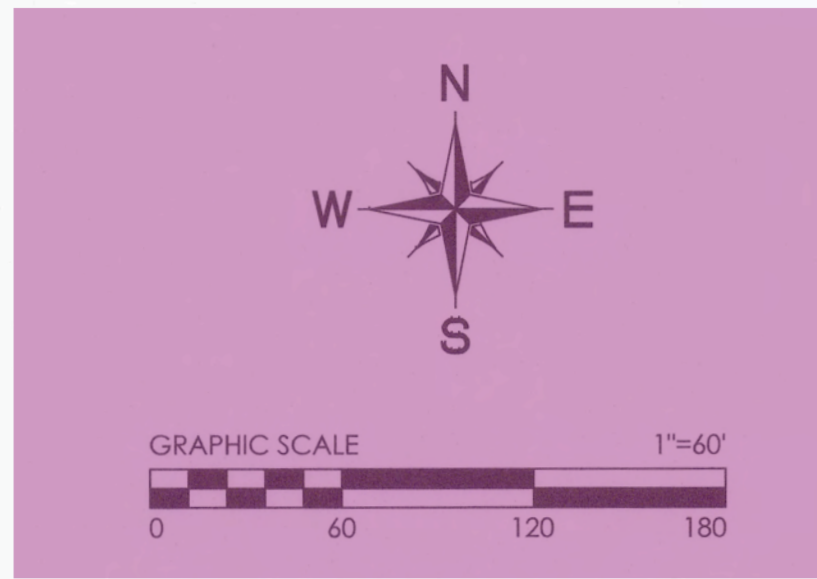
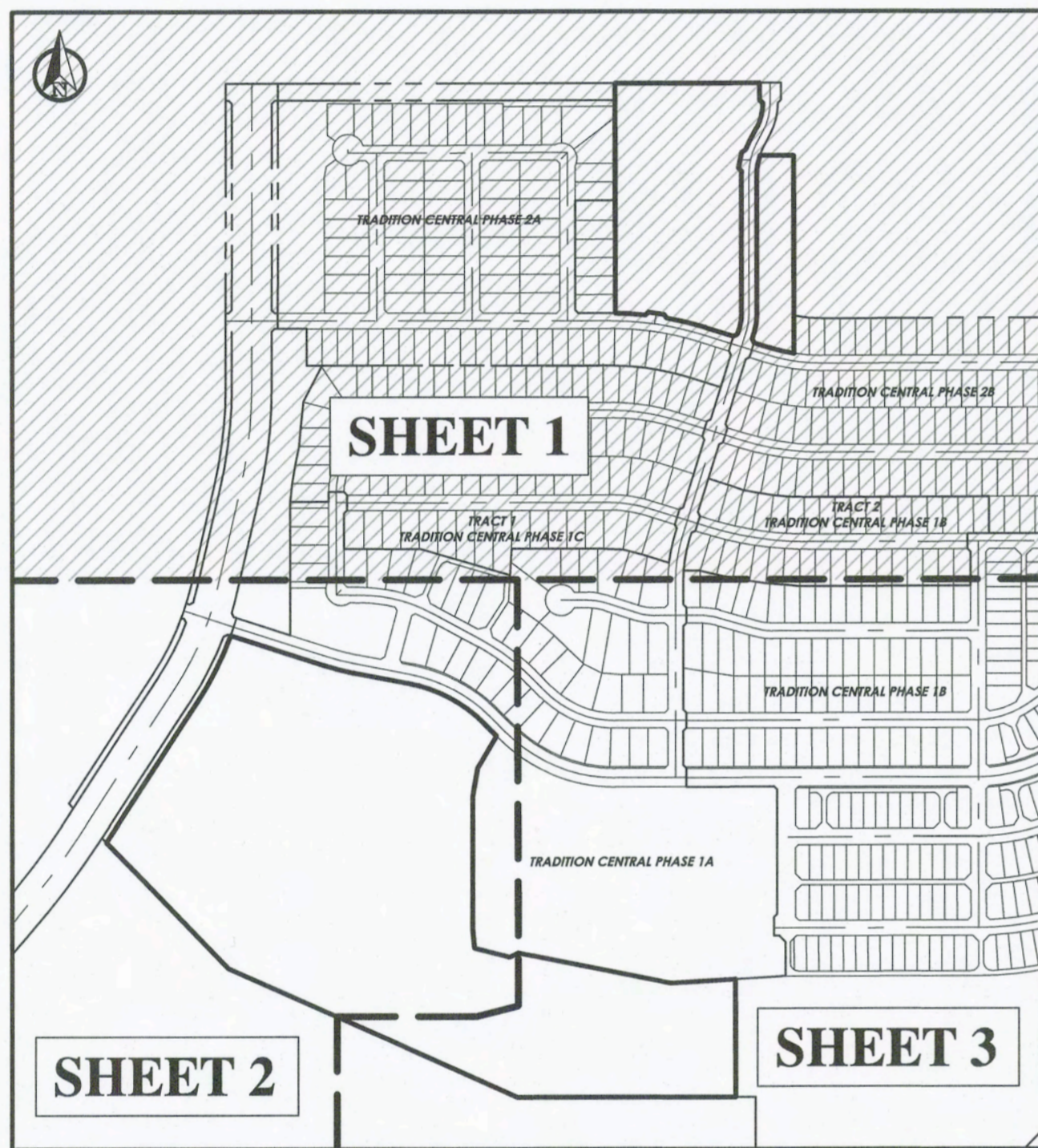


