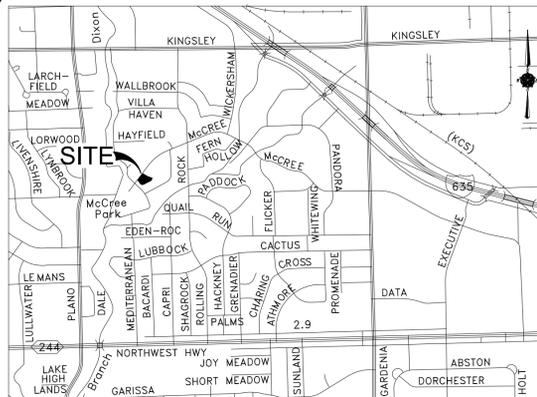


VICINITY MAP - NOT TO SCALE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	111.50'	S60°53'53"E
L2	75.12'	S71°32'39"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	61.60'	40.00'	88°14'08"	S20°12'28"W 55.69'
C2	55.92'	40.00'	80°06'03"	N75°56'59"W 51.48'

GENERAL NOTES:

- BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) PLATTED LOTS FROM AN UNPLATTED TRACT.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ACCORDING TO THE F.I.R.M. PANEL NO. 4811C0355K, THE SUBJECT PROPERTY LIES IN ZONE X (NFHA) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BENCHMARKS: STANDARD WATER DEPARTMENT BENCHMARK SET ON THE NORTH CONCRETE CURB OF LORWOOD DRIVE AND 50 FEET WEST OF CENTERLINE OF PLANO ROAD. N: 7,005,711.671 E: 2,521,001.912 ELEV = 561.55
- SQUARE CUT AT THE MIDPOINT ON CONCRETE CURB ON THE NORTHWEST CORNER OF INTERSECTION OF PLANO ROAD AND LAKE HAVEN DRIVE. N: 7,005,132.487 E: 2,521,029.936 ELEV = 557.33
- STRUCTURES ARE AS SHOWN AND TO BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, CHRIS A. THOMAS, is the owner of a 0.696 acre tract of land in City Block 7686 situated in the Benjamin Richie Survey, Abstract No. 1235, City of Dallas Block 7686, City of Dallas, Dallas County, Texas, being that tract of land described in General Warranty Deed to Chris A. Thomas recorded in Instrument No. 202500240621, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for the north corner of said Thomas tract, also being the southwest corner of Lot 22, Block 1/7686 of The Highlands, a subdivision of part of Block 7686 recorded in Volume 78167, Page 1284, Deed Records, Dallas County, Texas, lying on the southeasterly right-of-way line of Mc Cree Road (called 60' right-of-way);

THENCE South 60 degrees 53 minutes 53 seconds East, departing the said southeasterly right-of-way line of Mc Cree Road, along the northeast line of said Thomas tract, also being the southwest line of said Lot 22, Block 1/7686, a distance of 111.50 feet to a 3/8 inch iron rod found, said point being a common interior ell corner on the northeasterly line of said Thomas tract and the southwesterly line of said Lot 22, Block 1/7686;

THENCE South 71 degrees 32 minutes 39 seconds East, continuing along a northeasterly line of said Thomas tract, also being the a southwesterly line of said Lot 22, Block 1/7686, a distance of 75.12 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS", said point being the south corner of said Lot 22, Block 1/7686, lying on a northwesterly right-of-way line of a 15 foot alley, said point also being the beginning of a non-tangent curve to the right, having a delta of 88 degrees 14 minutes 08 seconds, a radius of 40.00 feet and a chord bearing and distance of South 20 degrees 12 minutes 28 seconds West, 55.69 feet;

THENCE in a southwesterly direction, along a northwesterly right-of-way line of said alley, along curve to the right, an arc length of 61.60 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS" at the end of curve;

THENCE South 63 degrees 59 minutes 59 seconds West, along a northwesterly right-of-way line of said alley, also being the southeast line of said Thomas tract, a distance of 156.27 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS", said point being the beginning of a tangent curve to the right, having a delta of 80 degrees 06 minutes 03 seconds, a radius of 40.00 feet and a chord bearing and distance of North 75 degrees 56 minutes 59 seconds West, 51.48 feet;

THENCE, in a northwesterly direction along a northeasterly right-of-way line of said alley, along curve to the right, an arc length of 55.92 feet to a mag nail found at the end of curve;

THENCE North 35 degrees 53 minutes 58 seconds West, along the southwest line of said Thomas tract, also being a northeasterly right-of-way line of said alley, a distance of 84.14 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "TXHS", said point being the southwest corner of said Thomas tract, lying on the southeasterly right-of-way line of said Mc Cree Road;

THENCE North 37 degrees 23 minutes 32 seconds East, along the northwest line of said Thomas tract and said southeasterly line of Mc Cree Road, a distance of 148.66 feet to the POINT OF BEGINNING and containing 30,313 square feet of 0.696 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Chris A. Thomas, does hereby adopt this plat, designating the herein described property as SAVANNAH HIGHLANDS, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

Chris A. Thomas, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Chris A. Thomas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Signature

SURVEYOR'S STATEMENT

I, J.R. January, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**PRELIMINARY.** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (01/15/2026)

