

Denton

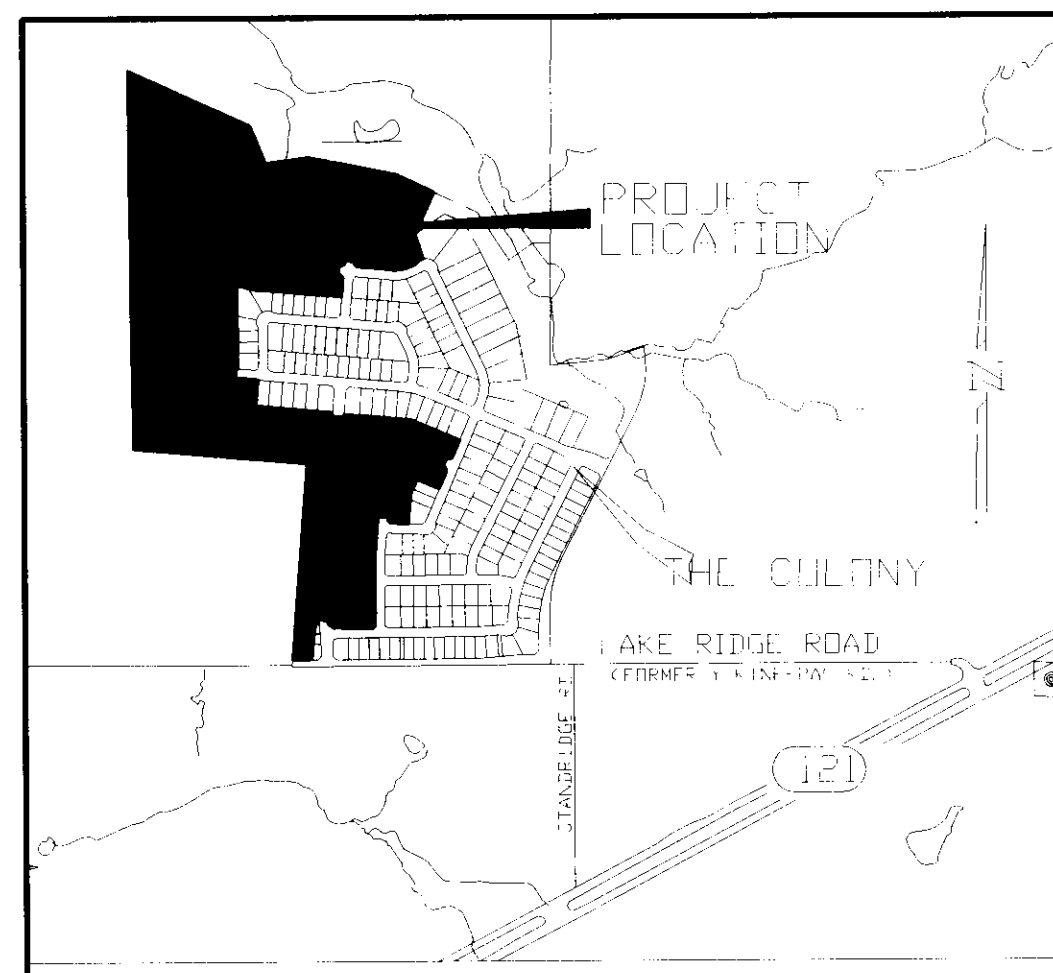
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DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Type Desc.	Instr. Date	Book/Vol/Pag e	File Date	Consideration
21101	PLAT		PL/0000W/863	02/23/2006	
CENTEX HOMES , MERIDIAN ADDN					
Volume/Cabinet	Page	Lot	Block	Description	
References		Description		Recorded year	
Book/Vlm/Page					
PL/0000W/863		PLAT			

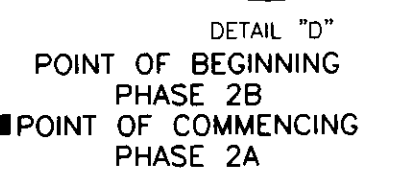
UNITED STATES OF AMERICA TRACT B-184 VOLUME 371, PAGE 435 D.R.D.C.T. ZONED AO N 00°43'19" W 1974.10'



