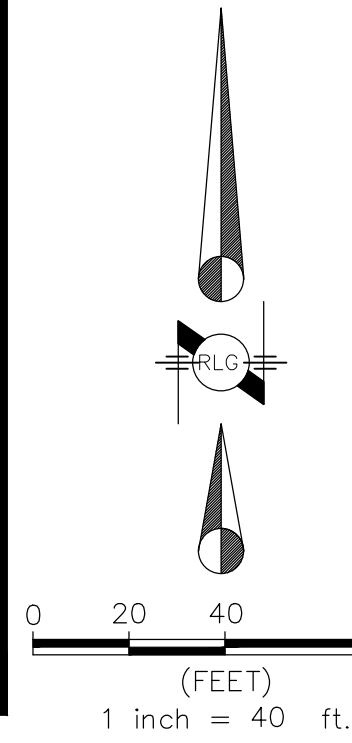


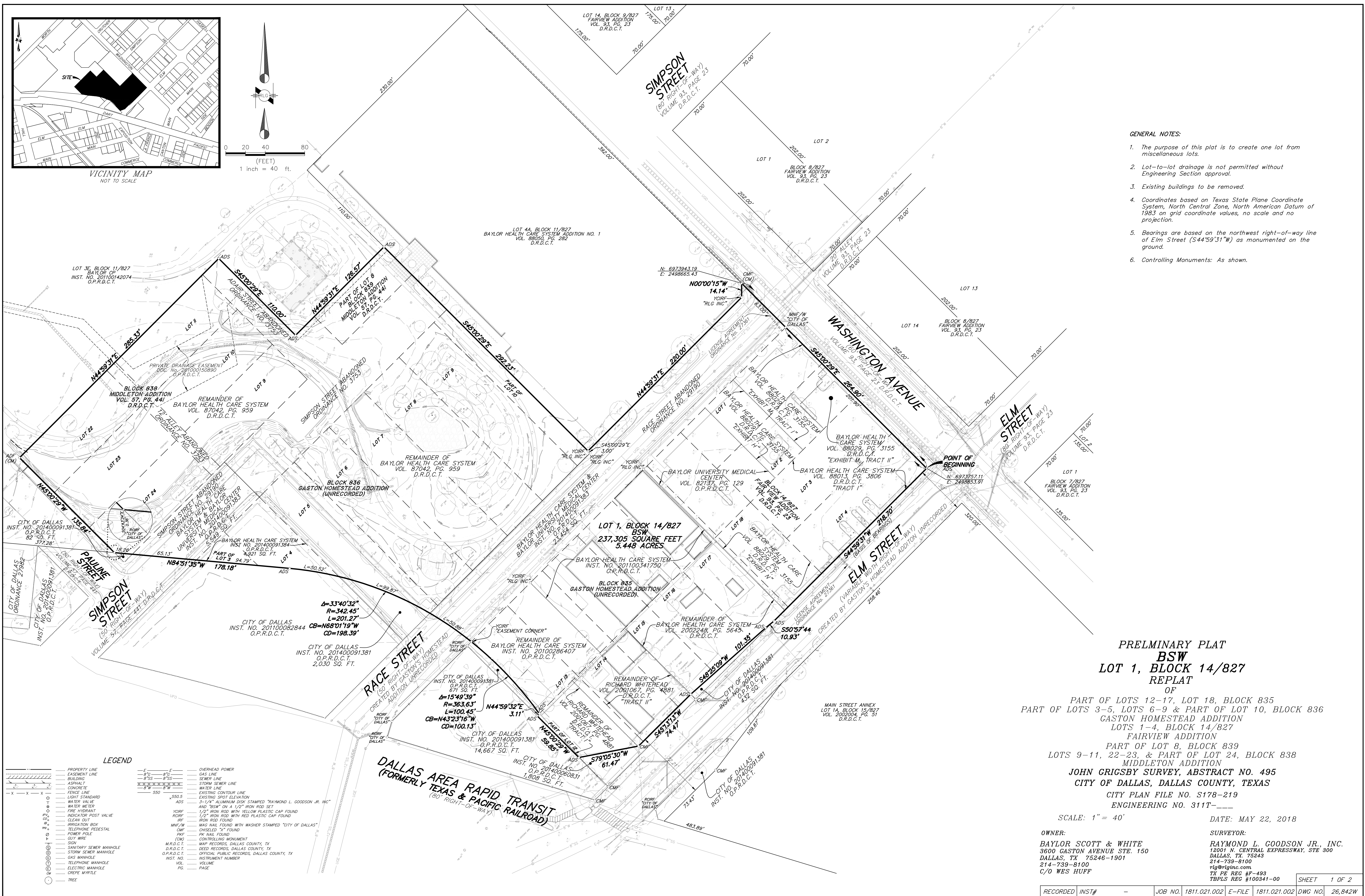
VICINITY MAP
NOT TO SCALE



1 inch = 40 ft.

GENERAL NOTES:

1. The purpose of this plat is to create one lot from miscellaneous lots.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. Existing buildings to be removed.
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.



