

MATCH SHEET 2

FP-23-105 CP

BLOCK Y
27X
638,912
SQ. FT.
HOA/DEVELOPER
OWNED &
MAINTAINED
OPEN SPACE

ULTIMATE 100-YEAR FLOODPLAIN
PER GOODWIN & MARSHALL, INC.
FLOOD STUDY FDP # FDP-19-027

FULLY DEVELOPED
FLOODPLAIN EASEMENT

APPROXIMATE LOCATION OF
ZONE "A" FLOODPLAIN PER
FIRM 48121C0490G
DATED APRIL 18, 2011

**POINT OF
BEGINNING**

**POINT OF
COMMENCING**
1/2" C.I.R.F.
"GOODWIN &
MARSHALL"

REMAINDER OF CALLED 383.83 ACRES
HT HWY 114 LAND 2 L.P.
DOC. NO. 2020-37541
D.R.D.C.T.

GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214

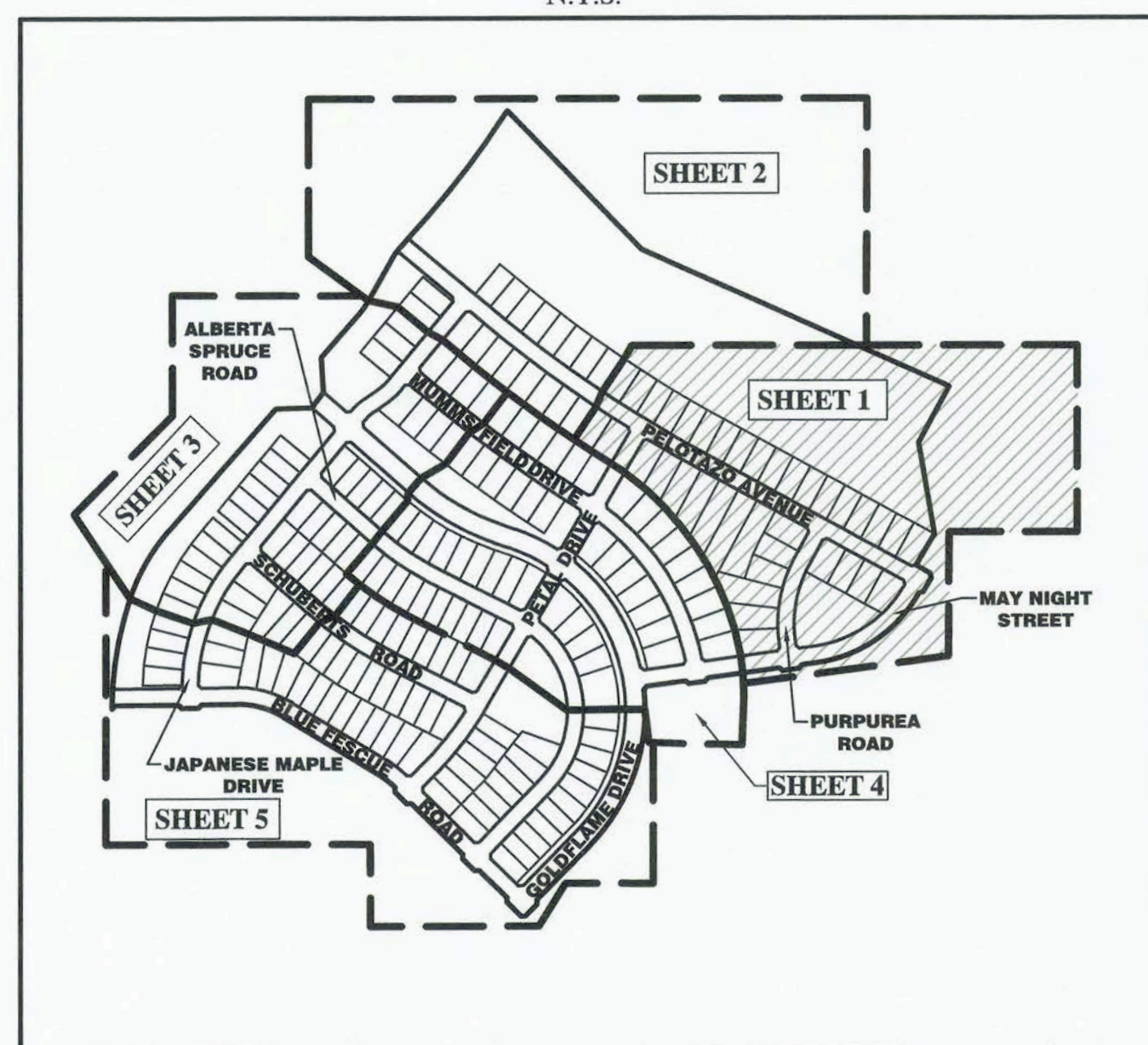
1/2" C.I.R.F. (ILLEGIBLE)

LEGEND

O	DENOTES 1/2" CAPPED IRON ROD SET STAMPED "GMCVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DENTON, COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET "GMCVIL"
VOL.	VOLUME
PG.	PAGE
---	BOUNDARY LINE
- - -	ADJOINER LINE
- - -	EASEMENT LINE
- - -	BUILDING LINE
- - -	ABSTRACT LINE
- - -	FLOODPLAIN LINE
- - -	ULTIMATE FLOODPLAIN

SEE SHEET 6 FOR
LINE & CURVE TABLES

SHEET INDEX MAP
N.T.S.



OWNER/DEVELOPER:

Hines

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

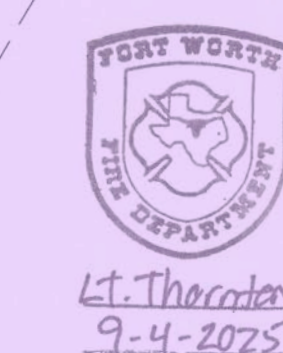
PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
1xEng Firm # F-2944 | 1xSurv Firm # 10021700

PELOTAZ AVENUE
314.12'

PURPUREA ROAD
C20

MAY NIGHT STREET
C7



REASON FOR CORRECTION PLAT:
TO REVISE THE BUILDING LINE ON CORNER CLIPS.