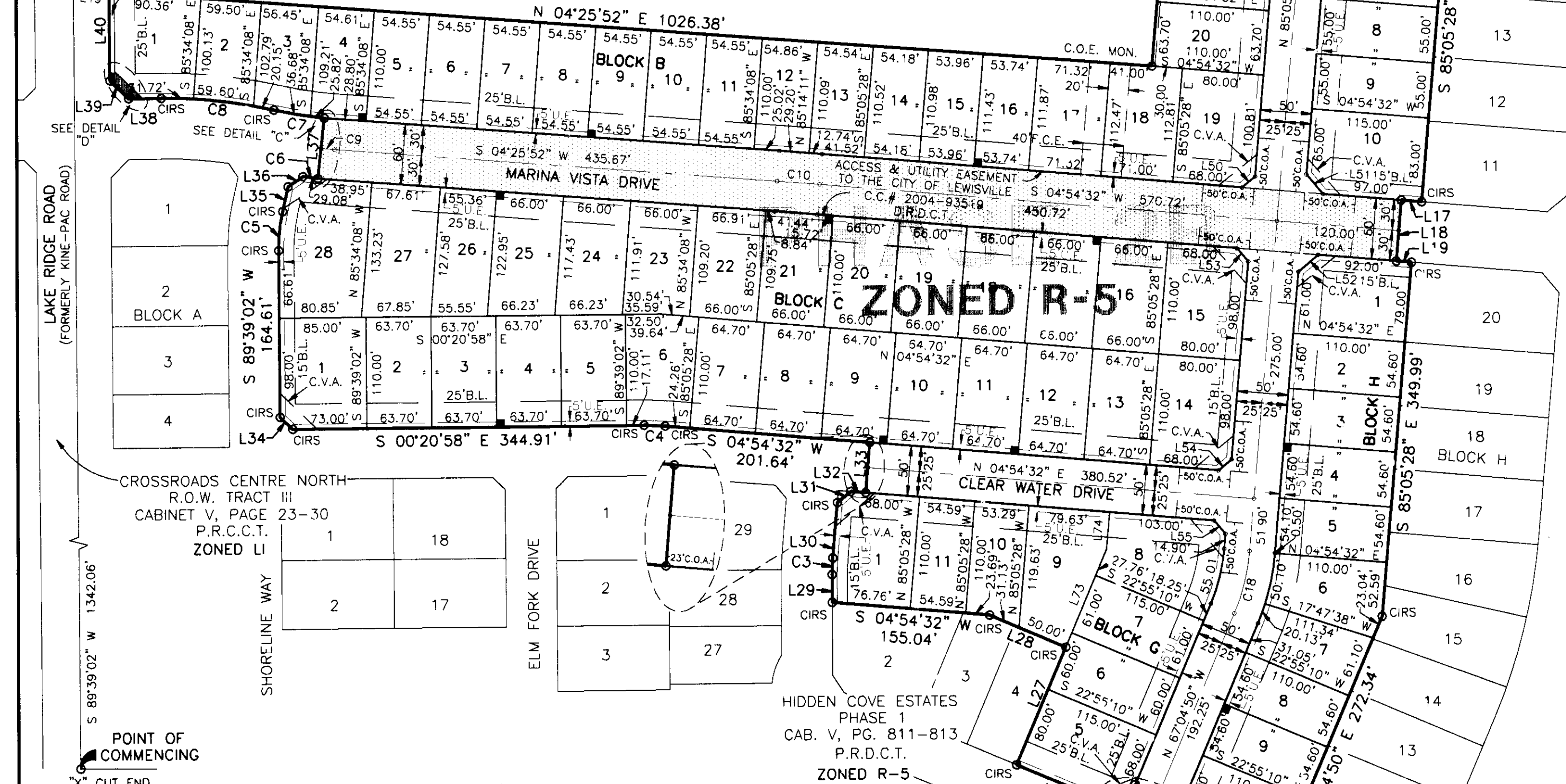
VICINITY MAP SCALE 1" = 100'

- NOTES: 1) ACCESS AND UTILITY EASEMENTS DEDICATED TO THE CITY OF LEWISVILLE AS IDENTIFIED ON THIS PLAT SHALL BE DEDICATED AS STREET RIGHTS-OF-WAY BY THIS PLAT. 2) THE DRAINAGE EASEMENT DEDICATED TO THE CITY OF LEWISVILLE AS IDENTIFIED ON THIS PLAT, SHALL BE DEDICATED AS DRAINAGE RIGHT-OF-WAY BY THIS PLAT.

