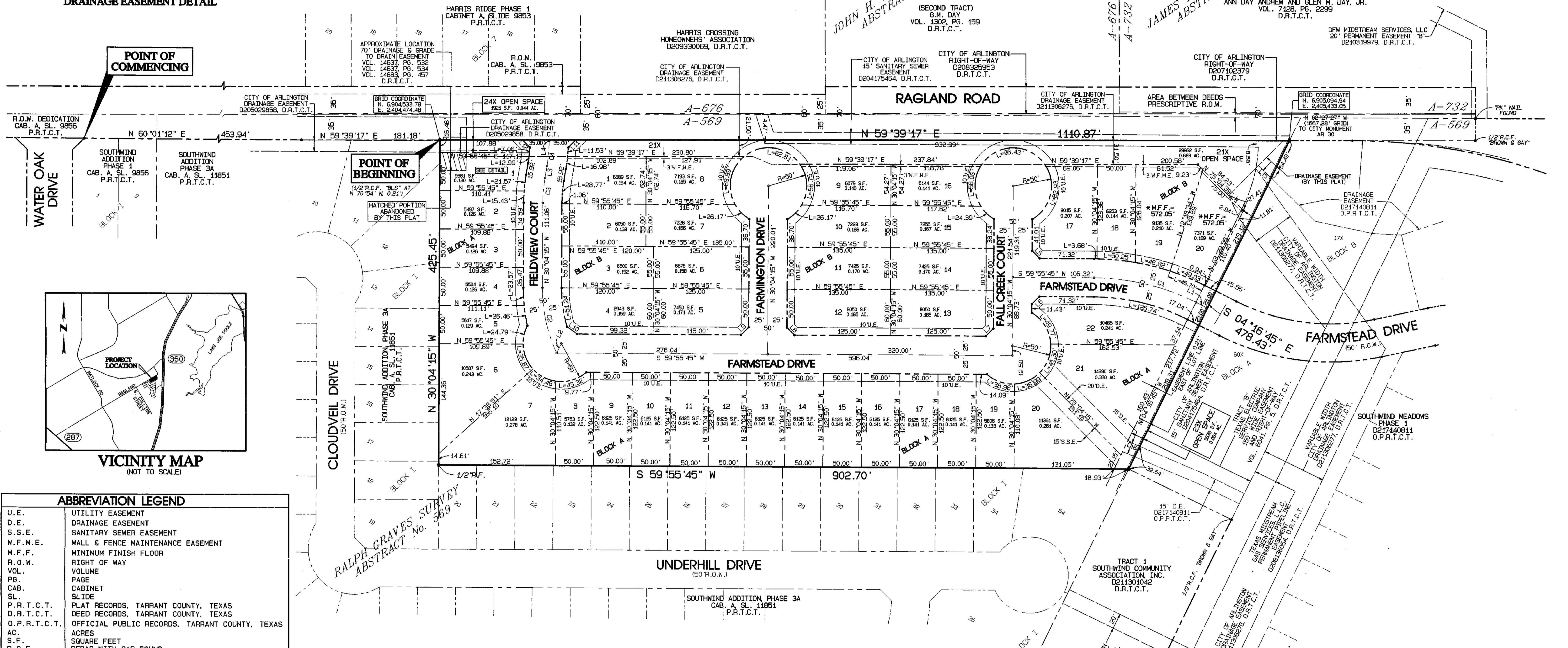
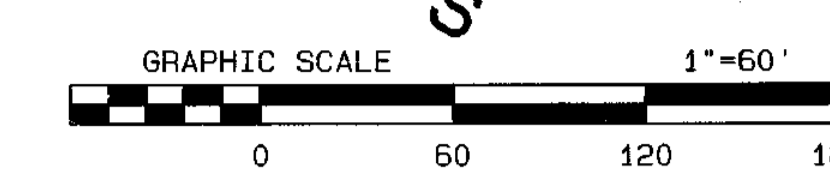