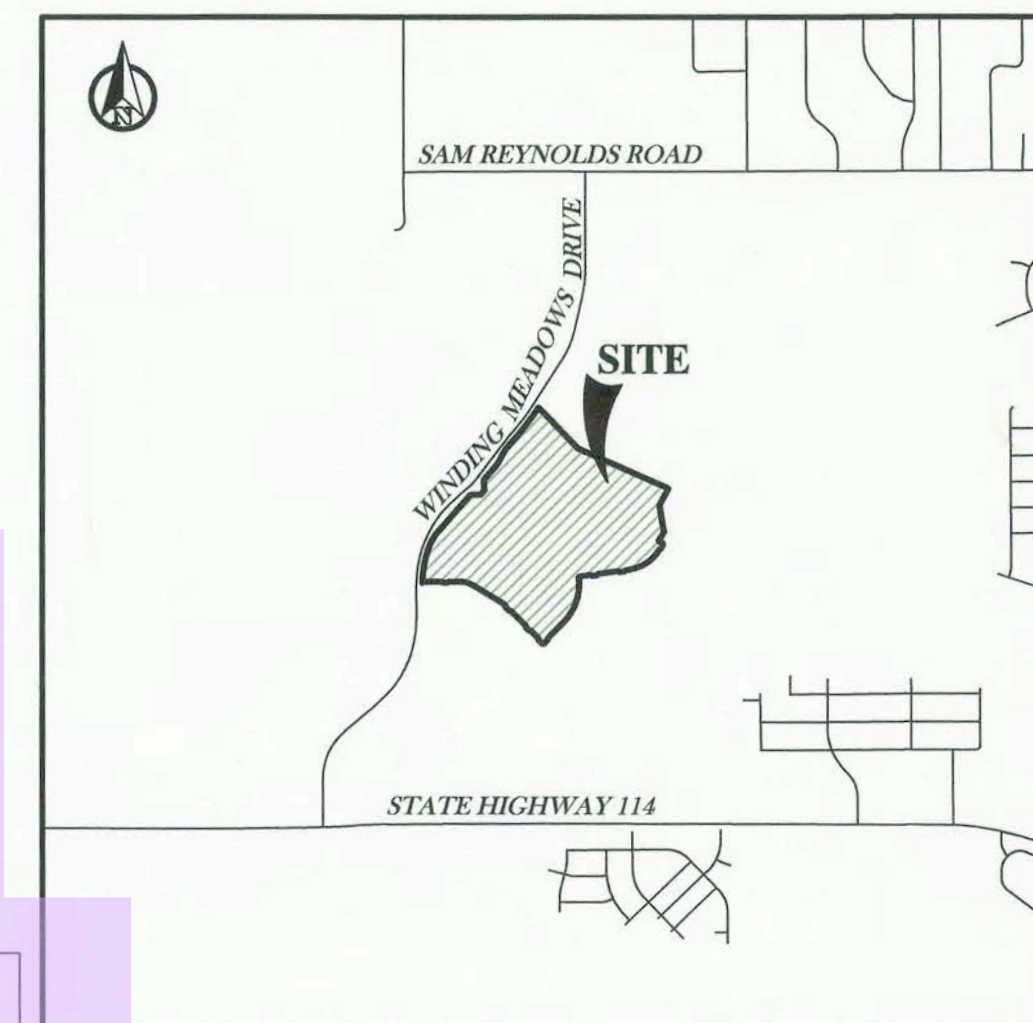
CORRECTION PLAT
OF

LOTS 1-26, 27X, BLOCK Y; LOTS 1-5, 6X, BLOCK Z; LOTS 1-20, BLOCK AA; LOTS 1-22,
BLOCK BB; LOTS 1-4, 5X, BLOCK CC; LOTS 1-11, 12X, BLOCK EE; LOTS 1-7, 8X, BLOCK FF;
LOTS 1-14, 15X, BLOCK KK; LOTS 1-16, 17X, BLOCK LL; LOTS 1-30, BLOCK NN; LOTS 1-31,
BLOCK OO; LOTS 1-13, 14X, BLOCK SS; LOTS 1-15, 16X, 17X, BLOCK TT

TRADITION

AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT
No. 1 OF DENTON COUNTY, TEXAS
BEING
73.865 ACRES
SITUATED IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS
214 RESIDENTIAL LOTS, 10 NON-RESIDENTIAL LOTS
Date: August, 2025

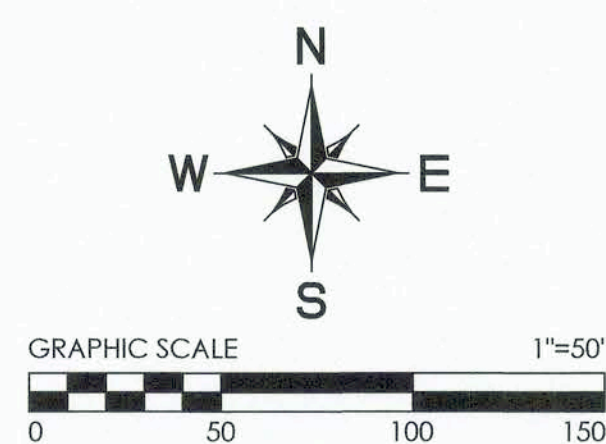
VICINITY MAP
N.T.S.



SOUTH PHASE 4A
FP CASE No. FP-23-105
REFERENCE CASE No. PP-19-008

Filed for Record
in the Official Records Of:
Denton County
On: 9/15/2025 8:53:54 AM
In the PLAT Records
TRADITION MUNICIPAL UTILITY C
Doc Number: 2025-377
Number of Pages: 6
Amount: 300.00
Order#: 20250915000101
By: AR

SHEET 1 of 6



REMAINDER OF CALLED 383.83 ACRES
HT HWY 114 LAND 2 L.P.
DOC. NO. 2020-37541
D.R.D.C.T.

PUBLIC
DRAINAGE EASEMENT
PER DOC. NO. 2021-34799
D.R.D.C.T.

50' SOUTHWESTERN GAS
PIPELINE EASEMENT NO. 4A
VOL. 5028, PG. 3539
D.R.D.C.T.
50' EASEMENT AREA 1, PART 5
SWG PIPELINE, LLC
DOC. NO. 2015144560
D.R.D.C.T.
50' PIPELINE EASEMENT
DOC. NO. 2020-139364
D.R.D.C.T.

SANFORD 3 DRILLING PAD
DOC. NO. 2016-16739
DOC. NO. 2016-16740
DOC. NO. 2020-136417
D.R.D.C.T.

APPROXIMATE LOCATION OF
ZONE "A" FLOODPLAIN PER
FIRM 48121C0490G
DATED APRIL 18, 2011

40' SEWER EASEMENT
DOC. NO. 2021-125
P.R.D.C.T.

TRADITION CENTRAL PH. 1A
DOC. NO. 2021-125
P.R.D.C.T.

