

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 all of that certain called 24.240 acre tract described as Tract 1 in a deed to HTQ Sam Reynolds Owner LP recorded in Document No. 2023-74879 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a P.K. nail found with washer stamped "DUNAWAY" for the Northeast corner of said 24.240 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

THENCE South 00 deg. 15 min. 21 sec. East along the East line of said 24.240 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 found stamped "GMCIVIL" hereinafter referred to as 1/2" capped iron rod found, for the Southeast corner of said 24.240 acre tract and the Northeast corner of Tradition Central, Phase 2C recorded in Document No. 2024-249 (PRDCT);

THENCE in a westerly direction departing said West line and continue along the North line of said Tradition Central, Phase 2C and the South line of said 24.240 acre tract the following thirteen (13)

South 89 deg. 56 min. 15 sec. West, a distance of 456.98 feet to a 1/2" capped iron rod found;

North 45 deg. 03 min. 45 sec. West along said South line, a distance of 28.28 feet to a 1/2" capped iron rod found;

North 00 dea, 03 min, 45 sec. West, a distance of 90.00 feet to a 1/2" capped iron rod found;

North 44 dea. 56 min. 15 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod found;

North 00 deg. 03 min. 45 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 89 deg. 56 min. 15 sec. West, a distance of 388.85 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 525.00 feet, a central angle of 14 deg. 42 min. 24 sec., and being subtended by a chord which bears South 82 deg. 35 min. 03 sec. West - 134.39 feet;

Continue in a westerly direction along said curve to the left, a distance of 134.76 feet to a 1/2" capped iron rod found;

North 61 deg. 49 min. 31 sec. West non-tangent to said curve, a distance of 14.51 feet to a 1/2" capped iron rod found;

South 73 deg. 58 min. 08 sec. West, a distance of 50.04 feet to a 1/2" capped iron rod found;

South 27 deg. 48 min. 55 sec. West, a distance of 13.86 feet to a 1/2" capped iron rod found;

South 73 deg. 57 min. 58 sec. West, a distance of 105.10 feet to a 1/2" capped iron rod found;

North 62 deg. 11 min. 05 sec. West along said West line, a distance of 14.42 feet to a 1/2"

capped iron rod found:

South 73 deg. 57 min. 58 sec. West, a distance of 60.05 feet to a 1/2" capped iron rod found for the most easterly 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), the Southwest corner of said 24.240 acre tract and the most northerly Northwest corner of said Tradition Central, Phase 2C:

HENCE North 18 deg. 20 min. 08 sec. West along the East line of said 23.964 acre tract and the Vest line of said 24.240 acre tract, a distance of 106.00 feet to a 1/2" capped iron rod set stamped GMCIVIL", hereinafter referred to as 1/2" caped iron rod set, said point being a Point of Curvature of a circular curve to the right, having a radius of 530.00 feet, a central angle of 18 deg. 16 min. 23 sec., and being subtended by a chord which bears North 09 deg. 11 min. 56 sec. West - 168.31

THENCE in a northerly direction along said East and West lines and curve to the right, a distance of 69.03 feet to a 1/2" capped iron rod set:

THENCE North 00 deg. 03 min. 45 sec. West tangent to said curve and continue along said East and West lines, a distance of 493.21 feet to a 1/2" capped iron rod set:

THENCE North 45 deg. 03 min. 39 sec. West along said East and West lines, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 03 min. 45 sec. West along said East and West lines, a distance of 55.00 feet to a 1/2" capped iron rod set for the Northeast corner of said 23.964 acre tract and the Northwest corner of said 24,240 acre tract, 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 - 2,114.38 feet;

THENCE North 89 deg. 56 min. 15 sec. East along the North line of said 24.240 acre tract and the approximate centerline of said Sam Reynolds Road, a distance of 1,294.87 feet to the **POINT OF** BEGINNING, containing 1,055,895 square feet or 24,240 acres of land, more or less.

TRACT 2

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 all of that certain called 1.684 acre tract described as Tract 2 in a deed to HTQ Sam Reynolds Owner LP recorded in Document No. 2023-74879 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows,

COMMENCING at a P.K. nail found with washer stamped "DUNAWAY" for the Northeast corner of a called 24,240 acre tract described as Tract 1 in said deed to HTQ Sam Reynolds Owner LP, 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 24.240 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 found stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod found, in the South right-of-way line of Water Canna Drive (50' right-of-way width) recorded in Document No. 2024-249 (PRDCT and the North corner of the Northeast corner clip of said 1.684 acre tract, said point be the TRUE POINT OF BEGINNING;