PRELIMINARY PLAT
BSW
LOT 1, BLOCK 14/827
REPLAT
OF

PART OF LOTS 12-17, 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
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-219
ENGINEERING NO. 3111--

SCALE: 1" = 40' DATE: MAY 22, 2018

OWNER:
BAYLOR SCOTT & WHITE
3800 GASTON AVENUE STE. 150
DALLAS, TX 75246-1901
214-739-8100
C/O WESS HUFF

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
15001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPLS REC #100341-00

LEGEND

.....	PROPERTY LINE	.....	OVERHEAD POWER
-----	EASEMENT LINE	.....	GAS LINE
.....	BUILDING	.....	SEWER LINE
.....	ASPHALT	.....	STORM SEWER LINE
.....	CONCRETE	.....	WATER LINE
.....	FENCE LINE	.....	EXISTING CONTOUR LINE
.....	LIGHT STANDARD	.....	EXISTING SPOT ELEVATION
.....	WATER VALVE	.....	3-1/4" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC"
.....	WATER METER	.....	AND "BSW" ON A 1/2" IRON ROD SET
.....	FIRE HYDRANT	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND
.....	INDICATOR POST VALVE	.....	1/2" IRON ROD WITH RED PLASTIC CAP FOUND
.....	WATER METER	.....	IRON ROD FOUND
.....	CLEAN OUT	.....	MAG NAIL FOUND WITH WASHER STAMPED "CITY OF DALLAS"
.....	IRRIGATION BOX	.....	CHISELED "X" FOUND
.....	TELEPHONE PEDESTAL	.....	PK NAIL FOUND
.....	POWER POLE	.....	CMF
.....	GUY WIRE	.....	CONTROLLING MONUMENT
.....	SANITARY SEWER MANHOLE	.....	MAP RECORDS, DALLAS COUNTY, TX
.....	STORM SEWER MANHOLE	.....	DEED RECORDS, DALLAS COUNTY, TX
.....	GAS MANHOLE	.....	OPTIONAL PUBLIC RECORDS, DALLAS COUNTY, TX
.....	TELEPHONE MANHOLE	.....	INST. NO.
.....	ELECTRIC MANHOLE	.....	VOLUME
.....	CREPE MYRTLE	.....	PG.
.....	TREE	.....	PAGE

OWNER'S CERTIFICATE

COUNTY OF DALLAS §
STATE OF TEXAS §

Whereas Baylor Scott & White and Richard Whitehead are the sole owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being part of Lots 12-17 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 Tract I and Tract II conveyed to Richard Whitehead by Warranty Deed with Vendor's Lien recorded in Volume 2001067, Page 4881, Deed Records, Dallas County, Texas, 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 and Special Warranty Deed recorded in Instrument Number 201000286407, Official Public Records, Dallas County, Texas, all of that tract of land conveyed to Baylor University Medical Center by Deed recorded in Volume 82137, 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 20140091383, Official Public Records, Dallas County, Texas, being part of Rock Street and Simpson Street abandoned by Ordinance Number 21990, 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 "BSW" 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 218.70 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSW" 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° 57' 44" 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 "BSW" on a 1/2" iron rod set for corner;

THENCE South 48° 25' 09" West, continuing along the northwest line of said 432 square foot tract, a distance of 101.35 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSW" on a 1/2" iron rod set 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;

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

THENCE South 79° 05' 30" West, continuing along the north line of said 1,808 square foot tract, a distance of 61.47 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSW" on a 1/2" iron rod set for corner on the southwest line of said Richard Whitehead Tract 1 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 Richard Whitehead Tract 1 and said 14,667 square foot tract, a distance of 59.85 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSW" on a 1/2" iron rod set for the west corner of said Richard Whitehead Tract 1 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' 32" East, along the northwest line of said Richard Whitehead 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 "BSW" 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 "BSW" 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 along the southeast line of said Lot 3E the following courses and distances:

North 45° 00' 29" West, along the southwest line of said Lots 22 through 24, Block 838, a distance of 135.84 feet to 3-1/4" aluminum disk stamped "Raymond L. Goodson Jr., Inc." and "BAYLOR CP" on a 1/2" iron rod found for corner;

North 44° 59' 31" East, along the northwest line of said Lots 22 and 11, Block 838, a distance of 285.33 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSW" on a 1/2" iron rod set for corner;

South 45° 00' 29" East, a distance of 110.00 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSW" on a 1/2" iron rod set for corner;

North 44° 59' 31" East, a distance of 126.57 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BSW" on a 1/2" iron rod set for corner on the southwest line 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 282, Deed Records, Dallas County, Texas;

THENCE South 45° 00' 29" East, along the southwest line of said Lot 4A, a distance of 292.23 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 237,305 square feet or 5.448 acres, more or less.

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.

Texas Registered Professional Land Surveyor No.

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

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 **BSW**, 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:

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Richard Whitehead does hereby adopt this plat, designating the herein described property as **BSW**, 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.

Signature: _____
Richard Whitehead

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 Richard Whitehead, 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:

**PRELIMINARY PLAT
BSW
LOT 1, BLOCK 14/827
REPLAT
OF
PART OF LOTS 12-17, 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
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LOTS 9-11, 22-23, & PART OF LOT 24, BLOCK 838
MIDDLETON ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-219
ENGINEERING NO. 311T-____**

SCALE: 1" = 40' DATE: MAY 22, 2018

OWNER: BAYLOR SCOTT & WHITE
3800 GASTON AVENUE STE. 150
DALLAS, TX 75246-1901
214-739-8100
C/O WES HUFF

SURVEYOR: RAYMOND L. GOODSON JR., INC.
18001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #P-493
TBPLS REC #100341-00

RECORDED	INST#	-	JOB NO.	1811.021.002	E-FILE	1811.021.002	DWG NO.	26,842W
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