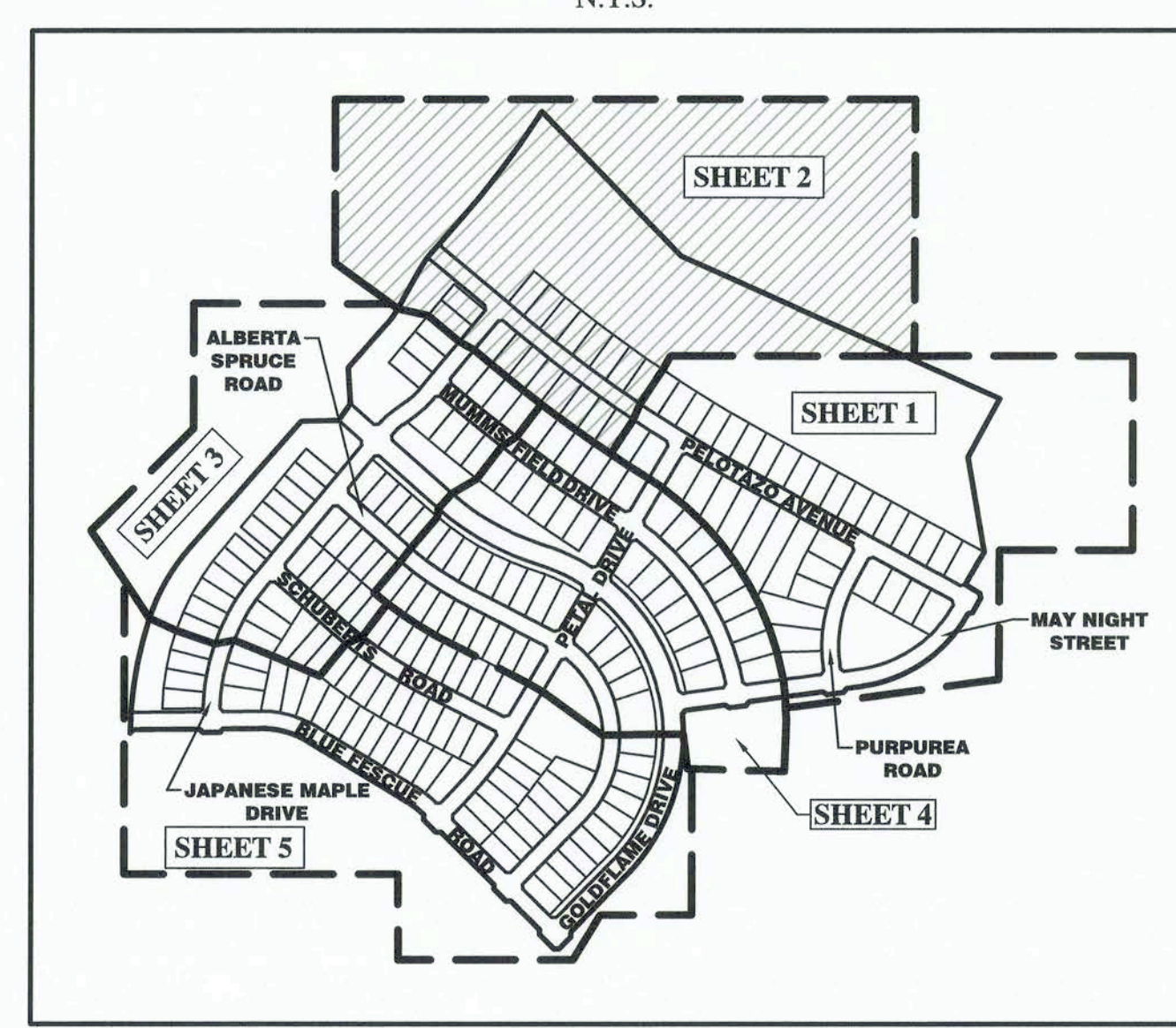
GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214

BLOCK Y
27X
636.912
SQ. FT.
HOA/DEVELOPER
OWNED &
MAINTAINED
OPEN SPACE

FULLY DEVELOPED
FLOODPLAIN EASEMENT

SEE SHEET 6 FOR
LINE & CURVE TABLES

SHEET INDEX MAP
N.T.S.



OWNER/DEVELOPER:

Hines

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

PREPARED BY:



REASON FOR CORRECTION PLAT:
TO REVISE THE BUILDING LINE ON CORNER CLIPS.
CORRECTION PLAT

OF

LOTS 1-26, 27X, BLOCK Y; LOTS 1-5, 6X, BLOCK Z; LOTS 1-20, BLOCK AA; LOTS 1-22, BLOCK
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OO; LOTS 1-13, 14X, BLOCK SS; LOTS 1-15, 16X, 17X, BLOCK TT

TRADITION

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

BEING

73.865 ACRES

SITUATED IN THE

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

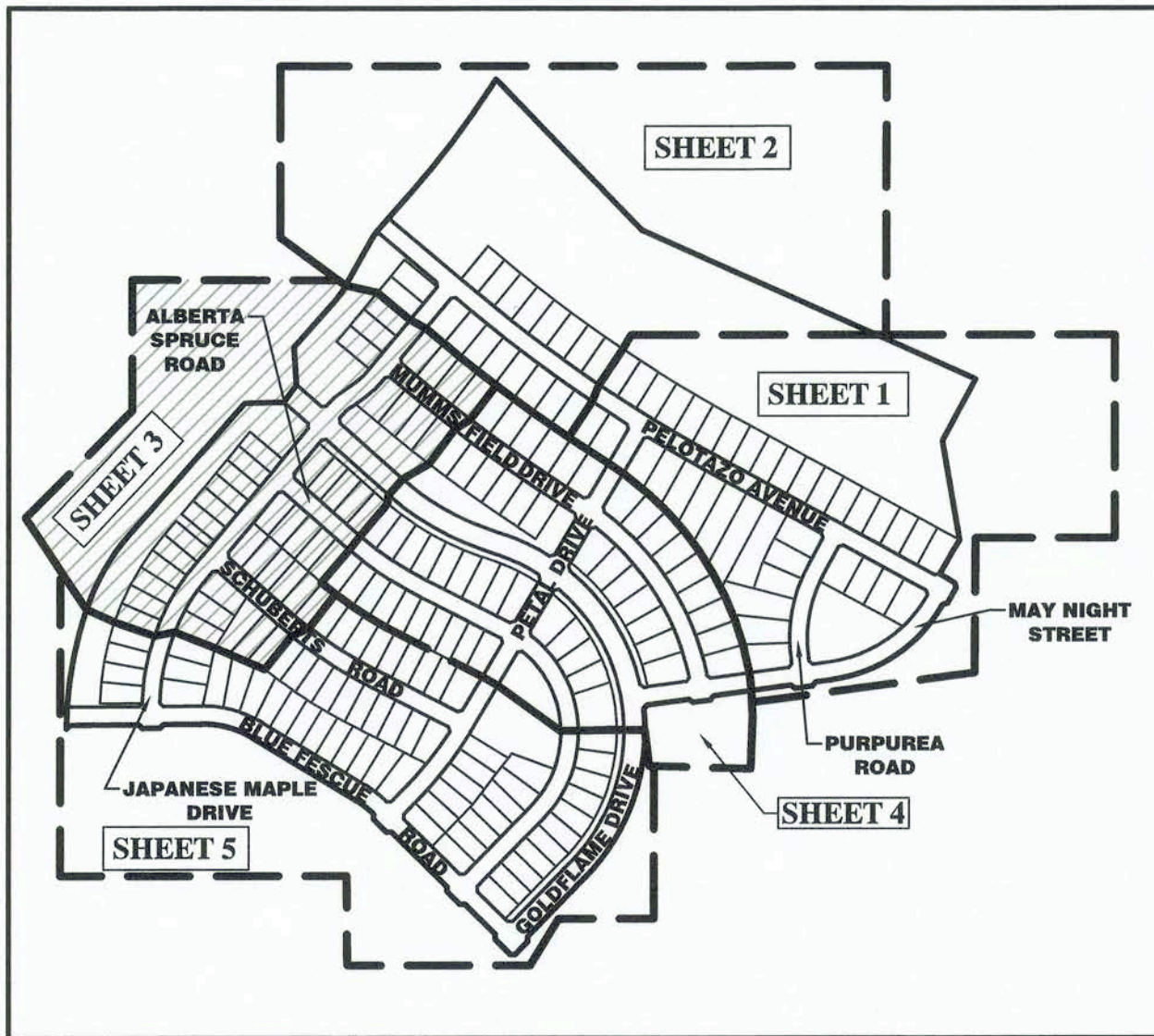
214 RESIDENTIAL LOTS, 10 NON-RESIDENTIAL LOTS