UNITED STATES OF AMERICA TRACT B-183 VOL. 362, PG. 476 D.R.D.C.T. ZONED AO



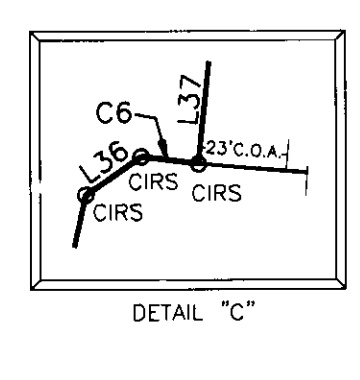
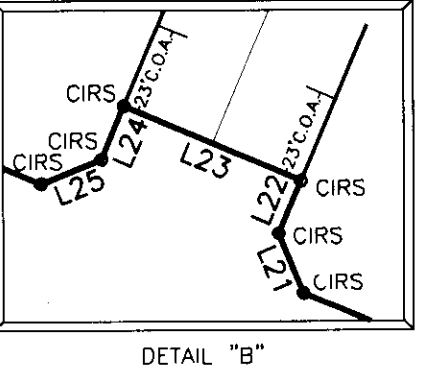
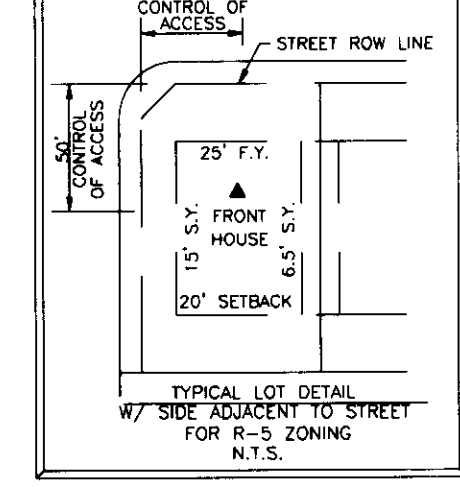
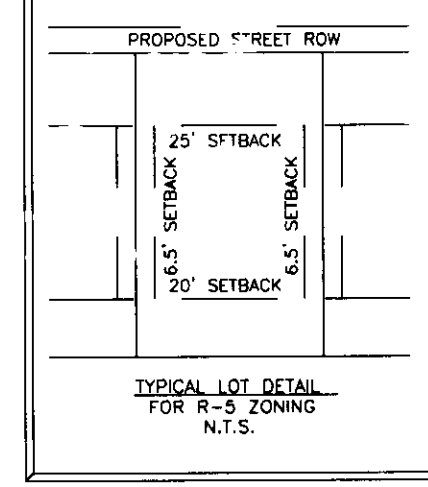
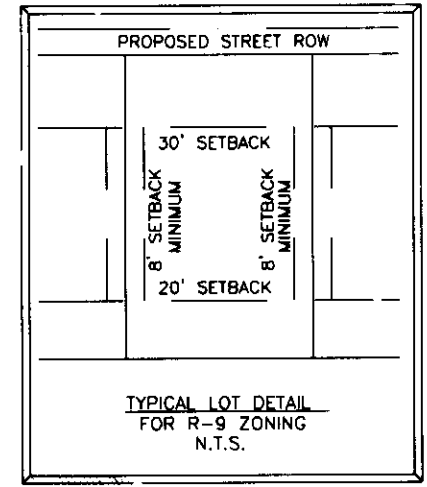
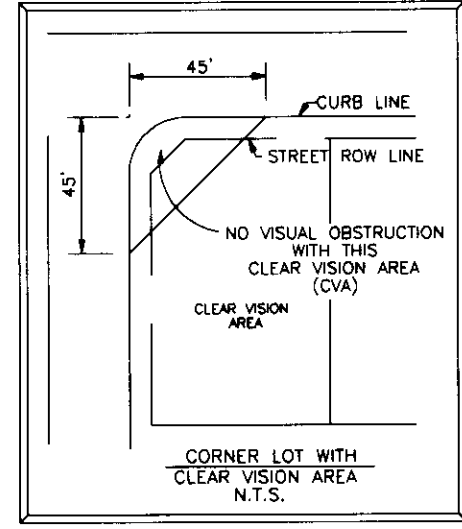
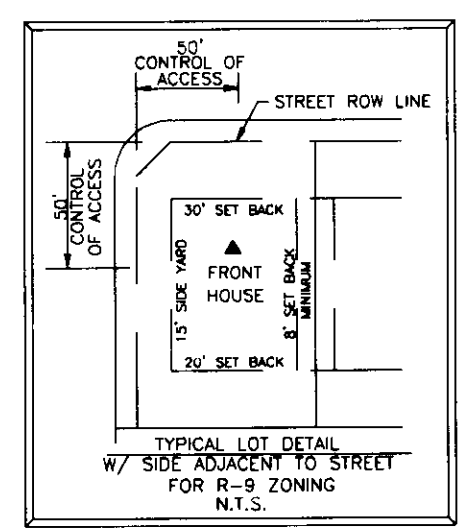
VARIABLE WIDTH PUBLIC SCREENWALL MAINTENANCE EASEMENT TO THE CITY OF LEWISVILLE C.C.# 2004-93517 D.R.D.C.T.



ZONING REQUIREMENTS

FOR R-5 FRONT YARD SET BACK 25' SIDE YARD SET BACK 6.5' 15' NEXT TO SIDE STREET, 25' FOR NON-RESIDENTIAL USES REAR YARD SET BACK 20', WITH FRONT ENTRY.

FOR R-9 FRONT YARD SET BACK 30' SIDE YARD SET BACK 10% LOT WIDTH MIN 8' AND 15' NEXT TO SIDE STREET 25' FOR NON-RESIDENTIAL USES REAR YARD SET BACK 20', WITH FRONT ENTRY.



