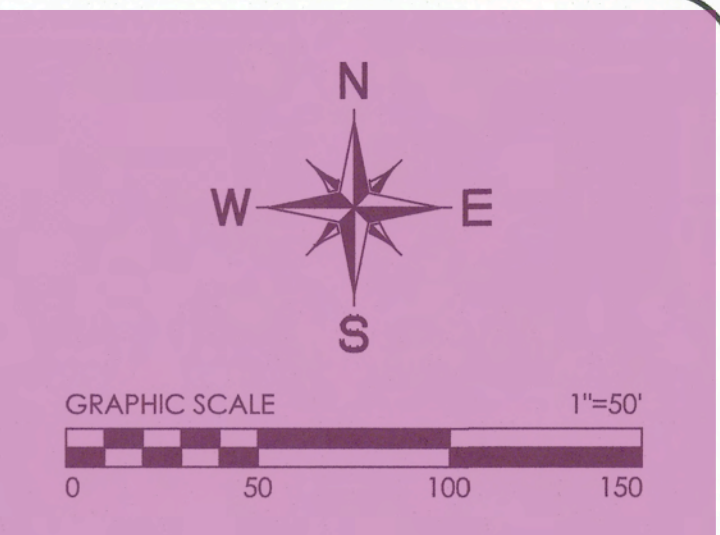


# FP-24-126

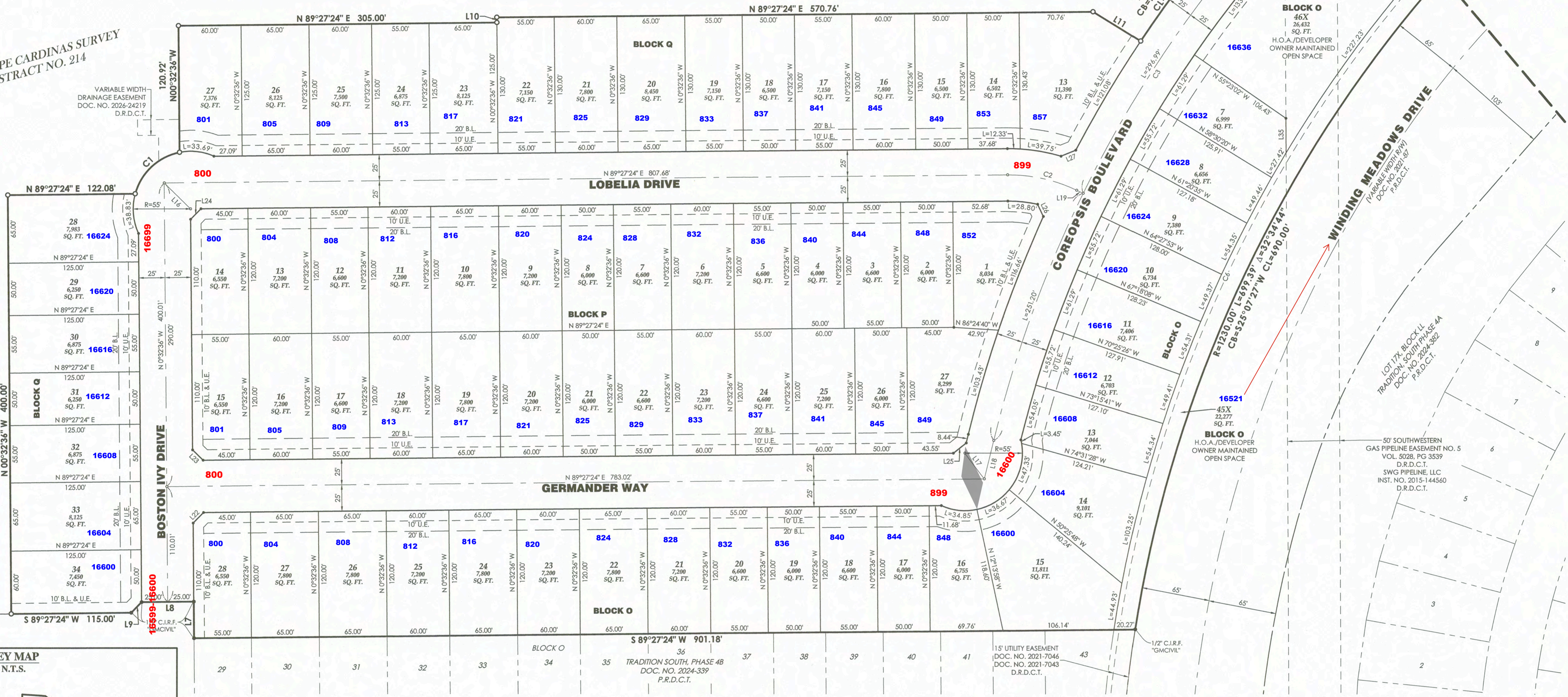


GUADALUPE CARDINAS SURVEY  
ABSTRACT NO. 214

REMAINDER OF  
CALLED 383.83 ACRES, TRACT 5  
SPUR WILDFLOWER  
DEVELOPMENT, L.P.  
DOC. NO. 2025-34372  
D.R.D.C.T.