Date: August, 2025

SOUTH PHASE 4A
FP CASE No. FP-23-105
REFERENCE CASE No. PP-19-008

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SHEET INDEX MAP
N.T.S.



GRAPHIC SCALE
0 50 100 150
1"=50'

SEE SHEET 6 FOR
LINE & CURVE TABLES

50' SOUTHWESTERN
GAS PIPELINE EASEMENT NO 5
VOL. 5028, PG 3539 D.R.D.C.T.

GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214

REMAINDER OF CALLED 383.83 ACRES
HT HWY 114 LAND 2 L.P.
DOC. NO. 2020-37541
D.R.D.C.T.

APPROXIMATE LOCATION OF
ZONE 'A' FLOODPLAIN PER
FIRM 48121C0490G
DATED APRIL 18, 2011

PUBLIC
DRAINAGE EASEMENT
PER DOC. NO. 2021-34799
D.R.D.C.T.

PUBLIC
DRAINAGE EASEMENT
PER DOC. NO. 2021-34798
D.R.D.C.T.

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
TxDiv Firm # F-2944 | T&S Firm # 10021700

REASON FOR CORRECTION PLAT:
TO REVISE THE BUILDING LINE ON CORNER CLIPS.

CORRECTION PLAT
OF

LOTS 1-26, 27X, BLOCK Y; LOTS 1-5, 6X, BLOCK Z; LOTS 1-20, BLOCK AA; LOTS 1-22,
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BLOCK OO; LOTS 1-13, 14X, BLOCK SS; LOTS 1-15, 16X, 17X, BLOCK TT

