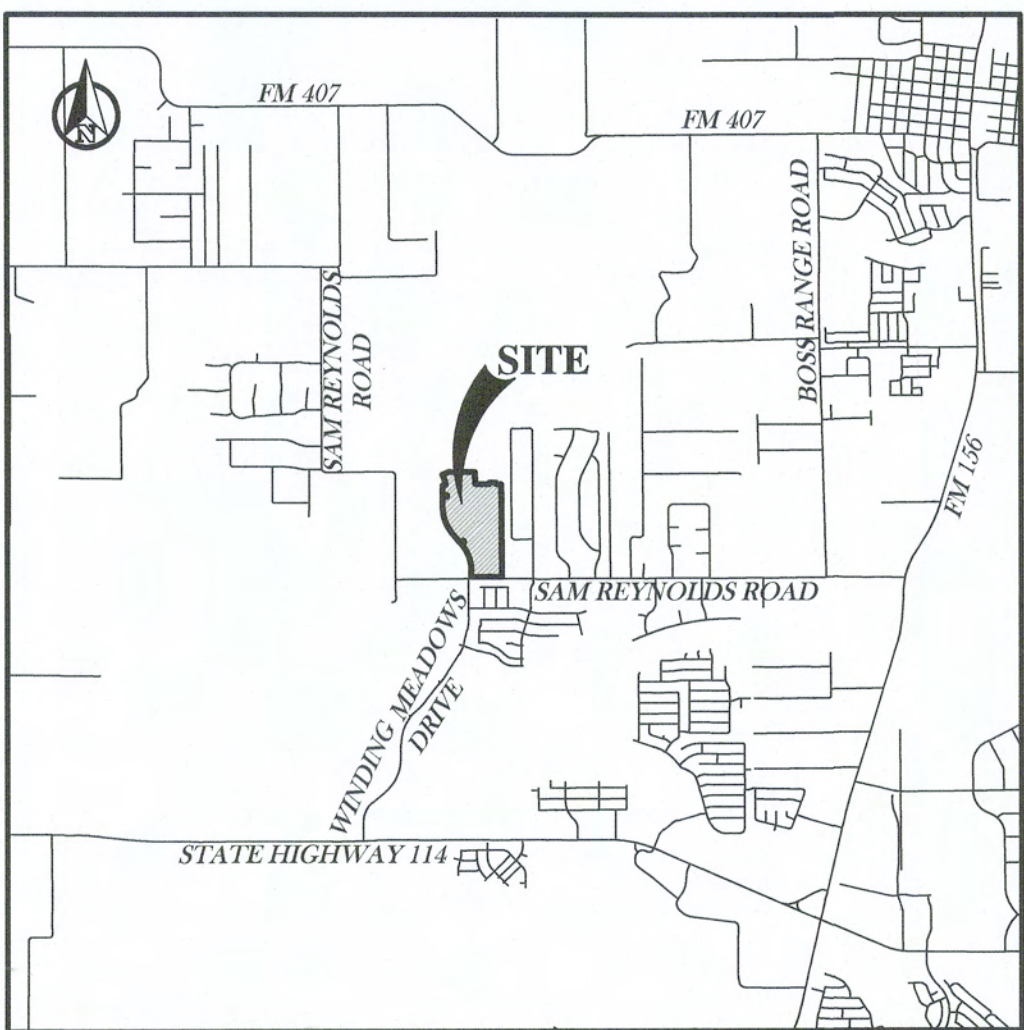
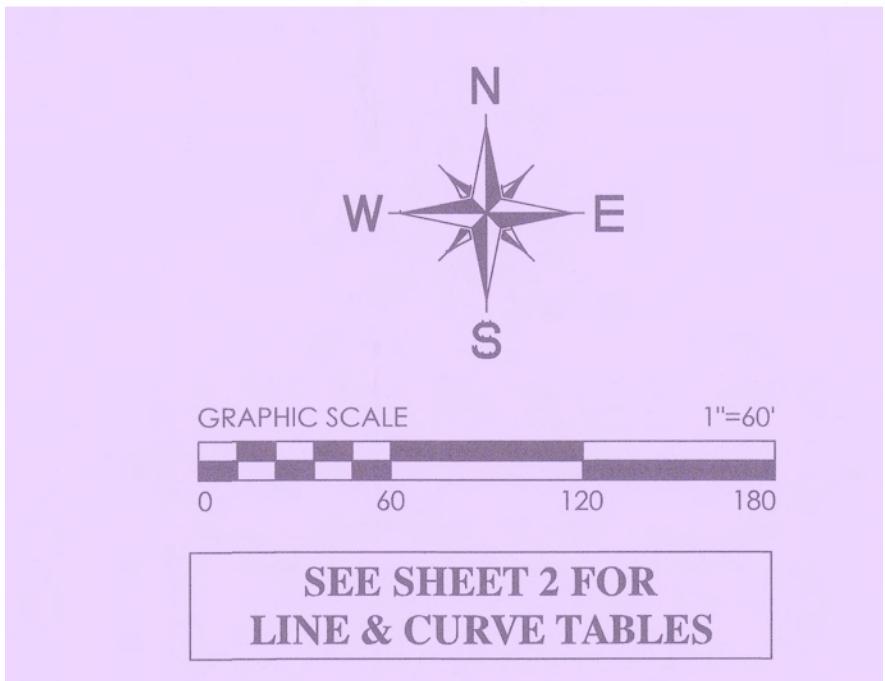
