



OWNER’S CERTIFICATE

COUNTY OF DALLAS §  
STATE OF TEXAS §

WHEREAS Dallas Independent School District is the sole owner of a 7.245 acre (315,598 square foot) tract of land, being all of Lots 1 through 19, 21 through 39, the remainder of Lots 20 and 40, the remainder of a 15 foot strip of land, Block 12/1362, Lots 1 though 19, 21 though 38, the remainder of Lot 39, the remainder of a 12 foot strip of land, Block 15/1371 of Winchester Place, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 106, Page 155 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), situated in the Thomas Lagow Survey, Abstract No. 759, also being all of that called 7.3 acre tract of land described in the Notice of Historic Designation as “all of City Blocks 12/1362 and 15/1371 and a portion of Peabody Avenue” as described in Instrument No. 20070310761 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 7.245 acre (315,598 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (controlling monument) for the southerly corner of said Block 15/1371, said point being at the intersection of the northwesterly Right-of-Way line of Pennsylvania Avenue (a called 50 foot width right-of-way, occupied width of 52.67 feet) as dedicated by said plat of Winchester Place with the northeasterly Right-of-Way line of Meyers Avenue, a 60 foot width Right-of-Way, also as dedicated by said plat of Winchester Place;

THENCE North 47 degrees 32 minutes 31 seconds West, along the common northeasterly Right-of-Way line of said Meyers Avenue and southwesterly line of said Block 15/1371, passing at a distance of 272.00 feet the common westerly corner of said Block 15/1371 and southerly corner of the dedication of Peabody Avenue by said plat of Winchester Place, said point also being the southerly corner of the City of Dallas Ordinance No. 3178 which closed Peabody Avenue between Meyers Avenue and Meadow Street, continuing along the common northeasterly Right-of-Way line of said Meyers Avenue and southwesterly line of the dedication of Peabody Avenue, passing at a distance of 332.00 feet the common westerly corner of the dedication of Peabody Avenue and southerly corner of said Block 12/1362, continuing along the common northeasterly Right-of-Way line of said Meyers Avenue and southwesterly line of said Block 12/1362, in all, a distance of 660.50 feet to a MAG Nail with washer stamped “JHMS CP&Y” set in concrete for the common westerly corner of said Block 12/1362 and northerly corner of said dedication of said Meyers Avenue, said point being in the southeasterly Right-of-Way line of Martin Luther King Jr. Boulevard (formerly Forest Avenue) a 120 foot width Right-of-Way as dedicated by said plat of Winchester Place, from said corner, a 60d nail found (Controlling Monument) (C.M.) for the common westerly corner of said Meyers Avenue dedication and northerly corner of Block 11/1364 as shown on said plat of Winchester Place bears South 42 degrees 30 minutes 18 seconds West, a distance of 60.00 feet;

THENCE North 42 degrees 30 minutes 18 seconds East, along the common southeasterly Right-of-Way line of said Martin Luther King Jr. Boulevard and northwesterly line of said Block 12/1362, a distance of 487.24 feet to MAG NAIL nail with washer stamped “JHMS CP&Y” set in concrete for the common northerly line of said Block 12/1362 and westerly line of the dedication of Meadow Street (a variable width right-of-way) as dedicated by the plat of Chamberlains Addition, an addition to the City of Dallas, Texas as recorded in Volume 132, Page 181 D.R.D.C.T., from said point an “X” cut in concrete found for the westerly corner of Lot 1, Block 1350 of said Chamberlains Addition bears North 42 degrees 30 minutes 18 seconds East, across Meadow Street Right-of-Way, a distance of 50.00 feet;

THENCE South 47 degrees 27 minutes 19 seconds East, along the common northeasterly line of said Block 12/1362 and southwesterly Right-of-Way line of said Meadow Street, a distance of 328.11 feet to a 5/8 inch iron rod with a 3–1/2 inch aluminum disk stamped “James Madison High School CP&Y” set for an angle point, said point being the northerly corner of the said Right-of-Way Closure of Peabody Avenue;

THENCE South 37 degrees 24 minutes 44 seconds East, along the common northeasterly line of said Right-of-Way closure and southeasterly Right-of-Way line of said Meadow Street, a distance of 61.03 feet to a 5/8 inch iron rod with a 3–1/2 inch aluminum disk stamped “James Madison High School CP&Y” set for an angle point, said point being the common easterly corner of said Peabody Avenue Closure, northerly corner of said Block 15/1371 and westerly corner of a called 4,033.0 square foot Right-of-Way dedication as recorded in Volume 1947, Page 12, D.R.D.C.T.