TRADITION

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

BEING
73.865 ACRES
SITUATED IN THE

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

214 RESIDENTIAL LOTS, 10 NON-RESIDENTIAL LOTS
Date: August, 2025

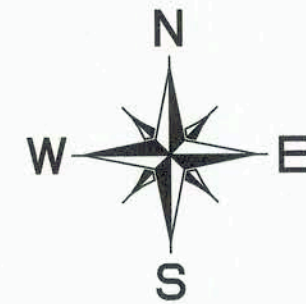
SHEET 3 of 6



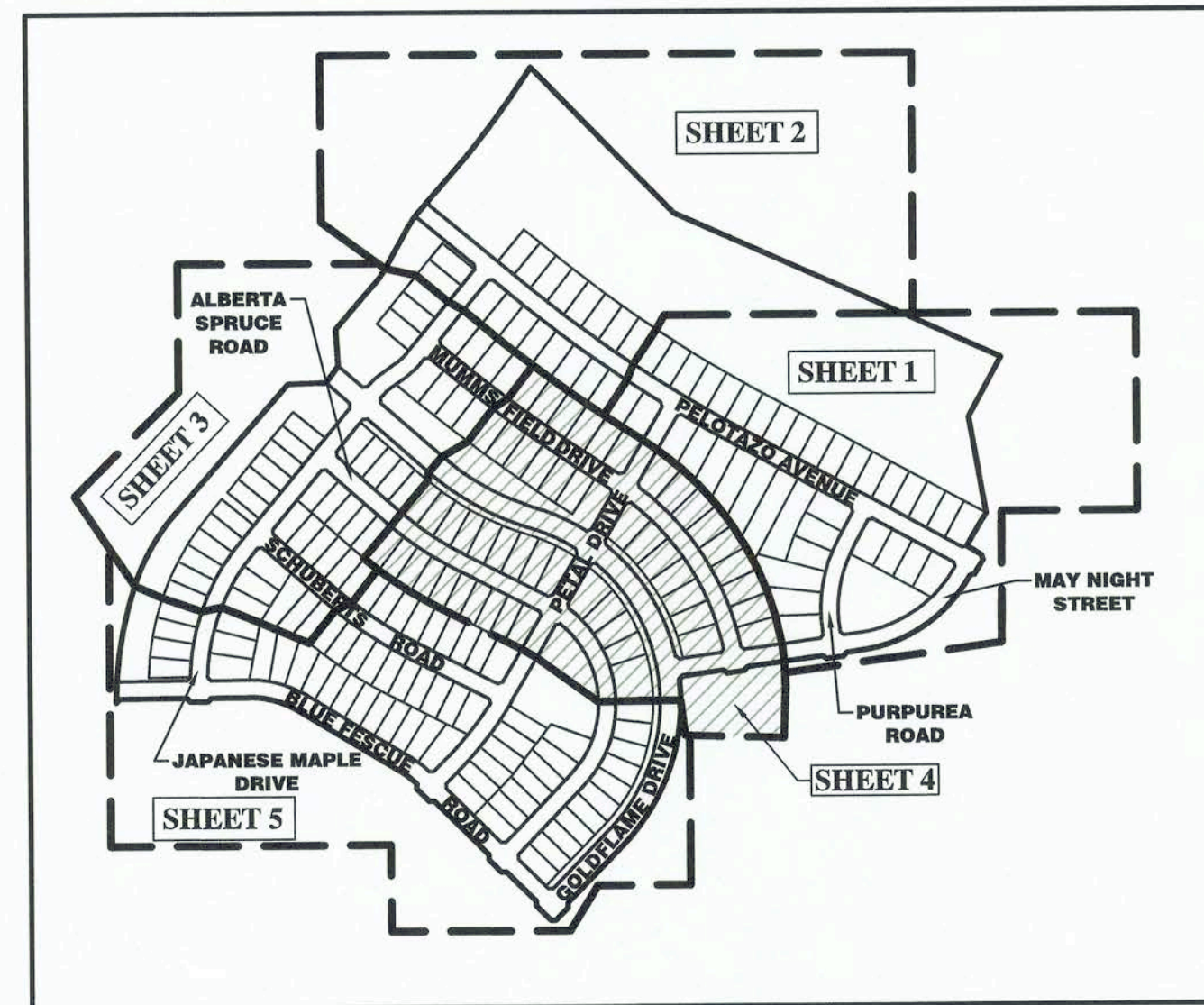
L.T. Thornton
9-4-2025

SOUTH PHASE 4A
FP CASE No. FP-23-105
REFERENCE CASE No. PP-19-008

Filed for Record
in the Official Records Of:
Denton County
On: 9/15/2025 8:53:54 AM
In the PLAT Records
TRADITION MUNICIPAL UTILITY DISTRICT
Doc Number: 2025-377
Number of Pages: 6
Amount: 300.00
Order#: 20250915000101
By: AR



SHEET INDEX MAP
N.T.S.



SEE SHEET 6 FOR
LINE & CURVE TABLES

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 | TxSurv Firm # 10021700



REASON FOR CORRECTION PLAT:
TO REVISE THE BUILDING LINE ON CORNER CLIPS.

CORRECTION PLAT
OF

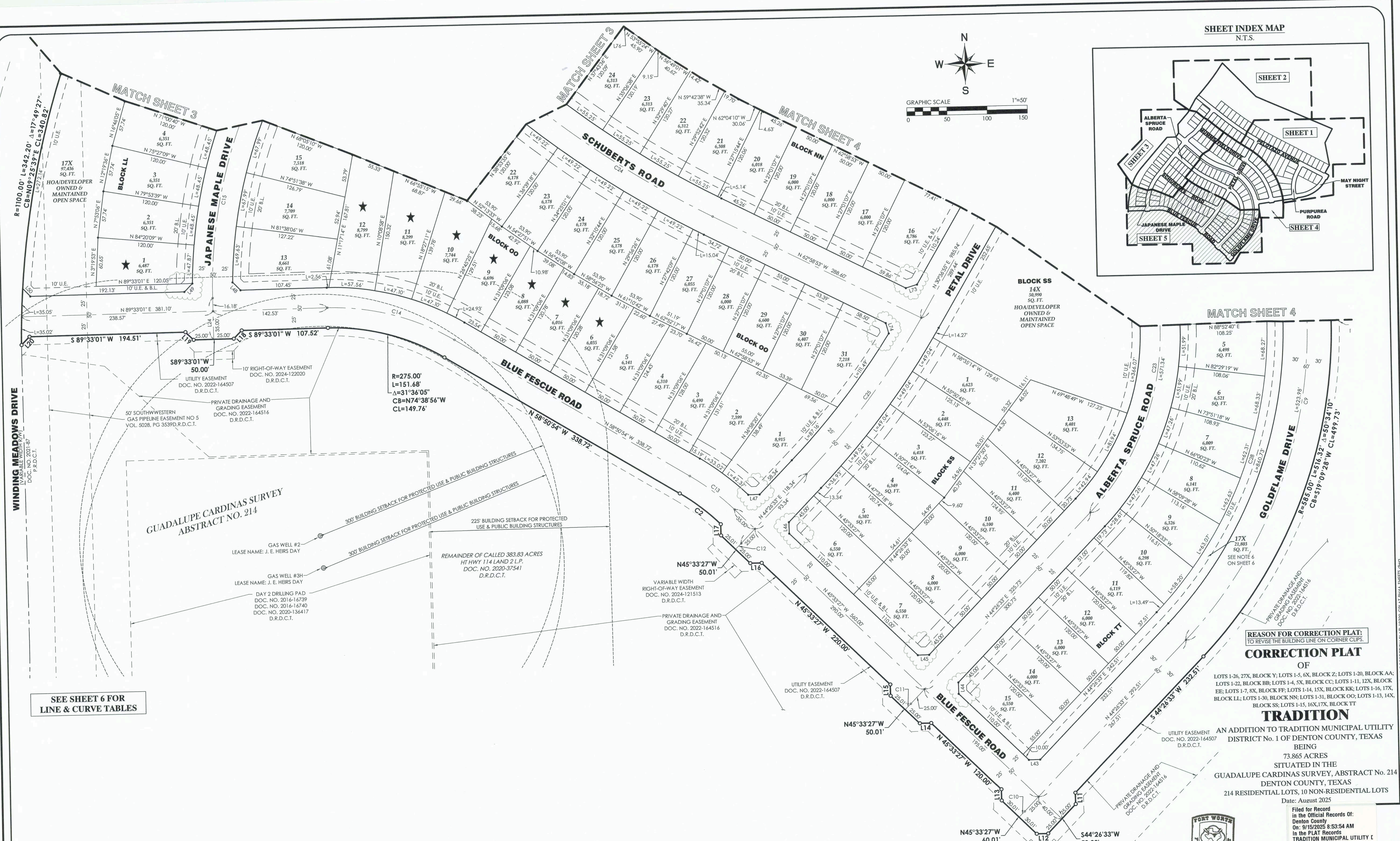
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TRADITION
AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT
No. 1 OF DENTON COUNTY, TEXAS
BEING
73.865 ACRES
SITUATED IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS
214 RESIDENTIAL LOTS, 10 NON-RESIDENTIAL LOTS
Date: August, 2025