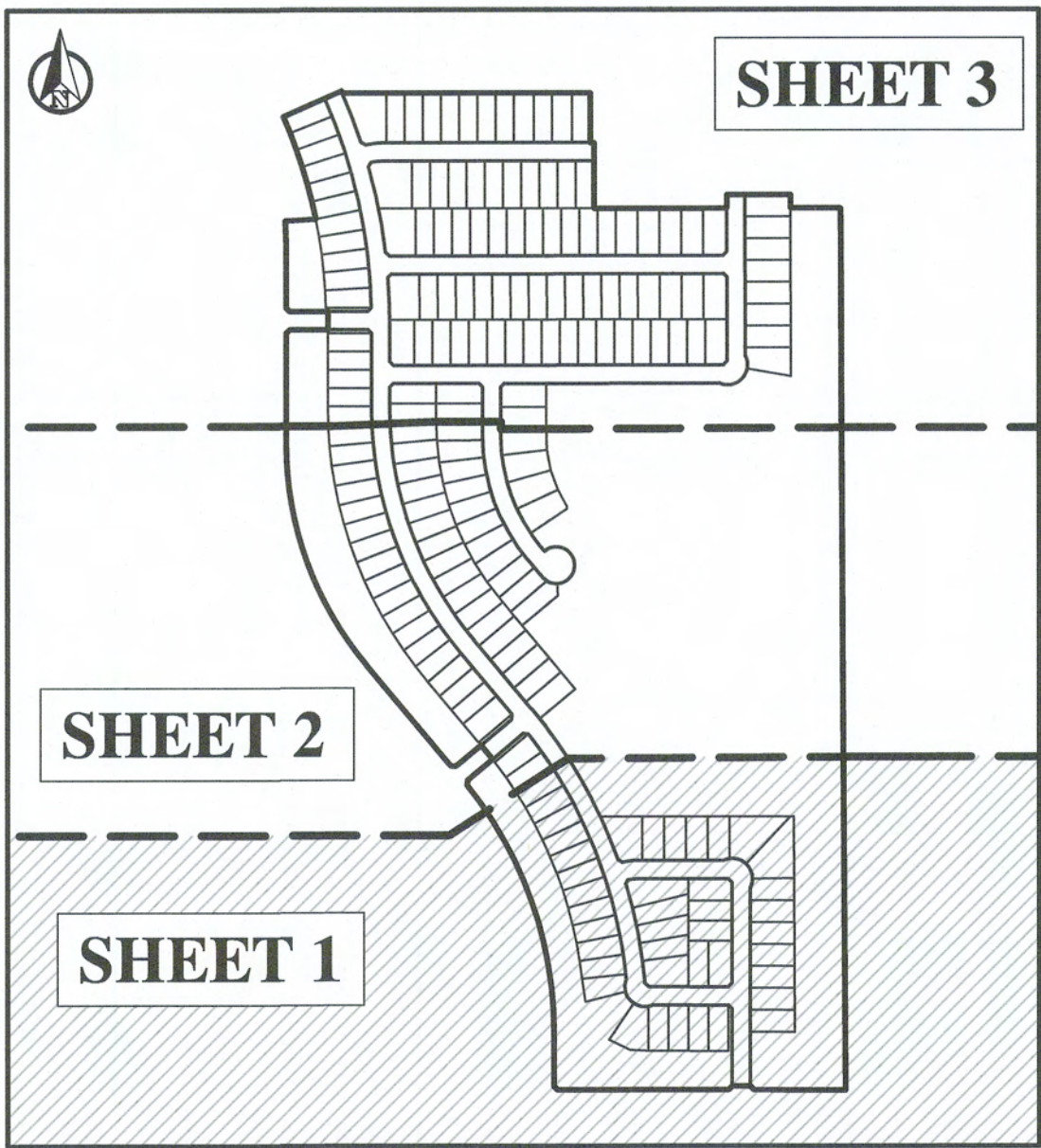


