

COUNTY OF DENTON

All that certain lot, tract, or parcel of land, situated in a portion of the Guadalupe Cardinas Survey, Abstract No. 214. Denton County, Texas, being part of that certain called 396.67 net acre tract described as Parcel A in a deed to HT HWY 114 Development LP recorded in Document No. 2019-131148 of the Deed Records of Denton County, Texas (DRDCT) and a certain called 25.693 acre tract described as Tract 2 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a P.K. nail found with washer stamped "DUNAWAY" for the Northeast corner of said 25.693 acre tract, the Northwest corner of Payton Place, Phase One recorded in Cabinet M, Page 266 of the Plat Records of Denton County, Texas (PRDCT), and being in the approximate centerline of Sam Reynolds Road, from which a P.K. nail found bears South 08 deg. 59 min. 19 sec. West - 0.93 feet, and from which a P.K. nail found in the North line of a called 26.323 acre tract, described in a deed as Tract 4 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 (DRDCT) and being in the approximate centerline of said Sam Reynolds Road bears South 89 deg. 56 min. 15 sec. West - 3,409.24 feet;

THENCE South 00 deg. 15 min. 21 sec. East along the East line of said 25.693 acre tract, the West line of said Payton Place, Phase One, and the West line of said Payton Place, Phase 2 recorded in Cabinet P, Slide 50 (PRDCT), a distance of 920.01 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set, for the most easterly Northeast corner of said 396.67 net acre tract, the Southeast corner of said 25.693 acre tract and being the TRUE POINT OF BEGINNING;

THENCE South 00 deg. 15 min. 21 sec. East along the East line of said 396.67 net acre tract and the

West line of said Payton Place, Phase 2, a distance of 562.09 feet to a 1/2" capped iron rod found

THENCE South 00 deg. 24 min. 46 sec. East along said East and West lines, pass a 5/8" iron rod found stamped "DUNAWAY" for the Southwest corner of said Payton Place Phase 2, a distance of 509.06 feet, continue a total distance of 606.49 feet to a 1/2" capped iron rod set for the Southeast corner of said 396.67 net acre tract, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 5,742.22 feet, a central angle of 11 deg. 21 min. 26 sec., and being subtended by a chord which bears South 57 deg. 36 min. 36 sec. West - 1,136.38 feet;

THENCE in a southwesterly direction along said curve to the left and the South line of said 396.67 net acre tract, a distance of 1,138.24 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod found, for the most easterly Southeast corner of Tradition Central Phase 1B recorded in Doc. No. 2021-234 (PRDCT);

THENCE in a northerly direction departing said South line and continue along the East line of said Tradition Central Phase 1B the following seven (7) courses;

- North 34 deg. 24 min. 41 sec. West non-tangent to said curve, a distance of 305.21 feet to a 1/2" capped iron rod found;
- North 68 deg. 20 min. 54 sec. West, a distance of 5.67 feet to a 1/2" capped iron rod found;

North 33 deg. 12 min. 10 sec. West, a distance of 16.35 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 50.00 eet, a central angle of 67 deg. 29 min. 02 sec., and being subtended by a chord which bears North 37 deg. 32 min. 18 sec. West - 55.55 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 58.89 feet to a 1/2" capped iron rod found;

- North 34 deg. 24 min. 41 sec. West non-tangent to said curve, a distance of 402.00 feet to a 1/2" capped iron rod found;
- North 10 deg. 35 min. 19 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod found;

North 34 deg. 24 min. 41 sec. West, a distance of 60.00 feet to a 1/2" capped iron rod found for an ell corner of said Tradition Central, Phase 1B;

THENCE North 55 deg. 35 min. 19 sec. East along the Southeast line of said Tradition Central, Phase 1B, a distance of 228.64 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 470.00 feet, a central angle of 73 deg. 55 min. 27 sec., and being subtended by a chord which bears North 18 deg. 37 min. 36 sec. East - 565.21 feet;

THENCE in a northeasterly direction along said Southeast line and curve to the left, a distance of 606.40 feet to a 1/2" capped iron rod set in the East line of Lot 32X, Block JJJ of Tradition Central, ase 2B recorded in Document No. 2023-104 (PRDCT);

THENCE North 18 deg. 20 min. 08 sec. West along said the East line of said Lot 32X, Block JJJ, a distance of 456.10 feet to the most easterly Northeast corner of said Lot 32X, Block JJJ;

THENCE North 62 deg. 11 min. 05 sec. West along the Northeast line of said Lot 32X, Block JJJ, a distance of 14.42 feet to the most northerly Northeast corner of said Lot 32X, Block JJJ;