FINAL PLAT OF MERIDIAN ADDITION PHASES 2A & 2B

ZONING: R-5 LOTS 1-30, 31X, 32-50, BLOCK B; LOTS 1-28, BLOCK C; LOT 1, 5-11, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-10, 17-19, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1, 14-27, BLOCK M ZONING: R-9 LOTS 51-53, 54X, 55X, 56-86, BLOCK B, AND LOTS 1-7, BLOCK L 52.412 ACRES / 194 RESIDENTIAL LOTS 2 DRAINAGE R.O.W./ 1 LIFT STATION

BEING A REPLAT OF HIDDEN COVE ESTATES PHASE 2 ZONING: R-5 LOTS 1-30, 31X, 32-50, BLOCK B; LOTS 1-28, BLOCK C; LOT 1, 5-11, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-10, 17-19, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1, 14-27, BLOCK M

ZONING: R-9 LOTS 51-53, 54X, 55X, 56-86, BLOCK B, AND LOTS 1-7, BLOCK L RECORDED IN CABINET W, PAGE 255, P.R.D.C.T. OUT OF THE H. HEDGECOXE SURVEY, ABSTRACT NO. 533 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 938 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SHEET 1 OF 3

- LEGEND: 5' x 5' TRANSFORMER EASEMENT PRIVATE SCREENWALL & MAINTENANCE EASEMENT PRIVATE DRAINAGE EASEMENT WALL MAINTENANCE EASEMENT FIRE CONTROL EASEMENT CONTROL OF ACCESS BUILDING LINE CLEAR VISION AREA UTILITY EASEMENT CAPPED IRON ROD FOUND CAPPED IRON ROD SET IRON PIPE FOUND CORPS OF ENGINEERS MONUMENT CAPPED IRON ROD FOUND DEED RECORDS OF COLLIN COUNTY, TEXAS PLAT RECORDS OF COLLIN COUNTY, TEXAS STREET NAME CHANGE ZONING LINE

- NOTES: 1) ALL CORNERS ARE MONUMENTED WITH 5/8" IRON RODS CAPPED "CARTER BURGESS" UNLESS OTHERWISE NOTED. 2) THE BEARING BASIS FOR THIS PLAT IS THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CENTEX HOMES RECORDED IN VOLUME 5535, PAGE 2652 D.R.D.C.T. 3) ON JUNE 11, 2003, THE CITY OF LEWISVILLE PARK BOARD VOTED TO ASSESS THIS PROJECT \$750.00 PER LOT IN-LIEU OF PARK LAND. 4) THE PHASE 2A & 2B PARK FEE SHALL BE \$145,500 (194 LOTS x \$750.00/LOT). THIS FEE WAS PAID ON NOVEMBER 29, 2004. 5) THE COMBINED SQUARE FOOTAGE FOR ALL RIGHT-OF-WAYS TO BE DEDICATED IS (482,470 SQ. FT.). 6) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 4812100559 E, EFFECTIVE APRIL 2, 1997, SUBJECT TRACT IS IN ZONE "X" AND ZONE "AE". 7) THE PRIVATE DRAINAGE EASEMENT ON LOTS 20-30, AND 32-33, BLOCK B, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. HOMEOWNER'S ASSOCIATION DOCUMENTS WERE FILED ON AUGUST 22, 2005 UNDER INSTRUMENT NUMBER 2005-104488. 8) FENCES WILL NOT BE ALLOWED IN THE PRIVATE DRAINAGE EASEMENT. SEE FENCE DETAIL ON SHEET 2 OF 3.

OWNER/DEVELOPER: CENTEX HOMES 1603 LBJ FREEWAY SUITE 700 DALLAS, TEXAS 76234 PH: (214)276-8033 FAX: (214)276-8332 CONTACT: CLINT VINCENT P.E.

