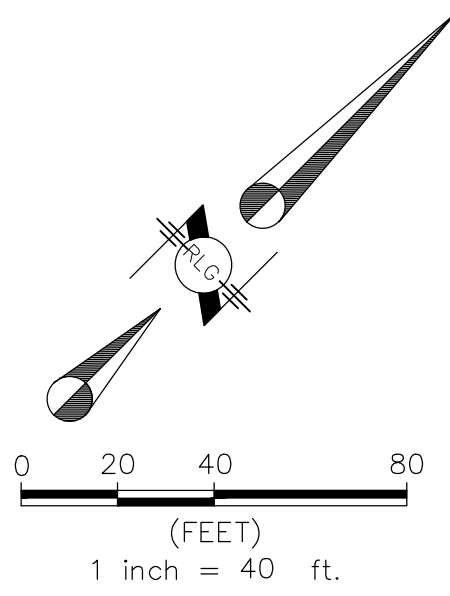


VICINITY MAP
NOT TO SCALE



LEGEND			
	.....	PROPERTY LINE	
	.....	EASEMENT LINE	
		BUILDING	
		ASPHALT	
		CONCRETE	
		FENCE LINE	
		LIGHT STANDARD	
		WATER VALVE	
		WATER METER	
		FIRE HYDRANT	
		INDICATOR POST VALVE	
		CLEAN OUT	
		IRRIGATION BOX	
		TELEPHONE PEDESTAL	
		POWER POLE	
		GUY WIRE	
		SANITARY SEWER MANHOLE	
		STORM SEWER MANHOLE	
		GAS MANHOLE	
		TELEPHONE MANHOLE	
		ELECTRIC MANHOLE	
		CREPE MYRTLE	
		TREE	
		OVERHEAD POWER	
		GAS LINE	
		SEWER LINE	
		STORM SEWER LINE	
		WATER LINE	
		EXISTING CONTOUR LINE	
		EXISTING SPOT ELEVATION	
		3-1/4" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC."	
		5-1/4" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC."	
		1/2" IRON ROD FOUND	
		1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND	
		1/2" IRON ROD WITH RED PLASTIC CAP FOUND	
		IRON ROD FOUND	
		MAG NAIL FOUND WITH WASHER STAMPED "CITY OF DALLAS"	
		MAG NAIL FOUND WITH WASHER STAMPED "RLG INC."	
		CHISELED "X" FOUND	
		PK NAIL FOUND	
		CONTROLLING MONUMENT	
		MAP RECORDS, DALLAS COUNTY, TX	
		DEED RECORDS, DALLAS COUNTY, TX	
		OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX	
		INSTRUMENT NUMBER	
		VOLUME	
		PAGE	

GENERAL NOTES:

- The purpose of this plat is to create two lots from platted lots, remainder lots and abandonments.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Existing buildings to be removed except as noted.
- 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.
- Bearings are based on the northwest right-of-way line of Elm Street (S44°59'31"W) as monumented on the ground.
- Controlling Monuments: As shown.
- All 1/2" iron rods with yellow plastic caps stamped "RLG INC" marking exterior boundary corner of this plat were set by this firm in the performance of surveys dated 5-29-1998, 04-05-2017 and 7-10-2018.

FINAL PLAT
BSWH
LOT 1A & LOT 3F, BLOCK 14/827
OF

PART OF LOTS 13-17, LOT 18, BLOCK 835
PART OF LOTS 3-5, LOTS 6-9 & PART OF LOT 10, BLOCK 836
GASTON HOMESTEAD ADDITION
LOTS 1-4, BLOCK 14/827
FAIRVIEW ADDITION
PART OF LOT 8, BLOCK 839
LOTS 9-11, 22-23, & PART OF LOT 24, BLOCK 838
MIDDLETON ADDITION
LOT 3E, BLOCK 11/827
BAYLOR CP
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-091
ENGINEERING NO. 311T-9178