THENCE North 18 deg. 20 min. 08 sec. West along the East line of said Tradition Central, Phase 2B, a distance of 50.04 feet to a 1/2" capped iron rod set for the most easterly Northeast corner of said radition Central, Phase 2B, being in the North line of said 396.67 net acre tract and the most southerly Southeast corner of a called 23.964 acre tract described as Tract 3 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 (DRDCT);

THENCE North 27 deg. 48 min. 55 sec. East along the North line of said 396.67 net acre tract and the South line of said 23.964 acre tract, a distance of 13.86 feet to a 1/2" capped iron rod set for the most easterly Southeast corner of said 23.964 acre tract and being an ell corner of said 396.67 net acre tract;

THENCE North 73 deg. 57 min. 58 sec. East, a distance of 60.05 feet to a 1/2" capped iron rod set in the East line of said 396.67 net acre tract and the West line of said 25.693 acre tract;

THENCE South 62 dea. 11 min. 05 sec. East along said East and West lines, a distance of 14.42 feet o a 1/2" capped iron rod set;

THENCE North 73 deg. 57 min. 58 sec. East departing said East and West lines, a distance of 105.10 feet to a 1/2" capped iron rod set;

THENCE North 27 deg. 48 min. 55 sec. East, a distance of 13.86 feet to a 1/2" capped iron rod set;

IHENCE North 73 deg. 58 min. 08 sec. East, a distance of 50.04 feet to a 1/2" capped iron rod set;

IHENCE South 61 deg. 49 min. 31 sec. East, a distance of 14.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 525.00 feet, a central angle of 14 deg. 42 min. 24 sec., and being subtended by a chord which bears North 82 deg. 35 min. 03 sec. East - 134.39 feet;

IHENCE in an easterly direction along said curve to the right, a distance of 134.76 feet to a 1/2"

HENCE North 89 deg. 56 min. 15 sec. East tangent to said curve, a distance of 388.85 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 03 min. 45 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

HENCE South 44 deg. 56 min. 15 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 03 min. 45 sec. East, a distance of 90.00 feet to a 1/2" capped iron rod set in he North line of said 396.67 net acre tract and the South line of said 25.693 acre tract;

THENCE South 45 deg. 03 min. 45 sec. East along said North and South lines, a distance of 28.28 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 56 min. 15 sec. East along said North and South lines, a distance of 456.98 feet to the **POINT OF BEGINNING**, containing 1,868,124 square feet or 42.886 acres of land, more or

SAVE & EXCEPT:

All that certain lot, tract, or parcel of land, situated in a portion of the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being part of that certain called 25.693 acre tract described as Tract 2 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

OWNER'S STATEMENT CONT...

COMMENCING at a P.K. nail found with washer stamped "DUNAWAY" for the Northeast corner of said 25.693 acre tract, the Northwest corner of Payton Place, Phase One recorded in Cabinet M, Page 266 of the Plat Records of Denton County, Texas (PRDCT), and being in the approximate centerline of Sam Reynolds Road, from which a P.K. nail found bears South 08 deg. 59 min. 19 sec. West - 0.93 feet, and from which a P.K. nail found in the North line of a called 26.323 acre tract, described in a deed as Tract 4 in a deed to HT HWY 114 Land LP recorded in Document No. 2019-131818 (DRDCT) and being in the approximate centerline of said Sam Reynolds Road bears South 89 deg. 56 min. 15 sec. West - 3,409.24 feet;

THENCE South 89 deg. 56 min. 15 sec. West along the North line of said 25.693 acre tract and the approximate centerline of said Sam Reynolds Road, a distance of 533.87 feet;

THENCE South 00 deg. 03 min. 45 sec. East departing said North line and said approximate centerline, a distance of 800.00 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod set, said point being the TRUE POINT OF BEGINNING;

THENCE South 45 deg. 03 min. 45 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 03 min. 45 sec. East, a distance of 90.00 feet to a 1/2" capped iron rod set in the South line of said 25.693 acre tract;

THENCE South 44 deg. 56 min. 15 sec. West along the said South line, a distance of 28.28 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 56 min. 15 sec. West along said South line, a distance of 308.43 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 358.00 feet, a central angle of 15 deg. 58 min. 17 sec., and being subtended by a chord which bears South 81 deg. 57 min. 07 sec. West - 99.47 feet;

THENCE in a westerly direction along said South line and curve to the left, a distance of 99.79 feet to a 1/2" capped iron rod set;

THENCE South 73 deg. 57 min. 58 sec. West tangent to said curve and continue along said South line, a distance of 166.30 feet to a 1/2" capped iron rod set for the Southwest corner of said 25.693

THENCE North 18 deg. 20 min. 08 sec. West along the West line of said 25.693 acre tract, a distance of 110.10 feet to a 1/2" capped iron rod set;

THENCE North 27 deg. 48 min. 55 sec. East along said West line, a distance of 13.86 feet to a 1/2" capped iron rod set;

THENCE North 73 deg. 57 min. 58 sec. East departing said West line, a distance of 161.54 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 475.00 feet, a central angle of 15 deg. 58 min. 17 sec., and being subtended by a chord which bears North 81 deg. 57 min. 07 sec. East - 131.98 feet;

THENCE in an easterly direction along said curve to the right, a distance of 132.41 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 56 min. 15 sec. East tangent to said curve, a distance of 318.85 feet to the POINT OF BEGINNING, containing 73,342 square feet or 1.684 acres of land, more or less.

Leaving a net area of 1,794,782 square feet or 41.203 acres more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HT HWY 114 DEVELOPMENT LP, acting by and through the undersigned, their duly authorized agent, does hereby adopt this 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 of **TRADITION**, an addition to Tradition Municipal Utility District No. 1 of Denton County, Texas and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness our hand, this the 14th day of June

HT HWY 114 DEVELOPMENT LP, a Texas limited partnership

By: HT Hwy 114 Development LLC,

a Delaware limited liability company, its general partner

By: HT Hwy 114 LP,

a Delaware limited partnership, its sole member By: Hines Hwy 114 LLC,

a Delaware limited liability company, its general partner

By: Hines Hwy 114 Associates LP,

a Texas limited partnership, its sole member By: Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, its general partner

Name: Robert W. Witte Title: Senior Managing Director

HT HWY 114 LAND LP,

a Texas limited partnership

- By: HT Hwy 114 Development LLC,
- a Delaware limited liability company, its general partner
- By: HT Hwy 114 LP,
- a Delaware limited partnership, its sole member
- By: Hines Hwy 114 LLC,
- a Delaware limited liability company, its general partner
- By: Hines Hwy 114 Associates LP,
- a Texas limited partnership, its sole member

By: Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, its general partner

> Name: Robert W. Witte Title: Senior Managing Director

OWNER'S STATEMENT CONT...

STATE OF TEXAS

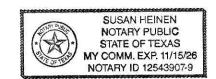
of said entities.

COUNTY OF DALLAS §

This instrument was acknowledged before me on June 14, 2024 by Robert W. Witte, the Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, in its capacity as general partner of Hines Hwy 114 Associates LP, a Texas company, in its capacity as general partner of HT Hwy 114 LP, a Delaware limited partnership, in its capacity as sole member of HT Hwy 114 Land LLC, a Delaware limited liability company, in its capacity as general partner of HT HWY 114 Development LP., a Texas limited partnership, on behalf

Heinen Susan Notary Public, State of Texas

My commission expires: 11/15/26



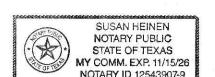
COUNTY OF DALLAS §

STATE OF TEXAS

This instrument was acknowledged before me on June 14, 2024 by Robert W. Witte, the Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, in its capacity as general partner of Hines Hwy 114 Associates LP, a Texas limited partnership, in its capacity as sole member of Hines Hwy 114 LLC, a Delaware limited liability company, in its capacity as general partner of HT Hwy 114 LP, a Delaware limited partnership, in its capacity as sole member of HT Hwy 114 Land LLC, a Delaware limited liability company, in its capacity as general partner of HT HWY 114 Land LP., a Texas limited partnership, on behalf of said entities.

