



GENERAL NOTES:

- BEARINGS ARE ASSUMED.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 3.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- REFERENCE BEARING FOR THE NORTHEAST LINE OF N. GLASGOW DRIVE, N 45°00'00" W, PER VILLAS BELLAMINI 2nd REVISION, INSTRUMENT NO. 20070420242 O.P.R.D.C.T.
- THE BUILDINGS SHOWN WILL NOT REMAIN ON THIS PROPERTY.

OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS UHS OF TIMBERLAWN, INC. is the owner of all of Lots 15, 16 & 17, Block 9/1884 of MUNGER PLACE EXTENSION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 2, Page 238 of the Map Records of Dallas County, Texas and situated in the Ray Roberts Survey, Abstract No. 1242, and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the present intersection of the southeast R.O.W. line of Gaston Avenue (a variable width R.O.W.) with the northeast R.O.W. line of N. Glasgow Drive (a variable width R.O.W.);

THENCE N 45°00'00" E, 220.00' along the southeast line of Gaston Avenue to a 1/2" iron rod found at the west corner of Lot 18 of said addition;

THENCE S 45°00'00" E, 180.80' along the common line of said Lots 17 & 18 to a 3/4" iron rod found for corner in the northwest line of a 15' wide alley;

THENCE S 45°00'00" W, 220.00' along the northwest line of said alley to a 1/2" iron rod found for corner in the northeast line of N. Glasgow Drive;

THENCE N 45°00'00" W, 180.80' along the northeast line of N. Glasgow Drive to the Point of Beginning and containing 39,776 square feet or 0.91 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That UHS OF TIMBERLAWN, INC., acting by and through its duly authorized agent, Randy Primrose, does hereby adopt this plat, designating the herein described property as **MAGNOLIA PROPERTY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon 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 and upon 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, clean outs, 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Witness, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2001.

UHS OF TIMBERLAWN, INC.

By: \_\_\_\_\_  
Randy Primrose  
Manager

STATE OF TEXAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Randy Primrose, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas.

FINAL PLAT  
**MAGNOLIA PROPERTY ADDITION**  
LOTS 15A, BLOCK 9/1884

A REPLAT OF LOTS 15, 16 & 17, BLOCK 9/1884 OF MUNGER PLACE EXTENSION, SITUATED IN THE ROBERT RAY SURVEY, ABSTRACT NO. 1242, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-002

OWNER/DEVELOPER

UHS OF TIMBERLAWN, INC.  
367 SOUTH GULPH ROAD  
KING OF PRUSSIA, PENN. 19406

PH. 214 500-6763

DAVIS LAND SURVEYING CO., INC.  
9777 FERGUSON ROAD, SUITE 105    discj@bcgjobal.net  
DALLAS, TEXAS 75228    214-321-0569

DATE: 9/11/15  
JOB NO. 15087

LEGEND

FD. .... FOUND

(CM) ..... CONTROLLING MONUMENT

I.R. .... IRON ROD

I.P. .... IRON PIPE

PG. .... PAGE

VOL. .... VOLUME

R.O.W. .... RIGHT-OF-WAY

D.R.D.C.T. .... DEED RECORDS OF DALLAS COUNTY, TEXAS

M.R.D.C.T. .... MAP RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

INST. NO. .... INSTRUMENT NUMBER

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas.