

Point of Beginning

Block A/2479 Lomas Park V. 2, P. 438 M.R.D.C.T.

Block V/2481 H.T. Lackey's Addition V. 2, P. 93 M.R.D.C.T.

Block 2/2482 H.T. Lackey's Addition V. 3, P. 93 M.R.D.C.T.

Block 1/2494 Oakland Place Addition V. 2, P. 171 M.R.D.C.T.

Block 2/2495 Oakland Place Addition V. 2, P. 171 M.R.D.C.T.

**PRELIMINARY PLAT  
LINCOLN HIGH SCHOOL  
LOT 1, BLOCK 4437**

BEING ALL OF  
LOTS 2-23, BLOCK A/2239, LOTS 2-23, BLOCK B/2240  
LOTS 2-12, BLOCK C/2241, LOTS 1-16, BLOCK H/2242  
BEING PORTION OF  
LOTS 1 AND 24, BLOCK A/2239, LOTS 1 AND 24, BLOCK B/2240

BEING ALL OF  
**BLOCK 4437**  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S234-046  
ENGINEERING NUMBER DP23-

**Gonzalez & Schneeberg**  
engineers & surveyors

801 East Campbell Road  
Suite 330, Richardson, Texas  
75081 - (972) 516-8855  
Engineering Firm No. F-3376  
Surveying License No. 100752-00

SCALE 1" = 50'  
DATE JANUARY, 2024  
PROJ. NO. 6067-22-02-03  
DWG. NO. 6067 pre-plat

**LEGEND**

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T.
- M.R.D.C.T.
- O.P.R.D.C.T.
- INST. No.
- V.
- P.
- CM
- sq.ft.
- F.K.A.
- AMS
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CONTROLLING MONUMENT
- SQUARE FEET
- FORMERLY KNOWN AS
- 3 1/4" ALUMINUM DISK STAMPED "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" SET ON A 5/8" IRON ROD
- POWER POLE
- WATER METER
- WATER VALVE
- LIGHT STANDARD
- TRANSFORMER
- FIRE HYDRANT
- CLEANOUT
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- METAL SIGN
- POWER POLE ANCHOR
- SAN SEW MANHOLE
- ELECTRIC METER
- GRATE INLET
- UNDERGROUND ELECTRIC RISER
- BASKETBALL GOAL
- UNDERGROUND GRATE
- TRAFFIC LIGHT
- EX 6" WATER
- EX 10" WW
- EX 18" STORM SEWER
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	07°22'35"	500.00'	32.23'	64.37'	64.33'	N 49°30'05" W
C2	02°32'16"	875.00'	19.38'	38.76'	38.75'	N 51°55'07" W

**OWNER:**

DALLAS INDEPENDENT SCHOOL DISTRICT  
9400 NORTH CENTRAL EXPRESSWAY, SUITE 1510  
DALLAS, TX 75231  
972-925-3700

**CONTACT:**

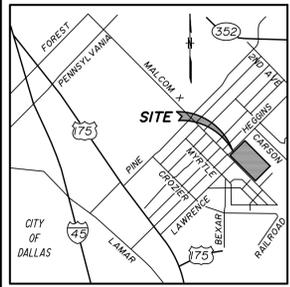
Mellonee Rheams  
Central Expressway, 8th Floor  
Dallas, Texas 75231  
c117290@dallasisd.org  
Phone: 972-925-7336

**GENERAL NOTES**

- Bearings are based on Texas State Plane Coordinates System, Zone 4202, North American Datum of 1983 by GPS observations using RTK Network.
- Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
- The purpose of this plat is to create one platted lot.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing buildings to remain.

