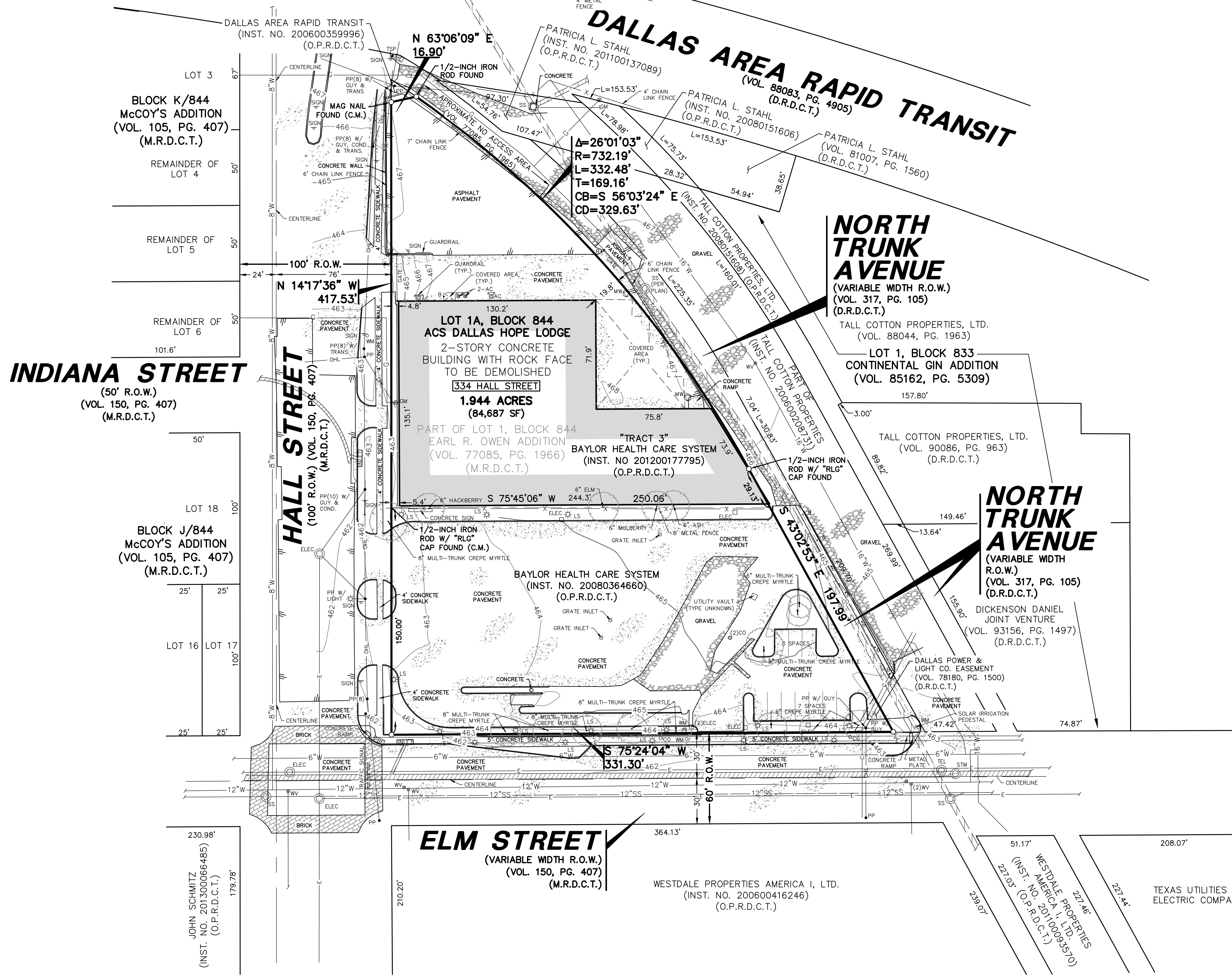


**LEGEND**

- A/C UNIT
- BOLLARD
- CLEANOUT
- ELECTRIC BOX
- GAS METER
- GUY ANCHOR
- LIGHT STANDARD
- MONITORING WELL
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP W/ CROSS ARM (LENGTH IN FEET)
- PULL BOX ELECTRIC
- PAINT MARK RED
- TRAFFIC SIGN
- TRAFFIC SIGNAL
- WATER METER
- WATER VALVE
- CONTROLLING MONUMENT
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- GUARD RAIL
- EASEMENT LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE



**INDIANA STREET**  
(50' R.O.W.)  
(VOL. 150, PG. 407)  
(M.R.D.C.T.)

**HALL STREET**  
(100' R.O.W.) (VOL. 150, PG. 407)  
(M.R.D.C.T.)

**ELM STREET**  
(VARIABLE WIDTH R.O.W.)  
(VOL. 150, PG. 407)  
(M.R.D.C.T.)

**NORTH TRUNK AVENUE**  
(VARIABLE WIDTH R.O.W.)  
(VOL. 317, PG. 105)  
(D.R.D.C.T.)

**NORTH TRUNK AVENUE**  
(VARIABLE WIDTH R.O.W.)  
(VOL. 317, PG. 105)  
(D.R.D.C.T.)

**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. RELEASED 9/4/15.

SHEET 1 OF 2  
PRELIMINARY PLAT  
**LOT 1A, BLOCK 844**  
**ACS DALLAS HOPE LODGE**  
BEING A PART OF LOT 1, BLOCK 844,  
EARL R. OWEN ADDITION  
AND BEING OUT OF THE  
J. GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S145-271

