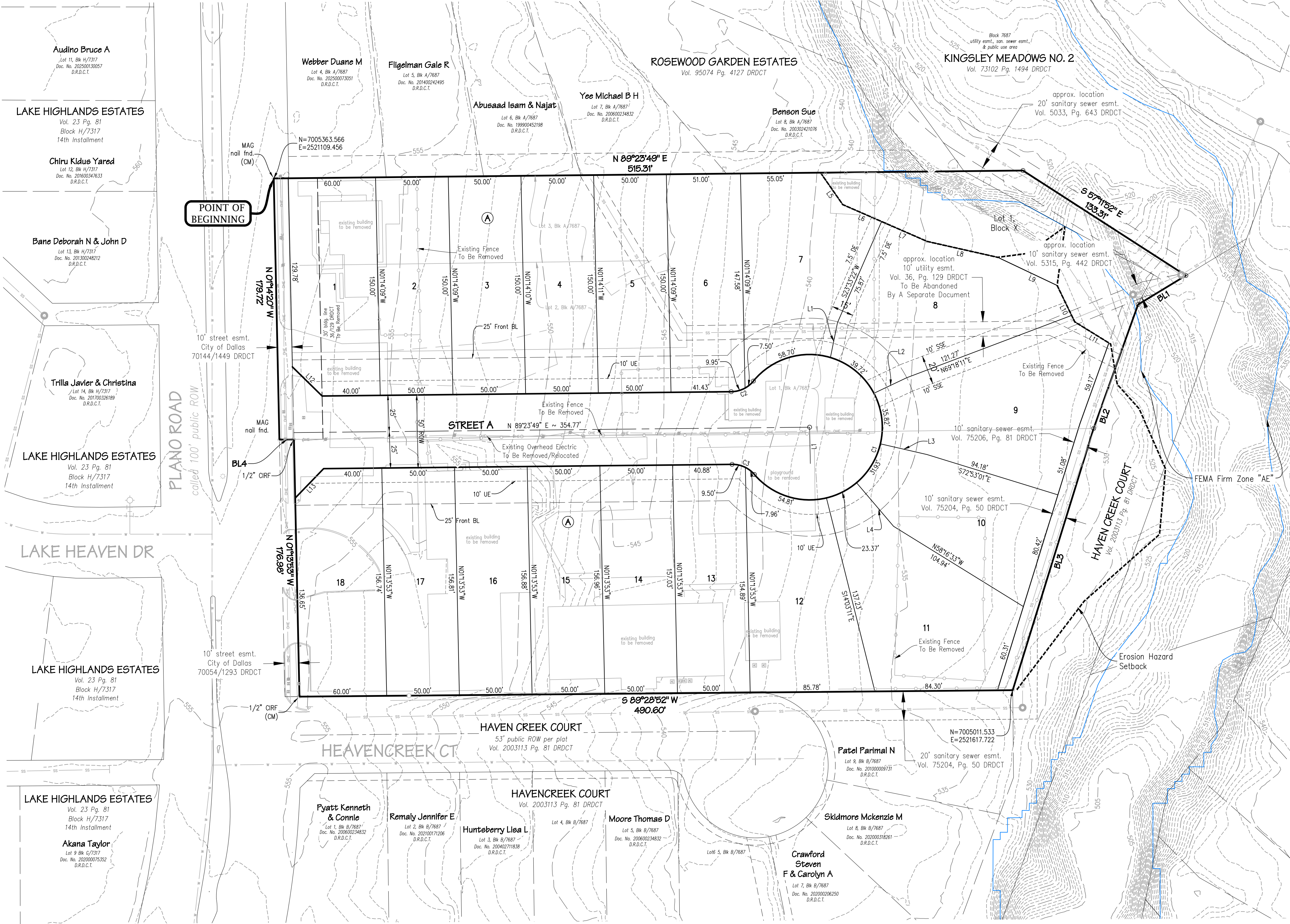


Drawing: 1:5/20/2003 2:08:53.52 PM Highlander.dwg Plot: 08/05/2024 2:08:06 2:34 PM
2:16:18 PM
Plotted by: jaymccaskey Date: 08/05/2024 2:08:06 2:34 PM



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

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 tract of land and to remove existing building line.
3. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network - Texas State Plane Coordinate System, NAD83, North Central Zone (4202). Verified with static GPS observations and an OPUS solution, NAD 83 (CORS96) Epoch 2002.0. Vertical positions are referenced to NAVD88 using (GEOID03).