THENCE South 43 degrees 31 minutes 49 seconds East, along the common northeasterly line of said Block 15/1371, southwesterly line of said called 4,033.0 square foot tract of land, and southwesterly Right-of-Way line of said Meadow Street, passing at a distance of 130.37 feet, the southerly corner of said called 4,033.0 square foot tract of land, continuing along the common northeasterly line of said Block 15/1371 and southwesterly Right-of-Way line of said Meadow Street, passing at a distance of 142.41 feet the westerly corner of a 30 foot strip dedication of Right-of-Way for Meadow Street as recorded in Volume 371, Page 42 D.R.D.C.T., continuing along the common northeasterly line of said Block 15/1371, southwesterly line of said 30 foot strip dedication, in all, a distance of 272.38 feet to a MAG NAIL nail with washer stamped “JHMS CP&Y” set in concrete for the easterly corner of said Block 15/1371, said corner being the intersection of the southwesterly Right-of-Way line of said Meadow Street with the northwesterly Right-of-Way line of said Pennsylvania Avenue;

THENCE South 42 degrees 26 minutes 00 seconds West, along the common southeasterly line of said Block 15/1371 and northwesterly Right-of-Way line of said Pennsylvania Avenue, a distance of 456.95 feet to the POINT OF BEGINNING, and containing 7.245 acres or 315,598 square feet 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 James Madison High School, 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 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 Dallas, Texas, this the\_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Tim Strucely, Executive Director  
Dallas Independent School District

STATE OF TEXAS: §  
COUNTY OF DALLAS: §

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Tim Strucely 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas  
My commission expires: \_\_\_\_\_

SURVEYOR’S STATEMENT

I, Sean M. Flaherty, 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 Surveyng, 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 \_\_\_\_\_, 2019  
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  
\_\_\_\_\_  
Sean M. Flaherty  
Registered Professional Land Surveyor Texas No. 52528

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Sean M. Flaherty 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas  
My commission expires: \_\_\_\_\_.

PRELIMINARY PLAT  
OF  
JAMES MADISON  
HIGH SCHOOL

BEING A REPLAT OF  
LOTS 1 THROUGH 19, 21 THROUGH 39,  
THE REMAINDER OF LOTS 20 AND 40,  
THE REMAINDER OF A 15' STRIP OF LAND, BLOCK 12/1362,  
LOTS 1 THROUGH 19, 21 THROUGH 38,  
THE REMAINDER OF LOT 39,  
THE REMAINDER OF A 12' STRIP OF LAND, BLOCK 15/1371,  
AND A PORTION OF PEABODY AVENUE  
AS SHOWN ON THE PLAT OF  
WINCHESTER PLACE ADDITION  
RECORDED IN VOL. 106, PG. 155  
DEED RECORDS OF DALLAS COUNTY, TEXAS