SCALE: 1" = 40' DATE: NOVEMBER 27, 2018

OWNER:
BAYLOR SCOTT & WHITE
3600 GASTON AVENUE STE. 150
DALLAS, TX 75246-1901
214-739-8100
C/O WBS HUFF

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
TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1811.021.005	E-FILE	1811.021RP	DWG NO.	26,842W
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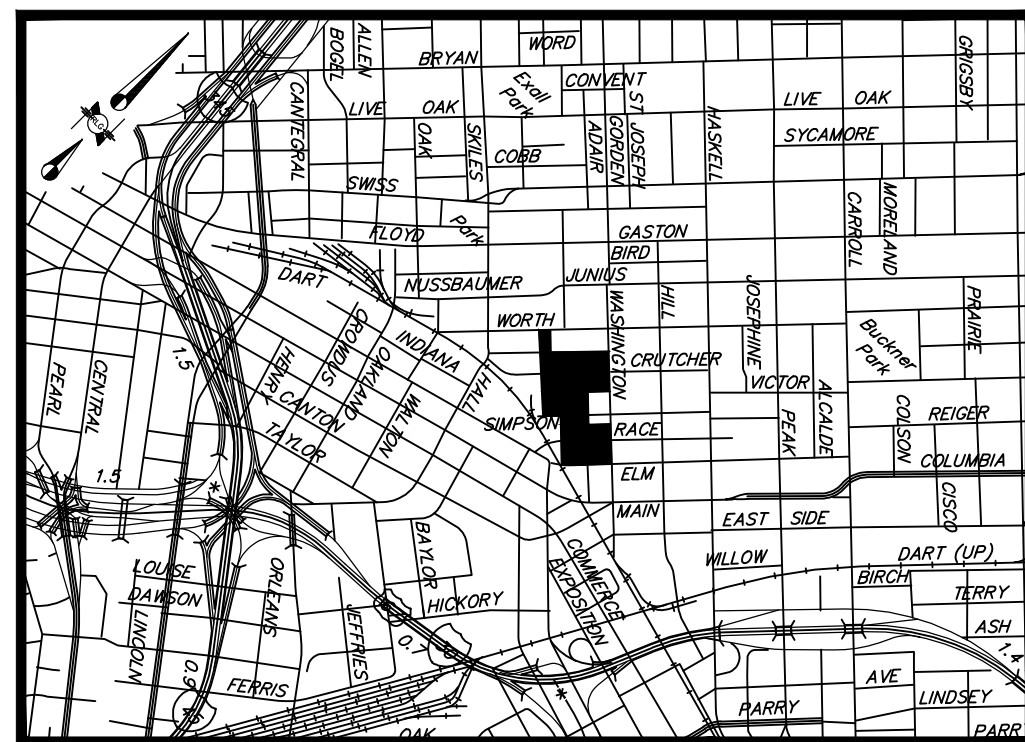
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 PART OF LOTS 3-5, LOTS 6-9 & PART OF LOT 10, BLOCK 836
 GASTON HOMESTEAD ADDITION
 LOTS 1-4, BLOCK 14/827
 FAIRVIEW ADDITION
 PART OF LOT 8, BLOCK 839
 LOTS 9-11, 22-23, & PART OF LOT 24, BLOCK 838
 MIDDLETON ADDITION
 LOT 3E, BLOCK 11/827
 BAYLOR CP
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-091
 ENGINEERING NO. 311T-9178

DATE: NOVEMBER 27, 2018

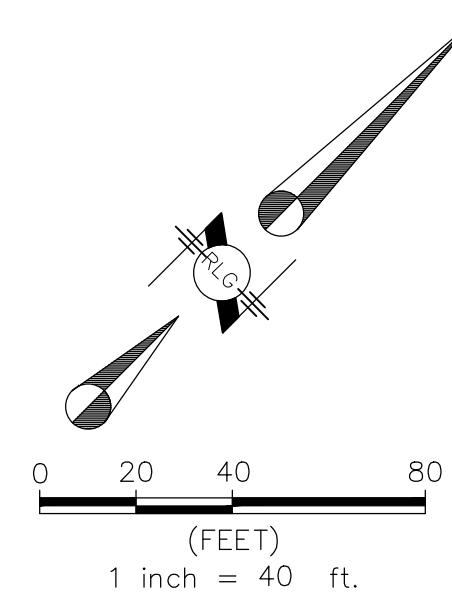
SURVEYOR:

