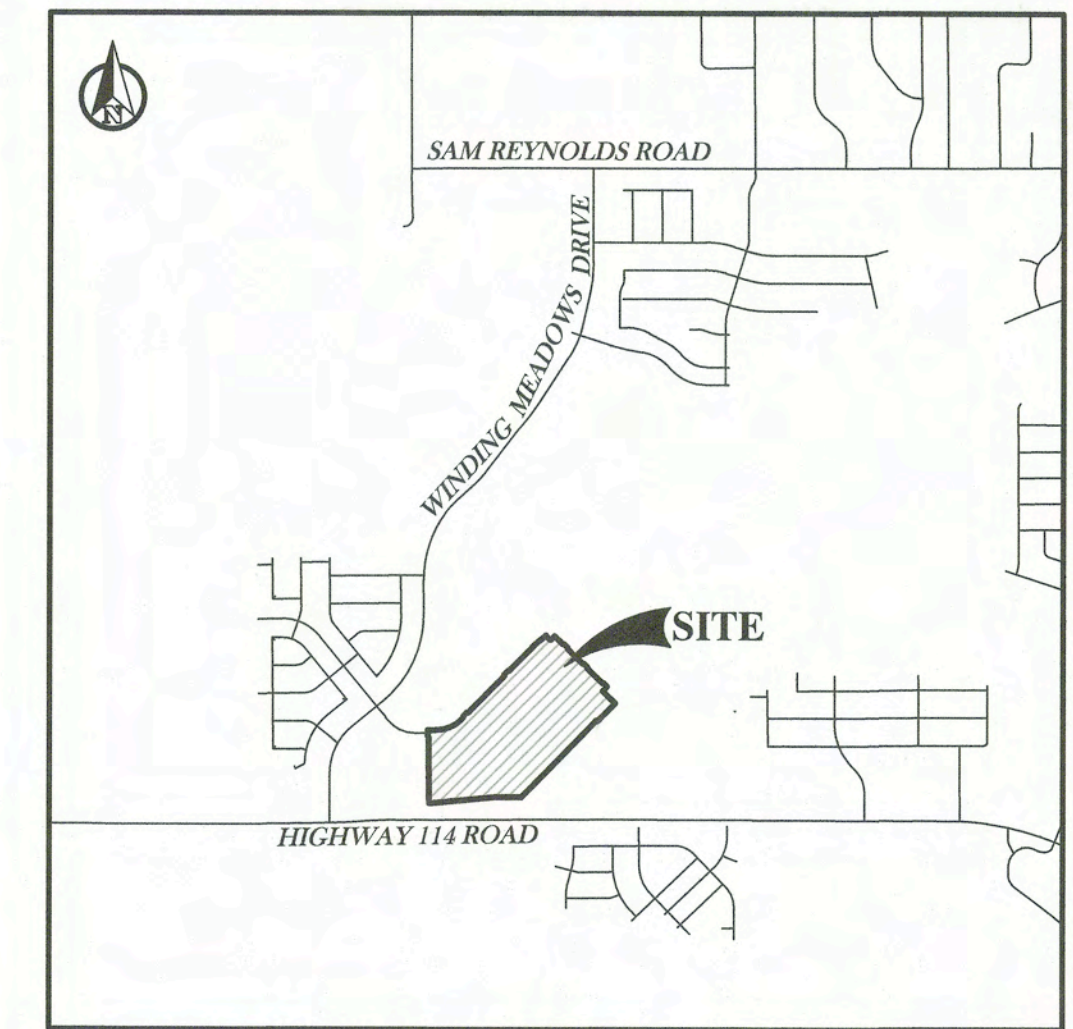


FP-24-125

174 ADDRESSES 13 BLOCK RANGES



VICINITY MAP
N.T.S.



GRAPHIC SCALE 1"=50'
0 50 100 150

LEGEND	
O	DENOTES 1/2" CAPPED IRON ROD SET STAMPED "GMCivil" 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 "GMCivil"
I.R.F.	I.R.F.
VOL.	VOLUME
PG.	PAGE
---	BOUNDARY LINE
- - -	ADJOINER LINE
- - -	EASEMENT LINE
- - -	BUILDING LINE
- - -	ABSTRACT LINE
- - -	CENTERLINE

FINAL PLAT OF

LOTS 81-117, 118X, BLOCK Y; LOTS 1-9, 10X, BLOCK ZZ;
LOTS 1-18, BLOCK AAA; LOTS 1-18, BLOCK BBB; LOTS 1-11, 12X, BLOCK CCC;
LOTS 1-22, BLOCK DDD; LOTS 1-26, BLOCK EEE;
LOTS 1-6, 7X, BLOCK FFF; LOTS 1-22, 23X, BLOCK GGG