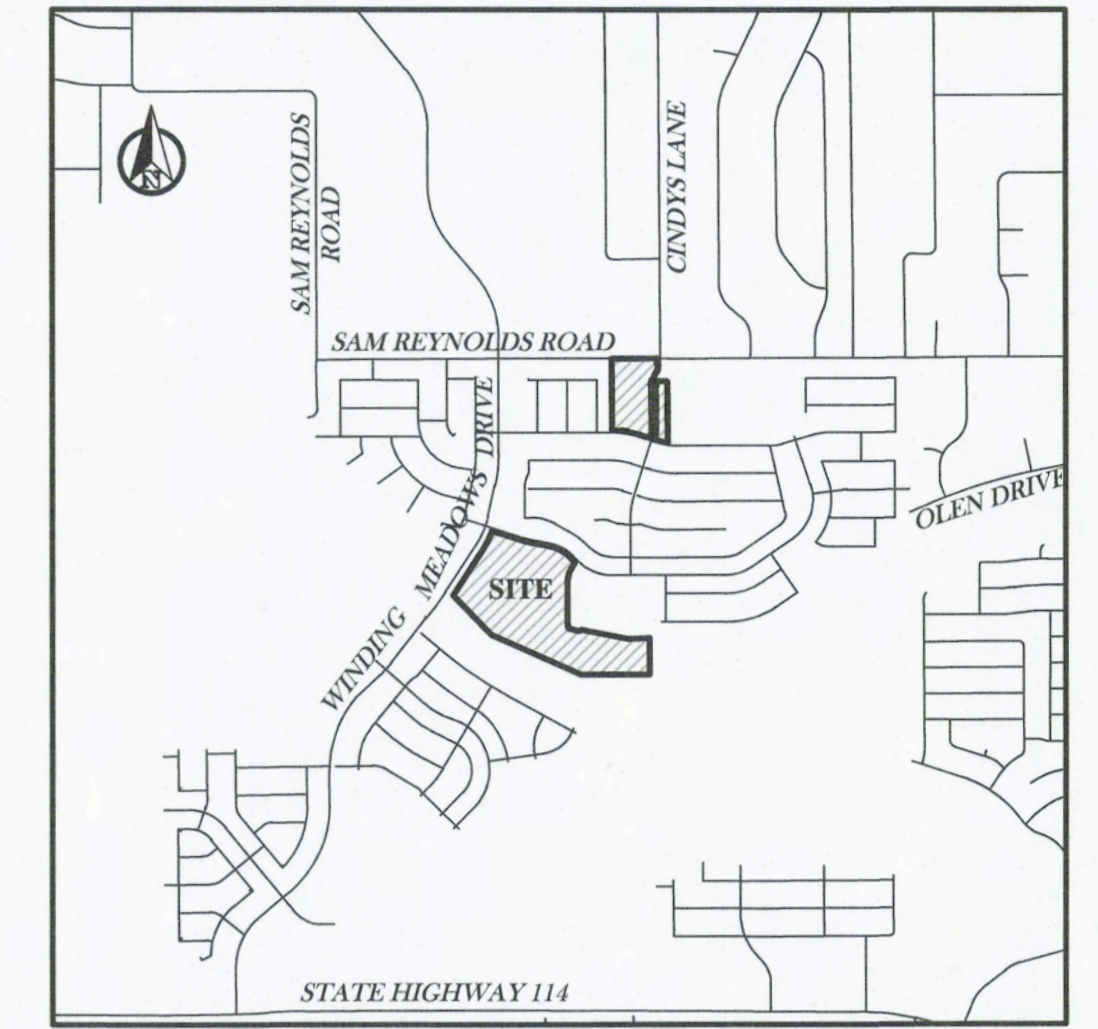
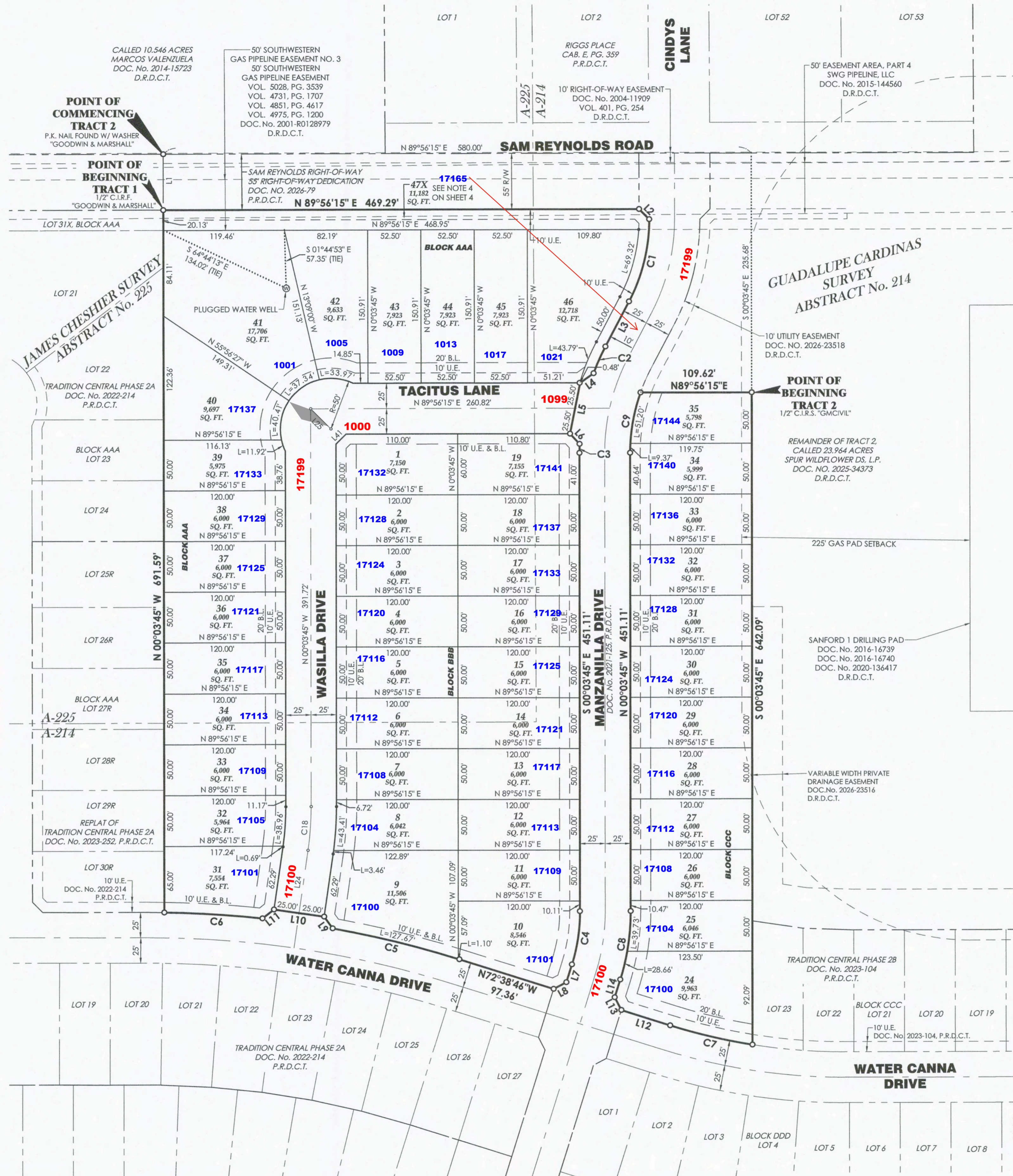
FP-24-078



SEE SHEET 3 FOR
LINE & CURVE TABLES

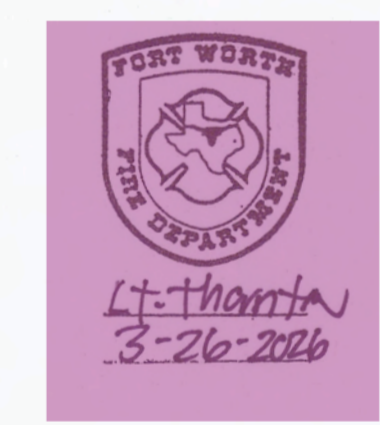


KEY MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGEND	
○	DENOTES 1/2" CAPPED IRON ROD FOUND STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
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
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
---	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
---	BUILDING LINE
· · · · ·	FLOODPLAIN LINE
- · - · -	FLOODWAY LINE
- · - · -	ULTIMATE FLOODPLAIN LINE
---	CENTERLINE



PREPARED BY:

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
T&E Firm # F-2944 | T&S Firm # 10021700

OWNER/DEVELOPER:



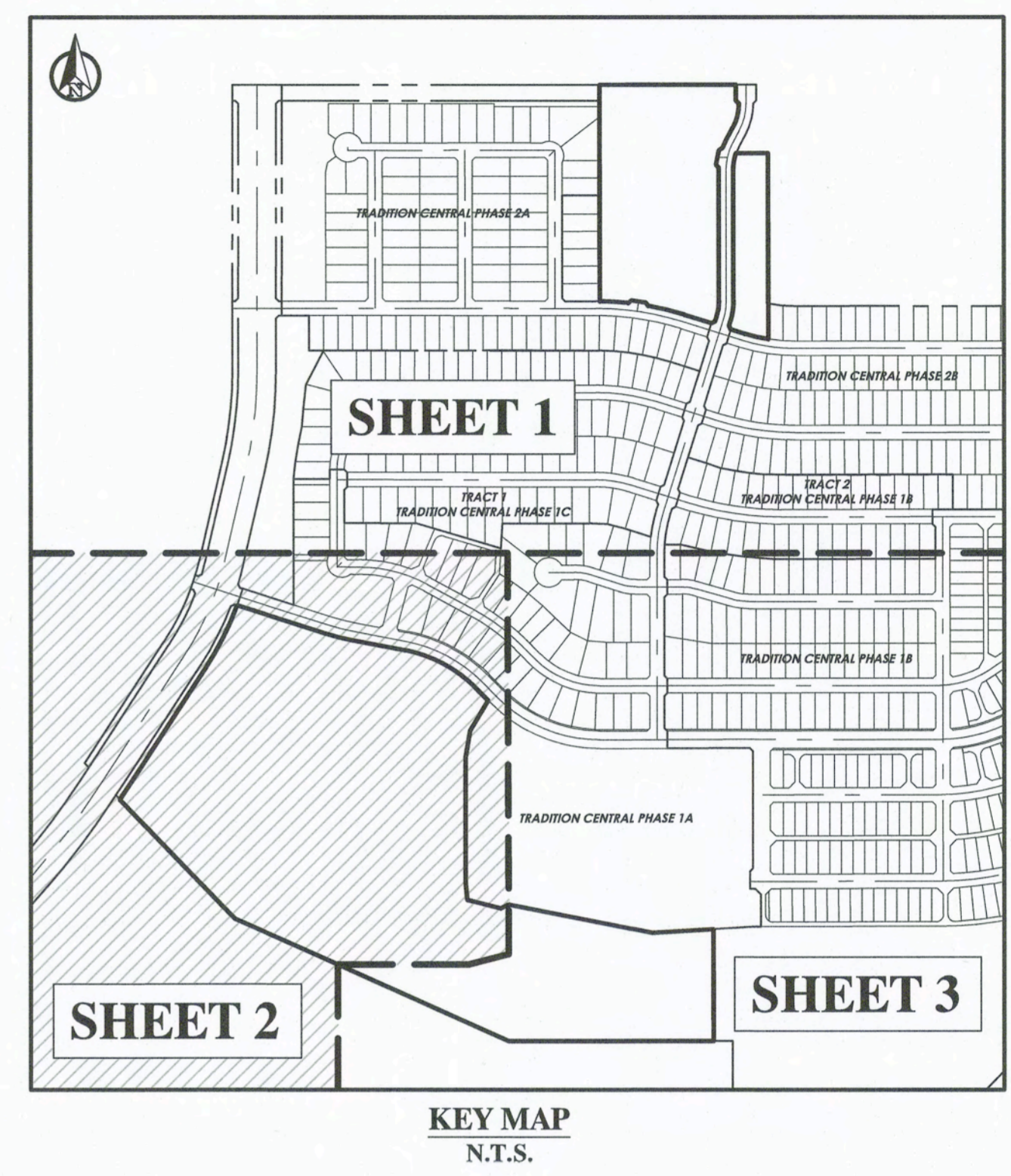
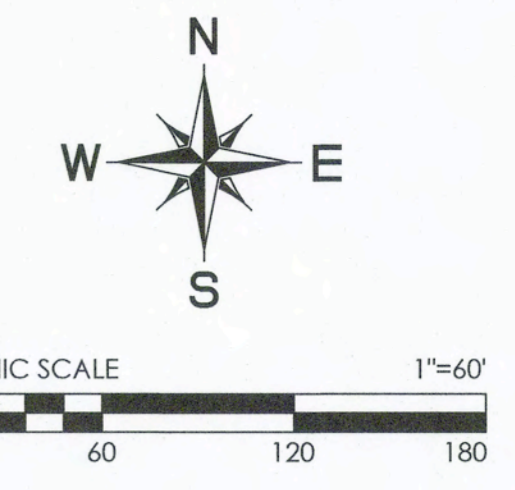
9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

FINAL PLAT
OF
LOT 2XR, BLOCK OO; LOTS 31-46, 47X, BLOCK AAA; LOTS 1-19, BLOCK BBB; LOTS 24-35, BLOCK CCC; LOTS 1-3, 4X, BLOCK QQQQ; LOTS 1-18, 19X, BLOCK RRRR; LOTS 1-12, BLOCK SSSS; LOTS 1-15, BLOCK TTTT; LOTS 1-6, BLOCK UUUU

TRADITION
AN ADDITION TO TRADITION MUNICIPAL UTILITY
DISTRICT No. 1 OF DENTON COUNTY, TEXAS
BEING
42.429 ACRES
SITUATED IN THE
JAMES CHESHER SURVEY, ABSTRACT No. 225
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS
101 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
Date: February 2026

CENTRAL PHASE 3D
FP CASE No. FP-24-078
REFERENCE CASE No. PP-19-008

Filed for Record
in the Official Records Of:
Denton County
On: 3/30/2026 8:46:04 AM
In the PLAT Records
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Doc Number: 2026-117
Number of Pages: 5
Amount: 250.00
Order #: 20260330000182
By: KH



OWNER/DEVELOPER:

 9040 Town Center Parkway, Suite 200
 Lakewood Ranch, FL 34202
 (941) 388-0707

PREPARED BY:

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

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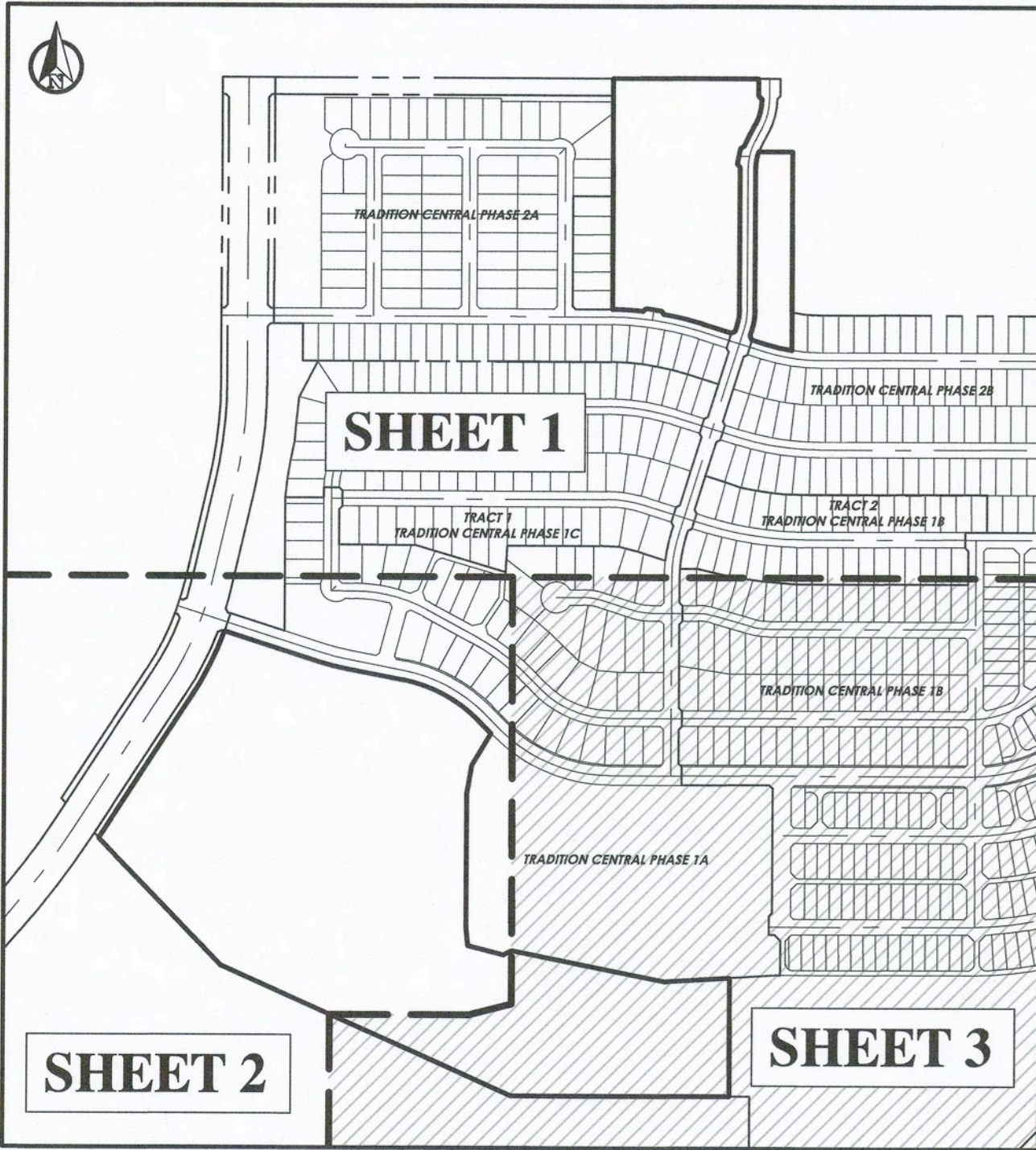
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MATCH SHEET 3

MATCH SHEET 3

SHEET 2 of 5

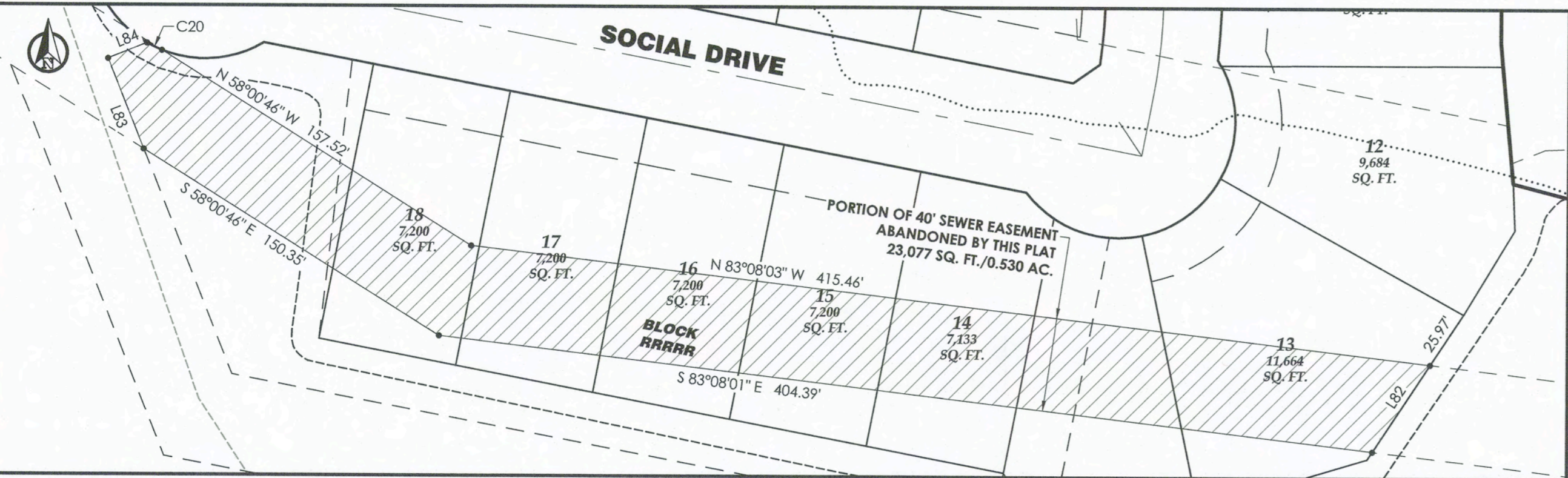
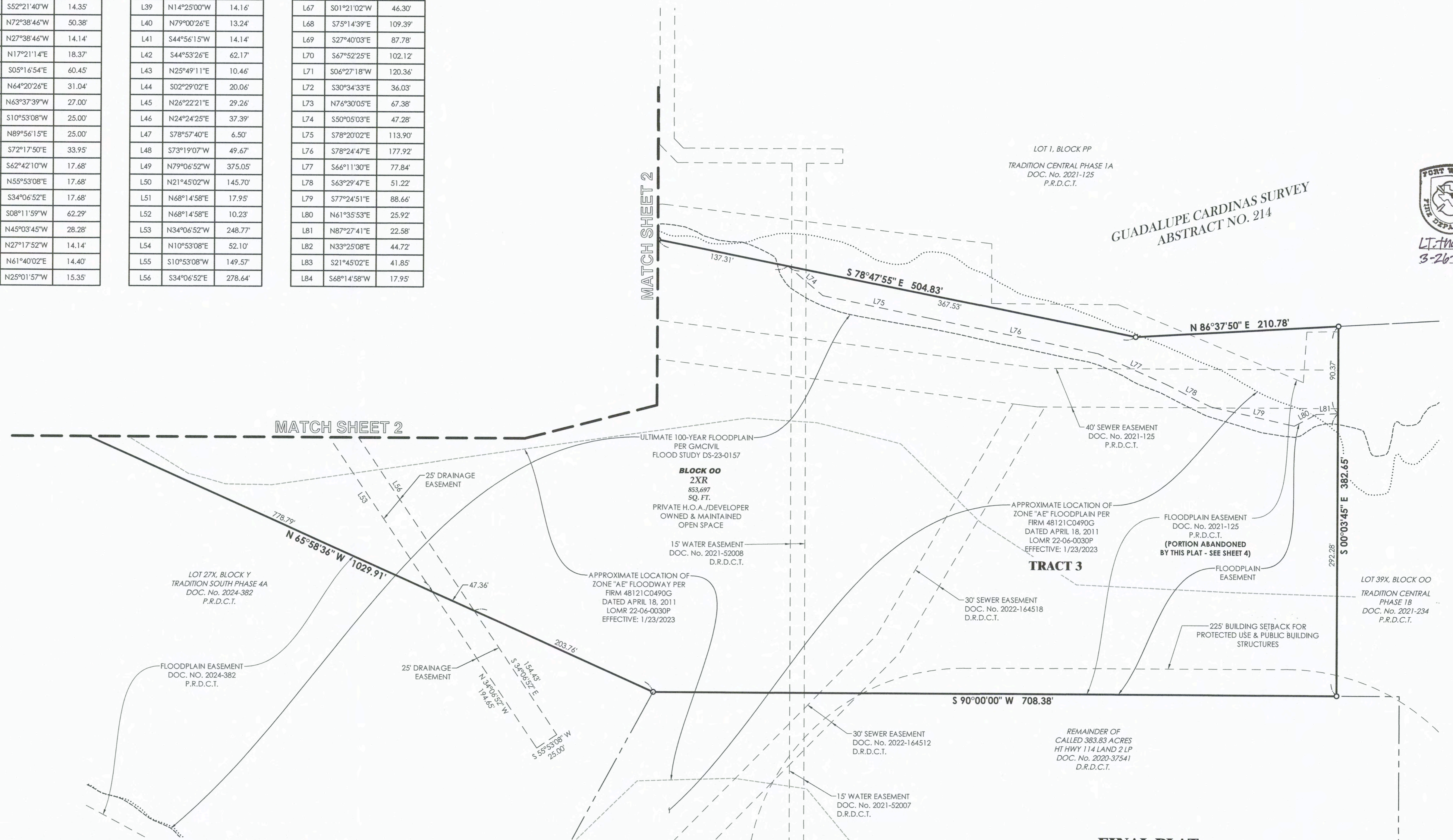