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
TBPLS REG #100341-00

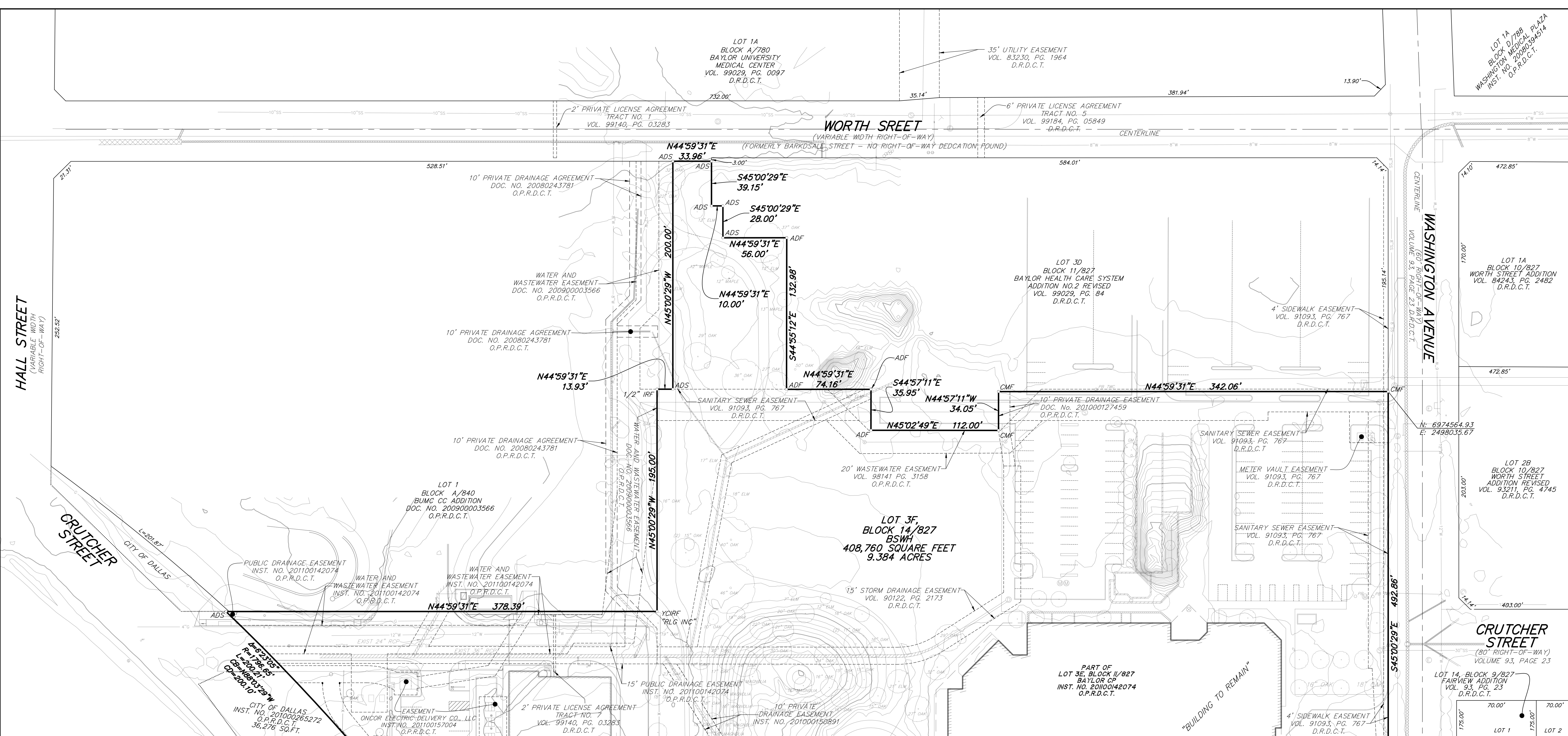
RECORDED	INST#	-	JOB NO.	1811.021.005	E-FILE	1811.021RP	DWG NO.	26,842W
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VICINITY MAP
NOT TO SCALE



1. *The purpose of this plat is to create two lots from platted lots, remainder lots and abandonments.*
2. *Lot-to-lot drainage is not permitted without Engineering Section approval.*
3. *Existing buildings to be removed except as noted.*
4. *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.*
5. *Bearings are based on the northwest right-of-way line of Elm Street (S44°59'31"W) as monumented on the ground.*
6. *Controlling Monuments: As shown.*
7. *All 1/2" iron rods with yellow plastic caps stamped "RLC INC" marking exterior boundary corner of this plat were set by this firm in the performance of surveys dated 5-29-1998, 04-05-2017 and 7-10-2018.*



