CONTROLLING MONUMENT
Ø	 POWER POLE	M.R.D.C.T.	 MAP RECORDS, DALLAS COUNTY, TX
Ø	 POWER POLE WITH U/G CONDUIT	D.R.D.C.T.	 DEED RECORDS, DALLAS COUNTY, TX
Įα	 GUY WIRE	O.P.R.D.C. T.	 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-0	 SIGN	INST. NO.	 INSTRUMENT NUMBER
\$	 SANITARY SEWER MANHOLE	VOL., PG.	 VOLUME, PAGE
(D)	 STORM SEWER MANHOLE	DR# _O	 AREA DRAIN & SIZE IN INCHES
©	 GAS MANHOLE	RD O	 ROOF DRAIN
(T)	 TELEPHONE MANHOLE	CD O	 CURB DRAIN
Ē	 ELECTRIC MANHOLE	PB _O	 PULL BOX
Ē	 FIBER OPTIC MANHOLE	PBE _O	 PULL BOX ELECTRIC
0	 COMMUNICATIONS MANHOLE	PBT _O	 PULL BOX TELEPHONE
EB _O	 ELECTRIC BOX	PBF _O	 PULL BOX FIBER OPTIC
EM _O	 ELECTRIC METER	CM	 CREPE MYRTLE
TS _O	 TRAFFIC SIGNAL	F.K.A.	 FORMERLY KNOWN AS
TSB _O	 TRAFFIC SIGNAL BOX		
STPO	 STAND PIPE		

PRELIMINARY PLAT

ASC ADDITION LOT 7A, BLOCK C/789 REPLAT

W.B. MILLER'S ADDITION LOTS 5-7, BLOCK C/789 REPLAT

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

SHEET 1 OF 2

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 REG #F-493

TBPELS REG" #100341-00

RECORDED INST# JOB NO. | 2213.015 | E-FILE | 2213.015PP | DWG NO. | 28,028W

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. 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____, 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. 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

WITNESS, my hand at Dallas, Texas, this the____ day of____, 2022 .

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

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

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 _____, 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

Notary Public in and for the State of Texas

PRELIMINARY PLAT

ASC ADDITION LOT 7A, BLOCK C/789 REPLATOF

W.B. MILLER'S ADDITION LOTS 5-7, BLOCK C/789 REPLAT

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:

SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX. 75243 214-739-8100 rlg@rlginc.com TX PE REG #F-493

TBPELS REG #100341-00

SHEET 2 OF 2 RECORDED INST# JOB NO. | 2213.015 | E-FILE | 2213.015PP | DWG NO. | 28,028W

BAYLOR SCOTT & WHITE HEALTH 301 N. WASHINGTON AVE. DALLAS, TX 75246 (214) 820-8674 C/O CHARLES SHELBURNE