

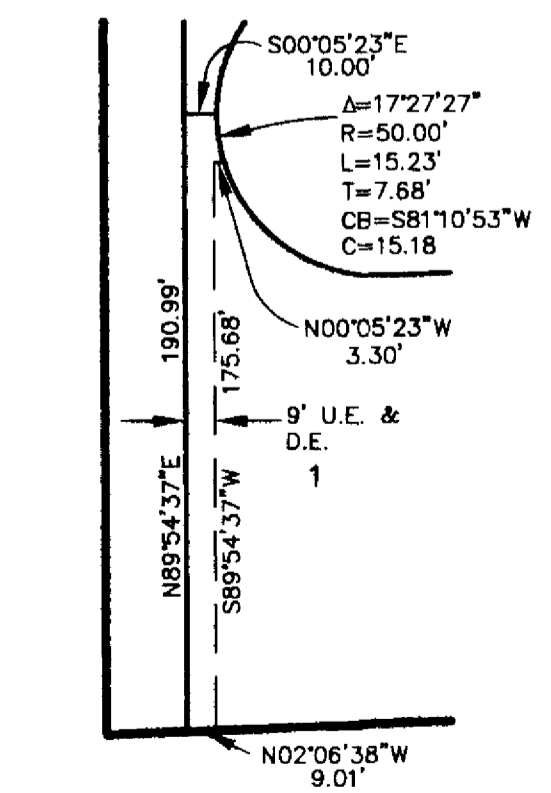
NOTE: ALL LANDSCAPE BUFFERS, DETENTION AREAS & COMMON AREAS SHOWN HEREON SHALL BE CONVEYED TO & MAINTAINED BY THE HOME OWNERS ASSOCIATION, NOT THE CITY OF DESOTO.

NOTE: NO FRONT ACCESS SHALL BE PERMITTED ON LOTS 38-39, BLOCK A & LOTS 1-9, BLOCK D.

LEGEND  
I.R.F. = IRON ROD FOUND  
I.R.S. = IRON ROD SET  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BEARING	CHORD
C1	261.80'	50.00'	300°00'00"	28.87'	N88°02'32"E	50.00'
C2	141.96'	50.00'	162°40'22"	328.15'	S46°34'37"E	98.86'
C3	235.62'	50.00'	270°00'01"	50.00'	N47°06'39"W	70.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°58'34"E	34.77'
L2	S46°00'32"E	35.94'
L3	N43°02'32"E	14.14'
L4	S46°57'28"E	14.14'
L5	S46°57'28"E	14.14'
L6	N43°02'32"E	14.14'
L7	N43°29'58"E	14.03'
L8	S46°30'02"E	14.25'
L9	S46°34'38"E	14.27'
L10	N42°57'57"E	14.12'
L11	N47°02'03"W	14.16'
L12	N00°05'23"W	10.00'



DETAIL OF 9' U.E. & D.E. ON LOT 1, BLOCK A  
SCALE: 1" = 60'

NOTE: NO PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 48113C0630J, DATED 8/23/01.

Final Plat  
**SHERIDAN PARC**  
27.665 ACRES OUT OF  
ZEBEDEE HEATH SURVEY, ABSTRACT NO. 562  
CITY OF DESOTO  
DALLAS COUNTY, TEXAS  
76 RESIDENTIAL LOTS

CONFORMED COPY  
OFFICIAL PUBLIC RECORDS  
Cynthia Figueroa Calhoun  
Cynthia Figueroa Calhoun County Clerk  
Dallas County TEXAS  
November 21, 2005 12:20:21  
FEE: \$55.00  
200503590921

**M R DEVELOPMENT CORPORATION** OWNER  
100 N. Mitchell Road  
Mansfield, Texas 76063 (817)477-0797

**JONES & BOYD, INC.** SURVEYOR/ENGINEER  
17090 Dallas Parkway, Suite 200  
Dallas, Texas 75248 (972)248-7676

76 LOTS  
1 DETENTION BASIN  
REVISED: OCTOBER 19, 2005  
OCTOBER 6, 2005  
Sheet 1 of 2