TRADITION

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

BEING
43.426 ACRES

SITUATED IN THE

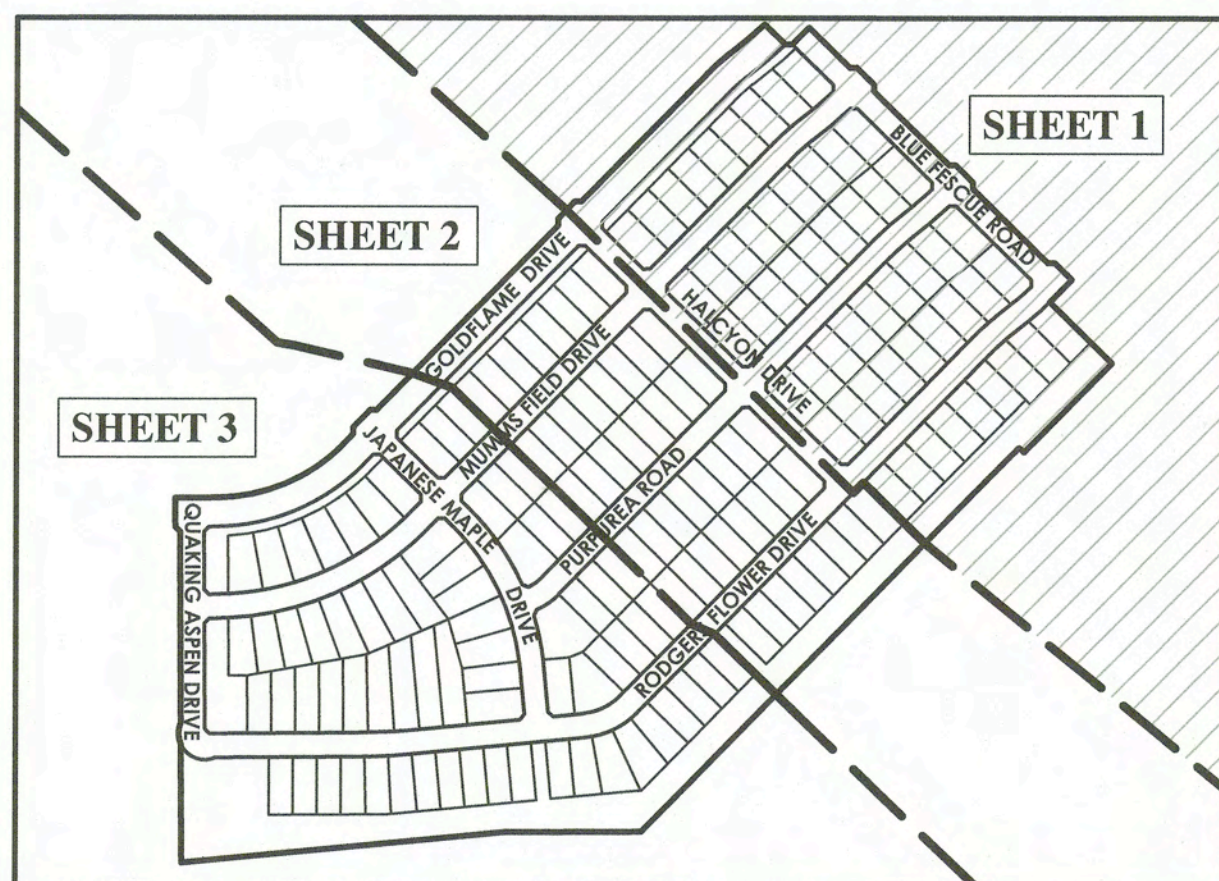
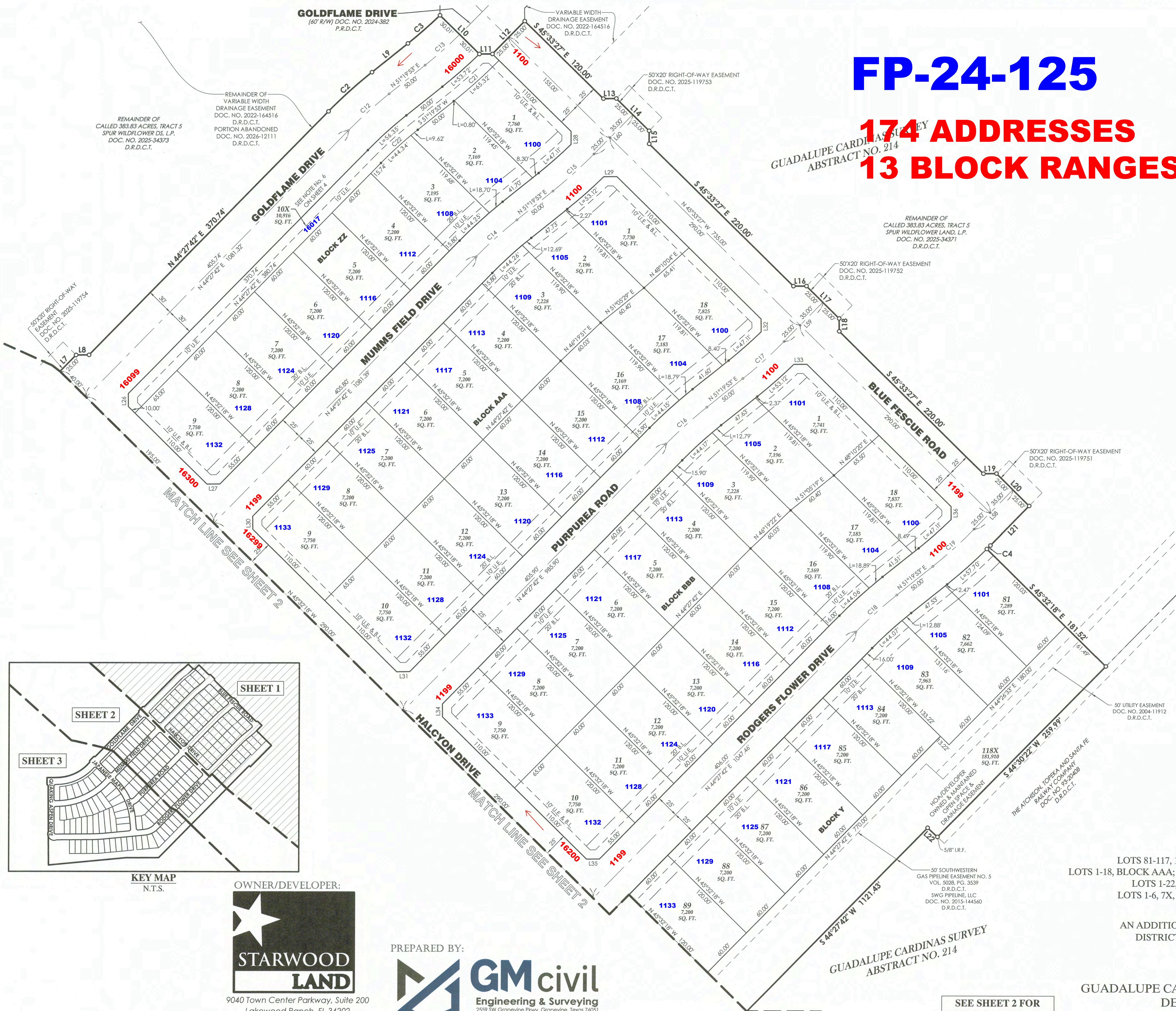
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS

169 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: June 2026

SHEET 1 of 4

TRADITION, PHASE 5A
FP CASE No. FP-24-125
REFERENCE CASE No. PP-19-008

Filed for Record
in the Official Records Of:
Denton County
On: 7/24/2026 8:08:51 AM
In the PLAT Records
FINAL PLAT TRADITION
Doc Number: 2026-261
Number of Pages: 4
Amount: 200.00
Order#: 2026072400047
By: KH



KEY MAP
N.T.S.

OWNER/DEVELOPER:

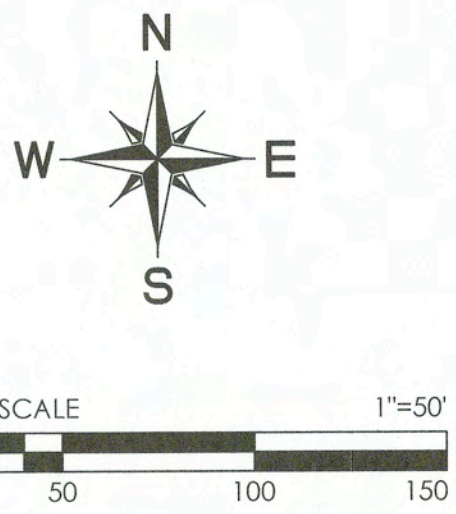
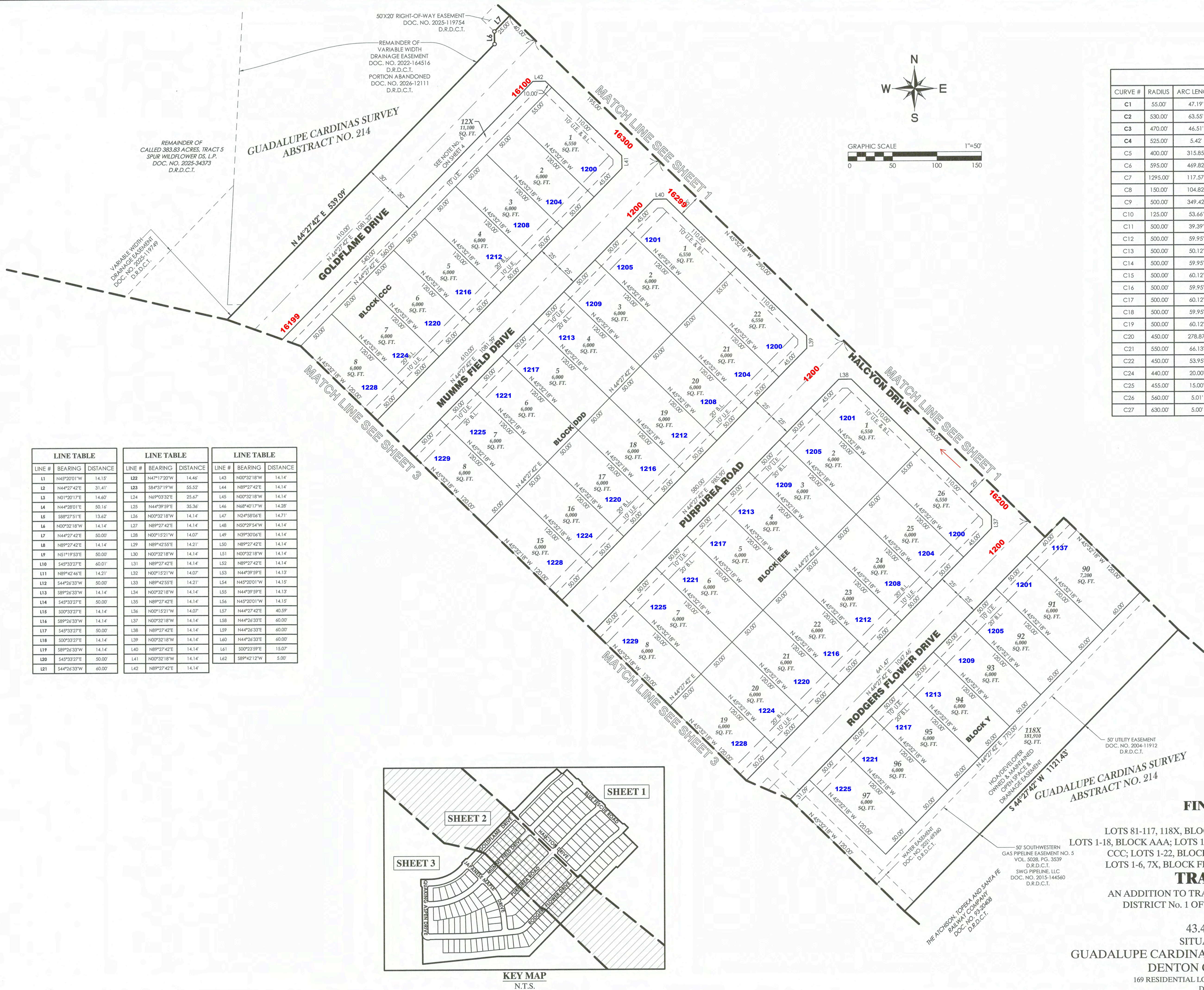