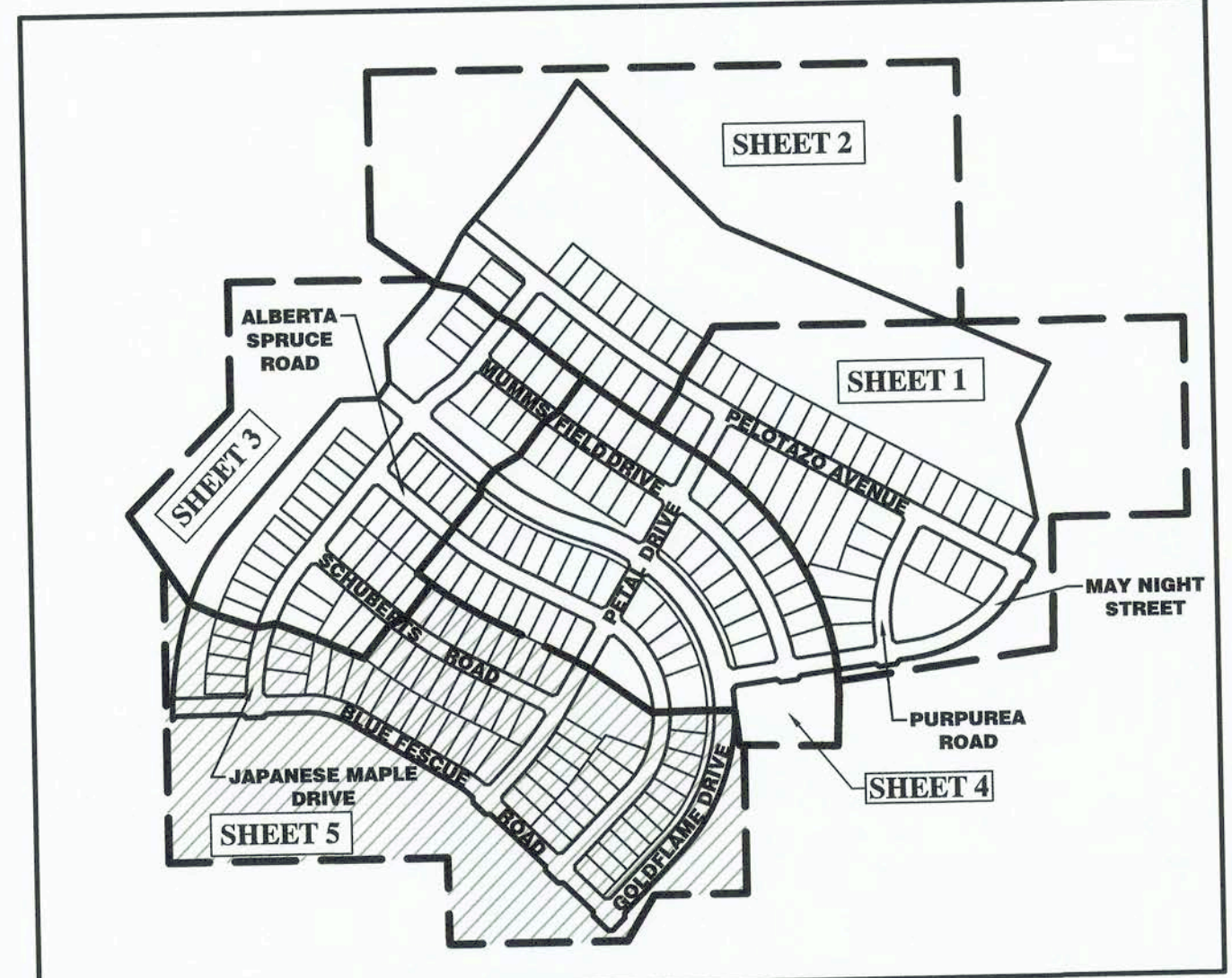
SOUTH PHASE 4A
FP CASE No. FP-23-105
REFERENCE CASE No. PP-19-008

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TRADITION MUNICIPAL UTILITY I
Doc Number: 2025-377
Number of Pages: 6
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By: AR

EN10720 - Tradition COGO PLAT SOUTH PHASE 4A CORRECTION PLAT 10720-CPIA-FPHAS-SHEETS.01G



SHEET INDEX MAP
N.T.S.



WINDING MEADOWS DRIVE
DOC. NO. 2021-87
P.D.C.T.

SEE SHEET 6 FOR
LINE & CURVE TABLES

GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214

GAS WELL #2
LEASE NAME: J. E. HEIRS DAY
DAY 2 DRILLING PAD
DOC. NO. 2016-16739
DOC. NO. 2016-16740
DOC. NO. 2020-136417
D.R.D.C.T.

GAS WELL #3H
LEASE NAME: J. E. HEIRS DAY

REMAINDER OF CALLED 383.83 ACRES
HT HWY 114 LAND 2 L.P.
DOC. NO. 2020-37541
D.R.D.C.T.

VARIABLE WIDTH
RIGHT-OF-WAY EASEMENT
DOC. NO. 2024-121513
D.R.D.C.T.

PRIVATE DRAINAGE AND
GRADING EASEMENT
DOC. NO. 2022-164516
D.R.D.C.T.

UTILITY EASEMENT
DOC. NO. 2022-164507
D.R.D.C.T.

UTILITY EASEMENT
DOC. NO. 2022-164507
D.R.D.C.T.

PRIVATE DRAINAGE AND
GRADING EASEMENT
DOC. NO. 2022-164516
D.R.D.C.T.

REASON FOR CORRECTION PLAT:
TO REVISE THE BUILDING LINE ON CORNER CLIPS.

CORRECTION PLAT

OF
LOTS 1-26, 27X, BLOCK Y; LOTS 1-5, 6X, BLOCK Z; LOTS 1-20, BLOCK AA;
LOTS 1-22, BLOCK BB; LOTS 1-4, 5X, BLOCK CC; LOTS 1-11, 12X, BLOCK
EE; LOTS 1-7, 8X, BLOCK FF; LOTS 1-14, 15X, BLOCK KK; LOTS 1-16, 17X,
BLOCK LL; LOTS 1-30, BLOCK NN; LOTS 1-31, BLOCK OO; LOTS 1-13, 14X,
BLOCK SS; LOTS 1-15, 16X, 17X, BLOCK TT

TRADITION

AN ADDITION TO TRADITION MUNICIPAL UTILITY
DISTRICT No. 1 OF DENTON COUNTY, TEXAS
BEING
73.865 ACRES
SITUATED IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS
214 RESIDENTIAL LOTS, 10 NON-RESIDENTIAL LOTS
Date: August 2025



9-4-2025

Filed for Record
in the Official Records Of:
Denton County
On: 9/15/2025 8:53:54 AM
in the PLAT Records
TRADITION MUNICIPAL UTILITY C
Doc Number: 2025-377
Number of Pages: 6
Amount: \$300.00
Order #: 20250915000101
By: AR

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

PREPARED BY:
GMcivil
Engineering & Surveying
2539 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
T&E Firm # F-2944 | T&S Firm # 10021700