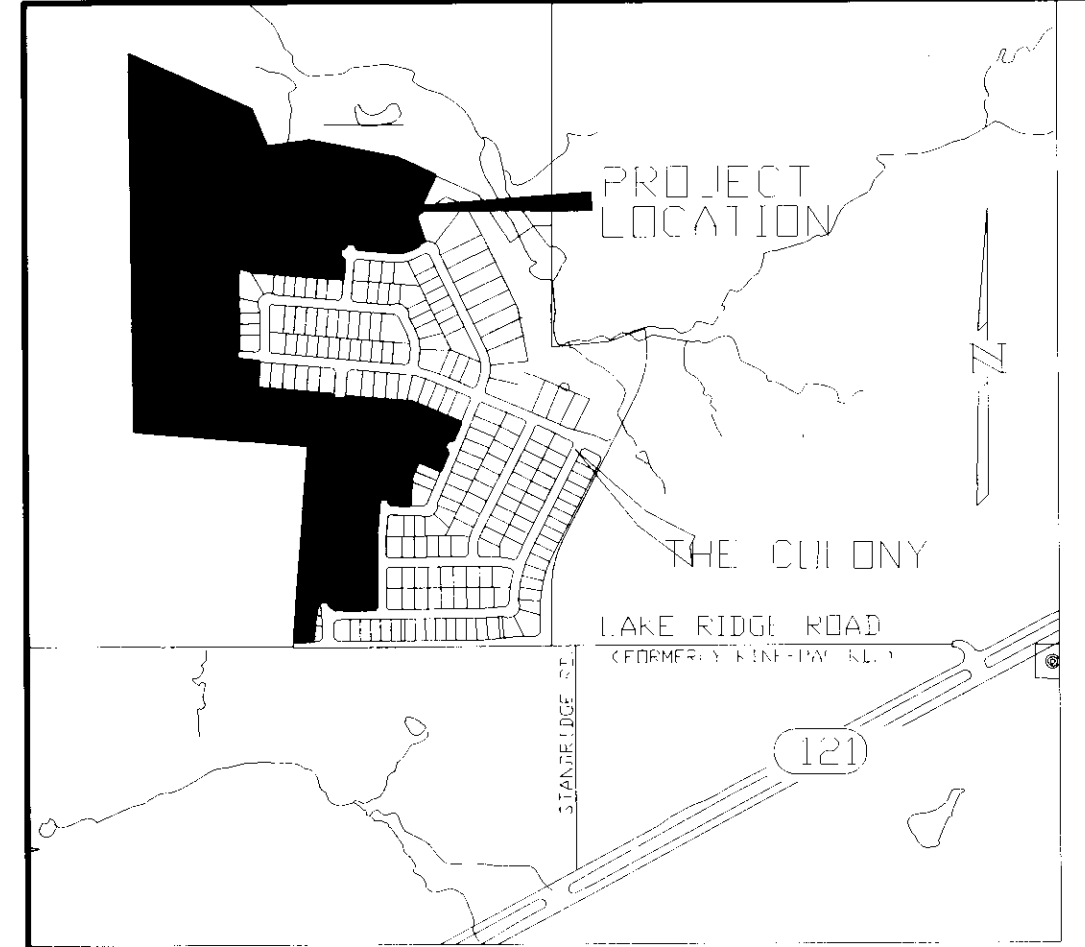
ENGINEER/SURVEYOR: Carter Burgess

CARTER & BURGESS, INC 7950 ELMBROOK DRIVE, SUITE 250 DALLAS, TX 75247-4961 (214) 638-0145 CONTACT: CLYDE L. SIFFORD

THE PURPOSE FOR THIS REPLAT IS TO CHANGE THE NAME OF HIDDEN COVE ESTATES TO MERIDIAN, AND TO SPLIT PHASE 2 INTO 2A AND 2B.

FILED: CAB., PG. 863 DECEMBER 2005 P.R.D.C.T.

Filed for Record in Denton County On: Feb 23, 2006 at 02:41P As a Plat Document Number: 21101 Amount: 129.00 Receipt Number: 267177 By: Jane Morris



VICINITY MAP SCALE 1" = 1000'