THENCE South 45 deg. 03 min. 45 sec. East along departing said South right-of-way line and continue along said corner clip, a distance of 14.14 feet to a 1/2" capped iron rod found for the East corner of said corner clip and being in the West right-of-way line of Chapote Way (50' right-of-way) recorded in Document No. 2024-249 (PRDCT);

THENCE South 00 dea. 03 min. 45 sec. East along said West right-of-way line and the East line of said 1.684 acre tract, a distance of 90.00 feet to a 1/2" capped iron rod found for the East corner of the Southeast corner clip of said 1.684 acre tract;

THENCE South 44 deg. 56 min. 15 sec. West departing said West right-of-way line and continue along said corner clip, a distance of 28.28 feet to a 1/2" capped iron rod found for the South corner of said corner clip and being in the North line of a 16' wide alley as shown on said Tradition Central, Phase 2C final plat;

THENCE South 89 deg. 56 min. 15 sec. West along the South line of said 1.684 acre tract and said North line, a distance of 308.43 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 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;

OWNER'S STATEMENT CONT...

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

THENCE South 73 deg. 57 min. 58 sec. West tangent to said curve and continue along said North and South lines, a distance of 166.30 feet to a 1/2" capped iron rod found for the Southwest corner of said 1.684 acre tract, the Northwest corner of Lot 19X, Block OOO and being in the Northeast right-of-way line of Sweet Alyssum Drive (60' width right-of-way) recorded in said of said Tradition Central, Phase 2C final plat;

THENCE North 18 deg. 20 min. 08 sec. West along the Southwest line of said 1.684 acre tract and said Northeast right-of-way line, a distance of 110.10 feet to a 1/2" capped iron rod found for the West corner of the Northwest corner clip of said 1.684 acre tract;

THENCE North 27 deg. 48 min. 55 sec. East departing said Northeast right-of-way line and continue along said corner clip, a distance of 13.86 feet to a 1/2" capped iron rod found for the North corner of said Northwest corner clip and being in the South right-of-way line of said Water Canna

THENCE North 73 deg. 57 min. 58 sec. East along the North line of said 1.684 acre tract and said South right-of-way line, a distance of 161.54 feet to a 1/2" capped iron rod found 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 -

THENCE in an easterly direction along said North line and South right-of-way line and curve to the right, a distance of 132.41 feet to a 1/2" capped iron rod found;

THENCE North 89 deg. 56 min. 15 sec. East tangent to said curve and continue along said North line and South right-of-way line, 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HT HWY 114 DEVELOPMENT LP AND HT HWY LAND LP, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 100-150, 151X, 152X, BLOCK 00; LOTS 20-30, BLOCK 000; LOTS 1-33, BLOCK PPP; & LOTS 1-34, BLOCK QQQ 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.

HTQ SAM REYNOLDS OWNER LP, a Texas limited partnership

By: HTQ Sam Reynolds GP LLC,

a Delaware limited liability company, its general partner

By: HTQ Sam Reynolds LP,

a Delaware limited partnership, its sole member

By: Hines Wildflower Ranch Associates LP, a Delaware limited liability company, its general partner

> By: Hines Wildflower Ranch GP LLC, a Delaware limited liability company, its general partner

By: Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, its general partner Name: Robert W. Witte Title: Senior Managing Director

STATE OF TEXAS

COUNTY OF DALLAS

Movember 22 Senior Managing Director of Hines investment Management Holdings Limited Partnership, the sole nember of Hines Wildflower Ranch GP LLC, the general partner of Hines Wildflower Ranc Associates LP, the general partner of HTQ Sam Reynolds LP, the sole member of HTQ Sam Reynolds GP LLC, the general partner of HTQ Sam Reynolds Owner LP, on behalf of said entities.

Levie Kurn

My commission expires: 1/3/25



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

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

OWNER/DEVELOPER:

2700 COMMERCE STREET, SUITE 1600

DALLAS, TX 75226

972-716-0152

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

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.

GENERAL NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999843294. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid
- 2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMICIVIL", unless otherwise noted.
- According to the Flood Insurance Rate Map (FIRM) panel 48121C0490G, revised April 18, 2011. This subdivision is located in a portion of Flood Insurance Zone Flood Insurance Zone "X" (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 Zone "A", being defined as areas with no Base Flood Elevations determined.
- Lots 151X, 152X, Block OO are private HOA/Developer owned and maintained by the Traditions Homeowner's Association.

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on 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 that survey made by me or under my direction and supervision.

