

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	8,798	0.202
2	A	7,500	0.172
3	A	7,500	0.172
4	A	7,500	0.172
5	A	7,500	0.172
6	A	7,642	0.175
7	A	9,631	0.221
8	A	10,829	0.249
9	A	11,686	0.268
10	A	8,037	0.184
11	A	11,014	0.253
12	A	9,681	0.222
13	A	7,847	0.180
14	A	7,849	0.180
15	A	7,846	0.180
16	A	7,842	0.180
17	A	7,838	0.180
18	A	9,202	0.211

Boundary Line Table		
Line #	Bearing	Distance
BL1	S58°44'18"W	38.41'
BL2	S19°44'18"W	90.63'
BL3	S17°10'26"W	188.40'
BL4	S89°13'05"W	10.00'

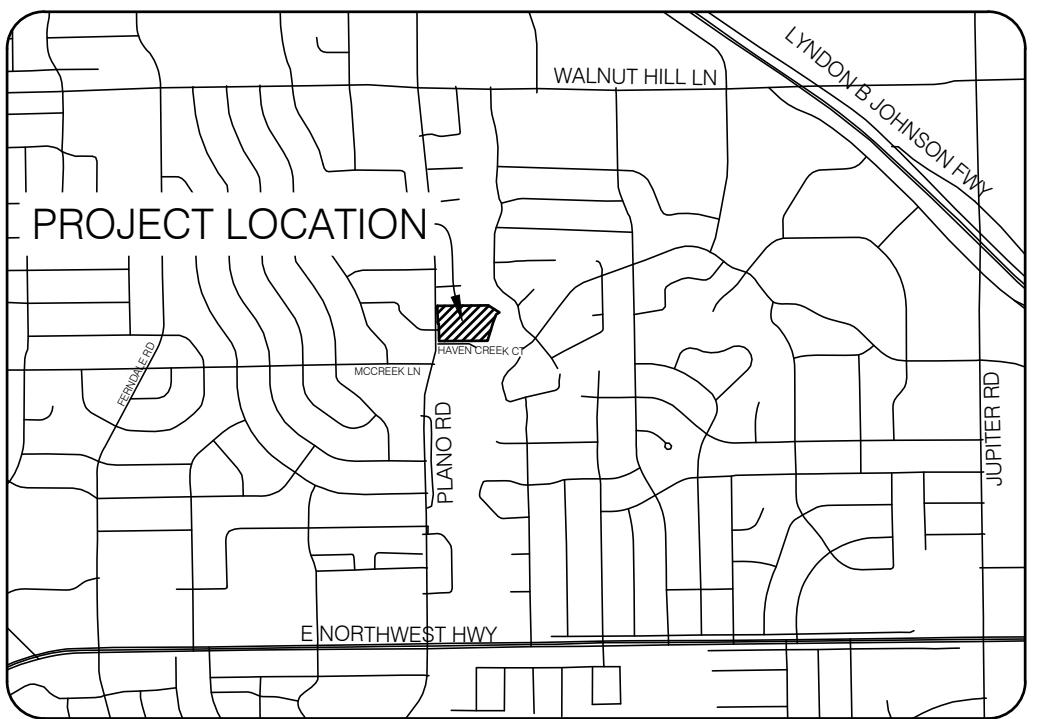
  

Lot Line Table		
Line #	Bearing	Distance
L1	S11°26'31"W	24.51'
L2	N64°40'32"E	24.95'
L3	S77°02'11"E	32.93'
L4	N40°21'33"W	39.37'
L5	N34°51'29"W	26.77'
L6	N66°26'38"W	29.15'
L7	N66°26'38"W	34.21'
L8	N77°16'50"W	49.76'
L9	N64°38'51"W	45.21'
L10	N25°46'59"W	22.89'
L11	N58°15'31"W	27.64'
L12	S45°36'11"E	28.60'
L13	S44°04'58"W	28.13'

Open Space Area Table		
Lot #	Block #	Acres
1	X	0.340

Centerline Line Table		
Line #	Bearing	Distance
L1	N01°13'53" W	25.00'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	189.52'	50.00'	217°10'37"	S32°00'33"E	94.78'
C2	17.45'	20.00'	49°59'41"	N64°23'59"E	16.90'
C3	17.45'	20.00'	49°59'41"	N65°36'20"W	16.90'



## LOCATION MAP

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
◐	POWER POLE
☀	LIGHT POLE/STANDARD
‘	GUY WIRE ANCHOR
●	BOLLARD
→	SIGNPOST
◊	FIRE HYDRANT
█	UTILITY RISER
UGE	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
FOC	FIBREOPTIC CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
▣	WATER VALVE
▣	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—○—○—	CHAIN LINK FENCE
—//—//—	WOOD FENCE
—OHE—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
BL	BUILDING LINE
Esmt.	EASEMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS

## NOTES:

Notes:

1. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
2. All proposed lots situated in whole or in part within the corporate limits comply with the minimum size requirements of the subdivision plat.

## PRELIMINARY PLAT

This preliminary plat shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

NOTES:

1. Lot to lot drainage will not be allowed without engineering section approval.
2. The purpose of this plat is to create 18 residential lots and one common area from three platted lots and a portion of land and to remove existing building line.
3. Basis of bearing, horizontal and vertical position of lots from the Texas WDS RTK Network – Texas State Coordinate System, NAD83, North Central Zone (83N). Verified with static GPS observations and an OPUS solution NAD 83 (CORS96) Epoch 2002.0, Vertical positions referenced to NAVD88 using (GEOID03).