SOUTH PHASE 4A
FP CASE No. FP-23-105
REFERENCE CASE No. FP-19-008
SHEET 5 of 6

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS HT HWY LAND 2 LP as owner of 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 383.83 acre tract described in a deed to HT HWY LAND 2 LP, recorded in Document No. 2020-37541 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most easterly Northeast corner of said 383.83 acre tract and an ell corner of Tradition Central Phase 1B recorded in Document No. 2021-234 of the Plat Records of Denton County, Texas (PRDCT), from which a 5/8" capped iron rod found (illegible) in the West line of said Tradition Central Phase 1B and the most easterly Southeast corner of said 383.83 acre tract bears South 00 deg. 07 min. 11 sec. East - 860.88 feet;

THENCE South 90 deg. 00 min. 00 sec. West along the North line of said 383.83 acre tract, a south line of said Tradition Central Phase 1B, and the South line of Tradition Central Phase 1A recorded in Document No. 2021-125 (PRDCT), a distance of 773.30 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 28 deg. 31 min. 22 sec. West departing said North and South lines, a distance of 195.75 feet to a 1/2" capped iron rod set;

THENCE South 09 deg. 50 min. 46 sec. East, a distance of 283.30 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 525.00 feet, a central angle of 03 deg. 37 min. 50 sec., and being subtended by a chord which bears South 31 deg. 55 min. 12 sec. West - 33.26 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 33.27 feet to a 1/2" capped iron rod set;

THENCE South 30 deg. 06 min. 17 sec. West tangent to said curve, a distance of 76.83 feet to a 1/2" capped iron rod set;

THENCE South 59 deg. 52 min. 58 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 11 deg. 07 min. 08 sec. East, a distance of 13.75 feet to a 1/2" capped iron rod set;

THENCE South 29 deg. 02 min. 41 sec. West, a distance of 50.10 feet to a 1/2" capped iron rod set;

THENCE South 76 deg. 17 min. 25 sec. West, a distance of 13.85 feet to a 1/2" capped iron rod set;

THENCE South 30 deg. 06 min. 17 sec. West, a distance of 5.42 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 425.00 feet, a central angle of 52 deg. 06 min. 35 sec., and being subtended by a chord which bears South 56 deg. 09 min. 35 sec. West - 373.35 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 386.53 feet to a 1/2" capped iron rod set;

THENCE South 82 deg. 12 min. 52 sec. West tangent to said curve, a distance of 45.14 feet to a 1/2" capped iron rod set;

THENCE South 37 deg. 32 min. 08 sec. West, a distance of 14.22 feet to a 1/2" capped iron rod set;

THENCE South 82 deg. 12 min. 53 sec. West, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 26 min. 55 sec. West, a distance of 14.06 feet to a 1/2" capped iron rod set;

THENCE South 82 deg. 12 min. 52 sec. West, a distance of 220.01 feet to a 1/2" capped iron rod set;

THENCE South 37 deg. 39 min. 20 sec. West, a distance of 14.25 feet to a 1/2" capped iron rod set;

THENCE South 82 deg. 12 min. 53 sec. West, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 18 min. 50 sec. West, a distance of 14.03 feet to a 1/2" capped iron rod set;

THENCE South 82 deg. 12 min. 52 sec. West, a distance of 120.01 feet to a 1/2" capped iron rod set;

THENCE South 37 deg. 47 min. 56 sec. West, a distance of 14.29 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 585.00 feet, a central angle of 50 deg. 34 min. 10 sec., and being subtended by a chord which bears South 19 deg. 09 min. 28 sec. West - 499.73 feet;

THENCE in a southerly direction along said curve to the right, a distance of 516.32 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 26 min. 33 sec. West tangent to said curve, a distance of 232.51 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 33 min. 27 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 26 min. 33 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 42 min. 46 sec. West, a distance of 14.21 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 33 min. 27 sec. West, a distance of 60.01 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 15 min. 10 sec. West, a distance of 14.07 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 33 min. 27 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 42 min. 55 sec. West, a distance of 14.21 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 33 min. 27 sec. West, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 15 min. 21 sec. West, a distance of 14.07 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 33 min. 27 sec. West, a distance of 220.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 42 min. 55 sec. West, a distance of 14.21 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 33 min. 27 sec. West, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 15 min. 21 sec. West, a distance of 14.07 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 275.00 feet, a central angle of 13 deg. 17 min. 27 sec., and being subtended by a chord which bears North 52 deg. 12 min. 10 sec. West - 63.65 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 63.79 feet to a 1/2" capped iron rod set;

THENCE North 58 deg. 50 min. 54 sec. West tangent to said curve, a distance of 338.72 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 275.00 feet, a central angle of 31 deg. 36 min. 05 sec., and being subtended by a chord which bears North 74 deg. 38 min. 56 sec. West - 149.76 feet;

THENCE in a westerly direction along said curve to the left, a distance of 151.68 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 33 min. 01 sec. West tangent to said curve, a distance of 107.52 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 33 min. 01 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 33 min. 01 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 26 min. 59 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 33 min. 01 sec. West, a distance of 194.51 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 09 min. 47 sec. West, a distance of 14.29 feet to a 1/2" capped iron rod set in the East right-of-way line of Winding Meadows Drive (variable width right-of-way) recorded in Document No. 2021-87 (PRDCT), said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,100.00 feet, a central angle of 17 deg. 49 min. 27 sec., and being subtended by a chord which bears North 09 deg. 25 min. 39 sec. East - 340.82 feet;

THENCE in a northerly direction along said East right-of-way line and curve to the right, a distance of 342.20 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the right, having a radius of 600.00 feet, a central angle of 23 deg. 04 min. 26 sec., and being subtended by a chord which bears North 29 deg. 52 min. 36 sec. East - 240.00 feet;

OWNER'S STATEMENT CONT...

THENCE in a northeasterly direction along said East right-of-way line and curve to the right, a distance of 241.63 feet to a 1/2" capped iron rod set;

THENCE in a northeasterly direction along said East right-of-way line the following eleven (11) courses;

North 41 deg. 24 min. 49 sec. East tangent to said curve, a distance of 494.46 feet to a 1/2" capped iron rod set;

North 88 deg. 33 min. 21 sec. East, a distance of 110.26 feet to a 1/2" capped iron rod set;

North 35 deg. 51 min. 53 sec. East, a distance of 60.28 feet to a 1/2" capped iron rod set;

North 03 deg. 35 min. 11 sec. West, a distance of 106.07 feet to a 1/2" capped iron rod set;

North 41 deg. 24 min. 49 sec. East, a distance of 173.58 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 250.00 feet, a central angle of 12 deg. 03 min. 53 sec., and being subtended by a chord which bears North 35 deg. 22 min. 53 sec. East - 52.55 feet;

Continue in a northeasterly direction along said curve to the left, a distance of 52.64 feet to a 1/2" capped iron rod set;