MATCH LINE SHEET 2

**FINAL PLAT
BSWH
LOT 1A & LOT 3F, BLOCK 14/827
REPLAT**

OF
PART OF LOTS 13-17, LOT 18, BLOCK 835
PART OF LOTS 3-5, LOTS 6-9 & PART OF LOT 10, BLOCK 836
GASTON HOMESTEAD ADDITION
LOTS 1-4, BLOCK 14/827
FAIRVIEW ADDITION

PART OF LOT 8, BLOCK 839
LOTS 9-11, 22-23, & PART OF LOT 24, BLOCK 838
MIDDLETON ADDITION
LOT 3E, BLOCK 11/827
BAYLOR CP

**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-091
ENGINEERING NO. 311T-9178**

SCALE: 1" = 40'

DATE: NOVEMBER 27, 2018

OWNER:

BAYLOR SCOTT & WHITE
3600 GASTON AVENUE STE. 150
DALLAS, TX 75246-1901
214-739-8100
C/O WBS HUFF

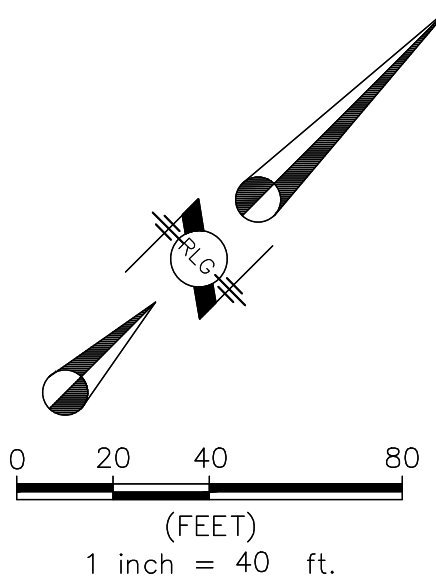
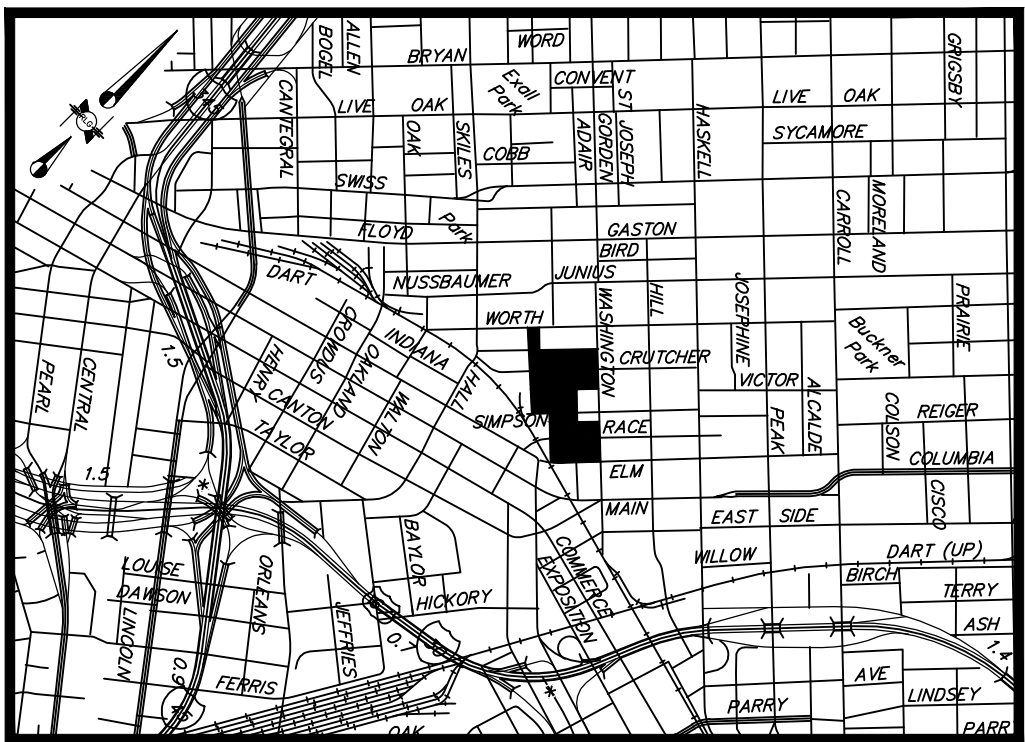
SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPLS REC #100341-00