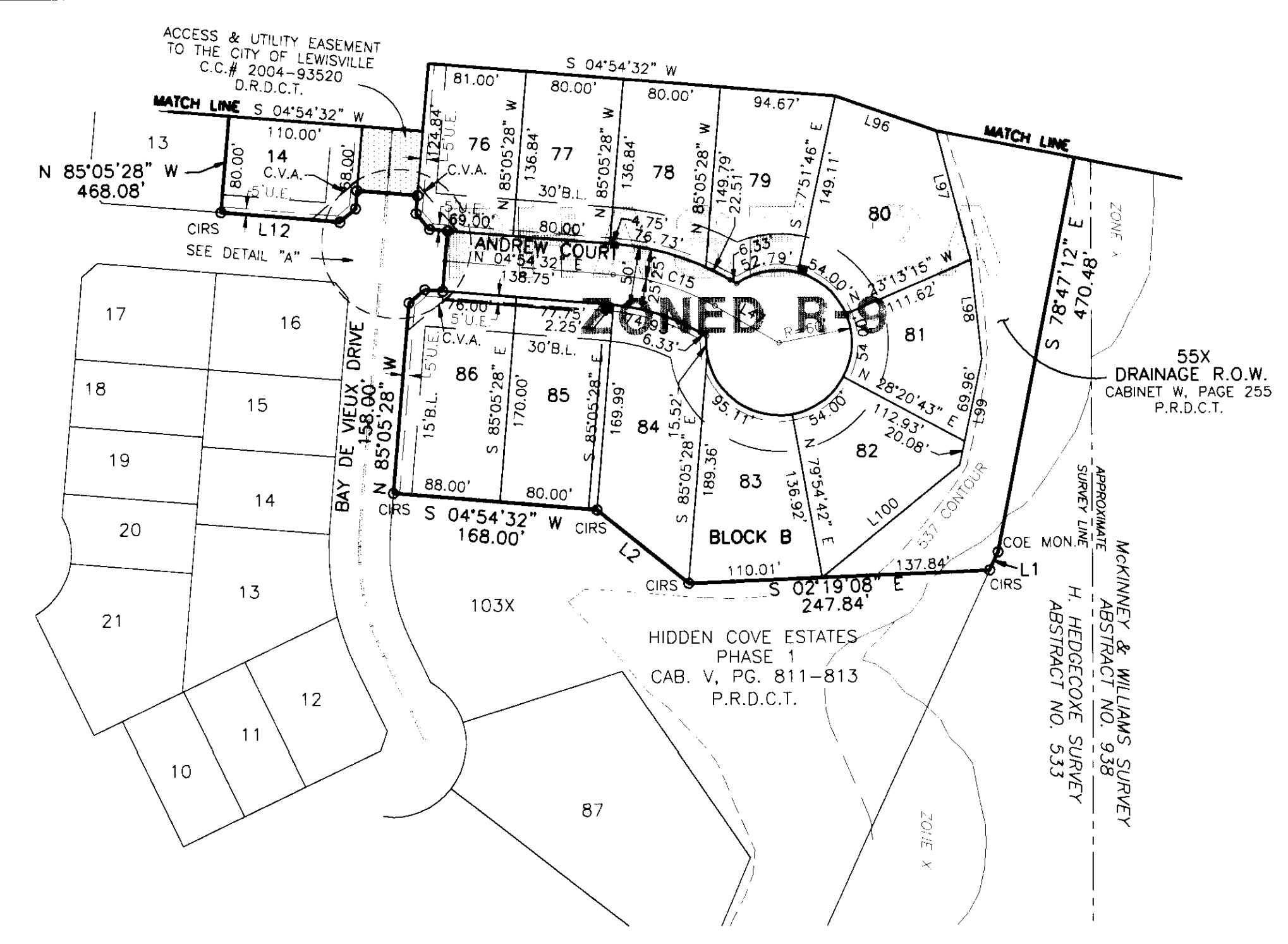
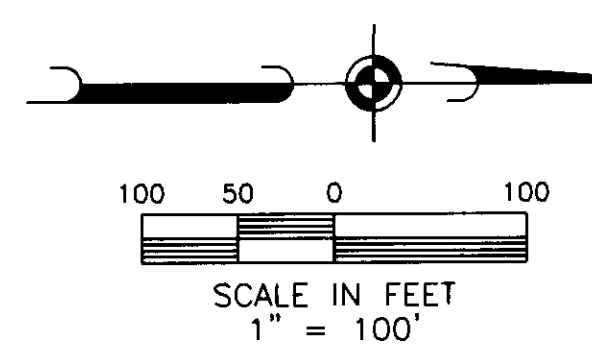
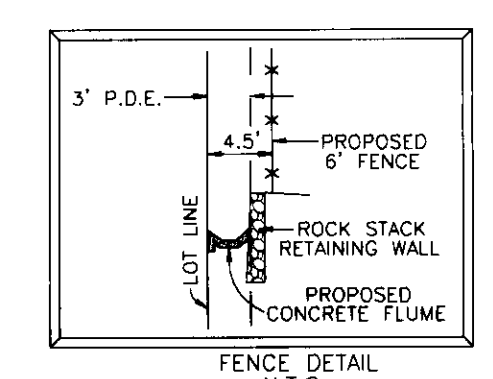
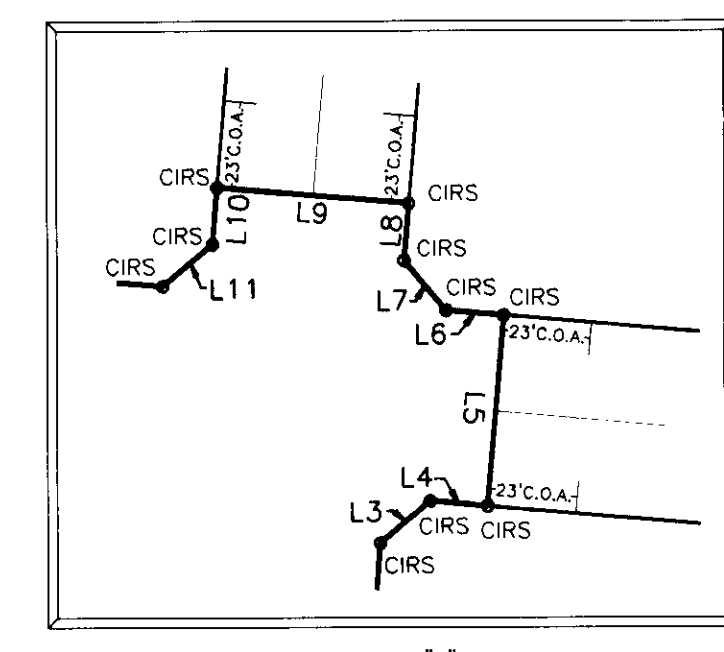


Table with columns: LINE, BEARING, DISTANCE. Lists boundary measurements for lots 1 through 1105.