LINE #	BEARING	DISTANCE
L1	N00°03'45"W	55.00'
L2	S45°03'39"E	14.14'
L3	S27°41'22"W	50.00'
L4	S54°30'12"W	16.30'
L5	S11°17'18"W	51.00'
L6	S42°47'23"E	13.81'
L7	S17°21'14"W	18.37'
L8	S62°21'14"W	14.14'
L9	N35°57'42"W	14.35'
L10	N81°48'01"W	50.00'
L11	S52°21'40"W	14.35'
L12	N72°38'46"W	50.38'
L13	N27°38'46"W	14.14'
L14	N17°21'14"E	18.37'
L15	S05°16'54"E	60.45'
L16	N64°20'26"E	31.04'
L17	N63°37'39"W	27.00'
L18	S10°53'08"W	25.00'
L19	N89°56'15"E	25.00'
L20	S72°17'50"E	33.95'
L21	S62°42'10"W	17.68'
L22	N55°53'08"E	17.68'
L23	S34°06'52"E	17.68'
L24	S08°11'59"W	62.29'
L25	N45°03'45"W	28.28'
L26	N27°17'52"W	14.14'
L27	N61°40'02"E	14.40'
L28	N25°01'57"W	15.35'

LINE #	BEARING	DISTANCE
L29	N76°37'13"E	15.61'
L30	N27°17'54"W	14.14'
L31	N32°53'26"W	14.44'
L32	N55°53'08"E	14.14'
L33	N34°06'52"W	14.14'
L34	S55°14'56"W	13.98'
L35	N44°32'30"W	14.27'
L36	N45°34'27"E	13.98'
L37	N34°24'18"W	14.21'
L38	S61°52'44"W	15.54'
L39	N14°25'00"W	14.16'
L40	N79°00'26"E	13.24'
L41	S44°56'15"W	14.14'
L42	S44°53'26"E	62.17'
L43	N25°49'11"E	10.46'
L44	S02°29'02"E	20.06'
L45	N26°22'21"E	29.26'
L46	N24°24'25"E	37.39'
L47	S78°57'40"E	6.50'
L48	S73°19'07"W	49.67'
L49	N79°06'52"W	375.05'
L50	N21°45'02"W	145.70'
L51	N68°14'58"E	17.95'
L52	N68°14'58"E	10.23'
L53	N34°06'52"W	248.77'
L54	N10°53'08"E	52.10'
L55	S10°53'08"W	149.57'
L56	S34°06'52"E	278.64'

LINE #	BEARING	DISTANCE
L57	S46°47'09"E	63.76'
L58	N30°53'09"E	49.74'
L59	N09°21'52"W	95.35'
L60	S88°46'09"E	29.48'
L61	N24°08'28"E	33.79'
L62	N35°18'11"E	58.18'
L63	S20°48'48"W	102.21'
L64	S21°44'13"W	99.18'
L65	S34°18'26"W	77.48'
L66	S15°53'53"W	101.03'
L67	S01°21'02"W	46.30'
L68	S75°14'39"E	109.39'
L69	S27°40'03"E	87.78'
L70	S67°52'25"E	102.12'
L71	S06°27'18"W	120.36'
L72	S30°34'33"E	36.03'
L73	N76°30'05"E	67.38'
L74	S50°05'03"E	47.28'
L75	S78°20'02"E	113.90'
L76	S78°24'47"E	177.92'
L77	S66°11'30"E	77.84'
L78	S63°29'47"E	51.22'
L79	S77°24'51"E	88.66'
L80	N61°35'53"E	25.92'
L81	N87°27'41"E	22.58'
L82	N33°25'08"E	44.72'
L83	S21°45'02"E	41.85'
L84	S68°14'58"W	17.95'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.00'	84.30'	27°35'59"	S13°53'22"W	83.49'
C2	225.00'	28.85'	7°20'49"	S24°00'57"W	28.83'
C3	225.00'	8.86'	2°15'18"	S01°03'54"W	8.86'
C4	175.00'	53.20'	17°24'59"	S08°38'45"W	52.99'
C5	1025.00'	128.77'	7°11'52"	N76°14'42"W	128.68'
C6	1025.00'	97.05'	5°25'30"	N86°28'10"W	97.01'
C7	575.00'	83.49'	8°19'10"	N76°48'21"W	83.42'
C8	225.00'	68.39'	17°24'59"	N08°38'45"E	68.13'
C9	175.00'	60.57'	19°49'47"	N09°51'08"E	60.26'
C10	830.00'	98.76'	6°49'02"	S75°42'21"E	98.70'
C11	400.00'	60.53'	8°40'12"	N22°02'16"E	60.47'
C12	400.00'	60.53'	8°40'12"	N22°02'16"E	60.47'
C13	250.00'	67.58'	15°29'14"	N71°22'15"W	67.37'
C14	250.00'	133.43'	30°34'44"	S15°13'37"W	131.85'
C15	250.00'	47.77'	10°56'53"	S05°24'41"W	47.70'
C16	250.00'	47.77'	10°56'53"	S84°35'19"E	47.70'
C17	1360.00'	161.82'	6°49'02"	S75°42'21"E	161.72'
C18	300.00'	43.26'	8°15'44"	S04°40'07"W	43.22'
C19	460.00'	60.96'	7°35'36"	N48°41'14"W	60.92'
C20	50.00'	7.10'	8°07'54"	N64°14'49"W	7.09'



OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

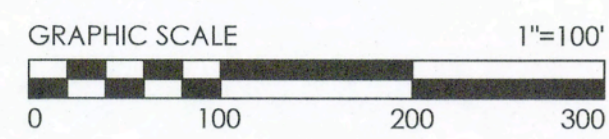


2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-399-4373
T&E Firm # F-2944 | D&S Firm # 10021700