SHEET 3 OF 4

GENERAL NOTES:

- The purpose of this plat is to create two lots from platted lots, remainder lots and abandonments.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Existing buildings to be removed except as noted.
- 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.
- Bearings are based on the northwest right-of-way line of Elm Street (S44°59'31"W) as monumented on the ground.
- Controlling Monuments: As shown.
- All 1/2" iron rods with yellow plastic caps stamped "RLG INC" marking exterior boundary corner of this plat were set by this firm in the performance of surveys dated 5-29-1998, 04-05-2017 and 7-10-2018.



LEGEND			
	.....	PROPERTY LINE	
	.....	EASEMENT LINE	
	.....	BUILDING	
	.....	ASPHALT	
	.....	CONCRETE	
	.....	FENCE LINE	
	.....	LIGHT STANDARD	
	.....	WATER VALVE	
	.....	WATER METER	
	.....	FIRE HYDRANT	
	.....	INDICATOR POST VALVE	
	.....	CLEAN OUT	
	.....	IRRIGATION BOX	
	.....	TELEPHONE PEDESTAL	
	.....	POWER POLE	
	.....	GUY WIRE	
	.....	SANITARY SEWER MANHOLE	
	.....	STORM SEWER MANHOLE	
	.....	GAS MANHOLE	
	.....	TELEPHONE MANHOLE	
	.....	ELECTRIC MANHOLE	
	.....	CREPE MYRTLE	
	.....	TREE	
	.....	OVERHEAD POWER	
	.....	GAS LINE	
	.....	SEWER LINE	
	.....	STORM SEWER LINE	
	.....	WATER LINE	
	.....	EXISTING CONTOUR LINE	
	.....	EXISTING SPOT ELEVATION	
	.....	ADS	
	.....	ADF	
	.....	YCIRF	
	.....	RDRF	
	.....	MRF/W	
	.....	MRF	
	.....	CMF	
	.....	PNF	
	.....	CMU	
	.....	M.R.D.C.T.	
	.....	D.R.D.C.T.	
	.....	O.P.R.D.C.T.	
	.....	INST. NO.	
	.....	VOL.	
	.....	PAGE	

OWNER'S CERTIFICATE

COUNTY OF DALLAS §
STATE OF TEXAS §

Whereas Baylor Scott & White Health is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lot 3E, Block 11/827, Baylor CP, an addition to the City of Dallas according to the plat recorded in Instrument Number 201100142074, Official Public Records, Dallas County, Texas, being part of Lots 13–17 and Lot 18, Block 835, Gaston Homestead Addition (unrecorded), an addition to the City of Dallas, Dallas County, Texas, being part of Lots 3–5, Lots 6–9 and part of Lot 10, Block 836, said Gaston Homestead Addition (unrecorded), being Lots 1–4, Block 14/827, Fairview Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 93, Page 23, Deed Records, Dallas County, Texas, being part of Lot 8, Block 839, Middleton Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 57, Page 44, Deed Records, Dallas County, Texas, being Lots 9–11, 22–23, and part of Lot 24, Block 838, said Middleton Addition, being part of those tracts of land conveyed to Baylor Health Care System by Warranty Deed recorded in Volume 87042, Page 959, General Warranty Deed recorded in Volume 2002248, Page 5645, Deed Records, Dallas County, Texas, Special Warranty Deed recorded in Instrument Number 201000286407, Official Public Records, Dallas County, Texas, all of that 0.2511 acre tract in Special Warranty Deed recorded in Instrument Number 201800204885, Official Public Records, Dallas County, Texas, all of that tract of land conveyed to Baylor University Medical Center by Deed recorded in Volume 62137, Page 129, Deed Records, Dallas County, Texas, all of those tracts of land conveyed to Baylor Health Care System as "Exhibit H", "Exhibit N" and Exhibit "M" Tract I and II" by Special Warranty Deed recorded in Volume 88029, Page 3155, Tract "I" by Warranty Deed recorded in Volume 88013, Page 3806, Deed Records, Dallas County, Texas, by Special Warranty Deed recorded in Instrument Number 201100341750, a 4,921 square foot tract of land by Deed Without Warranty recorded in Instrument Number 201400091384, a 23,454 square foot tract of land and a 5,549 square foot tract of land conveyed to Baylor Health Care System and Baylor University Medical Center by Quit Claim Deed recorded in Instrument Number 201400091383, Official Public Records, Dallas County, Texas, being part of Race Street and Simpson Street abandoned by Ordinance Number 29190, being part of Simpson Street and Adair Street abandoned by Ordinance Number 3753 and being more particularly described as follows:

BEGINNING at a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for the east corner of said Baylor Health Care System tract (Volume 88013, Page 3806) at the intersection of the southwest right–of–way line of Washington Avenue (a 60 foot right–of–way, created by plat recorded in Volume 93, Page 23, Deed Records, Dallas County, Texas) and the northwest right–of–way line of Elm Street (a 50 foot right–of–way, created by Gaston Homestead Addition, an unrecorded addition to the City of Dallas), from which a found MAG nail with washer stamped "CITY OF DALLAS" bears North 45° 00' 29" West, a distance of 201.90 feet;

THENCE South 44° 59' 31" West, along the northwest right–of–way line of said Elm Street and the southeast lines of said Baylor Health Care System tracts (Volume 88013, Page 3806; Volume 88029, Page 3155; Volume 2002248, Page 5645), a distance of 218.84 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for the northeast corner of a 432 square foot tract of land conveyed to the City of Dallas by Warranty Deed recorded in Instrument Number 201400091381, Official Public Records, Dallas County, Texas;

THENCE South 50° 59' 43" West, along the northwest line of said 432 square foot tract, a distance of 10.93 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner;

THENCE South 48° 28' 17" West, continuing along the northwest line of said 432 square foot tract, a distance of 101.35 feet to a MAG nail with washer stamped "RLG INC" found for the northwest common corner of said 432 square foot tract and an 1,808 square foot tract of land conveyed to the City of Dallas by Warranty Deed recorded in Instrument Number 201400060831, Official Public Records, Dallas County, Texas, being the east corner of said Baylor Health Care System 0.2511 acre tract;

THENCE South 45° 13' 12" West, along the northwest line of said 1,808 square foot tract and the southeast line of said 0.2511 acre tract, a distance of 74.47 feet to a chiseled "X" in concrete found for corner;

THENCE South 79° 05' 29" West, continuing along the north line of said 1,808 square foot tract and the southeast line of said 0.2511 acre tract, a distance of 61.30 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner on the southwest line of said 0.2511 acre tract and the northeast line of a 14,667 square foot tract of land conveyed to the City of Dallas by said Warranty Deed recorded in Instrument Number 201400091381;

THENCE North 45° 00' 29" West, along the common line between said 0.2511 acre tract and said 14,667 square foot tract, a distance of 59.85 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said 0.2511 acre tract and the south corner of a 671 square foot tract of land conveyed to the City of Dallas by said Warranty Deed recorded in Instrument Number 201400091381;

THENCE North 44° 59' 31" East, along the northwest line of said 0.2511 acre tract and the southeast line of said 671 square foot tract, a distance of 3.11 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for the east corner of said 671 square foot tract at the beginning of a non–tangent curve to the left;

THENCE in a northwesterly direction along the northeast line of said 671 square foot tract and along said non–tangent curve to the left whose chord bears North 43° 23' 16" West, a distance of 100.13 feet, having a radius of 363.63 feet, a central angle of 15° 49' 39" and an arc length of 100.45 feet to a 1/2" iron rod with yellow plastic cap stamped "EASEMENT CORNER" found for the north corner of said 671 square foot tract and the south corner of a said 23,454 acre tract at the end of said non–tangent curve to the left and the beginning of a non–tangent curve to the left;

THENCE in a northwesterly direction along the southwest line of said 23,454 acre tract and along said non–tangent curve to the left whose chord bears North 68° 01' 19" West, a distance of 198.39 feet, having a radius of 342.45 feet, a central angle of 33° 40' 32", passing at an arc length of 50.88 feet the west corner of said 23,454 square foot tract and the east corner of a 2,030 square foot tract of land conveyed to the City of Dallas by said Warranty Deed recorded in Instrument Number 201400091381, passing at an arc length of 150.75 feet the west corner of said 2,030 acre tract and the east corner of said 4,921 square foot tract, continuing along said non–tangent curve to the left and the southerly line of said 4,921 square foot tract a total arc length of 201.27 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner;