PHASE 2B LOT SUMMARY TABLE with columns: LOT, BLOCK, SQ FT, MIN. FF. Lists lots 1 through 10.

PHASE 2A LOT SUMMARY TABLE with columns: LOT, BLOCK, SQ FT, MIN. FF. Lists lots 11 through 30.

PHASE 2A LOT SUMMARY TABLE with columns: LOT, BLOCK, SQ FT, MIN. FF. Lists lots 31 through 1105.

PLAN SUMMARY TABLE with columns: PLAN SUMMARY TABLE, HIDDEN COVE ESTATES PHASE 1, MERIDIAN PHASE 2A, MERIDIAN PHASE 2B, TOTAL. Includes acreage and lot counts.

HOUSE SIZE SQUARE FOOTAGE TRACKING TABLE with columns for lot ranges and square footages.

DEED RESTRICTION SUMMARY TABLE with columns: LOT SIZE BREAKDOWN FOR R-5 ONLY, REQUIRED ORIGINAL, PROVIDED PHASE 1, PROVIDED PHASE 2A, PROVIDED PHASE 2B, PROVIDED TOTAL.

NOTE: THE ABOVE DEED RESTRICTIONS FOR HIDDEN COVE ESTATES WAS FILED ON OCTOBER 10, 2003, IN THE RECORDS OF DENTON COUNTY, COUNTY CLERK'S FILE NO. 2003-0169513.

A FINAL PLAT OF MERIDIAN ADDITION PHASES 2A & 2B. ZONING: R-5. LOTS 1-30, 31X, 32-50, BLOCK B; LOTS 1-28, BLOCK C; LOT 1, 5-11, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-10, 17-19, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1, 14-27, BLOCK M.

OWNER/DEVELOPER: CENTEX HOMES 1603 LBJ FREEWAY SUITE 700 DALLAS, TEXAS 76234 PH: (214)276-8033 FAX: (214)276-8332 CONTACT: CLINT VINCENT P.E.

ENGINEER/SURVEYOR: Carter & Burgess, INC. 7930 ELMBROOK DRIVE, SUITE 250 DALLAS, TX 75247-4961 (214) 638-0145 CONTACT: CLYDE L. SIFFORD

DECEMBER 2005

Filed for Record in: Denton County. Date: Feb 23, 2006 at 02:41P. As a Plat. Document Number: 21101. Amount: 129.00. Receipt Number: 267177. Jene Morris.

PHASE 2A

WHEREAS CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP AND THE CITY OF LEWISVILLE ARE THE SOLE OWNERS OF A 34.642 ACRE TRACT OF LAND SITUATED IN THE H. HEDGECOXE SURVEY, ABSTRACT NO. 533 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 938 DENTON COUNTY, TEXAS...

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SAFE HARBOR DRIVE, AND THE WEST RIGHT-OF-WAY LINE OF ANNALEA DRIVE, RECORDED IN CABINET W, PAGE 255 PLAT RECORDS DENTON COUNTY, TEXAS...

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SAFE HARBOR DRIVE, AND THE WEST RIGHT-OF-WAY LINE OF ANNALEA DRIVE, RECORDED IN CABINET W, PAGE 255 PLAT RECORDS DENTON COUNTY, TEXAS...

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OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP AND THE CITY OF LEWISVILLE THROUGH THE UNDERSIGNED AUTHORITIES, DO HEREBY ADOPT THIS PLAT DESIGNATING, THE HEREIN ABOVE DESCRIBED PROPERTY AS MERIDIAN ADDITION PHASES 2A & 2B...

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLINT VINCENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF December, 2005.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF January, 2006.

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WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLINT VINCENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF December, 2005.

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- 1. THE REQUIREMENT THAT ALL RESIDENTIAL SUBDIVISIONS HAVE ALLEYS WAVED BY THE CITY COUNCIL AS A CONCEPTUAL VARIANCE ON 7-21-03, AND AS A FINAL VARIANCE ON 10-20-03. 2. THE REQUIREMENT THAT A CLEARING/GRADING PERMIT CANNOT BE OBTAINED BY THE OWNER PRIOR TO THE FINAL PLAT BEING APPROVED, WAS WAVED BY THE CITY COUNCIL AS A FINAL VARIANCE ON 7-21-03. 3. THE REQUIREMENT THAT A DRAINAGE RIGHT-OF-WAY AND NO LOT-TO-LOT DRAINAGE BE PROVIDED FOR DRAINAGE IMPROVEMENTS ON LOTS 20-30 AND 32-33, BLOCK B, WAS WAVED BY THE CITY COUNCIL AS A FINAL VARIANCE ON FEBRUARY 21, 2005.