50' RIGHT-OF-WAY EASEMENT  
DOC. NO. 2026-24244  
D.R.D.C.T.

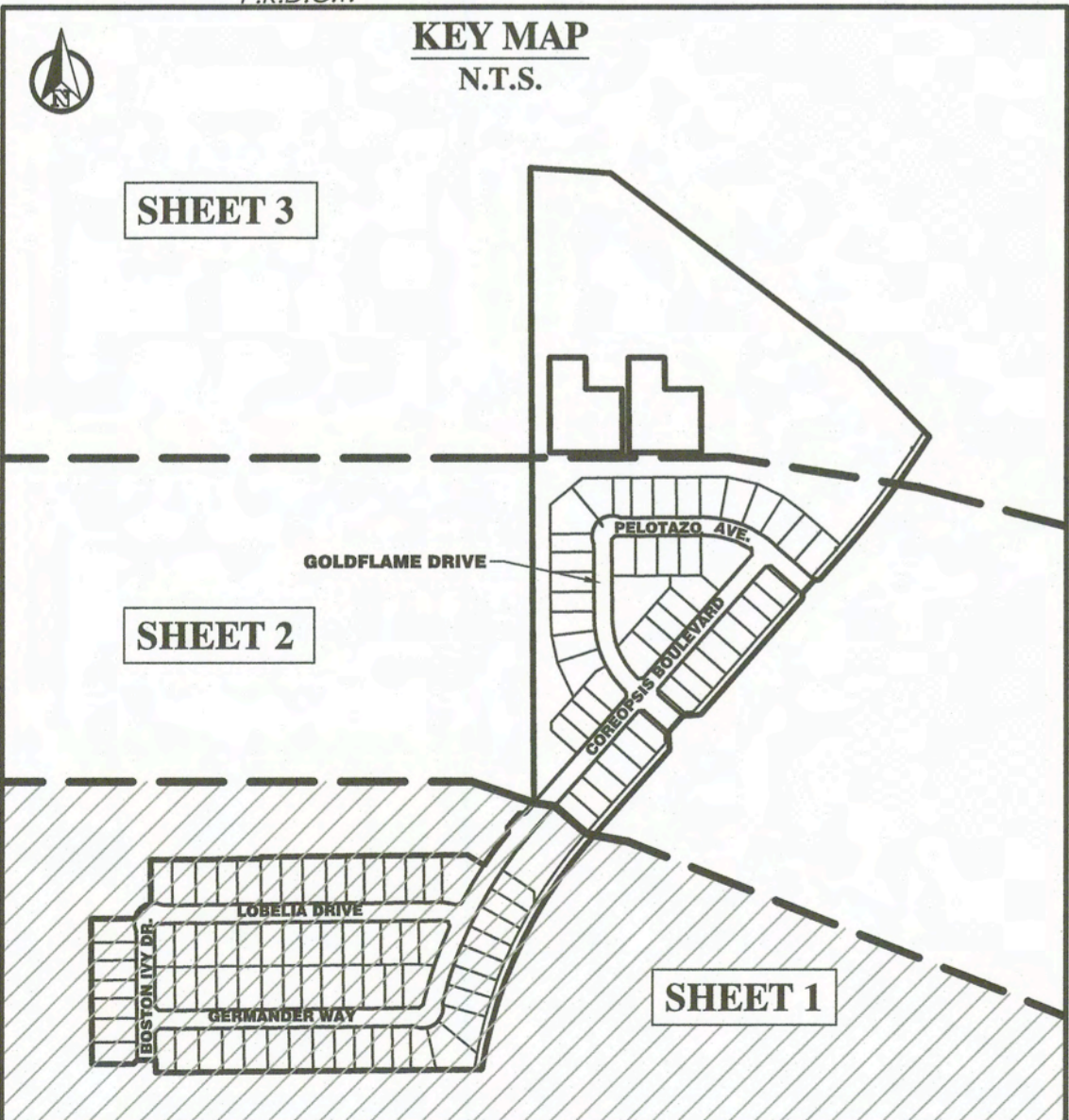
15' UTILITY EASEMENT  
DOC. NO. 2021-7046  
DOC. NO. 2021-7043  
D.R.D.C.T.



REMAINDER OF  
CALLED 383.83 ACRES, TRACT 5  
SPUR WILDFLOWER  
DEVELOPMENT, L.P.  
DOC. NO. 2025-34372  
D.R.D.C.T.

LOT 17X, BLOCK 11  
TRADITION SOUTH, PHASE 4A  
DOC. NO. 2024-352  
P.R.D.C.T.