Sepan Heinen Notary Public, State of Texas

My commission expires: 11/15/26



CURVE TABLE					
C1	50.00	58.89	67°29'02"	N37°32'18''W	55.55
C2	470.00	606.40	73°55'27"	N18°37'36"E	565.21
C3	525.00	134.76	14°42'24"	N82°35'03"E	134.39
C4	358.00	99.79	15°58'17"	S81°57'07''W	99.47
C5	475.00	132.41	15°58'17"	N81°57'07"E	131.98
C6	500.00	139.38	1 <i>5</i> °58'17"	S81°57'07''W	138.92
C7	500.00	645.11	73°55'27"	N18°37'36''E	601.29
C8	300.00	35.87	6°51'03''	N86°30'44''E	35.85
C9	691.00	699.86	58°01'50"	N10°40'47''E	670.33
C10	200.00	54.41	15°35'11"	N82°16′10′′W	54.24
_C11	200.00	93.99	26°55'39"	\$76°35'56''E	93.13
C12	200.00	138.78	39°45'27"	N70°11'01"W	136.01
C13	150.00	235.62	90°00'00"	N44°56'15"E	212.13
C14	543.00	339.28	35°48'00''	N18°30'46"E	333.79
C15	543.00	40.48	4°16'15"	\$16°12'00''E	40.47
C16	551.00	15.42	1°36′11″	\$14°51'58"E	15.42
C17	25.00	38.11	87°19'56"	\$27°59'54"W	34.52
C18	25.00	39.27	90°00'00''	\$63°20'08"E	35.36
C19	25.00	40.27	92°18'06"	S27°48'55"W	36.06
C20	350.00	97.56	15°58'17"	\$81°57'07''W	97.25
C21	25.00	39.19	89°48'24"	N45°09'33''W	35.30
C22	25.00	39.35	90°11′36"	N44°50'27"E	35.41
C23	25.00	39.19	89°48'24"	S45°09'33"E	35.30
C24	551.00	16.42	1°42'28''	N01°28'00"E	16.42
C25	25.00	37.84	86°42'56"	N41°02'14''W	34.33
C26	25.00	37.84	86°42'56"	\$52°14'50''W	34.33
C27	25.00	39.42	90°21'01"	S44°45'44''W	35.46
C28	25.00	39.27	90°00'00"	S45°03'45"E	35.36
C29	225.00	11.88	3°01'34"	N62°49'35''W	11.88
C30	25.00	37.84	86°42'56"	\$10°13'46"E	34.33
C31	535.00	36.80	3°56'28"	N12°05'39''W	36.79
C32	535.00	39.88	4°16'15"	N16°12'00''W	39.87
C33	535.00	40.30	4°18'57''	N01°32'42"W	40.29

WATER/WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

limited partnership, in its capacity as sole member of Hines Hwy 114 LLC, a Delaware limited liability Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with current Sidewalk Policy per "City Development Design Standards".

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site. (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of the said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to the storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the flood-plain easement line as shown on the plat.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces, water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnity and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

CONSTRUCTION PROHIBITED OVER EASEMENTS

exterior point of such building(s), without regards to intervening structures.

FORT WORTH®

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT VALID ONLY IF RECORDED WITHIN

PLAT APPROVED DATE: Tuly 19. 2024

NINETY (90) DAYS AFTER DATE OF APPROVAL.

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from an existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest

Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.



7/19/2024

Gross Site Area 42.886 Acres Save and Except 1.684 Acres 41.203 Acres Net Site Area 18.258 Acres Residential Lots Area Number Residential Lots 159 Number Single Family Detached 159 Number Dwelling Units 159 12.087 Acres Non-Residential Lots Area Number Non-Residential Lots Private Open Space Lots Area 12.087 Acres Number Private Open Space Lots Right-of-way Area 10.857 Acres No Public Parks Proposed

LAND USE TABLE

SAM REYNOLDS ROAD

STATE HIGHWAY 114

American datum of 1983 as derived from GPS observation.

maintained by the Traditions Homeowner's Association.

SURVEYOR'S CERTIFICATE

Reaistered Professional Land Surveyor No. 6372

Development Yield

Surveyed on the ground May 2019

2559 SW Grapevine Pkwy

(817) 329-4373

GENERAL NOTES:

otherwise noted.

VICINITY MAP

. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North

2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMCIVIL", unless

3. According to the Flood Insurance Rate Map (FIRM) panel 48121C0490G, revised April 18, 2011.

(non-shaded), being defined as areas determined to be outside the 0.2% annual chance flood,

areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas

less than 1 square mile, and areas protected by levees from 1% annual chance flood and Flood

JOHN N. ROGERS

This subdivision is located in a portion of Flood Insurance Zone Flood Insurance Zone "X"

4. Lots 98X, 99X Block OO; and Lot 19X, Block OOO are private HOA/Developer owned and

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor

the ground survey, and that all lot corners, angle points and points of the curve

shall be properly marked on the ground and that this plat correctly represents

of the State of Texas, have platted the above subdivision from an actual on

that survey made by me or under my direction and supervision.

Zone "A", being defined as areas with no Base Flood Elevations determined.

FINAL PLAT

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

BEING

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

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

SHEET 3 of 3

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

OWNER/DEVELOPER:

2700 COMMERCE STREET, SUITE 1600 DALLAS, TX 75226 972-716-0152