9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

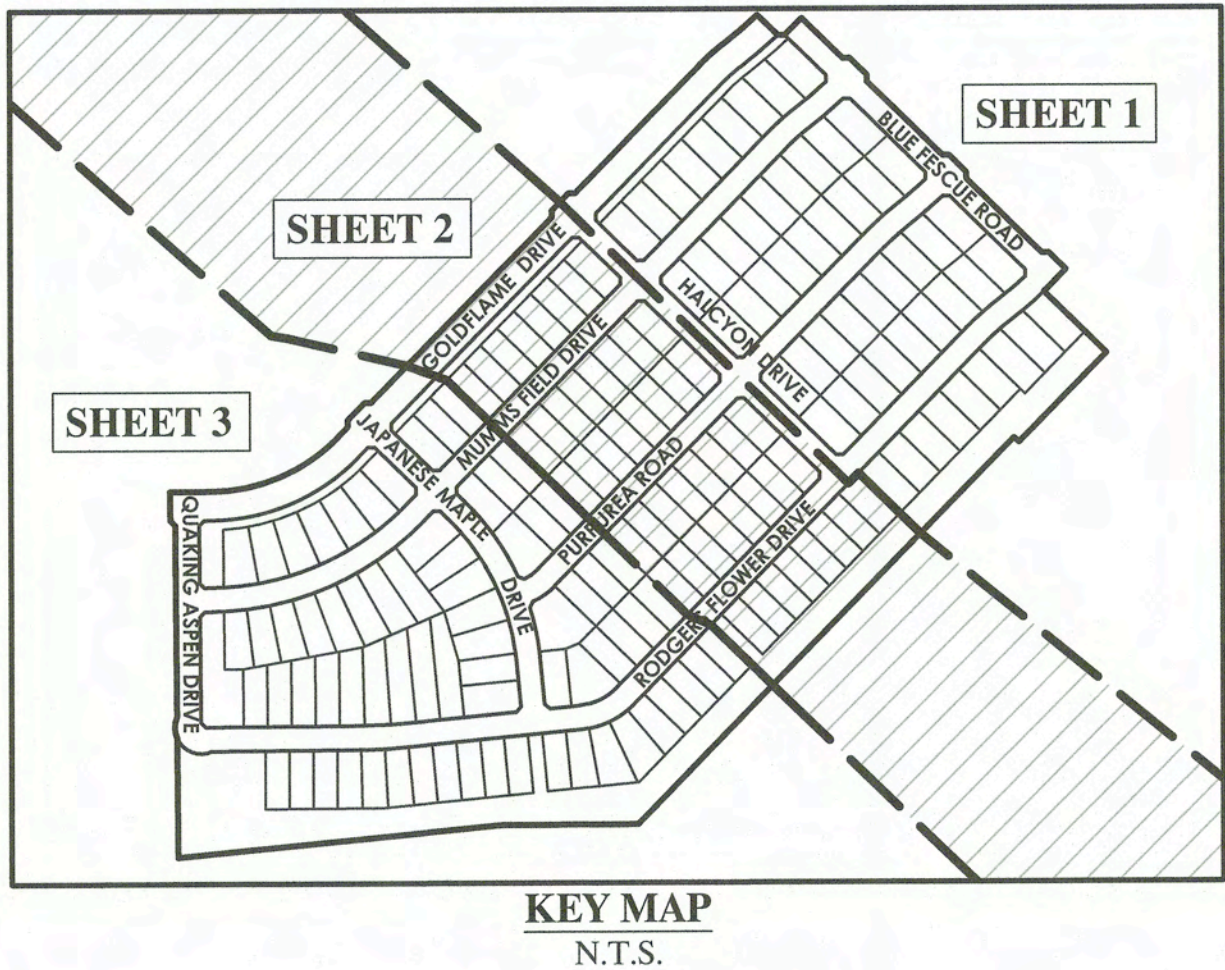


SEE SHEET 2 FOR
LINE & CURVE TABLE



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	55.00'	47.19'	49°09'34"	N00°22'14"W
C2	530.00'	63.55'	6°52'11"	N47°53'47"E
C3	470.00'	46.51'	5°40'11"	N48°29'47"E
C4	525.00'	5.42'	0°35'31"	S44°44'18"W
C5	400.00'	315.85'	45°14'30"	N67°04'57"E
C6	595.00'	469.82'	45°14'30"	N67°04'57"E
C7	1295.00'	117.57'	5°12'06"	N87°06'09"E
C8	150.00'	104.82'	40°02'24"	N64°28'54"E
C9	500.00'	349.42'	40°02'24"	N25°31'06"W
C10	125.00'	53.66'	24°35'51"	N56°45'37"E
C11	500.00'	39.39'	4°30'50"	N43°16'53"W
C12	800.00'	59.95'	6°52'11"	N47°53'47"E
C13	500.00'	50.12'	5°44'34"	N48°27'35"E
C14	500.00'	59.95'	6°52'11"	N47°53'47"E
C15	500.00'	60.12'	6°53'20"	N47°53'13"E
C16	500.00'	59.95'	6°52'11"	N47°53'47"E
C17	500.00'	60.12'	6°53'20"	N47°53'13"E
C18	500.00'	59.95'	6°52'11"	N47°53'47"E
C19	500.00'	60.12'	6°53'20"	N47°53'13"E
C20	450.00'	278.87'	35°30'25"	N62°12'55"E
C21	550.00'	66.13'	6°53'20"	N47°53'13"E
C22	450.00'	53.95'	6°52'11"	N47°53'47"E
C24	440.00'	20.00'	2°36'16"	N85°17'16"E
C25	455.00'	15.00'	1°53'19"	S85°06'56"W
C26	560.00'	5.01'	0°30'44"	S86°59'09"W
C27	630.00'	5.00'	0°27'18"	N87°16'47"E