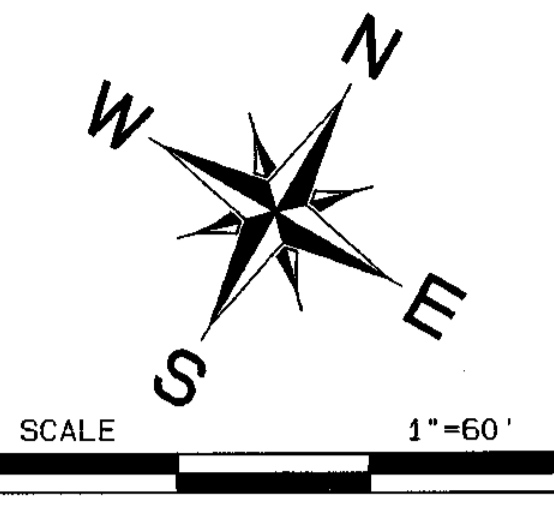
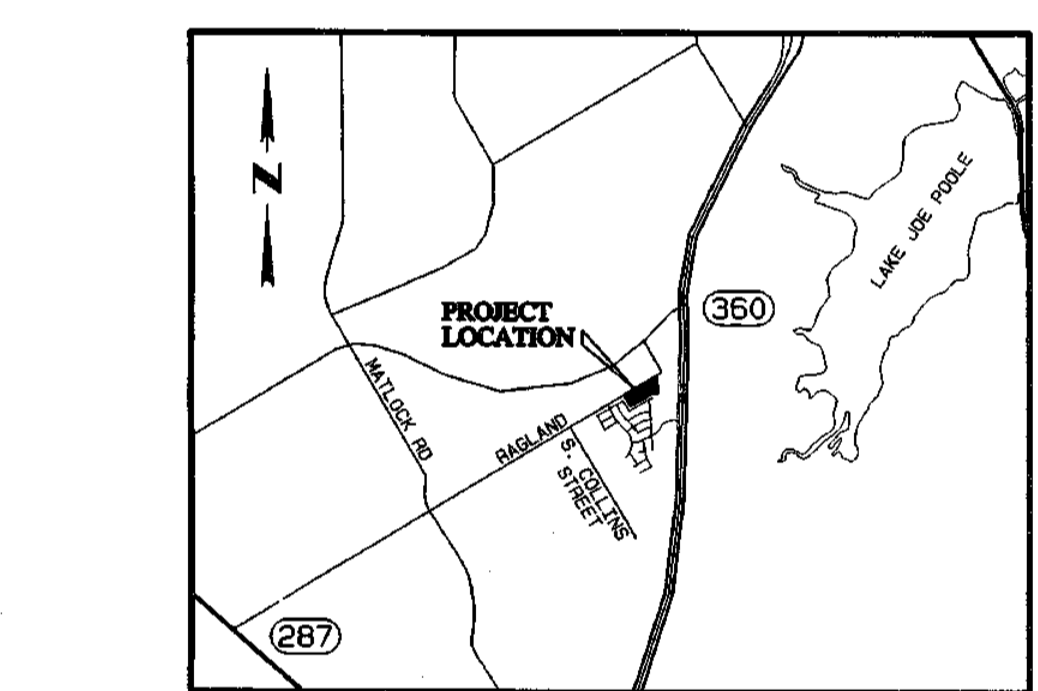