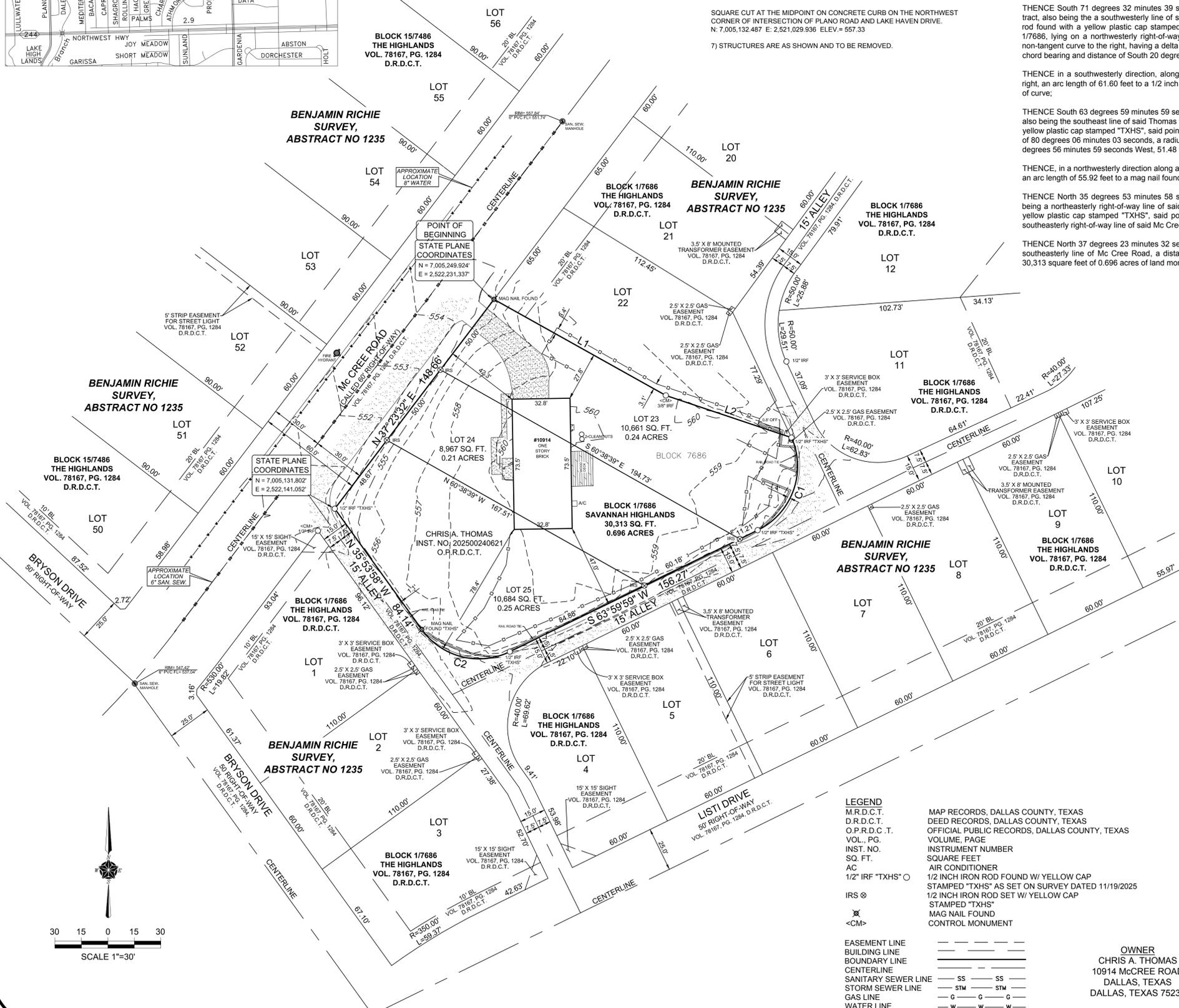
J.R. January  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Signature



LEGEND

- M.R.D.C.T.
- D.R.D.C.T.
- O.P.R.D.C.T.
- VOL., PG.
- INST. NO.
- SQ. FT.
- AC
- 1/2" IRF "TXHS" ○
- IRS ⊗
- <CM>
- EASEMENT LINE
- BUILDING LINE
- BOUNDARY LINE
- CENTERLINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- WATER LINE
- WOOD FENCE
- MAP RECORDS, DALLAS COUNTY, TEXAS
- DEED RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOLUME, PAGE
- INSTRUMENT NUMBER
- SQUARE FEET
- AIR CONDITIONER
- 1/2 INCH IRON ROD FOUND W/ YELLOW CAP
- STAMPED "TXHS" AS SET ON SURVEY DATED 11/19/2025
- 1/2 INCH IRON ROD SET W/ YELLOW CAP
- STAMPED "TXHS"
- MAG NAIL FOUND
- CONTROL MONUMENT

OWNER  
CHRIS A. THOMAS  
10914 McCREE ROAD  
DALLAS, TEXAS  
DALLAS, TEXAS 75238

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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

PRELIMINARY PLAT  
**SAVANNAH HIGHLANDS**  
LOTS 23-25, BLOCK 1/7686  
BEING A PART OF CITY BLOCK 7686,  
BENJAMIN RICHIE SURVEY, ABSTRACT NO. 1235  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-26-000022