FP-24-124



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

LEGEND	
O	DENOTES 1/2" CAPPED IRON ROD SET STAMPED "GM/CIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.E.	WATER 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
VOL.	VOLUME
PG.	PAGE
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- . - .	EASEMENT LINE
----	BUILDING LINE
----	ABSTRACT LINE

OWNER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

OWNER/DEVELOPER:



PREPARED BY:



15xEng Firm # F-2944 | 15xSur Firm # 10021700

FINAL PLAT
OF

LOTS 1-23, 24X, BLOCK MMMM; LOTS 1-10, BLOCK NNNN; LOTS 1-19, 20X, BLOCK OOOO; LOTS 1-60, 94X, BLOCK PPPP; LOTS 1-35, BLOCK QQQQ; LOTS 1-11, 18X, BLOCK RRRR; LOTS 1-28, BLOCK SSSS; LOTS 28-39, BLOCK TTTT

TRADITION

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

BEING
73.876 ACRES
SITUATED IN THE
JAMES CHESHER SURVEY, ABSTRACT No. 225
DENTON COUNTY, TEXAS

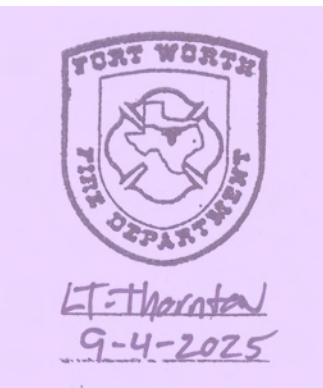
198 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS

Date: August 2025

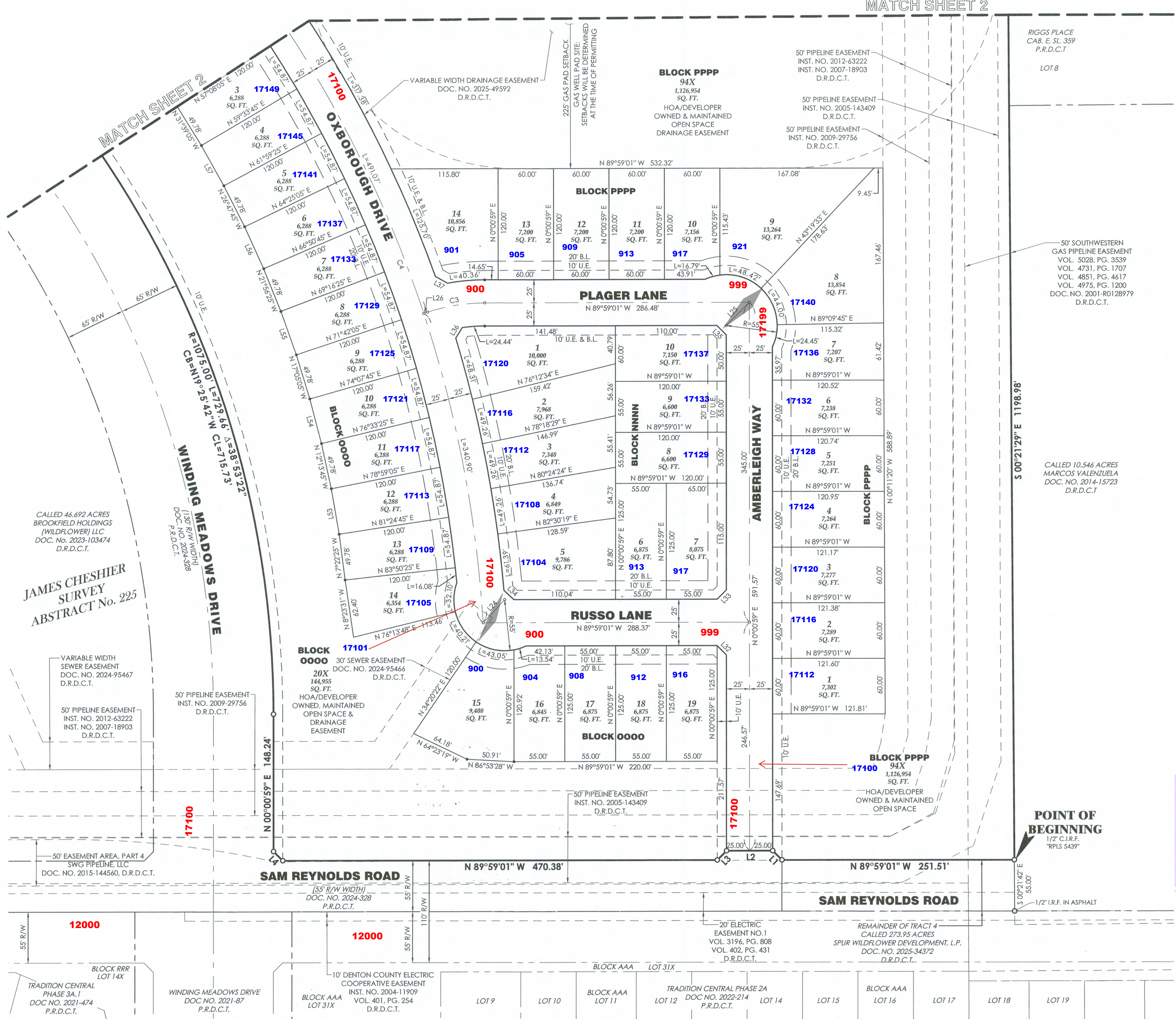
SHEET 1 of 4

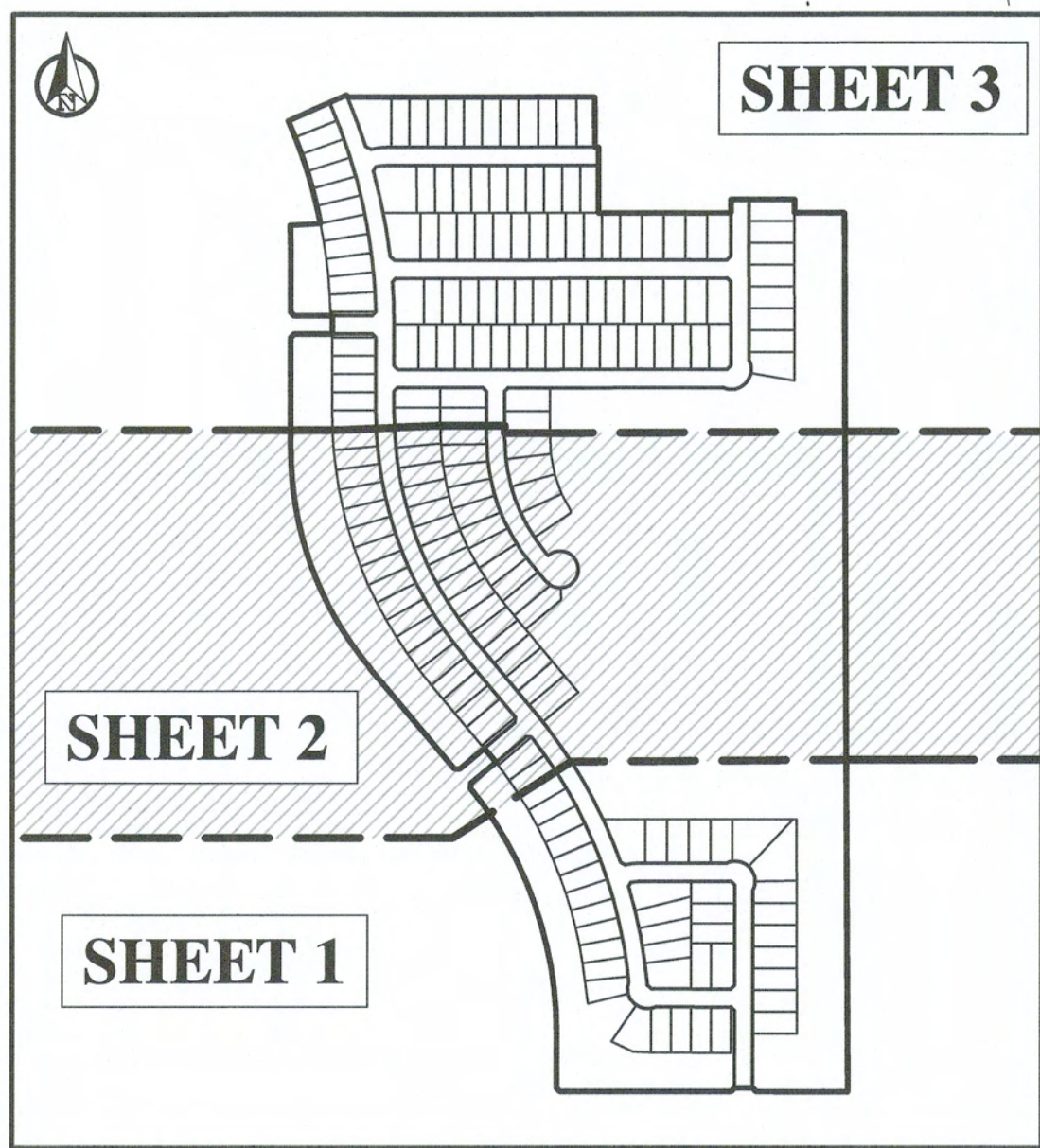
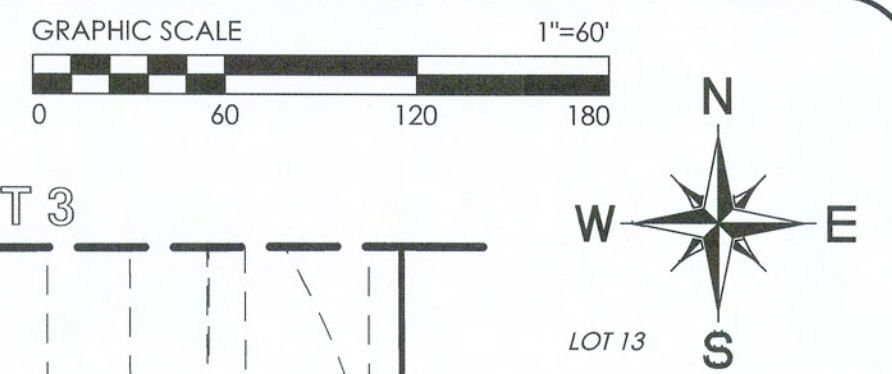
TRADITION, PHASE 8A
FP CASE No. FP-24-124
REFERENCE CASE No. PP-23-013

Filed for Record
in the Official Records Of:
Denton County
On: 9/15/2025 9:09:21 AM
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TRADITION MUNICIPAL UTILITY
Doc Number: 2025 - 378
Number of Pages: 4
Amount: 200.00
Order#: 20250915000119
By: AR