DRAINAGE EASEMENT DETAIL



POINT OF COMMENCING

POINT OF BEGINNING



VICINITY MAP (NOT TO SCALE)

**ABBREVIATION LEGEND**

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.F.M.E.	WALL & FENCE MAINTENANCE EASEMENT
M.F.F.	MINIMUM FINISH FLOOR
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
AC.	ACRES
S.F.	SQUARE FEET
R.C.F.	REBAR WITH CAP FOUND

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N86°20'05\"/>	16.77'
L2	N04°17'10\"/>	13.98'
L3	N20°39'03\"/>	15.92'
L4	N30°04'15\"/>	1.40'
L5	N75°04'15\"/>	14.14'
L6	N14°55'45\"/>	14.14'
L7	N14°55'45\"/>	14.14'
L8	N75°04'15\"/>	14.14'
L9	N14°55'45\"/>	14.14'
L10	N84°16'40\"/>	16.22'
L11	N15°14'38\"/>	14.29'
L12	N74°34'29\"/>	13.96'
L13	S59°39'17\"/>	81.86'
L14	N29°58'48\"/>	21.50'
L15	N75°53'41\"/>	23.35'
L16	N82°25'45\"/>	13.54'

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	26°24'20\"/>	300.00'	138.26'	S73°07'55\"/>	137.04'
C2	25°09'02\"/>	200.00'	87.79'	N42°38'46\"/>	87.09'
C3	9°25'12\"/>	200.00'	32.88'	N25°21'39\"/>	32.85'
C4	9°25'12\"/>	200.00'	32.88'	N25°21'39\"/>	32.85'

JOEL S. BARTON  
7/12/2017

OWNED/DEVELOPED BY:  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
1707 MARKET PLACE BLVD., SUITE 100  
IRVING, TEXAS 75063  
PHONE: (469)587-5215  
FAX: (469) 587-5221

PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, TX. 76051  
Metro (817) 329-4373  
TBPLS FIRM No. 10021700

**FINAL PLAT**  
OF  
**LOTS 1-22, 23X, 24X, BLOCK A, LOTS 1-20, 21X, BLOCK B**  
**SOUTHWIND MEADOWS, PHASE 2**  
BEING  
**9.888 ACRES**  
SITUATED IN THE  
**RALPH GRAVES SURVEY, ABSTRACT No. 569**  
AN ADDITION TO THE  
**CITY OF ARLINGTON, TARRANT COUNTY, TEXAS**  
OCTOBER 2016  
42 RESIDENTIAL LOTS AND 3 NON-RESIDENTIAL LOTS  
THIS PLAT IS RECORDED IN D217167348 DATED 7/24/2017 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. is the owner of a tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Arlington, Tarrant County, Texas, being a portion of a Tract 1 as described in deed to Lennar Homes of Texas Land and Construction Company, Ltd., recorded in D216222555, Deed Records, Tarrant County, Texas (DRCT), and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Regland Road and the east right-of-way line of Water Oak Drive as set out by plat of Southwind Addition, Phase 1 as recorded in Cabinet A, Slide 9855, Plat Records, Tarrant County, Texas (PRCT), being the northwest corner of Lot 1, Block I of said addition;

THENCE the south right-of-way line of said Regland Road per Cabinet A, Slide 9855, PRCT and D207102379, DRCT, as follows:

N 60°01'12" E, a distance of 453.94 feet;

N 59°39'17" E, a distance of 181.18 feet (plat 181.06 feet) to the northeast corner of Southwind Addition, Phase 3A, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 11851, PRCT, the northwest corner of said Lennar Tract 1, and the POINT OF BEGINNING of the herein described tract of land, from which a 1/2" rebar capped BLS found bears N 70°54' M, 0.21 feet;

THENCE N 59°39'17" E, along the south right-of-way line of said Regland Road and the northerly line of said Lennar Tract 1, a distance of 110.87 feet to a 1/2" rebar capped Goodwin & Marshall set at the northwest corner of Lot 17X, Block B of Southwind Meadows, Phase 1, an addition to the City of Arlington, Tarrant County, Texas as recorded in D217140811 Official Public Records, Tarrant County, Texas, said point lying in the west line of the 150 foot wide TRACT B easement and right of way as set out to Texas Electric Service Company (TESCO), recorded in Volume 6041, Page 5, DRCT;

THENCE S 04°16'45" E, departing the south line of said Regland Road along the west line of said Southwind Meadows, Phase 1 and the west line of said TESCO easement, a distance of 478.43 feet to a 1/2" rebar capped Goodwin & Marshall recovered at the most westerly southwest corner of Lot 50X, Block A of said Southwind Meadows, Phase 1, an angle point in a reentrant line of said Lennar Tract 1, the most northerly northwest corner of Tract 1 as described in deed to Southwind Community Association, Inc., recorded in D211301042, DRCT, and the most easterly northeast corner of said Southwind Addition, Phase 3A;

THENCE S 59°55'45" M, departing the west line of said TESCO easement, along a reentrant line of said Southwind Addition, Phase 3A and said Lennar Tract 1, a distance of 902.70 feet (plat 902.72 feet) to a 1/2" rebar found at a reentrant corner of said addition;