THENCE North 84° 51' 35" West, along the southerly line of said 4,921 square foot tract, passing at a distance of 94.79 feet the southerly common corner of said 4,921 acre tract and said 5,549 square foot tract, passing at a distance of 159.92 feet the west corner of said 5,549 square foot tract and the east corner of an 82 square foot tract of land conveyed to the City of Dallas by said Warranty Deed recorded in Instrument Number 201400091381, continuing along the north line of said 82 square foot tract a total distance of 178.18 feet to a point for the most southerly corner of Lot 3E, Block 11/827, Baylor CP, an addition to the City of Dallas according to the plat recorded in Instrument Number 201100142074, Official Public Records, Dallas County, Texas, from which a found 1/2" iron rod with red plastic cap stamped "CITY OF DALLAS" bears South 04° 43' 34" East, a distance of 0.36 feet;

THENCE North 84° 51' 57" West along the most southerly line of said Lot 3E, passing the north common corner between a 4,438 square foot tract of land (Tract 7) and a 36,276 square foot tract of land, both conveyed to the City of Dallas by Warranty Deed recorded in Instrument Number 201400091381 and Special Warranty Deed recorded in Instrument Number 201000265272, respectively, Official Public Records, Dallas County, Texas, continuing along the north line of said 36,273 square foot tract a distance of 377.28 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set, said disk being the beginning of a curve to the left;

THENCE in a westerly direction continuing along most southerly line of said Lot 3E and the north line of said 36,273 square foot tract and along said curve to the left whose chord bears North 88° 03' 29" West a distance of 200.10 feet, having a radius of 1796.65 feet, a central angle of 06° 23' 05", passing the northwest corner of said 36,273 square foot tract and the southwesterly right–of–way line of Crutcher Street (53' wide, created by _____), continuing along the most southerly line of said Lot 3E for a total arc length of 200.21 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set in the northwesterly right–of–way line of said Crutcher Street, said rod being in the southeast line of Lot 1, Block A/840, BUMC CC Addition, an addition to the City of Dallas according to the plat recorded in Instrument Number 200900003566, Official Public Records, Dallas County, Texas;

THENCE along the common line between said Lot 1 and said Lot 3E the following calls:

North 44° 59' 31" East, a distance of 378.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner;

North 45° 00' 29" West a distance of 195.00 feet to a 1/2" iron rod found for corner;

North 44° 59' 31" East a distance of 13.93 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner;

North 45° 00' 29" West a distance of 200.00 feet a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set in the southeasterly right–of–way line of Worth Street (variable width right–of–way, 53' wide at this point, created by _____), being the north corner of said Lot 1, BUMCC Addition;

THENCE North 44° 59' 31" East along the southeasterly right–of–way line of said Worth Street a distance of 33.96 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner in the southwesterly line of Lot 3D, Block 11/827, Baylor Health Care System Addition No. 2 Revised, an addition to the City of Dallas according to the plat recorded in Volume 99029, Page 84, Deed Records, Dallas County, Texas;

THENCE along the common line between said Lot 3E and said Lot 3D the following calls:

South 45° 00' 29" East a distance of 39.15 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner;

North 44° 59' 31" East a distance of 10.00 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner;

South 45° 00' 29" East a distance of 28.00 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner;

North 44° 59' 31" East a distance of 56.00 feet to a 3–1/2" aluminum disk stamped "Raymond L. Goodson Jr., Inc." and "BAYLOR CP" on 1/2" iron rod found for corner;

South 44° 55' 12" East a distance of 132.98 feet to a 3–1/2" aluminum disk stamped "Raymond L. Goodson Jr., Inc." and "BAYLOR CP" on 1/2" iron rod found for corner;

North 44° 59' 31" East a distance of 74.16 feet to a 3–1/2" aluminum disk stamped "Raymond L. Goodson Jr., Inc." and "BAYLOR CP" on 1/2" iron rod found for corner;