9-4-2025





CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1075.00'	64.73'	3°26'59"	N01°43'30"W	64.72'
C2	1570.00'	6.63'	0°14'31"	S23°33'57"E	6.63'
C3	200.00'	62.87'	18°00'39"	N81°00'40"E	62.61'
C4	1320.00'	843.41'	36°36'32"	N21°45'18"W	829.13'
C5	1010.00'	706.16'	40°03'34"	N20°01'47"W	691.86'
C6	500.00'	349.58'	40°03'34"	N20°01'47"W	342.51'
C7	1545.00'	638.72'	23°41'12"	N11°50'36"W	634.18'
C8	200.00'	58.73'	16°49'28"	N81°31'29"E	58.52'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N44°59'01"W	14.14	L23	S00°03'47"E	36.79	L45	N48°21'52"W	14.93
L2	N89°59'01"W	50.00	L24	N43°01'52"E	34.19	L46	N30°48'54"E	13.68
L3	S45°00'59"W	14.14	L25	S45°00'59"W	35.36	L47	N60°45'30"W	14.74
L4	N44°59'01"W	14.14	L26	N72°00'20"E	4.34	L48	S45°01'53"E	14.13
L5	N05°24'02"E	14.26	L27	N00°00'00"E	169.78	L49	N44°58'07"E	14.15
L6	N49°56'26"E	89.81	L28	N40°03'34"W	63.16	L50	N44°56'13"E	14.14
L7	N39°45'22"W	50.00	L29	S49°56'26"W	25.00	L51	N45°03'47"W	14.14
L8	S49°56'26"W	90.00	L30	N45°03'47"W	35.36	L52	S44°56'13"W	14.14
L9	N85°03'34"W	14.14	L31	N73°06'45"E	16.66	L53	N09°48'05"W	49.78
L10	N45°00'00"E	14.14	L32	S44°59'01"E	14.14	L54	N14°39'25"W	49.78
L11	N90°00'00"E	105.00	L33	S45°00'59"W	14.14	L55	N19°30'45"W	49.78
L12	N00°00'00"E	50.00	L34	N47°11'30"W	14.71	L56	N24°22'05"W	49.78
L13	N90°00'00"W	105.00	L35	S44°59'01"E	14.14	L57	N29°13'25"W	49.78
L14	N45°00'00"W	14.14	L36	N31°43'53"E	13.21	L58	N34°04'45"W	49.78
L15	N86°33'01"E	83.90	L37	N60°30'29"W	15.09	L59	N40°03'34"W	50.00
L16	N12°33'07"W	49.29	L38	N84°08'32"W	13.91	L60	N39°22'19"W	50.00
L17	N14°34'36"W	49.29	L39	N40°56'26"E	14.14	L61	S03°08'25"E	32.60
L18	N16°36'04"W	49.29	L40	N48°58'07"E	14.15	L62	S82°11'23"E	14.83
L19	N18°37'32"W	49.29	L41	S45°01'53"E	14.13	L63	S00°00'00"E	6.71
L20	N20°39'00"W	49.29	L42	N45°00'00"W	14.14	L64	N08°32'15"W	49.29
L21	N22°40'28"W	49.29	L43	S44°26'04"W	14.00	L65	N08°30'11"W	49.29
L22	N89°56'13"E	10.00	L44	S42°44'04"W	13.59	L66	N56°32'23"W	5.70

LINE TABLE		
LINE #	BEARING	DISTANCE
L67	N11°32'23"W	15.30'
L68	N33°27'37"E	5.70'
L69	N46°29'45"W	5.70'
L70	N01°29'45"W	15.30'
L71	N43°30'15"E	5.70'
L72	N85°03'34"W	5.63'
L73	N40°03'34"W	22.99'
L74	N04°56'26"E	5.66'

JAMES CHESHER
SURVEY
ABSTRACT No. 225

CALLED 46.692 ACRES
 BROOKFIELD HOLDINGS (WILDFLOWER) LLC
 DOC. No. 2023-103474
 D.R.D.C.T.

OWNER:



8433 Enterprise Circle, Suite 100
Lakewood Ranch, FL 34202
(941) 388-0707

OWNER/DEVELOPER:



PREPARED BY:



LT: Thornton
9-4-2025

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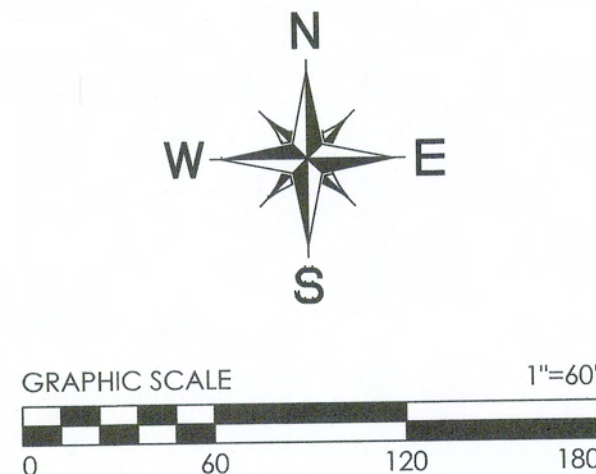
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SEE SHEET 2 FOR
LINE & CURVE TABLES

DETAIL "B"
N.T.S.

DETAIL "C"
N.T.S.

SHEET 3

SHEET 2

SHEET 1

KEY MAP
N.T.S.

SHEET 3

OWNER:



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Lakewood Ranch, FL 34202
(941) 388-0707

OWNER/DEVELOPER:



PREPARED BY:



Attest
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