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N49°30'01"W	14.15'	L23	N47°17'20"W	14.46'	L43	N00°32'18"W	14.14'
L2	N44°27'42"E	31.41'	L24	S84°37'19"W	55.52'	L44	N89°27'42"E	14.14'
L3	N01°20'17"E	14.60'	L25	N69°03'32"E	25.67'	L45	N00°32'18"W	14.14'
L4	N44°28'01"E	50.16'	L26	N44°39'59"E	35.36'	L46	N68°40'17"W	14.28'
L5	S88°27'31"E	13.62'	L27	N00°32'18"W	14.14'	L47	N24°58'06"E	14.71'
L6	N00°32'18"W	14.14'	L28	N89°27'42"E	14.14'	L48	S02°29'54"W	14.14'
L7	N44°27'42"E	50.00'	L29	N00°32'18"W	14.07'	L49	N39°30'06"E	14.14'
L8	N89°27'42"E	14.14'	L30	N89°42'55"E	14.21'	L50	N89°27'42"E	14.14'
L9	N51°19'53"E	50.00'	L31	N00°32'18"W	14.14'	L51	N00°32'18"W	14.14'
L10	S45°33'27"E	40.01'	L32	N89°27'42"E	14.14'	L52	N89°27'42"E	14.14'
L11	N89°42'46"E	14.21'	L33	N00°32'18"W	14.07'	L53	N44°39'59"E	14.13'
L12	S44°26'33"W	50.00'	L34	N89°42'55"E	14.21'	L54	N49°30'01"W	14.15'
L13	S89°26'33"W	14.14'	L35	N00°32'18"W	14.14'	L55	N44°39'59"E	14.13'
L14	S45°33'27"E	50.00'	L36	N89°27'42"E	14.14'	L56	N49°30'01"W	14.15'
L15	S00°33'27"E	14.14'	L37	N00°32'18"W	14.07'	L57	N44°27'42"E	40.59'
L16	S89°26'33"W	14.14'	L38	N00°32'18"W	14.14'	L58	N44°26'33"E	60.00'
L17	S45°33'27"E	50.00'	L39	N89°27'42"E	14.14'	L59	N44°26'33"E	60.00'
L18	S00°33'27"E	14.14'	L40	N00°32'18"W	14.14'	L60	N44°26'33"E	60.00'
L19	S89°26'33"W	14.14'	L41	N89°27'42"E	14.14'	L61	S00°23'59"E	15.00'
L20	S45°33'27"E	50.00'	L42	N00°32'18"W	14.14'	L62	S89°42'12"W	5.00'
L21	S44°26'33"W	60.00'	L43	N89°27'42"E	14.14'			



FINAL PLAT
OF
LOTS 81-117, 118X, BLOCK Y; LOTS 1-9, 10X, BLOCK ZZ;
LOTS 1-18, BLOCK AAA; LOTS 1-18, BLOCK BBB; LOTS 1-11, 12X, BLOCK
CCC; LOTS 1-22, BLOCK DDD; LOTS 1-26, BLOCK EEE;
LOTS 1-6, 7X, BLOCK FFF; LOTS 1-22, 23X, BLOCK GGG
TRADITION
AN ADDITION TO TRADITION MUNICIPAL UTILITY
DISTRICT No. 1 OF DENTON COUNTY, TEXAS
BEING
43.426 ACRES
SITUATED IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS
169 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: June 2026

OWNER/DEVELOPER:

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

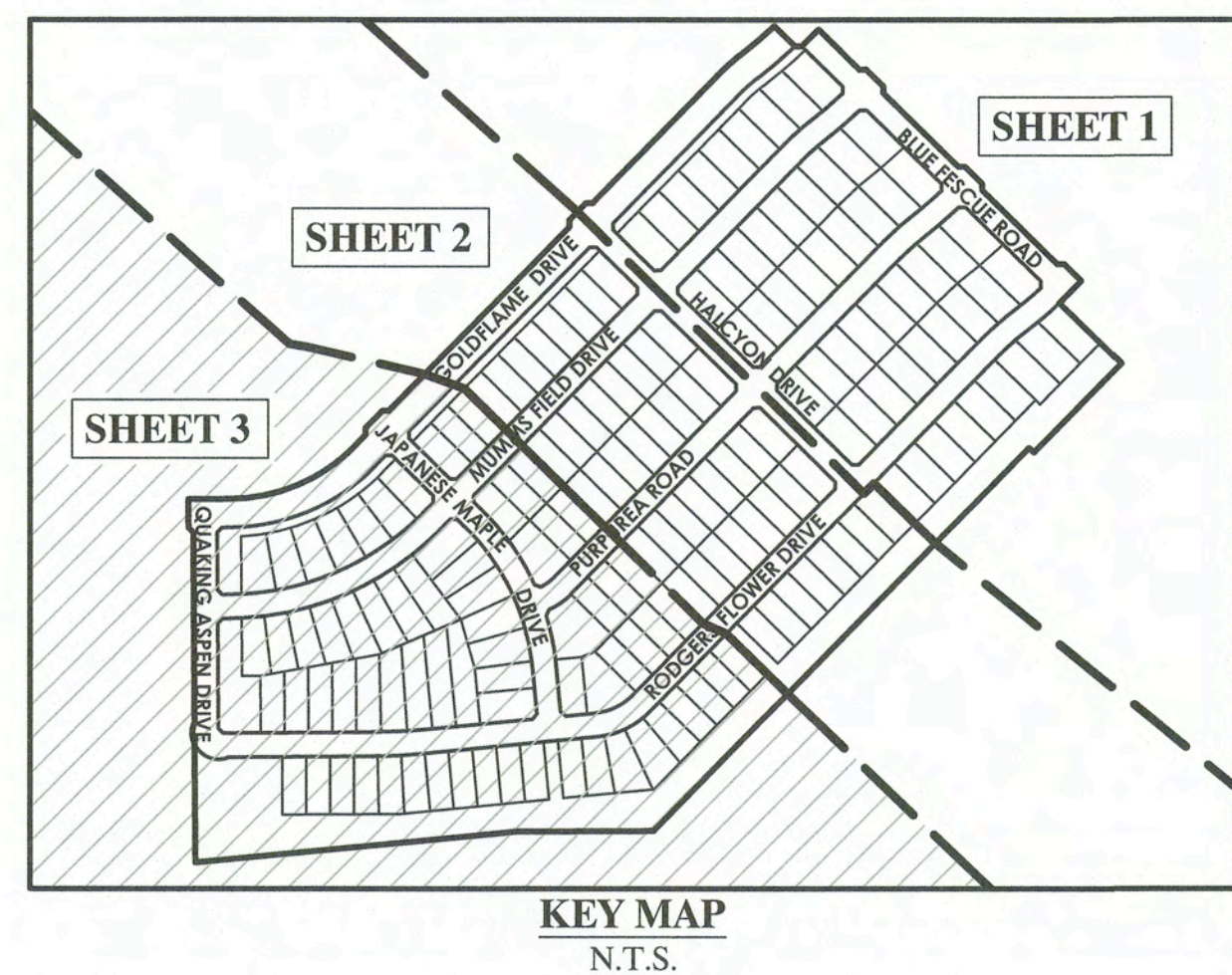
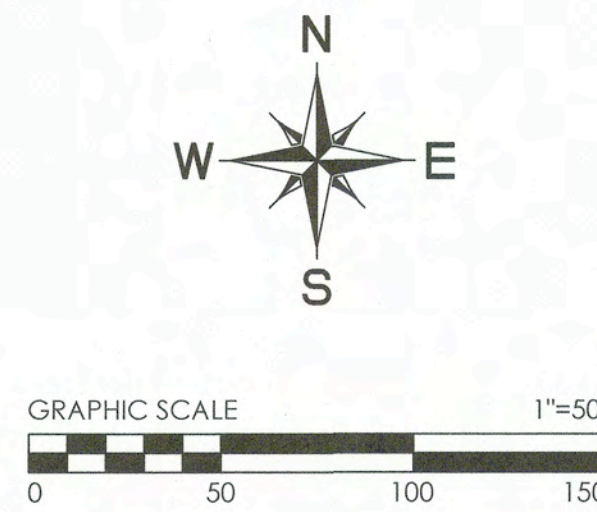
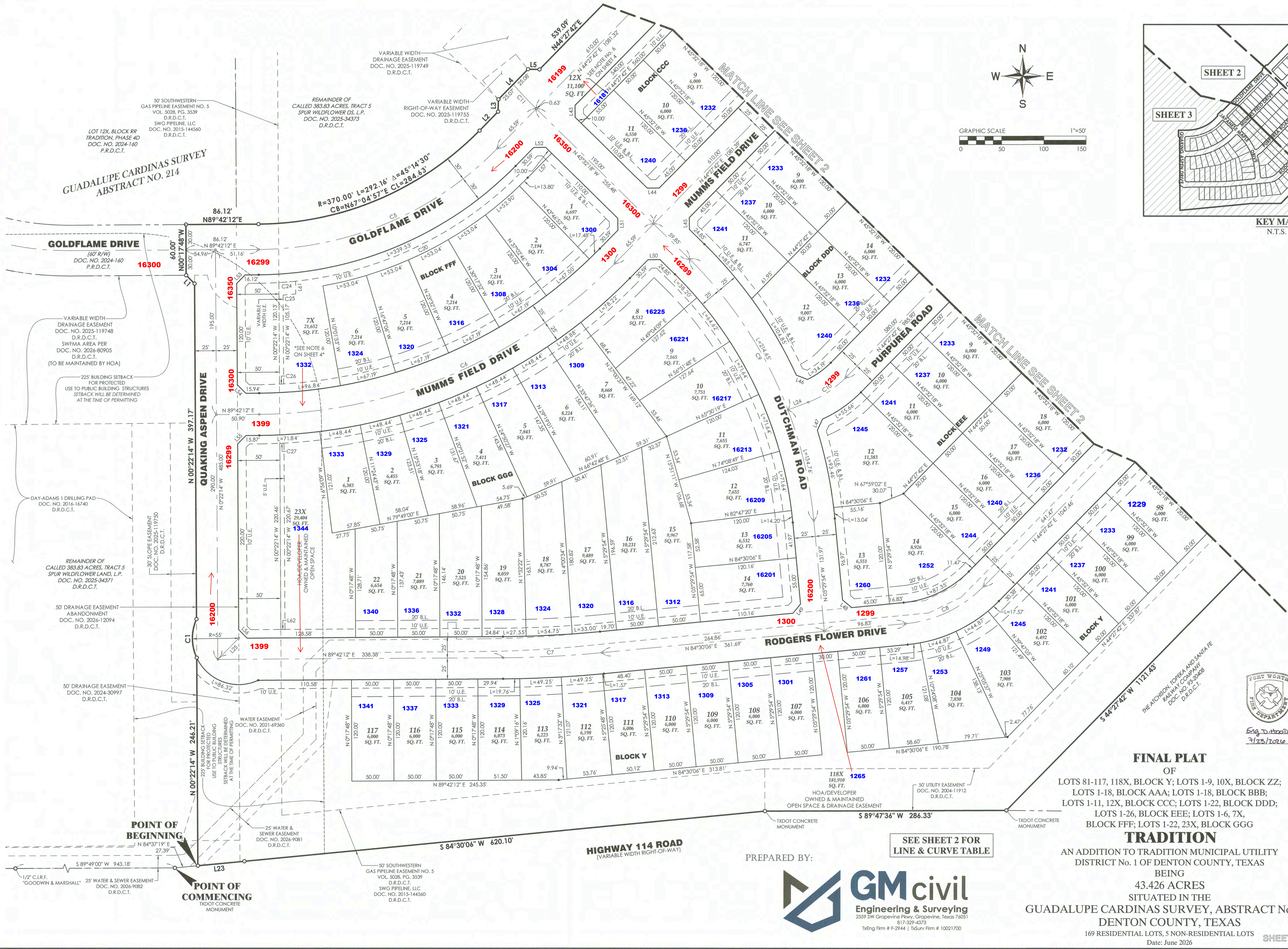
Eng. D. Hood
7/23/2026

