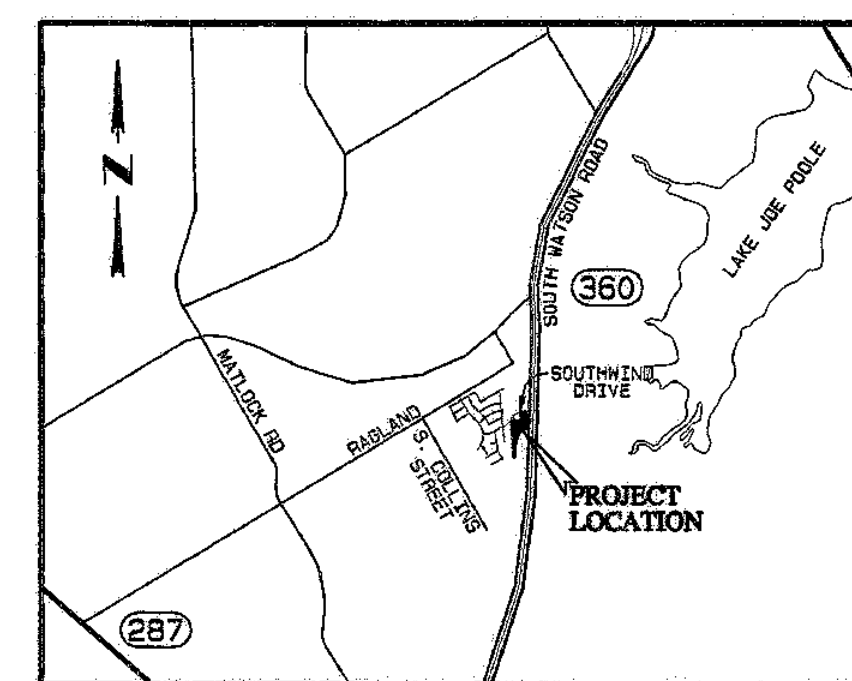


**CURVE DATA**

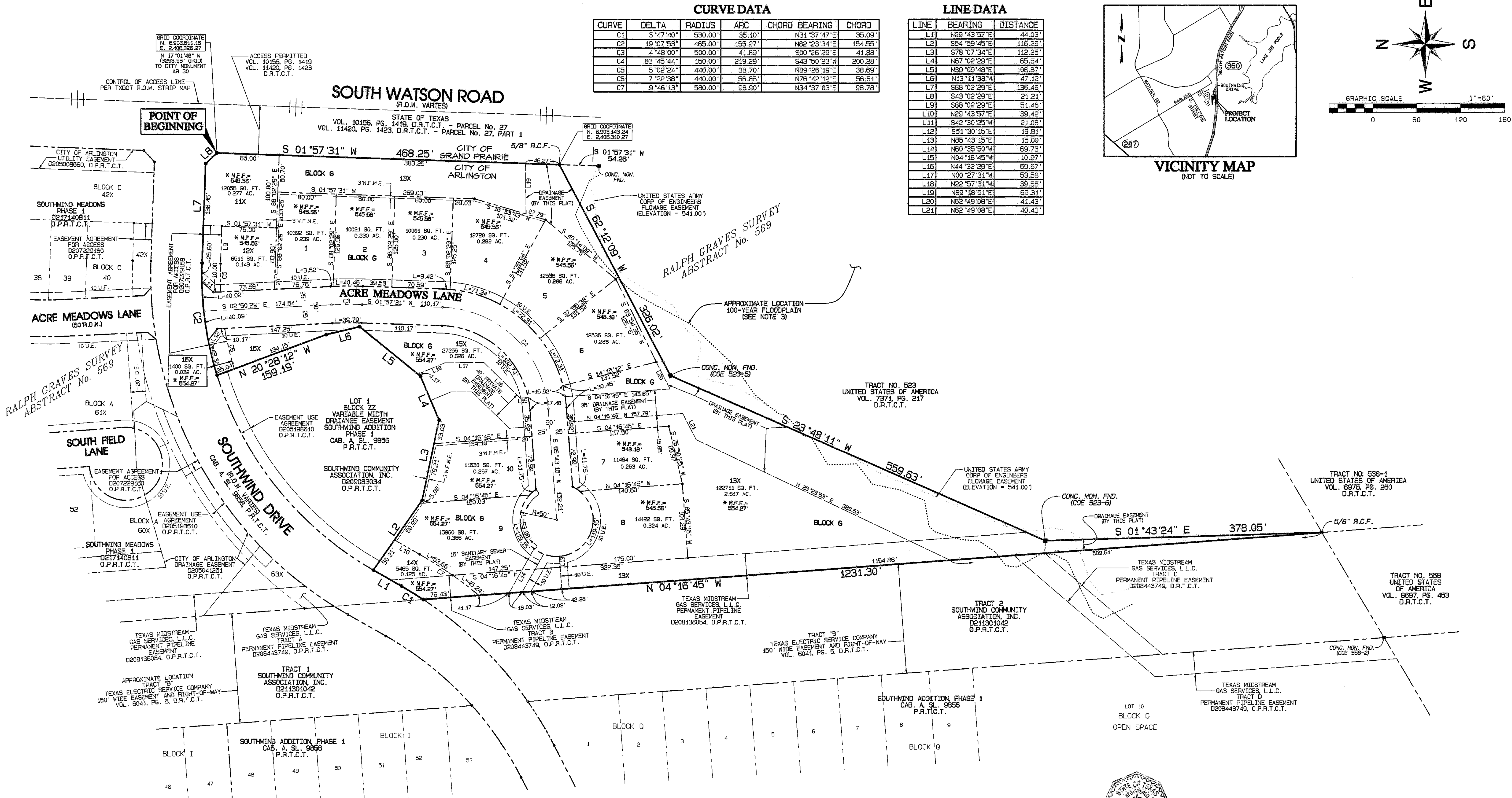
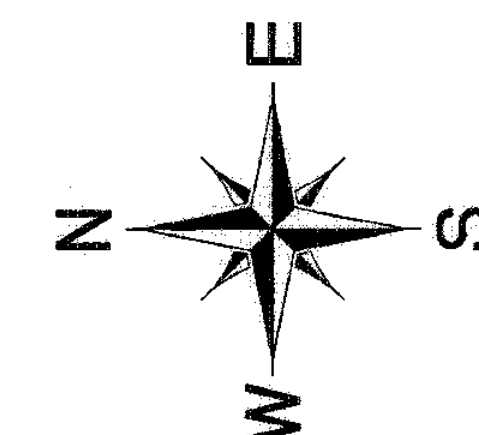
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	3°47'40"	530.00'	35.10'	N31°37'47"E	35.09'
C2	19°07'53"	465.00'	155.27'	N82°23'34"E	154.55'
C3	4°48'00"	500.00'	41.89'	S00°26'29"E	41.89'
C4	83°45'44"	150.00'	219.29'	S43°50'23"W	200.28'
C5	5°02'24"	440.00'	39.70'	N89°26'19"E	39.69'
C6	7°22'38"	440.00'	56.65'	N76°42'12"E	56.61'
C7	9°46'13"	580.00'	89.90'	N34°37'03"E	98.78'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N29°43'57"E	44.03'
L2	S54°59'45"E	118.26'
L3	S78°07'34"E	112.25'
L4	N67°02'29"E	65.54'
L5	N93°09'48"E	105.87'
L6	N13°11'38"W	47.12'
L7	S68°02'29"E	136.46'
L8	S43°02'29"E	21.21'
L9	S68°02'29"E	51.46'
L10	N29°43'57"E	39.42'
L11	S42°30'25"W	21.08'
L12	S51°30'15"E	19.81'
L13	N85°43'15"E	15.00'
L14	N60°35'50"W	69.73'
L15	N04°16'45"W	10.97'
L16	N44°32'29"E	69.67'
L17	N00°27'31"W	53.58'
L18	N22°57'31"W	39.58'
L19	N89°18'51"E	69.31'
L20	N62°49'08"E	41.43'
L21	N62°49'08"E	40.43'



**VICINITY MAP**  
(NOT TO SCALE)



**ABBREVIATION LEGEND**

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE 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
SQ. FT.	SQUARE FEET
R.C.F.	REBAR WITH CAP FOUND

