

EXISTING UTILITIES: UTILITIES SHOWN HEREON ARE BASED ON CONSTRUCTION PLANS PROVIDED BY THE CITY OF DESOTO AND APPURTANANCES OBSERVED BY SURVEYOR AT THE TIME OF SURVEY. UNDERGROUND UTILITIES WERE NOT MARKED AT THE TIME OF SURVEY. SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SAID PLANS.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202 AS DERIVED BY GPS.

IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS RPLS 5294"
 C.M. DENOTES CONTROLLING MONUMENT



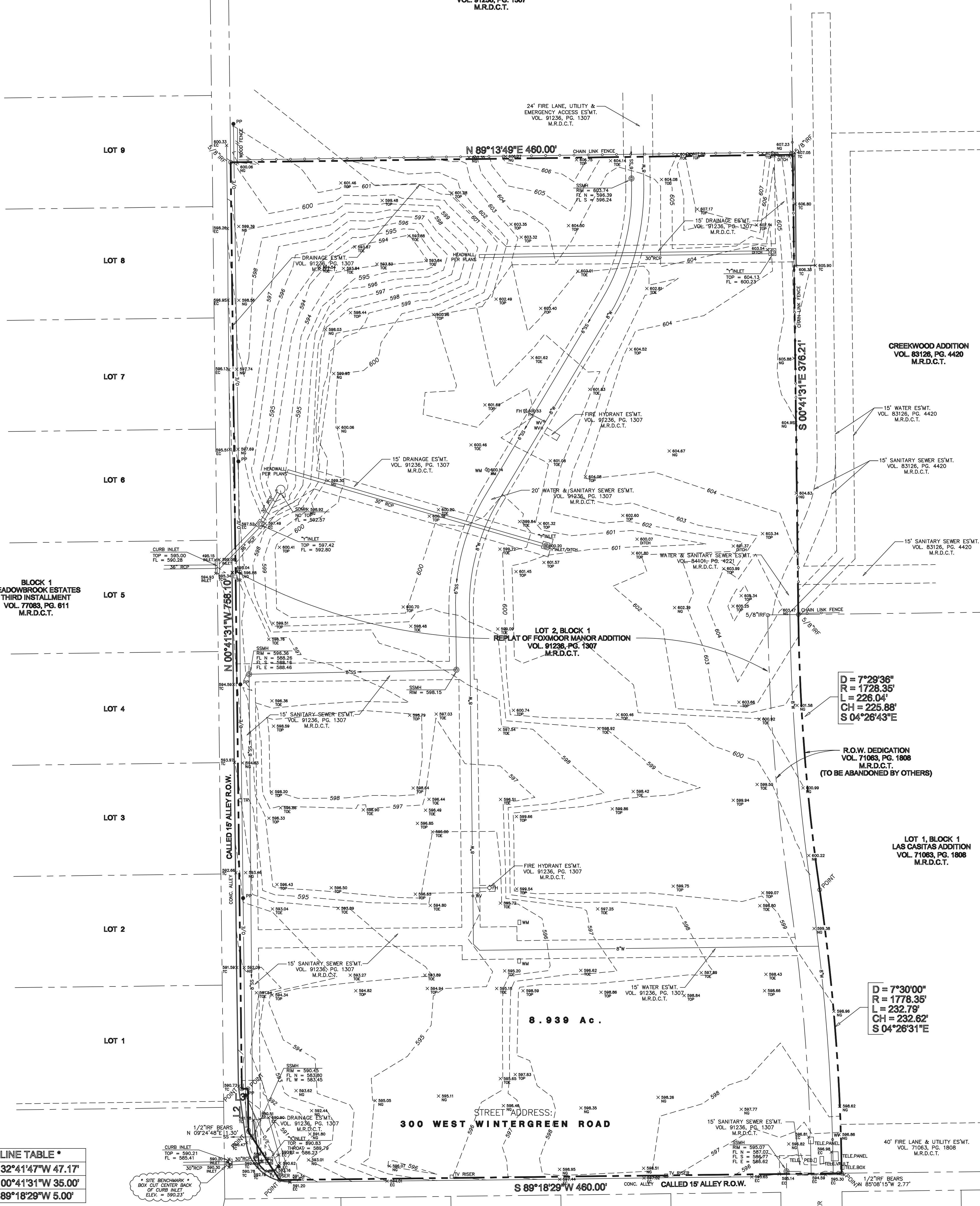
Coombs Land Surveying, Inc.
 P. O. Box 6160 Fort Worth, Texas 76115
 (817) 920-7600
 T.B.P.L.S. FIRM No. 1011800
 CLS JOB No. 23-0053
 GF No. NONE

**LOT 1, BLOCK 1
 REPLAT OF FOXMOOR MANOR ADDITION
 VOL. 91236, PG. 1307
 M.R.D.C.T.**

**LOT 2, BLOCK 1
 REPLAT OF FOXMOOR MANOR ADDITION
 VOL. 91236, PG. 1307
 M.R.D.C.T.**

STREET ADDRESS:
300 WEST WINTERGREEN ROAD

**BLOCK 16
 MEADOWBROOK ESTATES ADDITION
 SECOND INSTALLMENT
 VOL. 73074, PG. 2184
 M.R.D.C.T.**



**D = 7°29'36"
 R = 1728.35'
 L = 226.04'
 CH = 225.88'
 S 04°26'43"E**

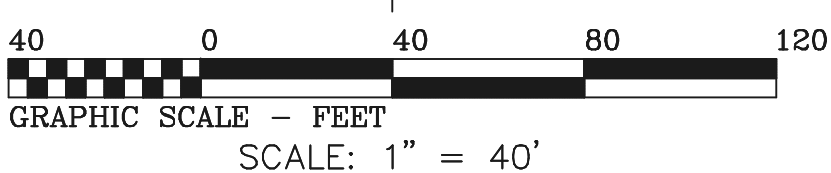
**R.O.W. DEDICATION
 VOL. 71063, PG. 1808
 M.R.D.C.T.
 (TO BE ABANDONED BY OTHERS)**

**D = 7°30'00"
 R = 1778.35'
 L = 232.79'
 CH = 232.62'
 S 04°26'31"E**

*** LINE TABLE ***

L1	N 32°41'47"W 47.17'
L2	N 00°41'31"W 35.00'
L3	S 89°18'29"W 5.00'

SITE BENCHMARK
 BOX OUT CENTER BACK
 OF CURB INLET
 ELEV. = 590.23'



SURVEYED ON THE GROUND
 MAY 9, JUNE 5, 2023
 REVISED MAY 15, 2024
Ronald W. Coombs
 RONALD W. COOMBS, R.P.L.S.
 STATE OF TEXAS No. 5294

Topographic Survey plat of
**LOT 2, BLOCK 1
 FOXMOOR MANOR ADDITION**
 an addition to the City of DeSoto,
 Dallas County, Texas
 according to the Plat recorded in
 Volume 91236, Page 1307
 Map Records, Dallas County, Texas.