PREPARED BY:

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

TRADITION, PHASE 5A
FP CASE No. FP-24-125
REFERENCE CASE No. PP-19-008

Filed for Record
in the Official Records Of:
Denton County
On: 7/24/2026 8:08:51 AM
in the PLAT Records
FINAL PLAT TRADITION
Doc Number: 2026-261
Number of Pages: 4
Amount: 200.00
Order#: 20260724000047
By: KH



KEY MAP
N.T.S.

OWNER/DEVELOPER:



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

7/23/2026
Eug. D. Hood

FINAL PLAT
OF

LOTS 81-117, 118X, BLOCK Y; LOTS 1-9, 10X, BLOCK ZZ;
LOTS 1-18, BLOCK AAA; LOTS 1-18, BLOCK BBB;
LOTS 1-11, 12X, BLOCK CCC; LOTS 1-22, BLOCK DDD;
LOTS 1-26, BLOCK EEE; LOTS 1-6, 7X,
BLOCK FFF; LOTS 1-22, 23X, BLOCK GGG

TRADITION

AN ADDITION TO TRADITION MUNICIPAL UTILITY
DISTRICT No. 1 OF DENTON COUNTY, TEXAS
BEING
43.426 ACRES
SITUATED IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214
DENTON COUNTY, TEXAS
169 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: June 2026

PREPARED BY:



SEE SHEET 2 FOR
LINE & CURVE TABLE

TRADITION, PHASE 5A
FP CASE No. FP-24-125
REFERENCE CASE No. PP-19-008

Filed for Record
in the Official Records Of:
Denton County
On: 7/24/2026 8:08:51 AM
in the PLAT Records
Doc Number: 2026-251
Number of Pages: 4
Amount: 200.00
Order#: 20260724000047
By: KH

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

All that certain lot, tract, or parcel of land, situated in a portion of the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being part of that certain called 383.83 acre tract described as Tract 5 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 found TXDOT concrete monument being in the South line of said 383.83 acre tract and in the North right-of-way line of State Highway 114 (variable width), from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southeast corner of Winding Meadows Drive recorded in Document No. 2021-87 of the Plat Records of Denton County, Texas (PRDCT) bears South 89 deg, 49 min, 00 sec, West - 943.18 feet;

THENCE North 84 deg, 37 min, 19 sec, East along said North right-of-way line and said South line, a distance of 27.39 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 North 00 deg, 22 min, 14 sec, West departing said North right-of-way line, a distance of 246.21 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 55.00 feet, a central angle of 49 deg, 09 min, 34 sec., and being subtended by a chord which bears North 00 deg, 22 min, 14 sec, West - 45.76 feet;

THENCE in a northerly direction along said curve to the right, a distance of 47.19 feet to a 1/2" capped iron rod set;

THENCE North 00 deg, 22 min, 14 sec, West non-tangent to said curve, a distance of 397.17 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 20 min, 01 sec, West, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 00 deg, 17 min, 48 sec, West, a distance of 60.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 42 min, 12 sec, East, a distance of 86.12 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 370.00 feet, a central angle of 45 deg, 14 min, 30 sec., and being subtended by a chord which bears North 67 deg, 04 min, 57 sec, East - 284.63 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 292.16 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 27 min, 42 sec, East tangent to said curve, a distance of 31.41 feet to a 1/2" capped iron rod set;

THENCE North 01 deg, 20 min, 17 sec, East, a distance of 14.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 28 min, 01 sec, East, a distance of 50.16 feet to a 1/2" capped iron rod set;

THENCE South 88 deg, 27 min, 51 sec, East, a distance of 13.62 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 27 min, 42 sec, East, a distance of 539.09 feet to a 1/2" capped iron rod set;

THENCE North 00 deg, 32 min, 18 sec, West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 27 min, 42 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 27 min, 42 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 27 min, 42 sec, East, a distance of 370.74 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 530.00 feet, a central angle of 06 deg, 52 min, 11 sec., and being subtended by a chord which bears North 47 deg, 53 min, 47 sec, East - 63.51 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 63.55 feet to a 1/2" capped iron rod set;

THENCE North 51 deg, 19 min, 53 sec, East tangent to said curve, a distance of 50.00 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 470.00 feet, a central angle of 05 deg, 40 min, 11 sec., and being subtended by a chord which bears North 48 deg, 29 min, 47 sec, East - 46.49 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 46.51 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 33 min, 27 sec, East non-tangent to said curve, a distance of 60.01 feet to a 1/2" capped iron rod set;