PLAT-26-000003  
(PRELIMINARY PLAT)

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# HIGHLANDER

18 R-7.5(A) LOTS,  
1 OPEN SPACE BLOCK  
4.499 GROSS ACRES±  
OUT OF THE  
MCHEY SURVEY ~ ABSTRACT NO. 1235  
CITY OF DALLAS  
DALLAS COUNTY TEXAS

<u>APPLICANT</u>	<u>OWNER</u>
M/I Homes of DFW, LLC	Highlander School
700 S.H. 121 Bypass, Suite 100	9120 Plano Rd.
Lewisville, TX	Dallas, TX
Telephone: (214) 514-3389	Telephone: (214) 2
Contact: Kevin Dym	Contact: Robert
Vice President, Land	

OWNER  
Islander School, Inc.  
9120 Plano Rd.  
Dallas, TX  
Phone: (214) 282-0200  
Fax: Robert Reed

ENGINEER /  
Spiars Engineering  
765 Custer Road  
Plano, TX  
Telephone: (937) 265-1000  
Contact: Tristan Poore  
Email: tristan.poore@spiars.com

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (936) 648-6505  
Contact: Tristan Poore, P.E.  
E-mail: [tristan.poore@spiarsengineering.com](mailto:tristan.poore@spiarsengineering.com)

**METES AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the B. Richey Survey, Abstract No. 1235, City of Dallas, Dallas County, Texas, being all of a tract conveyed to Highlander School Inc., by deed recorded in Volume 89002, Page 1303, Deed Records, Dallas County, Texas (DRDCT), which includes all of Lots 1, 2, and 3, Block A/7687, Freeman Subdivision, an addition recorded in Volume 36, Page 129 DRDCT, and being all of a tract conveyed to Highlander School Inc., by deed recorded in Volume 90107, Page 540 DRDCT, the two tracts above being contiguous and herein described as one tract, and being more particularly described as follows:

BEGINNING at a MAG nail found on the east line of Plano Road, a called 100-foot-wide right-of-way, for the northwest corner of said Highlander School tract;

THENCE N 89°23'49" E, passing at 10.00 feet the southwest corner of Rosewood Garden Estates, an addition recorded in Volume 95074, Page 4127 DRDCT, and continuing along the south line thereof, a total distance of 515.31 feet to a point in Dixon Branch, a named creek, and being generally on the west line of the utility easement, sanitary sewer easement, and public use area, in Block 7687, of Kingsley Meadows No. 2, an addition recorded in Volume 73102, Page 1494 DRDCT;

THENCE S 57°11'52" E, 133.31 feet along the west line thereof to a point in said creek, being on the most northerly north line of the "Floodway Management Area" created by the plat of Havencreek Court, an addition recorded in Volume 2003113, Page 81 DRDCT;

THENCE along the common line of Havencreek Court, the following:

S 58°44'18" W, 38.41 feet;

S 19°44'18" W, 90.63 feet;

S 17°10'26" W, 188.40 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 89°28'52" W, 490.60 feet to a 1/2" iron rod with plastic cap found on the east line of Plano Road;

THENCE along the east line thereof, the following:

N 01°13'53" W, 176.98 feet to a 1/2" iron rod with plastic cap found;

S 89°13'05" W, 10.00 feet to a MAG nail found;

And N 01°14'20" W, 179.72 feet to the POINT OF BEGINNING with the subject tract containing 195,970 square feet or 4.499 acres of land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Highlander School, Inc. acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as HIGHLANDER, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 rights 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 rights 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 \_\_\_\_\_, 20\_\_\_\_.

Highlander School, Inc.

By: \_\_\_\_\_ Robert Reed

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kevin Dym, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

**SURVEYOR'S STATEMENT:**

I, Darren K. Brown, 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 the Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY  
NOT TO BE RECORDED FOR ANY PURPOSES

Darren K. Brown  
Texas Registered Professional Land Surveyor No. 5252



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

**SURVEYOR'S CERTIFICATE**

To: Highlander School Inc., and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 11/18/25.

Date of Plat or Map: 11/24/25



PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

Darren K. Brown, RPLS 5252

Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48113C0355K, effective on 7/7/2014. The property is located in Zone "AE" (Base flood elevations determined) and Zone "X" (areas determined to be outside the 500-year floodplain).

**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

**PLAT-26-00003  
(PRELIMINARY PLAT)**

**HIGHLANDER**

18 R-7.5(A) LOTS,  
1 OPEN SPACE BLOCK  
4.499 GROSS ACRES±  
OUT OF THE

B. RICHEY SURVEY ~ ABSTRACT NO. 1235  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

Sheet 2 of 2

**PRELIMINARY PLAT**  
This preliminary plat shall not be recorded for any purpose and shall not  
be used or viewed or relied upon as a final survey document.

**PRELIMINARY SURVEY FOR REVIEW AND COMMENTS**  
This survey was prepared without the benefit of title commitment, and  
there may be easements, other encumbrances, or other matters of  
record, which have not been shown hereon.  
(This note will be removed after the surveyor has received current title  
commitment and address comments in connection with this subject tract)

**APPLICANT**  
M/I Homes of DFW, LLC  
700 S.H. 121 Bypass, Suite 100  
Lewisville, TX  
Telephone: (214) 514-3389  
Contact: Kevin Dym  
Vice President, Land

**OWNER**  
Highlander School, Inc.  
9120 Plano Rd, Suite 100  
Dallas, TX  
Telephone: (214) 282-0200  
Contact: Robert Reed

**ENGINEER / SURVEYOR**  
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765 Custer Road, Suite 100  
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