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY CJG	CHECKED BY JSA	SCALE 1"=40'	DATE SEPT. 2015	JOB NUMBER 3624-15.100
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SURVEYOR / ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TEXAS 75206  
PH: 972-235-3031  
CONTACT: JOHN ANDRICOPOULOS

DEVELOPER:  
AMERICAN CANCER SOCIETY, INC.  
30 SPEEN STREET  
FRAMINGHAM, MA 01701  
PHONE: 508-270-4822  
CONTACT: WILLIAM ETHIER

OWNER:  
BAYLOR HEALTH CARE SYSTEM  
4005 CRUTCHER STREET  
DALLAS, TEXAS 75246  
PHONE: 214-820-4131  
CONTACT: WES HUFF

ANDRICOPOULOS 09/04/2015 7:26AM  
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PRELIMINARY PLAT - LOT 1A, BLOCK 844, ACS DALLAS HOPE LODGE

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION, of a 1.944 acre tract of land situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas; a portion of said tract being part of Lot 1, Block 844, Earl R. Owen Addition, an addition to the City of Dallas, Texas recorded in Volume 77085, Page 1966 of the Deed Records of Dallas County, Texas; said tract also being all of that tract of land described in General Warranty Deed to Baylor Health Care System recorded in Instrument No. 20080364660 and all of that tract of land described in Special Warranty Deed to Baylor Health Care System recorded in Instrument No. 20120017795, both of the Official Public Records of Dallas County, Texas; said 1.944 acre tract being more particularly described as follows:

BEGINNING, at a mag nail found for corner in the east right-of-way line of Hall Street (a 100-foot wide right-of-way) and the west line of said Lot 1; said point being the southwest corner of a tract of land described in General Warranty Deed to Dallas Area Rapid Transit (DART) recorded in Instrument No. 200600359996 of said Official Public Records;

THENCE, North 63 degrees, 06 minutes, 09 seconds East, departing the said east line of Hall Street and along the south line of said DART tract, a distance of 16.90 feet to a 1/2-inch iron rod found for corner in a southwest line of Trunk Avenue (a variable width right-of-way) and the northeast line of said Lot 1; said point being the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction, along the said southwest line of Trunk Avenue, the said northeast line of Lot 1 and said curve to the right, having a central angle of 26 degrees, 01 minutes, 03 seconds, a radius of 732.19 feet, a chord bearing and distance of South 56 degrees, 03 minutes, 24 seconds East, 329.63 feet, an arc distance of 332.48 feet to a 1/2-inch iron rod with "RLG" cap found at the end of said curve; said point being the southeast corner of said Lot 1;

THENCE, South 43 degrees, 02 minutes, 53 seconds East, continuing along the said southwest line of Trunk Avenue and the said northeast line of Lot 1, at a distance of 29.13 feet passing the southeast corner of said Lot 1 and the northeast corner of the first referenced Baylor tract, then continuing along the northeast line of the first referenced Baylor tract in all a total distance of 197.99 feet to a point for corner at the intersection of the said southwest line of Trunk Avenue and the north right-of-way line of Elm Street (a variable width right-of-way); said point being the southeast corner of the first referenced Baylor tract;

THENCE, South 75 degrees, 24 minutes, 04 seconds West, along the said north line of Elm Street, a distance of 331.30 feet to a point for corner at the intersection of the said north line of Elm Street and the said east line of Hall Street;

THENCE, North 14 degrees, 17 minutes, 36 seconds West, along the said east line of Hall Street, at a distance of 150.00 feet passing a 1/2-inch iron rod with "RLG" cap found at the northwest corner of the first referenced Baylor tract and the southwest corner of said Lot 1, then continuing along the said west line of Lot 1 in all a total distance of 417.53 feet the POINT OF BEGINNING;

CONTAINING: 84,687 square feet or 1.944 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Andricopoulos, 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 \_\_\_\_\_, 2015.

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. RELEASED 9/4/15.

John S. Andricopoulos
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John S. Andricopoulos, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 Health Care System, acting by and through their duly authorized agent, Wes Huff, does hereby adopt this plat, designating the herein described property as ACS DALLAS HOPE LODGE, 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: Baylor Health Care System

By: \_\_\_\_\_
Name: Wes Huff
Title: Vice President of Real Estate

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4813C0345J, Community-Panel No. 480171 0345 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
3. Lot-to-lot drainage will not be allowed without engineering section approval.
4. The purpose of this plat is to create one lot from two existing lots.
5. All existing buildings to be demolished.

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. RELEASED 9/4/15.

SHEET 2 OF 2
PRELIMINARY PLAT
LOT 1A, BLOCK 844
ACS DALLAS HOPE LODGE
BEING A PART OF LOT 1, BLOCK 844, EARL R. OWEN ADDITION AND BEING OUT OF THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-271

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

SURVEYOR / ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: JOHN ANDRICOPOULOS

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AMERICAN CANCER SOCIETY, INC.
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PHONE: 508-270-4822
CONTACT: WILLIAM ETHIER

OWNER:
BAYLOR HEALTH CARE SYSTEM
4005 CRUTCHER STREET
DALLAS, TEXAS 75246
PHONE: 214-820-4131
CONTACT: WES HUFF

Table with 5 columns: DRAWN BY (CJG), CHECKED BY (JSA), SCALE (NONE), DATE (SEPT. 2015), JOB NUMBER (3624-15.100)