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

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

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

THENCE North 89 deg, 26 min, 33 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 33 min, 27 sec, East, a distance of 50.00 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 45 deg, 33 min, 27 sec, East, a distance of 220.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 26 min, 33 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 33 min, 27 sec, East, a distance of 50.00 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 45 deg, 33 min, 27 sec, East, a distance of 220.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 26 min, 33 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 33 min, 27 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg, 26 min, 33 sec, West, a distance of 60.00 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 525.00 feet, a central angle of 00 deg, 35 min, 31 sec., and being subtended by a chord which bears South 44 deg, 44 min, 18 sec, West - 5.42 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 5.42 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 32 min, 18 sec, East non-tangent to said curve, a distance of 181.52 feet to a 1/2" capped iron rod set in the Northwest line of a parcel of land described in a deed to The Atchison, Topeka and Santa Fe Railway Company as described in Clerk Document No. 93-20408 (DRDCT) and being in the Southeast line of said 383.83 acre tract;

THENCE in a southwesterly direction continuing along said Northwest and Southeast lines the following three (3) courses:

South 44 deg, 30 min, 22 sec, West, a distance of 259.99 feet to a 5/8" iron rod found;

North 47 deg, 17 min, 20 sec, West, a distance of 14.46 feet to a 1/2" capped iron rod set;

South 44 deg, 27 min, 42 sec, West, a distance of 1,121.43 feet to a TXDOT concrete monument found for the Southeast corner of said 383.83 acre tract and being in the North right-of-way line of said State Highway 114;

THENCE South 89 deg, 47 min, 36 sec, West departing said Northwest line and continue along said North right-of-way line and the South line of said 383.83 acre tract, a distance of 286.33 feet to a found TXDOT concrete monument;

THENCE South 84 deg, 30 min, 06 sec, West along said North right-of-way line and South line, a distance of 620.10 feet to a 1/2" capped iron rod set;

THENCE South 84 deg, 37 min, 19 sec, West along said North right-of-way line and South line, a distance of 55.52 feet to the **POINT OF BEGINNING**, containing 1,891,645 square feet or 43.426 acres of land, more or less.

OWNER'S STATEMENT CONT...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SPUR WILDFLOWER DEVELOPMENT, L.P., acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 81-117, 118X, BLOCK Y; LOTS 1-9, 10X, BLOCK ZZ; LOTS 1-18, BLOCK AAA; LOTS 1-18, BLOCK BBB; LOTS 1-11, 12X, BLOCK CCC; LOTS 1-22, BLOCK DDD; LOTS 1-26, BLOCK EEE; LOTS 1-6, 7X, BLOCK FFF; LOTS 1-22, 23X, BLOCK GGG 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 18th day of July, 2026

SPUR WILDFLOWER DEVELOPMENT, L.P.

a Delaware limited partnership

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

By: _____

Name: John Brian

Title: Authorized Signatory

STATE OF Florida

COUNTY OF Manatee

This instrument was acknowledged before me on July 15, 2026 by John Brian Authorized Signatory of SPUR WILDFLOWER DEVELOPMENT, L.P., on behalf of said entities.

Donald
Notary Public, State of Florida

My commission expires: 6/30/29



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 7/13/26
Registered Professional Land Surveyor No. 6372
Surveyed on the ground April 2019

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



NOTES

1. Bearings are referenced 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. According to the Flood Insurance Rate Map (FIRM) panel 48121C0490G, 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.
4. Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
5. 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.
6. Lot 97X, Block Y; Lot 10X, Block ZZ; Lot 12X, Block CCC; Lot 7X, Block FFF; Lot 23X, Block GGG are private HOA/Developer owned and maintained open space lots.
7. Direct access to the SH-114 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.
8. Private P.R.V.'s will be required: Water pressure exceeds 80 P.S.I.
9. SWFMA Area recorded in Document No. 2026-80905 (DRDCT) is to be maintained by the HOA.

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.

LAND USE TABLE

Development Yield

Gross Site Area	43.426 Acres
Total Number Lots	174

Residential Lots Area	26.522 Acres
Number Residential Lots	169
Number Single Family Detached	169
Number Dwelling Units	169

Non-Residential Lots Area	5.854 Acres
Number Non-Residential Lots	5
Private Open Space Lots Area	5.854 Acres
Number Open Space Lots	5

Right-of-Way Area	11.051 Acres
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No Public Parks Proposed



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: 7/23/2026

BY: _____

BY: _____
Chairman
Secretary

FINAL PLAT

OF

LOTS 81-117, 118X, BLOCK Y; LOTS 1-9, 10X, BLOCK ZZ;
LOTS 1-18, BLOCK AAA; LOTS 1-18, BLOCK BBB; LOTS 1-11, 12X, BLOCK
CCC; LOTS 1-22, BLOCK DDD; LOTS 1-26, BLOCK EEE;
LOTS 1-6, 7X, BLOCK FFF; LOTS 1-22, 23X, BLOCK GGG

TRADITION

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

BEING

43.426 ACRES

SITUATED IN THE

GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214

DENTON COUNTY, TEXAS

169 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

Date: June 2026

SHEET 4 of 4



Eng D. Hood
7/13/2026

TRADITION, PHASE 5A
FP CASE No. FP-24-125
REFERENCE CASE No. PP-19-008

Filed for Record
in the Official Records Of:
Denton County
On: 7/24/2026 8:08:51 AM
In the PLAT Records
FINAL PLAT TRADITION
Doc Number: 2026 - 261
Number of Pages: 4
Amount: 200.00
Order#: 20260724000047
By: KH

EX-10720 - Tradition\CSO\PLAT\PLAT SOUTH PHASE\PHASE 5A\10720-PHASE 5A PLAT SHEETS.dwg