**OWNED BY:**  
SOUTHWIND COMMUNITY ASSOCIATION, INC.  
2415 AVE. J, SUITE 100  
ARLINGTON, TEXAS 76006

**OWNED/DEVELOPED BY:**  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1707 MARKETPLACE 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

*Joel S. Barton*  
9/21/2017

**FINAL PLAT**  
OF  
**LOTS 1-10, 11X-16X, BLOCK G**  
**SOUTHWIND MEADOWS, PHASE 3**  
BEING  
**7.745 ACRES**  
SITUATED IN THE  
**RALPH GRAVES SURVEY, ABSTRACT No. 569**  
AN ADDITION TO THE  
**CITY OF ARLINGTON, TARRANT COUNTY, TEXAS**  
FEBRUARY 2017  
10 RESIDENTIAL LOTS AND 6 NON-RESIDENTIAL LOTS



OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF TARRANT:

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. and SOUTHWIND COMMUNITY ASSOCIATION, INC. are the owners of a tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Arlington, Tarrant County, Texas, being Tract 2 as described in deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in 021622225, Deed Records, Tarrant County, Texas (DRTCT), being a portion of Tract 2 and all of Tract 3 as described in deed to Southwind Community Association, Inc., recorded in 0211301042, DRTCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the intersection of the west right-of-way line of South Watson Road (R.O.W. varies, adjoining R.O.W. set out as Parcel 27, recorded in Volume 10155, Page 1418, DRTCT and Parcel 27, Part 1, recorded in Volume 11420, Page 1423, DRTCT) and the south right-of-way line of Southwind Drive (R.O.W. varies per Cabinet A, Slide 9656, Plat Records, Tarrant County, Texas), being the most easterly northeast corner of said Southwind Community Association Tract 3;

THENCE S 01°57'31" W, along the west right-of-way line of said South Watson Road, at a distance of 85.00 feet, passing a 1/2" rebar capped Goodwin & Marshall recovered (hereafter referred to as 1/2" rebar capped recovered) at the southeast corner of said Southwind Community Association Tract 3 and the most easterly northeast corner of said Lennar Tract 2, continuing a total distance of 488.25 feet to a 5/8" rebar capped found at the most easterly southeast corner of said Lennar Tract 2, from which a concrete monument found bears S 01°57'31" W, 54.26 feet;

THENCE departing the west line of said South Watson Road along the southeasterly line of said Lennar Tract 2 and the northwesterly line of a Tract No. 523 as described in deed to the United States of America, recorded in Volume 7374, Page 217, DRTCT, as follows:

S 62°12'09" W, a distance of 286.02 feet to a concrete monument (COE 523-5) found;

S 23°46'11" W, a distance of 859.63 feet (USA 559.63 feet) to a concrete monument (COE 523-6) found;

S 01°43'24" E, a distance of 378.05 feet (USA 378.81 feet) to a 5/8" rebar capped found in the east line of the 150 foot wide TRACT B easement and right of way set out to Texas Electric Service Company (TESCO), recorded in Volume 6041, Page 5, DRTCT, said point being the most southerly corner of said Lennar Tract 2 and the southeast corner of said Southwind Community Association Tract 2;

THENCE N 04°16'45" W, departing said USA tract, along the east line of said TESCO easement, the west line of said Lennar Tract 2 and the east line of said Southwind Community Association Tract 2, at a distance of 1154.88 feet, passing a cut X in concrete sidewalk set at a corner common to said Lennar Tract 2, and the east line of said Southwind Community Association Tract 2, continuing a total distance of 1231.90 feet to a 1/2" rebar capped set in the southeasterly right-of-way line of aforementioned Southwind Drive;

THENCE departing the east line of said TESCO easement, along the southeasterly right-of-way line of said Southwind Drive and the northerly line of said Southwind Community Association Tract 2, as follows:

Northeasterly, along a non-tangent curve to the left, having a radius point that bears N 56°28'23" W, 530.00 feet, a central angle of 03°47'40", an arc distance of 35.10, and a chord that bears N 31°37'47" E, 39.09 feet to a 1/2" rebar capped set at the end of said curve;

N 29°43'57" E, tangent to said curve, a distance of 44.03 feet to a 1/2" rebar capped set at the most northerly corner of said Southwind Community Association Tract 2 and the northwest corner of Lot 1, Block 22 of Southwind Addition, Phase 1, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 9656, Plat Records, Tarrant County, Texas;