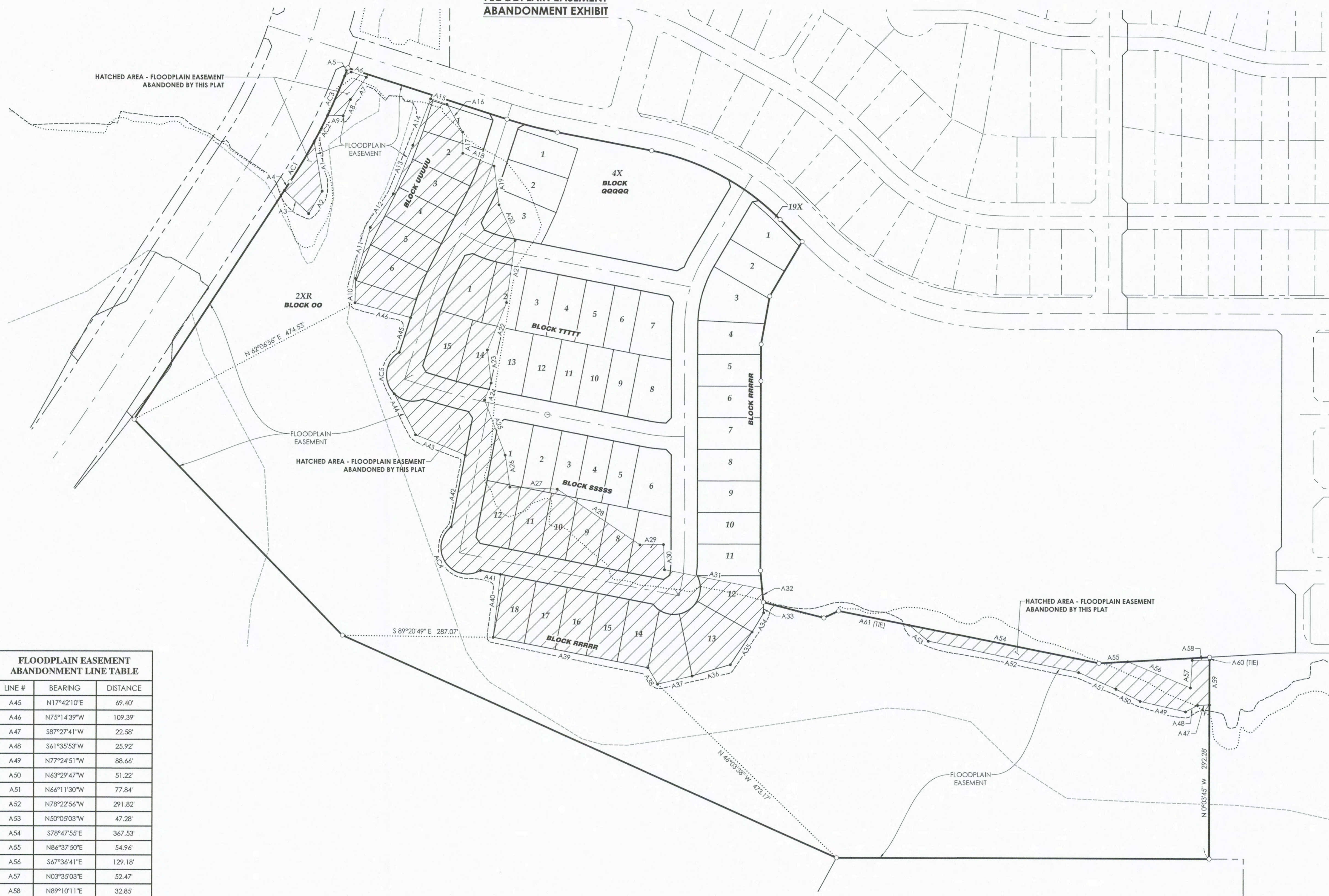
FINAL PLAT
OF
LOT 27X, BLOCK OO; LOTS 31-46, 47X, BLOCK AAA; LOTS 1-19, BLOCK BBB; LOTS 24-35, BLOCK CCC; LOTS 1-3, 4X, BLOCK QQQQ; LOTS 1-18, 19X, BLOCK RRRR; LOTS 1-12, BLOCK SSSS; LOTS 1-15, BLOCK TTTT; LOTS 1-6, BLOCK UUUU
TRADITION
AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT No. 1 OF DENTON COUNTY, TEXAS
BEING
42.429 ACRES
SITUATED IN THE
JAMES CHESHER SURVEY, ABSTRACT No. 225
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS
101 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
Date: February 2026

CENTRAL PHASE 3D
FP CASE No. FP-24-078
REFERENCE CASE No. PP-19-008

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By: KH



**FLOODPLAIN EASEMENT
ABANDONMENT EXHIBIT**



**FLOODPLAIN EASEMENT
ABANDONMENT LINE TABLE**

LINE #	BEARING	DISTANCE
A1	S09°21'52"E	95.35'
A2	S30°53'09"W	49.74'
A3	N46°47'09"W	63.76'
A4	N33°11'03"E	19.46'
A5	S57°06'52"W	14.76'
A6	N71°29'31"W	30.48'
A7	N35°18'11"E	52.10'
A8	N24°08'28"E	33.79'
A9	S88°46'09"E	29.48'
A10	N01°21'02"E	46.30'
A11	N15°53'53"E	101.03'
A12	N34°18'26"E	77.48'
A13	N21°44'13"E	99.18'
A14	N20°48'48"E	94.59'
A15	S71°29'31"E	32.97'
A16	S29°41'34"E	60.37'
A17	S00°36'15"E	40.39'
A18	S67°46'51"E	64.12'
A19	S07°31'13"E	74.19'
A20	S24°24'05"E	74.46'
A21	S07°40'51"W	119.09'
A22	S21°54'47"W	96.97'

**FLOODPLAIN EASEMENT
ABANDONMENT LINE TABLE**

LINE #	BEARING	DISTANCE
A23	S06°38'03"E	62.94'
A24	S20°51'43"W	34.75'
A25	S20°41'33"E	111.87'
A26	S08°32'01"E	61.27'
A27	S87°41'28"E	90.10'
A28	S56°16'13"E	189.60'
A29	N88°57'08"E	44.76'
A30	S02°18'00"E	47.82'
A31	S78°57'28"E	189.00'
A32	S05°16'54"E	25.05'
A33	S02°29'02"E	20.06'
A34	S31°00'48"W	42.38'
A35	S33°25'08"W	74.67'
A36	S73°19'07"W	75.64'
A37	S76°30'05"W	67.38'
A38	N30°34'33"W	36.03'
A39	N79°06'52"W	300.00'
A40	N06°27'18"E	120.36'
A41	N79°06'52"W	38.71'
A42	N10°53'08"E	138.88'
A43	N67°52'25"W	102.12'
A44	N27°40'03"W	87.78'