**ENGINEER - SURVEYOR:**

Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Dallas Independent School District is the owner of a 21.933 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, Dallas County, Texas and being all of Lots 2-23, Block A/2239, Lots 2-23, Block B/2240, Lots 2-12, Block C/2241 and Lots 1-16, Block H/2242, being a portion of Lots 1 and 24, Block A/2239 Lots 1 and 24, Block B/2240 and Lot 1, Block C/2241, Southland Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 3, Page 302, Map Records, Dallas County, Texas; said 21.933 acre tract also being those abandoned roadways of Rosine Avenue, Slow Street and part of Lawrence Street by Ordinance No. 16061 recorded in Volume 79184, Page 2208, Deed Records, Dallas County, Texas; said 21.933 acre tract also being all of City of Dallas Block 4437; said 21.933 acre tract also being all of that tract of land conveyed to Dallas Independent School District by Ordinance No. 6034 recorded in Volume 3955, Page 628, Deed Records, Dallas County, Texas; said 21.933 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the west corner of said 21.933 acre tract; said point also being the west corner of said portion of Lot 1, Block A/2239; said point also being at the intersection of the northeast right-of-way line of Malcom X Boulevard (formerly known as Oakland Avenue) [60 feet wide] and the southeast right-of-way line of Elsie Faye Heggins Street (formerly known as Hatcher Street) (formerly known as Marshall Avenue) [100 feet wide];

THENCE, North 43 degrees 51 minutes 40 seconds East, with said southeast right-of-way line of Elsie Faye Heggins Street, a distance of 723.77 feet to a 1/2-inch iron pipe found [North 29 degrees 39 minutes 40 seconds West, 0.31 feet] at the north corner of said 21.933 acre tract; said point also being the north corner of said Lot 1, Block H/2242; said point also being the west corner of City of Dallas Block 4438, Woodland Cemetery;

THENCE, South 46 degrees 02 minutes 00 seconds East, leaving said southeast right-of-way line and with the northeast line of said 21.933 acre tract, a distance of 1,310.00 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at an angle corner; said point also being an interior corner of City of Dallas Block 4440, conveyed to the City of Dallas by Warranty Deed recorded in Volume 1864, Page 464, Deed Records, Dallas County, Texas;

THENCE, South 56 degrees 37 minutes 00 seconds East, continuing with said City of Dallas Block 4440, a distance of 21.87 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the east corner of said 21.933 acre tract; said point also being the north corner of Lot 1, Block B-3/4435, Oakland Ave Annex, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2, Page 268, Map Records, Dallas County, Texas;

THENCE, South 44 degrees 06 minutes 00 seconds West, with the common line of said 21.933 acre tract and Oakland Ave Annex, a distance of 724.63 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the south corner of said 21.933 acre tract; said point also being on the said northeast right-of-way line of Malcom X Boulevard;

THENCE, with the said northeast right-of-way line of Malcom X Boulevard the following metes and bounds;

North 45 degrees 48 minutes 47 seconds West, leaving the northwest line of Lot 1, Block B-1/4433 of said Oakland Ave Annex, a distance of 1,225.73 feet to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the beginning of a curve to the left having a radius of 500.00 feet;

Northwesterly, with said curve to the left through a central angle of 07 degrees 22 minutes 35 seconds, an arc distance of 64.37 feet [chord bears North 49 degrees 30 minutes 05 seconds West, 64.33 feet] to a 3-1/4-inch aluminum disk stamped "LINCOLN HIGH SCHOOL, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the point of reverse curve having a radius of 875.00 feet;

Northwesterly, with said reverse curve through a central angle of 02 degrees 32 minutes 16 seconds, an arc distance of 38.76 feet [chord bears North 51 degrees 55 minutes 07 seconds West, 38.75 feet] to the POINT OF BEGINNING;

CONTAINING, 955,387 square feet or 21.933 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DALLAS INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LINCOLN HIGH SCHOOL, 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 of 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 Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Brent Alfred
Chief Construction Officer

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Brent Alfred, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 Engineers and Land Surveyors, 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 \_\_\_\_\_, 2024.

RELEASED 1/15/2024 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

SHEET 2 OF 2

PRELIMINARY PLAT
LINCOLN HIGH SCHOOL
LOT 1, BLOCK 4437

BEING ALL OF

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LOTS 2-12, BLOCK C/2241, LOTS 1-16, BLOCK H/2242

BEING PORTION OF

LOTS 1 AND 24, BLOCK A/2239, LOTS 1 AND 24, BLOCK B/2240

LOT 1, BLOCK C/2241

SOUTHLAND ADDITION

VOLUME 3, PAGE 302, M.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS

BEING ALL OF

BLOCK 4437

THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S234-046
ENGINEERING NUMBER DP23-

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Engineering Firm No. F-3376 Surveying License No. 100752-00

SCALE 1" = 50' DATE JANUARY, 2024 PROJ. NO. 6067-22-02-05 DWG. NO. 6067 pre-plot

CONTACT:
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