THENCE along the west, south, and east lines of said Lot 1, Block 22, as follows:

S 54°59'45" E, a distance of 116.26 feet to a 1/2" rebar capped recovered;

S 78°07'34" E, a distance of 112.25 feet to a 1/2" rebar capped recovered;

N 67°02'29" E, a distance of 85.54 feet to a 1/2" rebar capped recovered;

N 39°09'48" E, a distance of 106.87 feet to a point for corner;

N 13°11'39" W, a distance of 47.12 feet to a 1/2" rebar capped recovered;

N 20°28'12" W, a distance of 159.19 feet to a 1/2" rebar capped set in the southerly right-of-way line of said Southwind Drive at the northeast corner of said Lot 1, Block 22 and the northwest corner of aforementioned Southwind Community Association Tract 3;

THENCE along the southerly right-of-way line of said Southwind Drive and the north line of said Southwind Community Association Tract 3, as follows:

Northeasterly, along a non-tangent curve to the right, having a radius point that bears S 17°10'22" E, 465.00 feet, a central angle of 19°07'53", an arc distance of 159.27 feet, and a chord that bears N 82°23'34" E, 154.55 feet to a 1/2" rebar capped set at the end of said curve;

S 88°02'29" E, tangent to said curve, a distance of 136.46 feet a 1/2" rebar capped set;

S 43°02'29" E, a distance of 21.21 feet to the POINT OF BEGINNING and containing 337,361 square feet or 7.745 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. and SOUTHWIND COMMUNITY ASSOCIATION, INC. acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described property as LOTS 1-10, 11X-16X, BLOCK G, SOUTHWIND MEADOWS, PHASE 3, 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 report 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 21st day of September, 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 Schwarz, Name: Alicia Schwarz, Title: Authorized Agent

Witness my hand, this the 21st day of September, 2017.

SOUTHWIND COMMUNITY ASSOCIATION, INC.

By: Scherron Richard, Name: Scherron Richard, Title: President

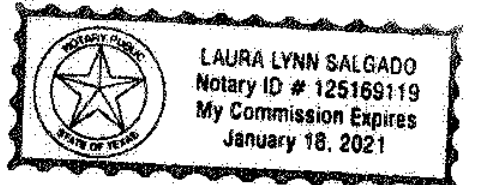
STATE OF TEXAS, COUNTY OF DALLAS:

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 21st day of September, 2017.

Notary Public in and for the State of Texas

My Commission Expires: 1-18-2021



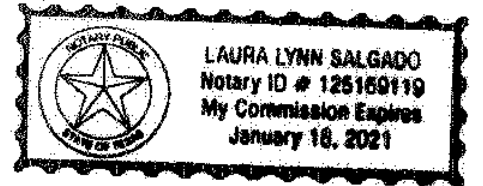
STATE OF TEXAS, COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared SCHERRON RICHARD, 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 21st day of September, 2017.

Notary Public in and for the State of Texas

My Commission Expires: 1-18-2021



STATE OF TEXAS, COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared JOEL S. BARTON, 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 21st day of September, 2017.

Notary Public in and for the State of Texas

My Commission Expires: 9/21/2017



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, Registered Professional Land Surveyor No. 4914, Grapevine, Texas 76051, Metro (817) 329-4373



SURVEYOR'S CERTIFICATE

MAINTENANCE STATEMENT:

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF THE DRAINAGE FEATURES LOCATED ON LOTS 13X & 15X, BLOCK G AND THEIR ASSOCIATED DRAINAGE EASEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONSTRUCTION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. 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 13X & 15X, BLOCK G 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.

