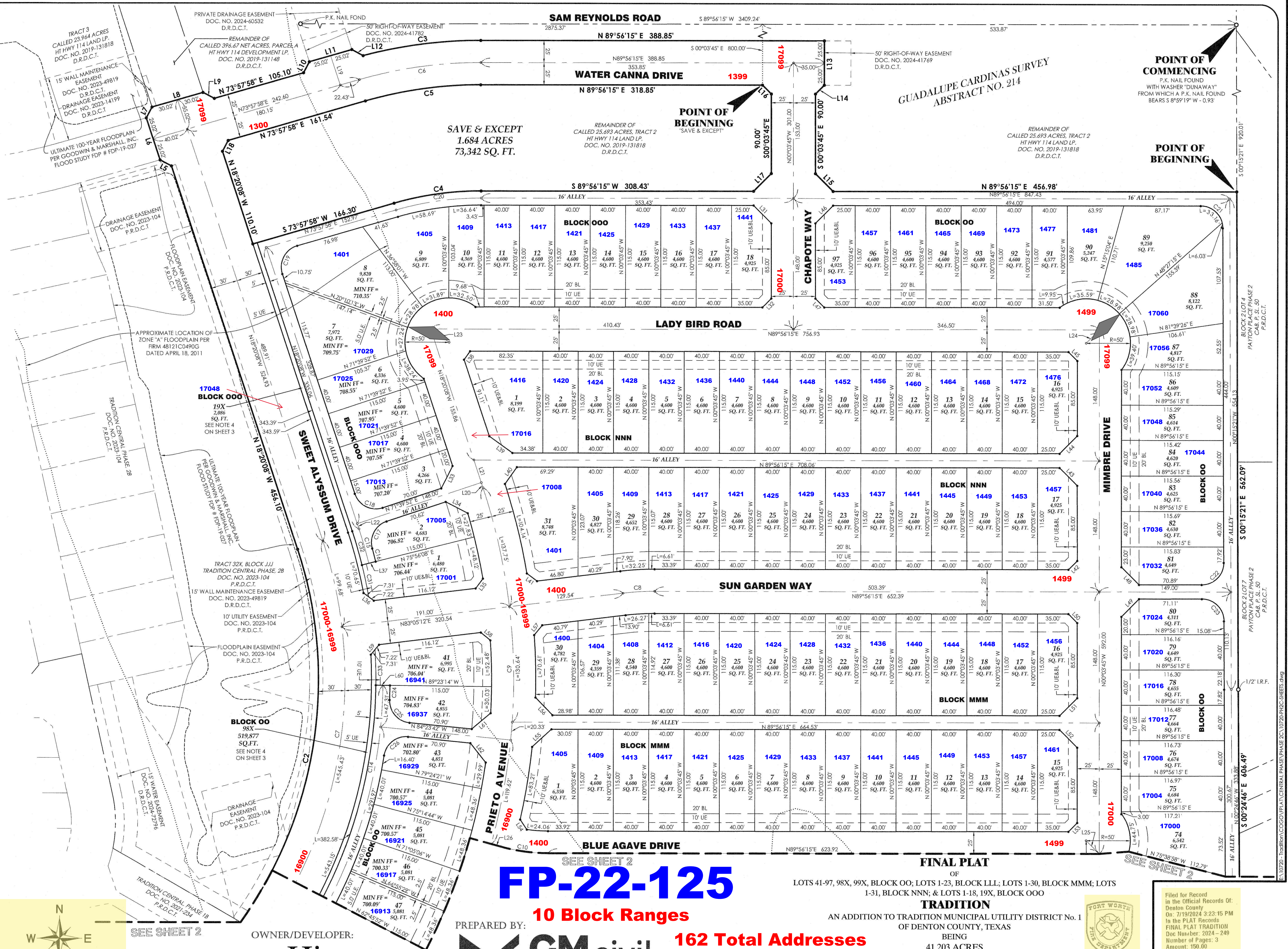
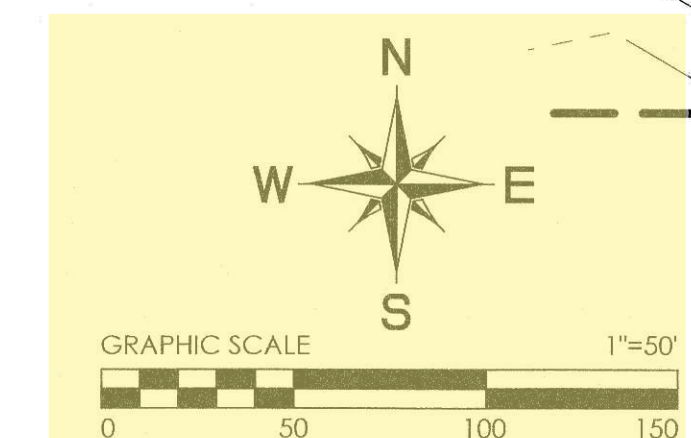