- NOTES:
- Blocking the flow of water on construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - Water will be provided by City of Dallas.
 - Electricity will be provided by Oncor Electric Delivery Company.
 - Sewer service will be provided by City of Dallas.
 - A Floodplain Development Permit will be required from City of Dallas for any construction in the floodplain. The subject tract lies within Zone A and AE (areas outside the 100-year floodplain) according to FEMA.
 - The land will be used for construction of residential homes.
 - City of Dallas will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - The owner agrees to comply with all state or federal regulations relating to subdivisions of this type.
 - There will be no lot sales until the Final Plat has been approved by City of Dallas and filed in Dallas County Plat Records.
 - Streets, Water, Sewer and Drainage Infrastructure to be maintained by the City of Dallas.
 - Lot 1 Block X to be dedicated to the City of Dallas as parkland.

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	

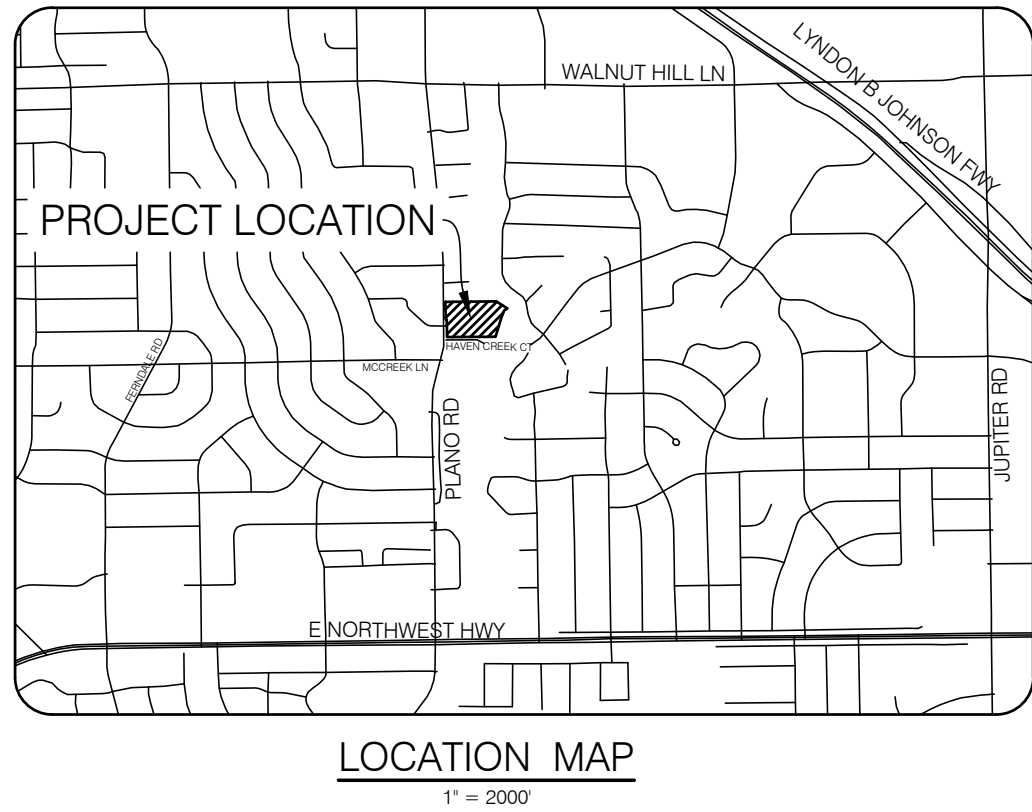
Open Space Area Table		
Lot #	Block #	Acres
1	X	0.340

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

Lot Curve Table				
Curve #	Length	Radius	Delta	Chord Distance
C1	189.52'	50.00'	217°10'37"	94.78'
C2	17.45'	20.00'	49°59'41"	16.90'
C3	17.45'	20.00'	49°59'41"	16.90'

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'



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP
○	STAMPED "SPARSING" 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
UG	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
FOC	FIBEROPTIC CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
W	WATER VALVE
W	WATER METER
SSCO	SANITARY SEWER CLEANOUT
CL	CHAIN LINK FENCE
W	WOOD FENCE
—O—	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

PLAT-26-000003
(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 1 of 2

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.
Dallas, TX
Telephone: (214) 282-0200
Contact: Robert Reed

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (936) 648-6505
Contact: Tristan Poore, P.E.
Email: tristan.poore@sparsengineering.com

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 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;

S 58°44'18" W, 38.41 feet;

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

THENCE along the east line thereof, the following

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

OWNER'S DEDICATION

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Highlander School, Inc.

By: Robert Reed

Title: _____

STATE OF TEXAS §
COUNTY OF §

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas

Dated this the _____ day of _____, 20__.

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

STATE OF TEXAS §
COUNTY OF §

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas



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

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

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.

Attest

Secretary

PLAT-26-000003
(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 herein.
(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.
Dallas, TX
Telephone: (214) 282-0200
Contact: Robert Reed

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