BOBBY FOWLER, CHAIRMAN PLANNING & ZONING COMMISSION, CITY OF LEWISVILLE, TEXAS

01-03-2006 DATE

CITY SECRETARY SIGNATURE BLOCK

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE MERIDIAN ADDITION PHASES 2A & 2B, AN ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE 3rd DAY OF January, 2006, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINAFORE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS MY HAND THIS 5th DAY OF January, 2006.

JULIE HEINZE, CITY SECRETARY, CITY OF LEWISVILLE, TEXAS

SURVEYORS CERTIFICATE

I, EDUARDO MARTINEZ 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 THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF LEWISVILLE.

DATED 12/29/05

EDUARDO MARTINEZ, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5274

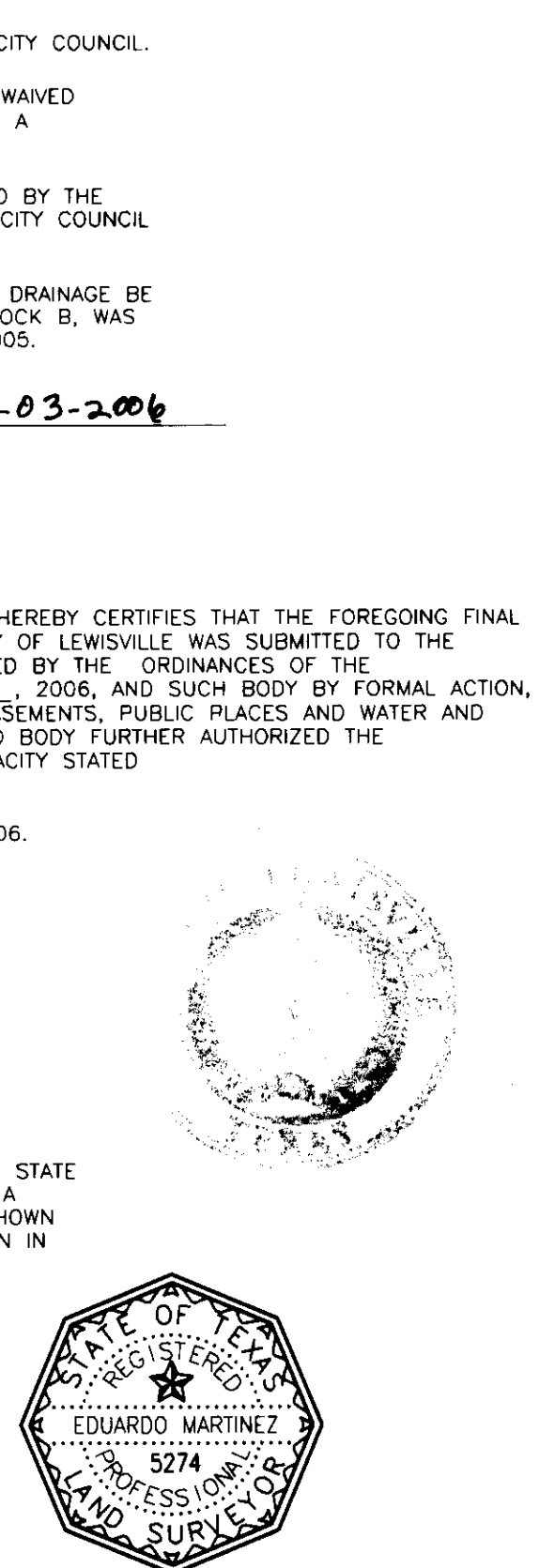
STATE OF TEXAS, COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED EDUARDO MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF December, 2005.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSION EXPIRES: 11-08-08



A FINAL PLAT OF MERIDIAN ADDITION PHASES 2A & 2B

ZONING: R-5 LOTS 1-30, 31X, 32-50, BLOCK B; LOTS 1-28, BLOCK C; LOT 1, 5-11, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-10, 17-19, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1, 14-27, BLOCK M

ZONING: R-9 LOTS 51-53, 54X, 55X, 56-86, BLOCK B, AND LOTS 1-7, BLOCK L 52.412 ACRES / 194 RESIDENTIAL LOTS 2 DRAINAGE R.O.W./ 1 LIFT STATION

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ZONING: R-9 LOTS 51-53, 54X, 55X, 56-86, BLOCK B, AND LOTS 1-7, BLOCK L RECORDED IN CABINET W, PAGE 255, P.R.D.C.T. OUT OF THE H. HEDGECOXE SURVEY, ABSTRACT NO. 533 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 938 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: CENTEX HOMES 1603 LBJ FREEWAY SUITE 700 DALLAS, TEXAS 75234 PH: (214)276-8033 FAX: (214)276-8332 CONTACT: CLINT VINCENT P.E.

ENGINEER/SURVEYOR: Carter Burgess CARTER & BURGESS, INC. 7950 ELMBROOK DRIVE, SUITE 250 DALLAS, TX 75247-4961 (214) 638-0145 CONTACT: CLYDE L. SIFFORD DECEMBER 2005 P.R.D.C.T.

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