

LOT AREA TABLE			
BLK-LOT	SQ. FT.	BLK-LOT	SQ. FT.
A-1	13,808	C-11	12,799
A-2	11,101	C-12	11,234
A-3	11,101	C-13	11,234
A-4	11,101	C-14	11,234
A-5	11,101	C-15	11,234
A-6	11,101	C-16	11,234
A-7	11,101	C-17	11,234
A-8	11,101	C-18	11,234
A-9	11,101	C-19	11,234
A-10	11,101	C-20	12,305
A-11	11,101	D-1	14,478
A-12	11,101	D-2	11,545
A-13	11,101	D-3	11,526
A-14	11,101	D-4	11,507
A-15	11,101	D-5	11,489
A-16	11,101	D-6	11,470
A-17	11,354	D-7	11,451
A-18	19,623	D-8	11,432
A-19	14,176	D-9	13,158
A-20	11,000	DETENTION BASIN	
A-21	11,000	36,787 sq. ft.	
A-22	12,477		
A-23	11,227		
A-24	11,877		
A-25	17,723		
A-26	37,931		
A-27	37,767		
A-28	15,358		
A-29	11,869		
A-30	11,001		
A-31	11,090		
A-32	11,108		
A-33	11,127		
A-34	11,145		
A-35	11,164		
A-36	11,182		
A-37	11,201		
A-38	11,219		
A-39	13,005		
B-1	11,166		
B-2	11,148		
B-3	11,131		
B-4	11,203		
B-5	11,141		
B-6	11,002		
B-7	11,002		
B-8	11,002		
C-1	12,296		
C-2	11,162		
C-3	11,144		
C-4	11,126		
C-5	11,108		
C-6	11,090		
C-7	11,072		
C-8	11,054		
C-9	11,036		
C-10	12,212		

OWNERS CERTIFICATION

CITY OF DESOTO

COUNTY OF DALLAS

WHEREAS M R DEVELOPMENT CORPORATION is the owner of all of that tract of land out of the ZEBEDEE HEATH SURVEY, ABSTRACT No. 562, located in the City of Desoto, Dallas County, Texas, being all of Lot 1 and part of Lot 2, Heath Creek Estates, an addition to the City of Desoto, as recorded in Volume 80238, Page 2316, Dallas County Deed Records, also being all of that 15.885 acre tract of land described in Deed from The William R. and Betty D. Coggins Revocable Living Trust to M R Development Corporation as recorded in Volume 2004169, Page 2052, Dallas County Deed Records, re-filed as Volume 2005051, Page 1268, Dallas County Deed Records, as affected by Deed recorded in Volume 2004238, Page 8553, Dallas County Deed Records, also being all of that 11.780 acre tract described in Deed from Joe P. Hill P.E., Consulting Structural Engineering, formerly known as Joe P. Hill, P.E., a Sole Proprietorship to M R Development Corporation as recorded in Volume 2004169, Page 2066, Dallas County Deed Records and being more particularly described as follows;

BEGINNING at a one-half inch iron rod found in the south line of Pleasant Run Road, said point being the northwest corner of said Lot 1, also being the southeast corner of a 0.197 acre tract of land conveyed to the City of Desoto as shown on the plat of Westmoreland Junior High Addition recorded in Volume 86114, Page 2332, Dallas County Deed Records:

THENCE North 89 degrees 54 minutes 37 seconds East, 327.72 feet along the south line of said Pleasant Run Road to a one-half inch iron rod set for corner, said point being the northeast corner of said Lot 1, and in the west line of said 15.885 acre tract:

THENCE North 01 degrees 57 minutes 28 seconds West, 21.74 feet to an "X" set for corner, said point being the northwest corner of said 15.885 acre tract, and in the south line of said Pleasant Run Road:

THENCE North 89 degrees 54 minutes 56 seconds East, 327.67 feet along the south line of said Pleasant Run Road to an "X" set for corner, said point being the northeast corner of said 15.885 acre tract, and said point being the northwest corner of Morris Manors Addition, an addition to the City of Desoto, as recorded in Volume 73007, Page 533, Dallas County Deed Records:

THENCE South 01 degrees 47 minutes 47 seconds East, 2130.20 feet along the east line of said 15.885 acre tract to a five-eighths inch iron rod found for corner, said point being the southeast corner of said 15.885 acre tract and the southwest corner of tract of land conveyed to William and Susan Leftwich, as recorded in Volume 88045, Page 1451, Dallas County Deed Records, and said point being in the north line of Spinner Road:

THENCE South 89 degrees 09 minutes 49 seconds West, 321.56 feet along the north line of Spinner Road to a one-half inch iron rod set for corner, said point being the southwest corner of said 15.885 acre tract:

THENCE North 01 degrees 57 minutes 28 seconds West, 538.87 feet along the west line of said 15.885 acre tract to a one-half inch iron rod found for corner, said point being the northeast corner of Lot 2A, Replat of Lot 2 in Heath Creek Estates, an addition to the City of Desoto, as recorded in Volume 84160, Page 6700, Dallas County Deed Records:

THENCE South 88 degrees 57 minutes 23 seconds West, 323.38 feet to a three-eighths inch iron rod found for corner, said point being the northwest corner of Lot 3, in the Heath Creek Estates Addition, an addition to the City of Desoto, as recorded in Volume 2316, Page 80238, Dallas County Deed Records:

THENCE North 02 degrees 06 minutes 38 seconds West, 1579.53 feet along the west line of said Lot 2 and the west line of said Lot 1 to the POINT OF BEGINNING and containing 1, 205,108 square feet or 27.665 acres of land:

DRAINAGE & DETENTION AREA DEDICATION

This plat is hereby adopted by the owners and approved by the City of Desoto (called "City") subject to the following conditions which shall binding upon the owners, their heirs, grantees, successors and assigns: The portions of Sheridan Parc, shown on the plat called "Drainage and Detention Easement" and "Drainage Easements". The drainage and detention easements within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the drainage and detention easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage and detention easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the drainage and detention easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the drainage and detention easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the easement.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MR DEVELOPMENT CORPORATION does hereby adopt this plat designating the hereon above described property as SHERIDAN PARC, an addition to the City of DeSoto, Texas, and does hereby dedicate to the City of DeSoto in fee simple forever the streets, alleys and all other rights-of-way shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements which may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way 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, maintenance 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 and service required or ordinarily performed by that utility.

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

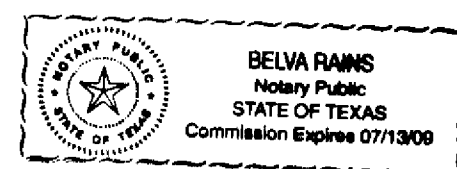
M R DEVELOPMENT CORPORATION
BY: [Signature]
(Name) (Title)

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Robert McCallin 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 purposes and consideration therein expressed, and in the capacity therein stated.

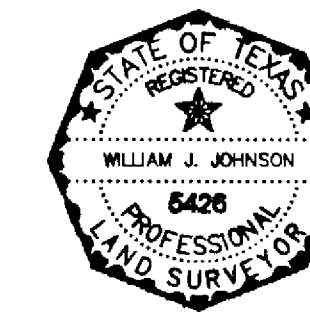
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of November, 2005.



[Signature]
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I, William J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting ordinances, rules, regulations and resolutions of the City of DeSoto, Texas.



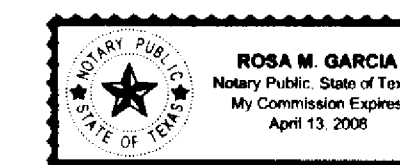
[Signature]
William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of November, 2005.



[Signature]
Notary Public, State of Texas
My commission expires 4-13-06

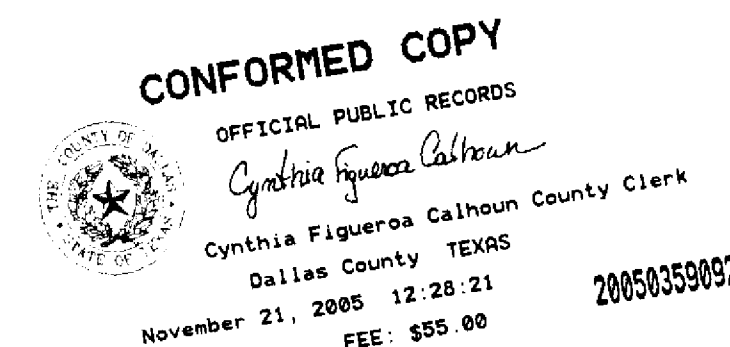
APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DESOTO, TEXAS on this 8th day of November, 2005.

[Signature]
CHAIRPERSON, PLANNING & ZONING COMMISSION

[Signature]
ZONING SECRETARY

Final Plat

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



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

Plot Time: 12:59 pm
Plotted by: WJU
Drawing: xmrd001pt.dwg
H: \Projects\WRD001\dwg
Plot Date: 7/6/05