IN THE THOMAS LAGOW SURVEY, ABSTRACT NUMBER 759  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S 190–037



1820 Regal Row, Suite 150, Dallas, Texas 75235 214.747.3733 TEXAS  
REGISTERED ENGINEERING FIRM F-1741 TBPLS 10194115

SHEET 2 OF 3

OCTOBER 25, 2019

1900776 MADISON.DWG

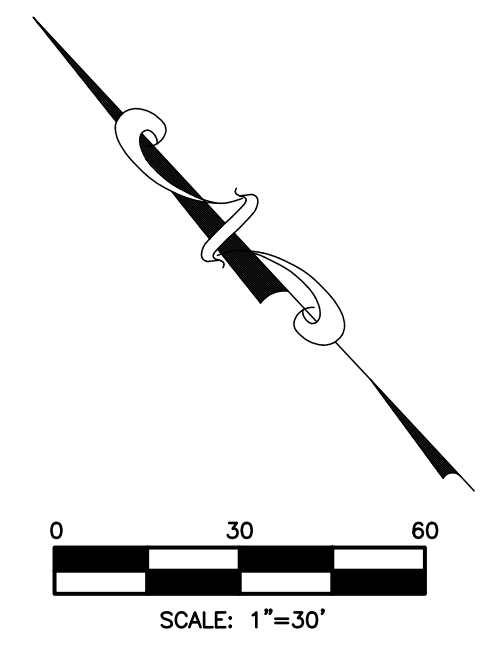
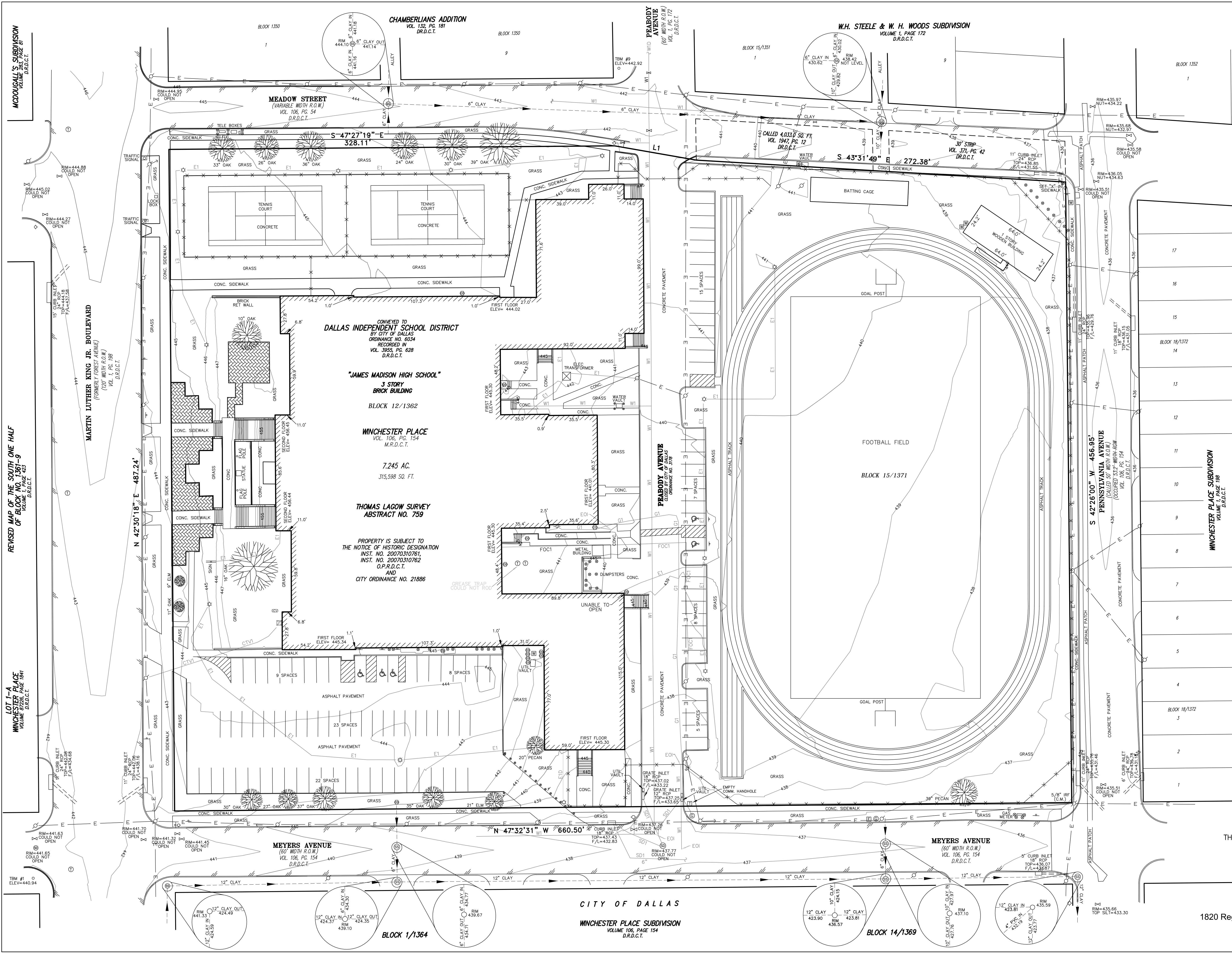
OWNER:

DALLAS INDEPENDENT SCHOOL DISTRICT  
1820 REGAL ROW, SUITE 150  
DALLAS, TEXAS 75231

SURVEYOR:

CP&Y, INC.  
1820 REGAL ROW, SUITE 150  
DALLAS, TEXAS 75235





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 37°24'44" E	61.03'

**BENCHMARKS/MONUMENTS:**

CITY OF DALLAS

BM 1414.) SQUARE CUT ON CONCRETE CURB ON THE CENTER RADIUS AT THE SOUTHEAST CORNER OF JEFFERIES STREET AND PENNSYLVANIA AVENUE. ELEV=434.56

**SITE BENCHMARKS**

TBM 9.) SQUARE CUT IN CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF PEABODY AVENUE AND MEADOW STREET. ELEV=442.92

TBM 1.) SQUARE CUT ON THE TOP OF CURB AT THE CURB RETURN ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MARTIN LUTHER KING JR. BOULEVARD AND MEYERS AVENUE. ELEV=440.94

**GENERAL NOTES:**

1) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

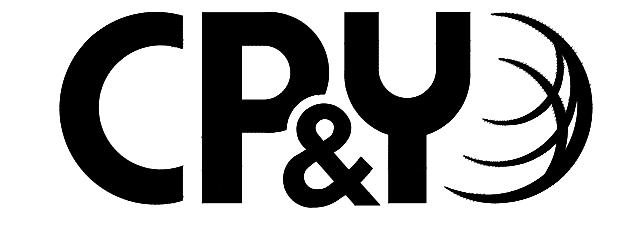
2) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, OBTAINED BY OBSERVATIONS WITH A GLOBAL POSITIONING SYSTEM, REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 COORDINATES (ZONE 4202). DISTANCES AND AREA SHOWN ARE SURFACE USING A SCALE FACTOR OF 1.000132329.

3) ALL CORNERS ARE MONUMENTED WITH A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CP&Y" UNLESS OTHERWISE NOTED.

- LEGEND**
- ⊕ = BURIED GAS SIGN
  - ⊕ = ELECTRIC BOX
  - ⊕ = TELEPHONE BOX
  - ⊕ = TV BOX
  - ⊕ = BOLLARD
  - ⊕ = SIGN
  - ⊕ = HANDICAP PARK
  - ⊕ = GAS MANHOLE
  - ⊕ = TELEPHONE MANHOLE
  - ⊕ = LIGHT STANDARD
  - ⊕ = POWER POLE
  - ⊕ = GUY ANCHOR
  - ⊕ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ⊕ = STORM DRAIN MANHOLE
  - ⊕ = WATER MANHOLE
  - ⊕ = WATER METER
  - ⊕ = IRRIGATION CONTROL VALVE
  - ⊕ = SANITARY SEWER MANHOLE
  - ⊕ = WASTEWATER CLEANOUT
  - (C.M.) = WASTEWATER CLEANOUT
  - = OVERHEAD LINES
  - X- = CHAIN LINK FENCE
  - = ASPHALT PAVING
  - ▨ = PAVESTONES

**TOPOGRAPHIC SURVEY  
OF  
BLOCK 12/1362 &  
BLOCK 15/1371  
WINCHESTER PLACE**

SITUATED IN THE  
THOMAS LAGOW SURVEY - ABSTRACT NUMBER 759  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



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TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPLS 10194115  
SHEET 3 OF 3