THENCE N 30°04'15" M, along a reentrant line of said Southwind Addition, Phase 3A and the west line of said Lennar Tract 1, a distance of 425.45 feet (plat 425.66 feet) to the POINT OF BEGINNING and containing 430,733 square feet or 9.888 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting by and through the undersigned, their duly authorized agent, does hereby adopt this plat designating the herein above described property as LOTS 1-22, 23X, 24X, BLOCK A, LOTS 1-20, 21X, BLOCK B, SOUTHWIND MEADOWS, PHASE 2, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon, except any private easements shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

Witness my hand this the 12<sup>th</sup> day of July, 2017.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
a Texas limited partnership

By: Lennar Texas Holding Company,  
a Texas corporation,  
its General Partner

By: *Alicia Schwarze*  
Name: Alicia Schwarze  
Title: Authorized Agent

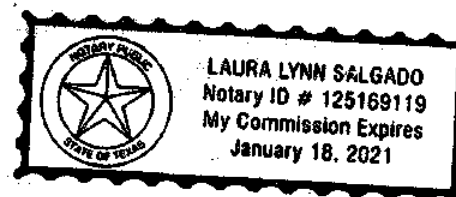
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Alicia Schwarze, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12<sup>th</sup> day of July, 2017.

*Laura Lynn Salgado*  
Notary Public in and for the State of Texas

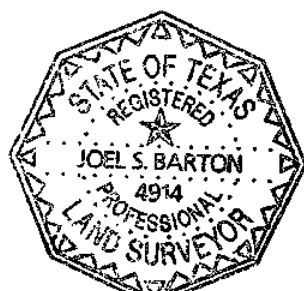
My Commission Expires: 1-18-2021



SURVEYOR'S CERTIFICATE

THIS is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

*Joel S. Barton*  
Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329 - 4373  
7/12/2017



STORM WATER SITE PLAN MAINTENANCE STATEMENT:

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE (BMP)) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT. HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1, 21, 23X, 24X, BLOCK A, LOTS 20, 21X, BLOCK B, ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

DEVELOPER'S /OWNER'S SIGNATURE

NOTES:

- Bearings and Grid Coordinates are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83.
- Property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 4643900490K, map revised September 25, 2009 the property platted hereon is situated in ZONE X NON-SHADED (Areas determined to be outside the 0.2 % annual chance floodplain).
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- Visibility triangles shall be provided at all public or private street intersections in accordance with current City ordinance. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Ordinance.
- The asterisk next to the minimum finish floor elevation indicates that a Federal Emergency Management Agency (FEMA) Elevation Certificate will not be required for these lots.
- The City of Arlington reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum finish floor elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.
- The Property Owner's Association shall be responsible for the maintenance of perimeter fencing within the 3' Wall and Fence Maintenance easement as defined and dedicated by this plat.

We hereby determine that this plat conforms to the preliminary plat approved by the Planning and Zoning Commission on Sep. 7, 2016.

Approved Attest:  
*Louville Crutcher*  
Chairman - Planning and Zoning Commission  
*John Subinger*  
Secretary - Planning and Zoning Commission

FINAL PLAT  
OF  
LOTS 1-22, 23X, 24X, BLOCK A, LOTS 1-20, 21X, BLOCK B  
SOUTHWIND MEADOWS, PHASE 2  
BEING  
9.888 ACRES  
SITUATED IN THE  
RALPH GRAVES SURVEY, ABSTRACT No. 569  
AN ADDITION TO THE  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS  
OCTOBER 2016  
42 RESIDENTIAL LOTS AND 3 NON-RESIDENTIAL LOTS

OWNED/DEVELOPED BY:  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
1707 MARKET PLACE BLVD., SUITE 100  
IRVING, TEXAS 75063  
PHONE: (469)587-5215  
FAX: (469) 587-5221

PREPARED BY:  
GOODWIN &  
MARSHALL &  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, TX. 76051  
Metro (817) 329-4373  
TBPLS FIRM No. 10021700

THIS PLAT IS RECORDED IN D217167348 DATED 7/24/2017 SHEET 2 OF 2

E:\N0711 - SOUTHWIND MEADOWS\COGON\FPLAT\PHASE 2\FIN2.FLAT.prn Wed Jul 12 05:45:57 2017