LINE #	BEARING	DISTANCE
L1	N68°20'54"W	5.67
L2	N33°12'10"W	16.35
L3	N10°35'19"E	14.14
L4	N34°24'41"W	60.00
L5	N62°11'05"W	14.42
L6	N18°20'08"W	50.04
L7	N27°48'55"E	13.86
L8	N73°57'58"E	60.05
L9	S62°11'05"E	14.42
L10	N27°48'55"E	13.86
L11	N73°58'08"E	50.04
L12	S61°49'31"E	14.51
L13	S00°03'45"E	50.00
L14	S44°56'15"W	14.14
L15	S45°03'45"E	28.28
L16	S45°03'45"E	14.14
L17	S44°56'15"W	28.28
L18	N27°48'55"E	13.86
L19	S18°20'08"E	35.02
L20	N18°20'08"W	6.19
L21	S18°20'08"E	26.84
L22	S18°20'08"E	6.19
L23	N54°11'56"W	25.60
L24	N44°56'15"E	21.21
L25	S45°03'45"E	21.21
L26	N74°28'34"W	11.02
L27	S63°08'06"E	20.69
L28	S83°45'19"W	24.84
L29	S50°18'18"E	5.96
L30	S45°03'45"E	21.21
L31	N45°03'45"W	28.28
L32	N44°56'15"E	14.14
L33	N28°39'52"E	28.28
L34	N62°49'39"W	28.03
L35	N36°47'46"E	13.82
L36	S53°32'07"E	14.54
L37	N75°56'08"E	16.00
L38	S35°48'04"W	11.72
L39	S54°11'56"E	32.42
L40	S35°32'40"W	23.29
L41	S53°06'50"E	14.44
L42	N44°56'15"E	14.14
L43	N45°03'45"W	28.28
L44	N44°56'15"E	28.28
L45	N45°03'45"W	14.14
L46	S44°56'15"W	28.28
L47	S45°03'45"E	14.14
L48	S45°03'45"E	28.28
L49	N44°56'15"E	28.28
L50	S45°03'45"E	14.14

LINE #	BEARING	DISTANCE
L51	S44°56'15"W	28.28
L52	S45°03'45"E	28.28
L53	S44°56'15"W	14.14
L54	N33°43'58"W	13.69
L55	N47°34'47"E	29.56
L56	N43°51'44"W	27.69
L57	N39°17'14"E	14.44
L58	S50°37'21"E	13.82
L59	N39°42'32"E	14.54
L60	S89°23'14"E	16.00
L61	S49°49'58"W	27.90
L62	N38°37'14"W	27.90
L63	S59°20'38"W	14.99
L64	S20°59'12"E	27.58
L65	N44°56'15"E	28.28
L66	N45°03'45"W	14.14
L67	N44°56'15"E	14.14
L68	N45°03'45"W	28.28
L69	S44°56'15"W	28.28
L70	N45°03'45"W	28.28
L71	S44°56'15"W	28.28
L72	S45°03'45"E	28.28
L73	S44°56'15"W	14.14
L74	N10°24'35"W	13.48
L75	N70°37'03"E	29.58
L76	N80°38'18"E	27.90
L77	N05°47'17"W	26.87
L78	N38°28'29"W	33.39
L79	S51°49'47"W	24.69
L80	S89°10'14"E	90.20
L81	N50°18'18"W	30.00
L82	N39°41'42"E	47.87
L83	S39°41'42"W	42.61
L84	N53°35'14"W	65.85
L85	N04°36'23"W	64.00
L86	N85°23'37"E	90.00
L87	S04°42'06"E	68.18
L88	N39°10'18"E	58.35
L89	N89°56'15"E	68.71
L90	S00°03'45"E	20.00
L91	S89°56'15"W	68.71
L92	N10°39'56"E	41.22
L93	N85°43'50"E	21.45
L94	N33°08'19"W	33.82
L95	N87°18'15"E	96.70
L96	S49°00'34"E	40.75
L97	S31°56'45"E	41.64
L98	S59°39'41"E	56.64
L99	N30°20'19"E	20.00
L100	N59°39'41"W	48.36