**FLOODPLAIN EASEMENT
ABANDONMENT LINE TABLE**

LINE #	BEARING	DISTANCE
A45	N17°42'10"E	69.40'
A46	N75°14'39"W	109.39'
A47	S87°27'41"W	22.58'
A48	S61°35'53"W	25.92'
A49	N77°24'51"W	88.66'
A50	N63°29'47"W	51.22'
A51	N66°11'30"W	77.84'
A52	N78°22'56"W	291.82'
A53	N50°05'03"W	47.28'
A54	S78°47'55"E	367.53'
A55	N86°37'50"E	54.96'
A56	S67°36'41"E	129.18'
A57	N03°35'03"E	52.47'
A58	N89°10'11"E	32.85'
A59	S00°03'45"E	84.85'
A60	N00°03'45"W	5.52'
A61	S78°47'55"E	137.31'

**FLOODPLAIN EASEMENT
ABANDONMENT CURVE TABLE**

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
AC1	1085.00'	89.48'	4°43'31"	N30°49'18"E	89.46'
AC2	1085.00'	56.29'	2°58'20"	S26°58'22"W	56.28'
AC3	1085.01'	81.03'	4°16'45"	S23°20'49"W	81.02'
AC4	50.00'	150.81'	172°49'09"	N34°06'52"W	99.80'
AC5	50.00'	91.16'	104°27'59"	N06°52'45"E	79.05'

OWNER/DEVELOPER:



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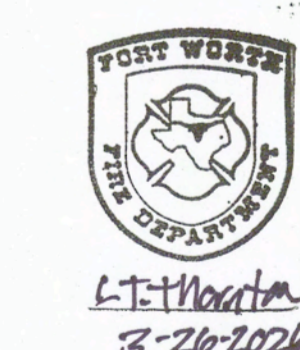
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OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

TRACT 1

All that certain lot, tract, or parcel of land, situated in a portion of the James Cheshier Survey, Abstract No. 225 and the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being part of that certain called 26.323 acre tract described as Tract 3 in a deed to Spur Wildflower Development, L.P. recorded in Document No. 2025-34372 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod found, for the Northeast corner of Lot 31X, Block AAA of Tradition Central, Phase 2A recorded in Document No. 2022-214 of the Plat Records of Denton County, Texas (PRDCT) and being in the South right-of-way line of Sam Reynolds Road (55' width right-of-way) per said Tradition Central, Phase 2A, from which a P.K. nail found with washer stamped "GOODWIN & MARSHALL" for the Northeast corner of said Tradition Central, Phase 2A, the North line of said 26.323 acre tract and being in the approximate center line of Sam Reynolds Road bears North 00 deg. 03 min. 45 sec. West - 55.00 feet;

THENCE North 89 deg. 56 min. 15 sec. East departing the East line of said Tradition Central, Phase 2A and continue along the South right-of-way line of Sam Reynolds Road, a distance of 469.29 feet to a 1/2" capped iron rod found for an angle point in the East line of said 23.323 acre tract and in the West right-of-way line of Manzanilla Drive (50' right-of-way) per Tradition Central, Phase 1A recorded in Document No. 2021-125 (PRDCT);

THENCE in a southerly direction along said West right-of-way line of Manzanilla Drive and the East line of said 26.323 acre tract, the following twelve (12) courses:

South 45 deg. 03 min. 39 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 175.00 feet, a central angle of 27 deg. 35 min. 59 sec., and being subtended by a chord which bears South 13 deg. 53 min. 22 sec. West - 83.49 feet;

Continue in a southerly direction along said curve to the right, a distance of 84.30 feet to a 1/2" capped iron rod found;

South 27 deg. 41 min. 22 sec. West tangent to said curve, a distance of 50.00 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 225.00 feet, a central angle of 07 deg. 20 min. 49 sec., and being subtended by a chord which bears South 24 deg. 00 min. 57 sec. West - 28.83 feet;

Continue in a southwesterly direction along said curve to the left, a distance of 28.85 feet to a 1/2" capped iron rod found;

South 54 deg. 30 min. 12 sec. West non-tangent to said curve, a distance of 16.30 feet to a 1/2" capped iron rod found;

South 11 deg. 17 min. 18 sec. West, a distance of 51.00 feet to a 1/2" capped iron rod found;

South 42 deg. 47 min. 23 sec. East, a distance of 13.81 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 225.00 feet, a central angle of 02 deg. 15 min. 18 sec., and being subtended by a chord which bears South 01 deg. 03 min. 54 sec. West - 8.86 feet;

Continue in a southerly direction along said curve to the left, a distance of 8.86 feet to a 1/2" capped iron rod found;

South 00 deg. 03 min. 45 sec. East tangent to said curve, a distance of 451.11 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 175.00 feet, a central angle of 17 deg. 24 min. 59 sec., and being subtended by a chord which bears South 08 deg. 38 min. 45 sec. West - 52.99 feet;

Continue in a southerly direction along said curve to the right, a distance of 53.20 feet to a 1/2" capped iron rod found;

South 17 deg. 21 min. 14 sec. West tangent to said curve, a distance of 18.37 feet to a 1/2" capped iron rod found;

South 62 deg. 21 min. 14 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found for the intersection of said West right-of-way line of Manzanilla Drive and the North right-of-way line of Water Canna Drive (50' right-of-way) as described in Tradition Central, Phase 2A recorded in Document No. 2022-214 (PRDCT) and the South line of said 26.323 acre tract;

THENCE in a northwesterly direction along said North right-of-way line and South line, the following six (6) courses:

North 72 deg. 38 min. 46 sec. West, a distance of 97.36 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 1,025.00 feet, a central angle of 07 deg. 11 min. 52 sec., and being subtended by a chord which bears North 76 deg. 14 min. 42 sec. West - 128.68 feet;

Continue in a westerly direction along said curve to the left, a distance of 128.77 feet to a 1/2" capped iron rod found;

North 35 deg. 57 min. 42 sec. West non-tangent to said curve, a distance of 14.35 feet to a 1/2" capped iron rod found;

North 81 deg. 48 min. 01 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 52 deg. 21 min. 40 sec. West, a distance of 14.35 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 1,025.00 feet, a central angle of 05 deg. 25 min. 30 sec., and being subtended by a chord which bears North 86 deg. 28 min. 10 sec. West - 97.01 feet;

Continue in a westerly direction along said curve to the left, a distance of 97.05 feet to a 1/2" capped iron rod found for an ell corner of said Tradition Central, Phase 2A and the Southeast corner of Lot 30R of the Re-plot of Tradition Central, Phase 2A recorded in Document No. 2023-252 (PRDCT);

THENCE North 00 deg. 03 min. 45 sec. West departing said North right-of-way line and South line and continue along the East line of said replat of Tradition 2A and the East line of said Tradition 2A, a distance of 691.59 feet to the **POINT OF BEGINNING**, containing 302,638 square feet or 6.948 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 part of that certain called 23.964 acre tract described as Tract 2 in a deed to Spur Wildflower Development, L.P. recorded in Document No. 2025-34372 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a P.K. nail found with washer stamped "GOODWIN & MARSHALL" for the Northeast corner of Tradition Central, Phase 2A recorded in Document No. 2022-214 of the Plat Records of Denton County, Texas (PRDCT) and being in the approximate center line of Sam Reynolds Road;

THENCE North 89 deg. 56 min. 15 sec. East along said approximate center line, a distance of 580.00 feet to the North line of said 23.964 acre tract;