South 44° 57' 11" East a distance of 35.95 feet to a 3–1/2" aluminum disk stamped "Raymond L. Goodson Jr., Inc." and "BAYLOR CP" on 1/2" iron rod found for corner;

North 45° 02' 49" East a distance of 112.00 feet to a "X" cut in concrete found for corner;

North 44° 57' 11" West a distance of 34.05 feet to a "X" cut in concrete found for corner;

North 44° 59' 31" East a distance of 342.06 feet to "X" cut in concrete found for corner in the southwesterly right–of–way line of Washington Avenue (variable width right–of–way, 62' wide at this point, created by _____ recorded in Volume 93, Page 23, Deed Records, Dallas County, Texas);

THENCE South 45° 00' 29" East, along the southwesterly right–of–way line of said Washington Avenue and the northeasterly line of said Lot 3E, a distance of 492.86 feet to a 3–1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSWH" on a 1/2" iron rod set for corner, said disk being the most easterly corner of said Lot 3E and the north corner of Lot 4A, Block 11/827, Baylor Health Care System Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 88050, Page 283, Deed Records, Dallas County, Texas;

THENCE South 44° 59' 31" West, along the common line between said Lot 3E and said Lot 4A, a distance of 230.00 feet to a 3–1/2" aluminum disk stamped "Raymond L. Goodson Jr., Inc." and "BAYLOR CP" on 1/2" iron rod found for corner;

THENCE South 45° 00' 29" East, along the common line between said Lot 3E and said Lot 4A, passing at a distance of 110.00 feet an easterly corner of said Lot 3E, continuing along the southwesterly line of said Lot 4A, a total distance of 402.23 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the south corner of said Lot 4A on the northwest line of said 23,454 square foot tract, from which a found 1/2" iron rod with yellow plastic cap stamped "RLG INC" bears South 45° 00' 29" East, a distance of 3.00 feet;

THENCE North 44° 59' 31" East, along the southeast line of said Lot 4A and the northwest line of said 23,454 square foot tract, a distance of 220.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly east corner of said Lot 4A;

THENCE North 00° 00' 15" West, continuing along the southeast line of said Lot 4A and the northwest line of said 23,454 square foot tract, a distance of 14.14 feet to a chiseled "X" in concrete found for the most northerly east corner of said Lot 4A on the southwest right–of–way line of said Washington Avenue;

THENCE South 45° 00' 29" East, along the southwest right–of–way line of said Washington Avenue and the northeast lines of said Baylor Health Care System tracts, a distance of 264.90 feet to the **POINT OF BEGINNING** and containing 659,976 square feet or 15.151 acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BAYLOR SCOTT & WHITE, acting by and through its duly authorized agent, Wes Huff, does hereby adopt this plat, designating the herein described property as **BSWH**, 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 _____, Texas, this the _____ day of _____, 2018.

BAYLOR SCOTT & WHITE

Signature: _____
Wes Huff
Senior Vice President, Real Estate Services

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 Wes Huff, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2018.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT

I, Dale R. White, 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 (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 _____, 2018

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.

Dale R. White R.P.L.S. No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, 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 _____, 2018

Notary Public in and for the State of Texas

**FINAL PLAT
BSWH
LOT 1A & LOT 3F, BLOCK 14/827
REPLAT**
OF
PART OF LOTS 13–17, LOT 18, BLOCK 835
PART OF LOTS 3–5, LOTS 6–9 & PART OF LOT 10, BLOCK 836
GASTON HOMESTEAD ADDITION
LOTS 1–4, BLOCK 14/827
FAIRVIEW ADDITION
PART OF LOT 8, BLOCK 839
LOTS 9–11, 22–23, & PART OF LOT 24, BLOCK 838
MIDDLETON ADDITION
LOT 3E, BLOCK 11/827
BAYLOR CP
**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189–091
ENGINEERING NO. 311T–9178**

SCALE: 1" = 40' DATE: NOVEMBER 27, 2018

OWNER: BAYLOR SCOTT & WHITE
3600 GASTON AVENUE STE. 150
DALLAS, TX 75246–1901
C/O WES HUFF

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
TBPLS REG #100341–001

TBPLS REC #100341-00						SHEET	4 OF 4	
CORDED	INST#	—	JOB NO.	1811.021.005	E-FILE	1811.021RP	DWG NO.	26,842