LEGEND	
•	DENOTES 1/2" CAPPED IRON ROD SET STAMPED "GMCVIL"
○	DENOTES 1/2" CAPPED IRON ROD FOUND STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
UE	UTILITY EASEMENT
BL	BUILDING LINE
W.E.	WATER EASEMENT
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCVIL)
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	FLOODPLAIN LINE
---	ULTIMATE FLOODPLAIN LINE



SEE SHEET 3 FOR CURVE TABLE

OWNER/DEVELOPER:  
**Hines**  
2700 COMMERCE STREET, SUITE 1600  
DALLAS, TX 75226  
972-716-0152

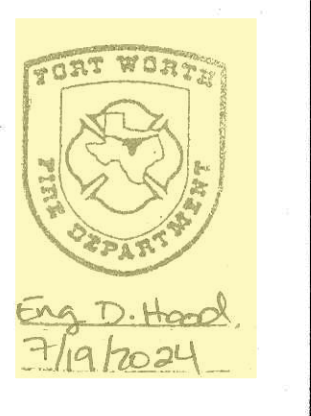
PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TdSurv Firm # 10021700

# FP-22-125

10 Block Ranges  
162 Total Addresses

FINAL PLAT OF  
LOTS 41-97, 98X, BLOCK OO; LOTS 1-23, BLOCK LLL; LOTS 1-30, BLOCK MMM; LOTS 1-31, BLOCK NNN; & LOTS 1-18, 19X, BLOCK OO