THENCE South 00 deg. 03 min. 45 sec. East departing said North line, a distance of 235.68 feet to a 1/2" capped iron rod set stamped "GMCIVIL", said point being the **TRUE POINT OF BEGINNING**;

THENCE South 00 deg. 03 min. 45 sec. East, a distance of 642.09 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as a 1/2" capped iron rod found in the North right-of-way line of Water Canna Drive (50' right-of-way) as described in Tradition Central, Phase 2B recorded in Document No. 2023-104 (PRDCT) and the Southwest corner of Lot 23, Block CCC of same, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 575.00 feet, a central angle of 08 deg. 19 min. 10 sec., and being subtended by a chord which bears North 76 deg. 48 min. 21 sec. West - 83.42 feet;

THENCE in a westerly direction along said curve to the right and along said North right-of-way line, a distance of 83.49 feet to a 1/2" capped iron rod found;

THENCE North 72 deg. 38 min. 46 sec. West tangent to said curve and continue along said North right-of-way line, a distance of 50.38 feet to a 1/2" capped iron rod found for the intersection of said North right-of-way line of Water Canna Drive and the East right-of-way line of Manzanilla Drive (50' right-of-way) as described in Tradition Central, Phase 1A recorded in Document No. 2021-125 (PRDCT);

OWNER'S STATEMENT CONT..

THENCE in a northerly direction along said East right-of-way line, the following five (5) courses:

North 27 deg. 38 min. 46 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found;

North 17 deg. 21 min. 14 sec. East, a distance of 18.37 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 225.00 feet, a central angle of 17 deg. 24 min. 59 sec., and being subtended by a chord which bears North 08 deg. 38 min. 45 sec. East - 68.13 feet;

Continue in a northerly direction along said curve to the left, a distance of 68.39 feet to a 1/2" capped iron rod found;

North 00 deg. 03 min. 45 sec. West tangent to said curve, a distance of 451.11 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 175.00 feet, a central angle of 17 deg. 49 min. 47 sec., and being subtended by a chord which bears North 09 deg. 51 min. 08 sec. East - 60.26 feet;

Continue in a northerly direction along said curve to the right, a distance of 60.57 feet to a 1/2" capped iron rod found;

THENCE North 89 deg. 56 min. 15 sec. East non-tangent to said curve and departing said East right-of-way line, a distance of 109.42 feet to the **POINT OF BEGINNING**, containing 75,807 square feet or 1.740 acres of land, more or less.

TRACT 3

Lot 2X, Block OO, TRADITION CENTRAL, PHASE 1A, an addition to Denton County, Texas, according to the Plat recorded in Document No. 2021-125, Plat Records of Denton County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE ACTS:

THAT SPUR WILDFLOWER DEVELOPMENT, L.P., acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOT 2XR, BLOCK OO; LOTS 31-46, 47X, BLOCK AAA; LOTS 1-19, BLOCK BBB; LOTS 24-35, BLOCK CCC; LOTS 1-3, 4X, BLOCK QQQQQ; LOTS 1-18, 19X, BLOCK RRRRR; LOTS 1-12, BLOCK SSSSS; LOTS 1-15, BLOCK TTTT; LOTS 1-6, BLOCK UUUUU 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 2nd day of March, 2026

SPUR WILDFLOWER DEVELOPMENT, L.P.

a Delaware limited partnership

By: Spur Wildflower Development GP, L.L.C., its general partner

By: [Signature]

Name: John Brian

Title: Authorized Signatory

STATE OF Florida §

COUNTY OF Manatee §

This instrument was acknowledged before me on March 2, 2026 by John Brian, the Authorized Signatory SPUR WILDFLOWER DEVELOPMENT, L.P., on behalf of said entities.

[Signature]

Notary Public, State of Florida

My commission expires: 1-15-2029

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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.

OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200 Lakewood Ranch, FL 34202 (941) 388-0707

PREPARED BY:



2559 SW Grapevine Pkwy, Grapevine, Texas 76051 817-329-4373 TrEng Firm # F-2944 | TrSurv Firm # 10021700

GENERAL NOTES:

- 1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
3. The surveyed property is located within an area having Flood Zone Classification "AE" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0490G, with a date of identification of April 18, 2011, for Community No. 480774, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. The Floodplain and Floodway are affected by LOMR Case No. 22-06-0030P, effective 1/23/2023. Approximate location of floodplain and/or floodway lines are shown on the plat.
4. Lot 2XR, Block OO, Lot 47X, Block AAA, Lot 4X, Block QQQQQ, Lot 19X, Block RRRRR are private HOA/Developer owned and maintained by the Traditions Homeowner's Association.
5. Private P.R.V.'s will be required; Water pressure exceeds 80 P.S.I.

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.

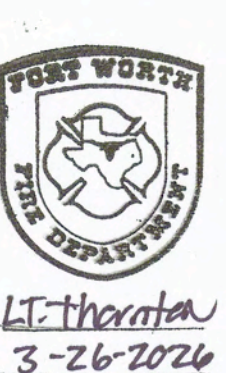
[Signature] 2/25/26

John N. Rogers Registered Professional Land Surveyor No. 6372 Surveyed on the ground May 2023 GMCIVIL 2559 SW Grapevine Pkwy Grapevine, Texas 76051 (817) 329-4373



Fort Worth City Plan Commission City of Fort Worth, Texas. This plat valid only if recorded within ninety (90) days after date of approval. Plat approved date: 3/26/2026. By: [Signature] Chairman, [Signature] Secretary.

LAND USE TABLE. Development Yield: Gross Site Area 42.429 Acres, Total Number Lots 105. Residential Lots Area 16.784 Acres, Number Residential Lots 101, Number Single Family Detached 101, Number Dwelling Units 101. Non-Residential Lots Area 21.300 Acres, Number Non-Residential Lots 4, Private Open Space Lots Area 21.300 Acres, Number Private Open Space Lots 4. Right-of-way Area 4.345 Acres, Net Acres 38.084 Acres. TRACT 1 AREA 6.948 Acres, TRACT 2 AREA 1.740 Acres, TRACT 3 AREA 33.742 Acres. No Public Parks Proposed.



FINAL PLAT OF LOT 2XR, BLOCK OO; LOTS 31-46, 47X, BLOCK AAA; LOTS 1-19, BLOCK BBB; LOTS 24-35, BLOCK CCC; LOTS 1-3, 4X, BLOCK QQQQQ; LOTS 1-18, 19X, BLOCK RRRRR; LOTS 1-12, BLOCK SSSSS; LOTS 1-15, BLOCK TTTT; LOTS 1-6, BLOCK UUUUU. AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT No. 1 OF DENTON COUNTY, TEXAS BEING 42.429 ACRES SITUATED IN THE JAMES CHESHIER SURVEY, ABSTRACT No. 225 GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214 DENTON COUNTY, TEXAS 101 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS Date: February 2026 SHEET 5 of 5

CENTRAL PHASE 3D FP CASE No. FP-24-078 REFERENCE CASE No. PP-19-008

Filed for Record in the Official Records Of: Denton County On: 3/30/2026 8:46:04 AM In the PLAT Records FINAL PLAT OF TRADITION Doc Number: 2026-117 Number of Pages: 5 Amount: 250.00 Order#: 20260330000182 By: KH

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