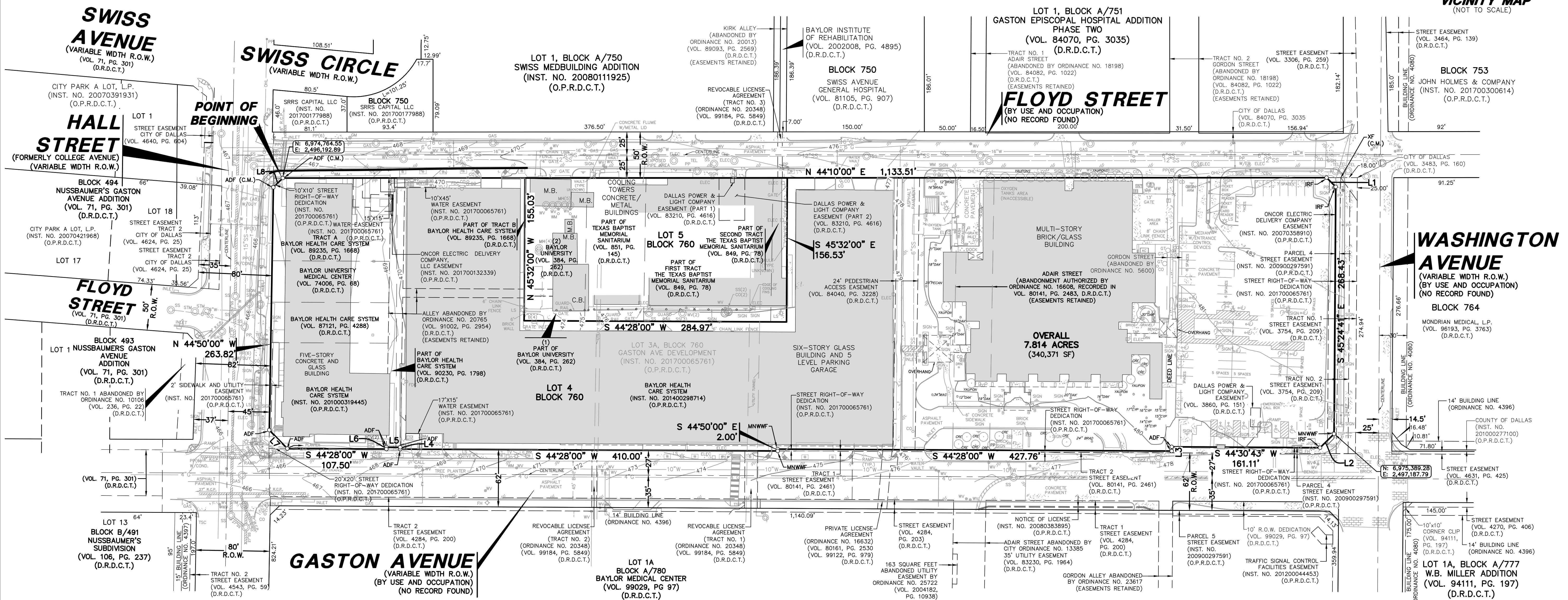
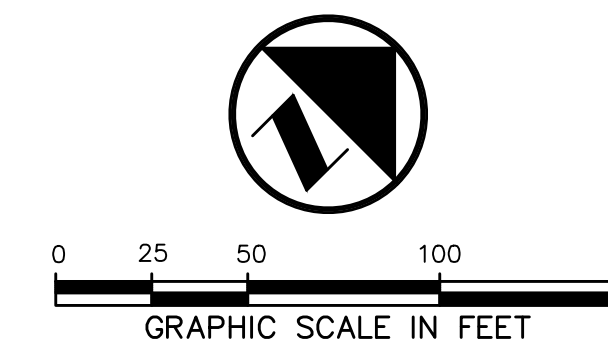


VICINITY MAP
(NOT TO SCALE)