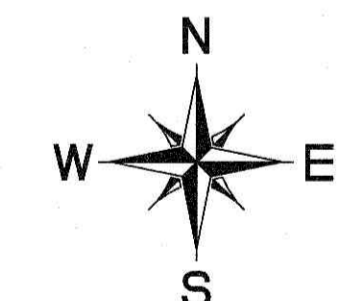
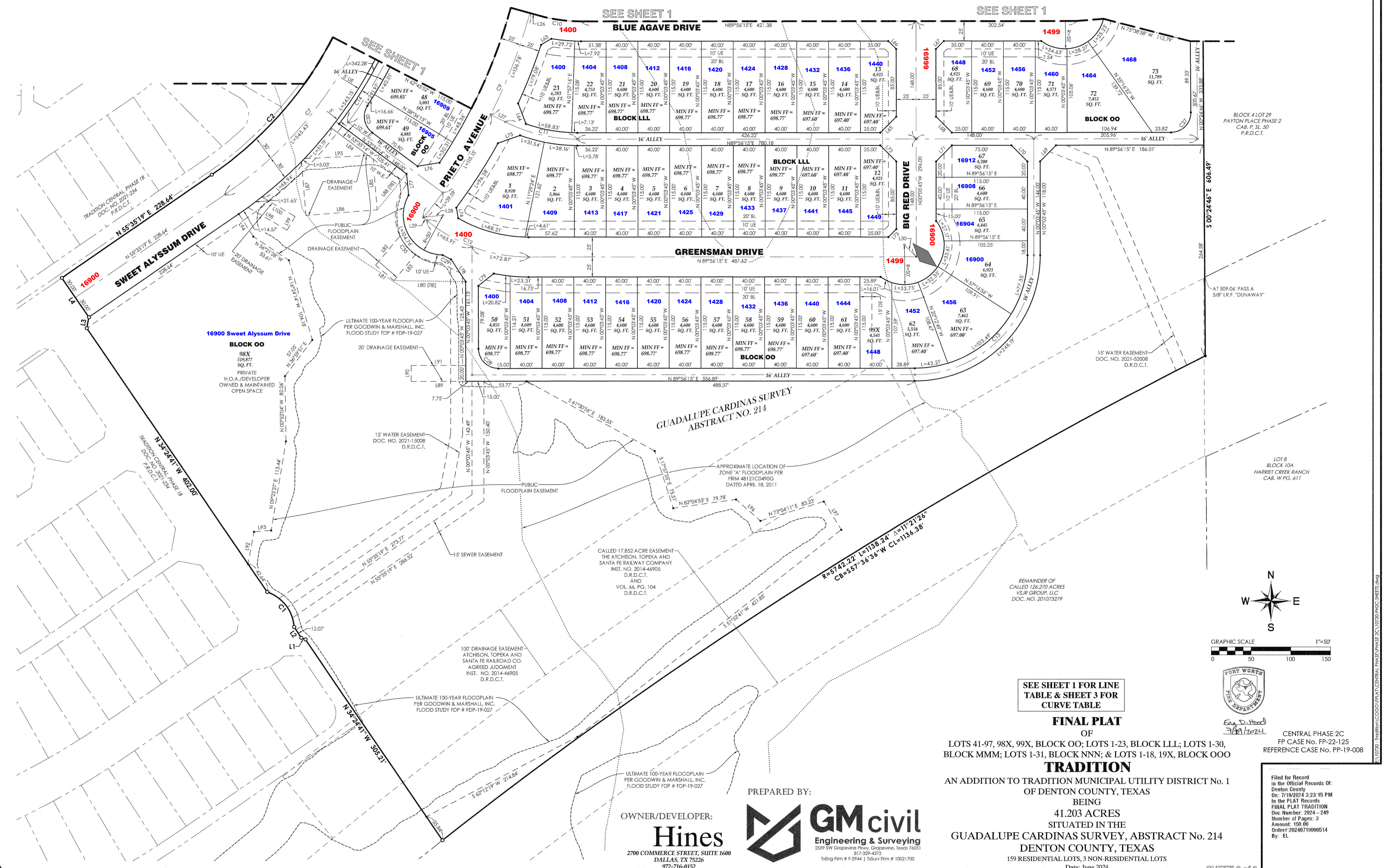
TRADITION  
AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT No. 1 OF DENTON COUNTY, TEXAS  
BEING  
41.203 ACRES  
SITUATED IN THE  
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214  
DENTON COUNTY, TEXAS  
159 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS  
Date: June 2024



Filed for Record in the Official Records Of: Denton County On: 7/19/2024 3:23:15 PM In the PLAT Records FINAL PLAT TRADITION Doc Number: 2024 - 249 Number of Pages: 3 Amount: 150.00 Order#: 20240719000514 By: EL

SEE SHEET 1

SEE SHEET 1



SEE SHEET 1 FOR LINE TABLE & SHEET 3 FOR CURVE TABLE

**FINAL PLAT**

OF  
 LOTS 41-97, 98X, 99X, BLOCK OO; LOTS 1-23, BLOCK LLL; LOTS 1-30, BLOCK MMM; LOTS 1-31, BLOCK NNN; & LOTS 1-18, 19X, BLOCK OOO

**TRADITION**

AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT No. 1 OF DENTON COUNTY, TEXAS

BEING  
 41.203 ACRES  
 SITUATED IN THE  
 GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214  
 DENTON COUNTY, TEXAS  
 159 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS

Date: June 2024

OWNER/DEVELOPER:  
**Hines**  
 2700 COMMERCE STREET, SUITE 1600  
 DALLAS, TX 75226  
 972-716-0152

PREPARED BY:

**GMcivil**  
 Engineering & Surveying  
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
 817-329-4373  
 TrEng Firm # F-2944 | TrSrv Firm # 10021700



CENTRAL PHASE 2C  
 FP CASE No. FP-22-125  
 REFERENCE CASE No. PP-19-008

Filed for Record  
 in the Official Records Of:  
 Denton County  
 On: 7/19/2024 3:23:15 PM  
 In the Plat Records  
 FINAL PLAT TRADITION  
 Doc Number: 2024-249  
 Number of Pages: 3  
 Amount: 150.00  
 Order#: 20240719000514  
 By: EL