THE CITY OF ARLINGTON WILL NOT BE RESPONSIBLE FOR OR MAINTAIN ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES. DEVELOPER, OR HIS SUCCESSOR WILL JOINTLY AND SEVERALLY MAINTAIN AND MAINTAIN THE IMPROVEMENTS, THIS RESPONSIBILITY WILL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- a. FREQUENT MOWING IN ACCORDANCE WITH THE FIRE PREVENTION AND NUISANCE CHAPTERS OF THE CITY CODE, AS AMENDED, AND ROUTINE MAINTENANCE OF THE IMPROVEMENTS AND DRAINAGE EASEMENTS.
b. PERIODIC REMOVAL OF DEBRIS FROM THE IMPROVEMENTS AND DRAINAGE AREAS.
c. THE IMPROVEMENTS AND DRAINAGE AREA CROSS SECTIONS WILL BE MAINTAINED TO THE APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY CONCRETE STRUCTURES.
d. AREAS OF EROSION WILL BE REPAIRED. SOIL MATERIALS USED IN REPAIRS WILL BE OF CONSISTENT AND COMPATIBLE CHARACTERISTICS WITH THE SURROUNDING MATERIALS AND SHALL BE COMPACTED TO A DENSITY EQUALING THAT OF THE UNDISTURBED SURROUNDING MATERIAL.
e. NO ADDITIONAL IMPROVEMENTS WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON.
f. UPON REQUEST FROM THE CITY, PROVIDING ANNUALLY, ON OR BEFORE JANUARY 31 OF EACH YEAR TO THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ARLINGTON A WRITTEN REPORT SPECIFICALLY DESCRIBING THE OPERATION AND MAINTENANCE OF THE IMPROVEMENTS FOR THE PRECEDING YEAR INCLUDING PROCEDURES USED, THE NAMES OF PERSONS RESPONSIBLE FOR EACH PROCEDURE AND THE DATE OF EACH PROCEDURE, RESPECTIVELY.
g. DEVELOPER OR HIS SUCCESSOR WILL CORRECT THE CONDITION OF THE IMPROVEMENTS OR ANY MAINTENANCE DEFICIENCIES REGARDING THE IMPROVEMENTS THAT THE CITY REASONABLY BELIEVES NECESSARY FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY WITHIN THIRTY (30) DAYS FROM DATE OF WRITTEN NOTICE FROM THE CITY.

DEVELOPER'S/OWNER'S SIGNATURE

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NATURAL CHANNEL MAINTENANCE STATEMENT

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE NATURE OR CONDITION INCLUDING EROSION OF THE NATURAL CHANNEL AND ASSOCIATED DRAINAGE EASEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE ARISING OUT OF THE NATURE, CONDITION OR USE OF THE DRAINAGE FEATURES, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. 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 DRAINAGE FEATURES. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 13X & 15X, BLOCK G ABUTTING, ADJACENT OR SERVED BY THE DRAINAGE FEATURES. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID DRAINAGE FEATURES, INCLUDING PERIODIC REMOVAL OF DEBRIS FROM THE DRAINAGE FEATURES AND DRAINAGE AREA. ACCESS TO THE DRAINAGE FEATURES 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

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NOTES:

- 1. Bearings and Grid Coordinates are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83.
2. Property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0480C, map revised September 25, 2009 the property platted herein is situated in ZONE X NON-SHADED (Areas determined to be outside the 0.2 % annual chance floodplain) and a portion of LOT 13X, BLOCK G platted herein is situated in ZONE AE (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood - Base Flood Elevations determined).
4. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
5. 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.
6. The Property Owner's Association shall be responsible for the maintenance of perimeter fencing and LOTS 11X - 16X, BLOCK G, which will be held in common ownership.
7. 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.
8. 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.

Approved by the Director of Community Development and Planning on Sept 7, 2016 John M. Ryan, Director of Community Development and Planning

FINAL PLAT OF LOTS 1-10, 11X-16X, BLOCK G SOUTHWIND MEADOWS, PHASE 3 BEING 7.745 ACRES SITUATED IN THE RALPH GRAVES SURVEY, ABSTRACT No. 569 AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS FEBRUARY 2017 10 RESIDENTIAL LOTS AND 6 NON-RESIDENTIAL LOTS

OWNED/DEVELOPED BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 MARKETPLACE BLVD., SUITE 100 IRVING, TEXAS 75063 PHONE: (469)387-3215 FAX: (469) 387-3221

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 DART 224436 DATED 9/27/2017 SHEET 2 OF 2

E:\107111 - SOUTHWIND MEADOWS\COGEO\PLAT\PHASE 3\PH3 PLAT.prn Thu Sep 21 08:37:35 2017