Registered Professional Land Surveyor No. 6372 Surveyed on the ground May 2019

GMcivil. 2559 SW Grapevine Pkwy Grapevine, Texas 76051 (817) 329-4373



LINE TABLE

S44°56'15"W

N45°03'45"W

N44°56'15"E

\$45°03'45"E

S44°56'15"W

S45°03'45"E

S44°56'15"W

S45°03'45"E

N44°56'15"E

N45°03'45"W

N44°56'15"E

L14

L15

L20

BEARING DISTANCE

14.14

21.21

24.75

28.28

14.14

14.14

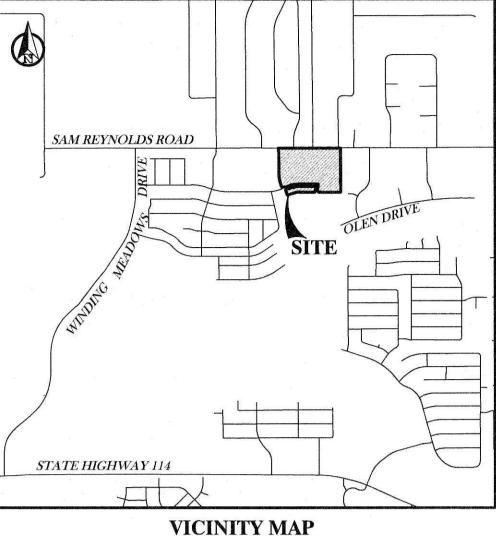
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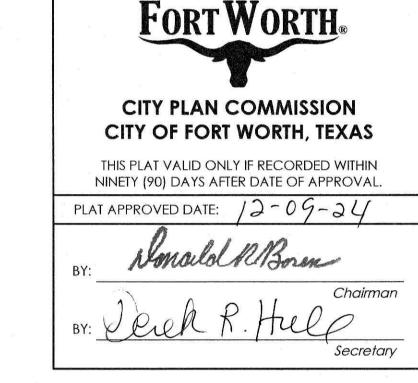
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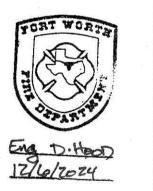
CURVE TABLE					
CURVE#	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	525.00	134.76	14°42'24"	S82°35'03''W	134.39
C2	530.00	169.03	18°16'23"	N09°11'56"W	168.31
C3	358.00	99.79	1 <i>5</i> °58'17"	S81°57'07''W	99.47
C4	475.00	132.41	1 <i>5</i> °58'1 <i>7</i> "	N81°57'07"E	131.98
C5	500.00	159.46	18°16'23"	N09°11'56"W	1 <i>5</i> 8. <i>7</i> 9
C6	300.00	95.68	18°16'23"	S09°11'56"E	95.27

LINE TABLE				
LINE #	BEARING	DISTANCE		
L1	N45°03'45"W	28.28		
L2	N44°56'1 <i>5</i> "E	14.14		
L3	N00°03'45"W	50.00		
L4	N61°49'31"W	14.51		
L5	\$73°58'08"W	50.04		
L6	S27°48'55"W	13.86		
L7	N62°11'05"W	14.42		
L8	N45°03'39"W	14.14		
L9	N00°03'45"W	55.00		
L10	S45°03'45''E	14.14		
L11	S44°56'15"W	28.28		
L12	N27°48'55"E	13.86		



Development Yield	
Gross Site Area	25.924 Acres
Total Number Lots	. 131
Residential Lots Area	18.906 Acres
Number Residential Lots	129
Number Single Family Detached	129
Number Dwelling Units	129
Non-Residential Lots Area	0.541 Acres
Number Non-Residential Lots	2
Private Open Space Lots Area	0.541 Acres
Number Private Open Space Lots	2
Right-of-way Area	6.478 Acres
Net Acres	19.446 Acres
TRACT 1 AREA	24.240 Acres
TRACT 2 AREA	1.684 Acres
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No Public Parks Proposed	N TO THE RESERVE TO T

LAND USE TABLE



FINAL PLAT

LOTS 100-150, 151X, 152X, BLOCK OO; LOTS 20-30, BLOCK OOO; LOTS 1-33, BLOCK PPP: & LOTS 1-34, BLOCK QQQ

TRADITION

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

> **BEING** 25.924 ACRES

SITUATED IN THE

GUADLUPE CARDINAS SURVEY, ABSTRACT No. 214 DENTON COUNTY, TEXAS

Date: November 2024

129 RESIDENTIAL LOTS, 2 NON-RESIDENTIAL LOTS

Filed for Record in the Official Records Of Denton County On: 12/9/2024 12:50:28 PM In the PLAT Records TRADITION Doc Number: 2024 - 401 Number of Pages: 2 Amount: 100.00 Order#:20241209000410

PREPARED BY:

Engineering & Surveying 817-329-4373 TxEng Firm # F-2944 | TxSurv Firm # 10021700

CENTRAL PHASE 3C FP CASE No. FP-22-133 REFERENCE CASE No. PP-19-008

SHEET 2 of 2

By: LH