LEGEND

ADF 3-1/4" ALUMINUM DISK STAMPED	B BOLLARD
"PACHECO KOCH - G.A.D."	EH HAND HOLE ELECTRIC
IRF 1/2-INCH IRON ROD WITH	TSN TRAFFIC SIGNAL CONTROL
"DALLAS CO" CAP FOUND	TSR TRAFFIC SIGNAL POLE
XF "X" CUT IN CONCRETE FOUND	Q CLEANOUT
MNWF MAG NAIL WITH WASHER STAMPED	ELEC ELECTRIC BOX
"PACHECO KOCH - G.A.D."	ELEC ELECTRIC MANHOLE
M.B. METAL BUILDING	EMR ELECTRIC METER
C.B. CONCRETE BUILDING	EV ELECTRIC VAULT
(C.M.) CONTROLLING MONUMENT	FD CONN. FIRE DEPT. CONN.
PFC POINT FOR CORNER	PH FIRE HYDRANT
VOL VOLUME	FL FLOOD LIGHT
PG. PAGE	GAS UG GAS MARKER
INST. NO. INSTRUMENT NUMBER	GAS GAS MANHOLE
D.R.D.C.T. DEED RECORDS	GM GAS METER
DALLAS COUNTY, TEXAS	GT GREASE TRAP
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS	GV GUY ANCHOR
DALLAS COUNTY, TEXAS	ICV IRRIGATION CONTROL VALVE
R.O.W. RIGHT-OF-WAY	LS LIGHT STANDARD
SS SAN. SEWER MANHOLE	MW MONITORING WELL
STM STORM SEWER MANHOLE	PP POWER POLE
TEL TELEPHONE VAULT	PP W/ LIGHT
V VAILT (TYPE UNKNOWN)	PP W/ GUY ANCHOR
TSN TRAFFIC SIGN	PP W/ GROSS
UG UNDERGROUND GAS LINE	ARM (LENGTH IN FEET)
SD STORM DRAIN LINE	FENCE
W WATER LINE	PROPERTY LINE
SS SANITARY SEWER LINE	EASEMENT LINE
613 EXIST CONTOUR	

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°22'14" E	14.10'
L2	N 00°26'59" W	21.23'
L4	N 44°50'00" W	2.00'
L5	S 44°28'00" W	15.00'
L6	S 44°50'00" E	2.00'
L7	S 89°49'00" W	28.11'
L8	N 00°20'00" W	14.27'

- GENERAL NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.
 - Lot-to-lot drainage will not be allowed without engineering section approval.
 - The purpose of this plat is to create two lots from a previously platted lot.
 - Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
 - Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 Grid Coordinate values, no scale and no projection.

AREA TABLE

LOT	ACRES	SQ. FT.
LOT 4, BLOCK 760	6.795 Acres	295,979 SF
LOT 5, BLOCK 760	1.019 Acres	44,392 SF
TOTAL	7.814 Acres	340,371 SF

PRELIMINARY PLAT
GASTON AVE DEVELOPMENT
LOTS 4-5, BLOCK 760
 BEING ALL OF LOT 3A, BLOCK 760,
 GASTON AVE DEVELOPMENT
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-121
 SHEET 1 OF 2

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-1008800

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LMG	KCH	1"=50'	FEB. 2018	3465-18.047

SURVEYOR / ENGINEER:
 PACHECO KOCH CONSULTING ENGINEERS INC.
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: KYLE HARRIS

OWNER:
 BAYLOR HEALTH CARE SYSTEM
 2001 BRYAN STREET
 SUITE 700
 DALLAS, TEXAS 75201
 PH: 214-820-8674
 CONTACT: CHARLES SHELburnE

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 M:\DWG\34\3465-18.047\DWG\SURVEY_CSD_2018\3465-18.047PP.DWG

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, Baylor Health Care System, is the owner of a 7.814 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being all of Lot 3A, Blocks 760 of Gaston Ave Development, an addition to the City of Dallas, Texas, according to the plat recorded in Instrument No. 201700065761 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Baylor Health Care System recorded in Instrument No. 201400298714 of the said Official Public Records; said 7.814 acre tract being more particularly described as follows:

BEGINNING, at a 3 1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found at the intersection of the southeast right-of-way line of Floyd Street (a 50-foot wide right-of-way) and the northeast right-of-way line of Hall Street (a variable width right-of-way);

THENCE, North 44 degrees, 10 minutes, 00 seconds East, along the said southeast line of Floyd Street, a distance of 1,133.51 feet to a 1/2-inch iron rod with "DALLAS CO" cap found at the west end of a right-of-way corner clip at the intersection of the said southeast line of Floyd Street and the southwest right-of-way line of Washington Avenue (a variable width right-of-way);

THENCE, North 89 degrees, 22 minutes, 14 seconds East, along said corner clip, a distance of 14.10 feet to a 1/2-inch iron rod with "DALLAS CO" cap found at the east end of said corner clip;

THENCE, South 45 degrees, 24 minutes, 41 seconds East, along the said southwest line of Washington Avenue, a distance of 268.43 feet to a Mag Nail with washer stamped "PACHECO-KOCH-G.A.D." found at the north end of a right-of-way corner clip at the intersection of said southwest line of Washington Avenue and the northwest right-of-way line of Gaston Avenue (a variable width right-of-way);

THENCE, South 00 degrees, 26 minutes, 59 seconds East, along said corner clip, a distance of 21.23 feet to a 1/2-inch iron rod with "DALLAS CO" cap found at the end of said corner clip;

THENCE, in a southwesterly direction, along the said northwest line of Gaston Avenue, the following nine (9) calls:

South 44 degrees, 30 minutes, 43 seconds West, a distance of 161.11 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found for corner;

South 44 degrees, 34 minutes, 52 seconds East, a distance of 4.54 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 427.76 feet to a Mag Nail with washer stamped "PACHECO-KOCH-G.A.D." found for corner;

South 44 degrees, 50 minutes, 00 seconds East, a distance of 2.00 feet to a Mag Nail with washer stamped "PACHECO-KOCH-G.A.D." found for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 410.00 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH - G.A.D" found for corner;

North 44 degrees, 50 minutes, 00 seconds West, a distance of 2.00 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 15.00 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found for corner;

South 44 degrees, 50 minutes, 00 seconds East, a distance of 2.00 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found for corner;

South 44 degrees, 28 minutes, 00 seconds West, a distance of 107.50 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found at the east end of a right-of-way corner corner clip the intersection of the said northwest line of Gaston Avenue and the said northeast line of N. Hall Street;

THENCE, South 89 degrees, 49 minutes, 00 seconds West, along the said corner clip a distance of 28.11 feet to 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found for corner at the west end of said corner clip;

THENCE, North 44 degrees, 50 minutes, 00 seconds West, along the said northeast line of N. Hall Street a distance of 263.82 feet to a 3-1/4-inch aluminum disk stamped "PACHECO KOCH-G.A.D" found at the south end of the said corner clip for the intersection of the southeast line of Floyd Street and the northeast line of Hall Street;

THENCE, North 00 degrees, 20 minutes, 00 seconds West, a distance of 14.27 feet to the POINT OF BEGINNING;

CONTAINING, 340,371 square feet or 7.814 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Kyle Coleman Harris, 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 xxth day of February, 2018.

PRELIMINARY

RELEASED 2/21/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Kyle Coleman Harris
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 Kyle Coleman Harris, 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 xxth day of February, 2018.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Baylor Health Care System, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **GASTON AVE DEVELOPMENT**, 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 _____, 2018.

Baylor Health Care System

By: Baylor Scott & White Health, its agent

By: _____
Charles Shelburne
Vice President - Campus Planning

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Wes Huff personally appeared, 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 _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE HARRIS

OWNER:
BAYLOR HEALTH CARE SYSTEM
2001 BRYAN STREET
SUITE 700
DALLAS, TEXAS 75201
PH: 214-820-8674
CONTACT: CHARLES SHELburne

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 LMG	CHECKED BY KCH	SCALE NONE	DATE FEB. 2018	JOB NUMBER 3465-18.047
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LOT 4-5, BLOCK 760, GASTON AVE DEVELOPMENT - PRELIMINARY PLAT

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