North 29 deg. 20 min. 56 sec. East tangent to said curve, a distance of 138.53 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 250.00 feet, a central angle of 12 deg. 03 min. 53 sec., and being subtended by a chord which bears North 35 deg. 22 min. 53 sec. East - 52.55 feet;

Continue in a northeasterly direction along said curve to the right, a distance of 52.64 feet to a 1/2" capped iron rod set;

North 41 deg. 24 min. 49 sec. East tangent to said curve, a distance of 132.81 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 2,565.00 feet, a central angle of 08 deg. 13 min. 46 sec., and being subtended by a chord which bears North 37 deg. 17 min. 56 sec. East - 368.09 feet;

Continue in a northeasterly direction along said curve to the left, a distance of 368.41 feet to a 1/2" capped iron rod set;

North 33 deg. 11 min. 03 sec. East tangent to said curve, a distance of 27.64 feet to a 1/2" capped iron rod set in the North line of said 383.83 acre tract;

THENCE South 44 deg. 08 min. 03 sec. East departing said East right-of-way line and continue along the North line of said 383.83 acre tract and the South line of said Tradition Central, Phase 1A, a distance of 590.89 feet to a 1/2" capped iron rod set;

THENCE South 65 deg. 58 min. 36 sec. East along said North and South lines, a distance of 1,029.91 feet to the **POINT OF BEGINNING**, containing 3,217,561 square feet or 73.865 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HT HWY 114 LAND 2 LP, acting by and through the undersigned, their duly authorized agent, does hereby adopt this correction plat of LOTS 1-26, 27X, BLOCK Y; LOTS 1-5, 6X, BLOCK Z; LOTS 1-20, BLOCK AA; LOTS 1-22, BLOCK BB; LOTS 1-4, 5X, BLOCK CC; LOTS 1-11, 12X, BLOCK EE; LOTS 1-7, 8X, BLOCK FF; LOTS 1-14, 15X, BLOCK KK; LOTS 1-16, 17X, BLOCK LL; LOTS 1-30, BLOCK NN; LOTS 1-31, BLOCK OO; LOTS 1-13, 14X, BLOCK SS; LOTS 1-15, 16X, 17X, BLOCK TT 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 26th day of August, 2025

HT HWY 114 LAND 2 LP,
a Texas limited partnership

By: HT Hwy 114 Land 2 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

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on August 26, 2025 by Robert W. Witte, the Senior Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, 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 2 LLC, a Delaware limited liability company, in its capacity as general partner of HT HWY 114 Land 2 LP, a Texas limited partnership, on behalf of said entities.

Lorrie Kurrus
Notary Public, State of Texas

My commission expires: 7/31/29

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

John N. Rogers 8/22/25

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground April 2019
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373



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 indemnify 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

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.

NOTES

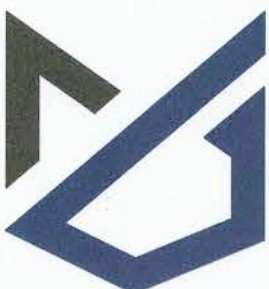
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- According to the Flood Insurance Rate Map (FIRM) panel 48121 C0490G, effective April 18, 2011, This subdivision is located in Flood Insurance Zone "X" (non-shaded), being defined as areas of 0.2% annual chance flood, area of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square miles, and areas protected by levees from 1% annual chance flood.
- Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
- Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Lot 27X, Block Y; Lot 6X, Block Z; Lot 5X, Block CC; Lot 12X, Block EE; Lot 8X, Block FF; Lot 15X, Block KK; Lot 17X, Block LL; Lot 14X, Block SS; Lot 16X, 17X, Block TT; are private HOA/Developer owned and maintained open space lots.

OWNER/DEVELOPER:

Hines

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

PREPARED BY:



GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxDeg Firm # F-2944 | TxDeg Firm # 10021700

LAND USE TABLE	
Development Yield	
Gross Site Area	73.865 Acres
Total Number Lots	224
Residential Lots Area	35.721 Acres
Number Residential Lots	214
Number Single Family Detached	214
Number Dwelling Units	214
Non-Residential Lots Area	22.531 Acres
Number Non-Residential Lots	10
Private Open Space Lots Area	22.531 Acres
Number Open Space Lots	10
Right-of-Way Area	15.614 Acres
No Public Parks Proposed	

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	525.00'	33.27'	3°37'50"	S31°55'12"W	33.26'
C2	275.00'	63.79'	13°17'27"	N52°12'10"W	63.65'
C3	250.00'	52.64'	12°03'53"	N35°22'53"E	52.55'
C4	250.00'	52.64'	12°03'53"	N35°22'53"E	52.55'
C5	4000.00'	781.46'	11°11'13"	S55°50'30"E	780.22'
C6	750.00'	54.74'	4°10'54"	S59°20'51"E	54.73'
C7	400.00'	363.80'	52°06'35"	S56°09'35"W	351.39'
C8	1040.00'	29.81'	1°38'33"	S07°40'25"E	29.81'
C9	555.00'	1118.56'	115°28'30"	S13°17'42"E	938.63'
C10	500.00'	10.00'	1°08'45"	S45°00'56"W	10.00'
C11	500.00'	10.00'	1°08'45"	N45°00'56"E	10.00'
C12	500.00'	10.00'	1°08'45"	S45°00'56"W	10.00'
C13	300.00'	69.59'	13°17'27"	S52°12'10"E	69.43'
C14	300.00'	165.46'	31°36'05"	S74°38'56"E	163.38'
C15	600.00'	421.03'	40°12'18"	S19°39'10"W	412.44'
C16	200.00'	51.65'	14°47'50"	S47°09'14"W	51.51'
C17	200.00'	51.65'	14°47'50"	S47°09'14"W	51.51'
C18	4290.00'	539.63'	7°12'26"	S53°50'54"E	539.28'
C19	750.00'	667.07'	50°57'36"	S31°58'19"E	645.29'
C20	400.00'	258.70'	37°03'23"	S10°02'00"W	254.22'
C21	750.00'	293.82'	22°26'46"	S59°48'34"E	291.94'
C22	945.00'	237.95'	14°25'37"	N55°47'59"W	237.32'
C23	320.00'	600.15'	107°27'20"	N09°17'07"W	515.98'
C24	1235.00'	310.28'	14°23'42"	S55°47'02"E	309.47'
C25	1000.00'	241.33'	13°49'38"	S37°31'44"W	240.74'
C26	800.00'	313.41'	22°26'46"	S59°48'34"E	311.41'
C27	505.00'	133.01'	15°05'25"	N63°29'14"W	132.62'
C28	505.00'	834.46'	94°40'30"	N02°53'42"W	742.71'
C29	605.00'	421.18'	39°53'16"	N31°48'41"W	412.73'