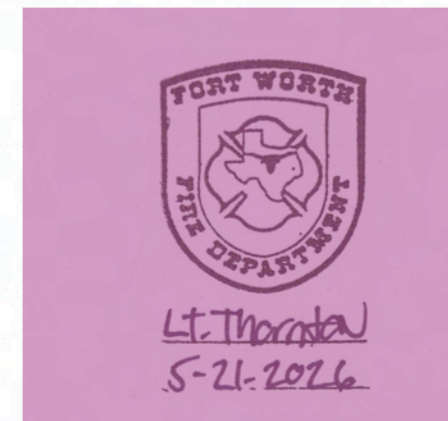
50' SOUTHWESTERN  
GAS PIPELINE EASEMENT NO. 5  
VOL. 5028, PG. 3539  
D.R.D.C.T.  
SWG PIPELINE, LLC  
INST. NO. 2015-144560  
D.R.D.C.T.



OWNER/DEVELOPER:  
**STARWOOD LAND**  
940 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

SEE SHEET 2 FOR  
LINE & CURVE TABLE

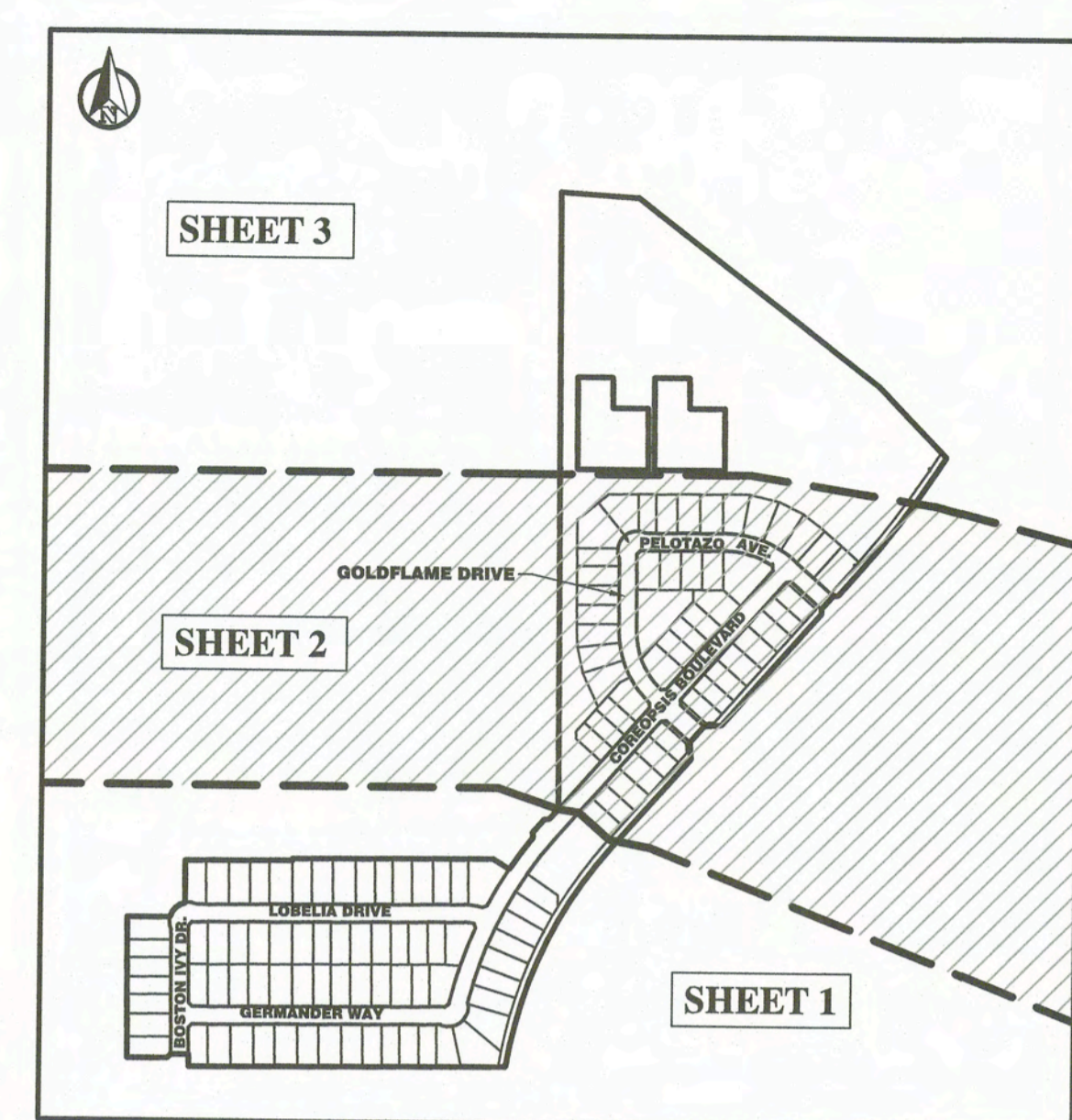
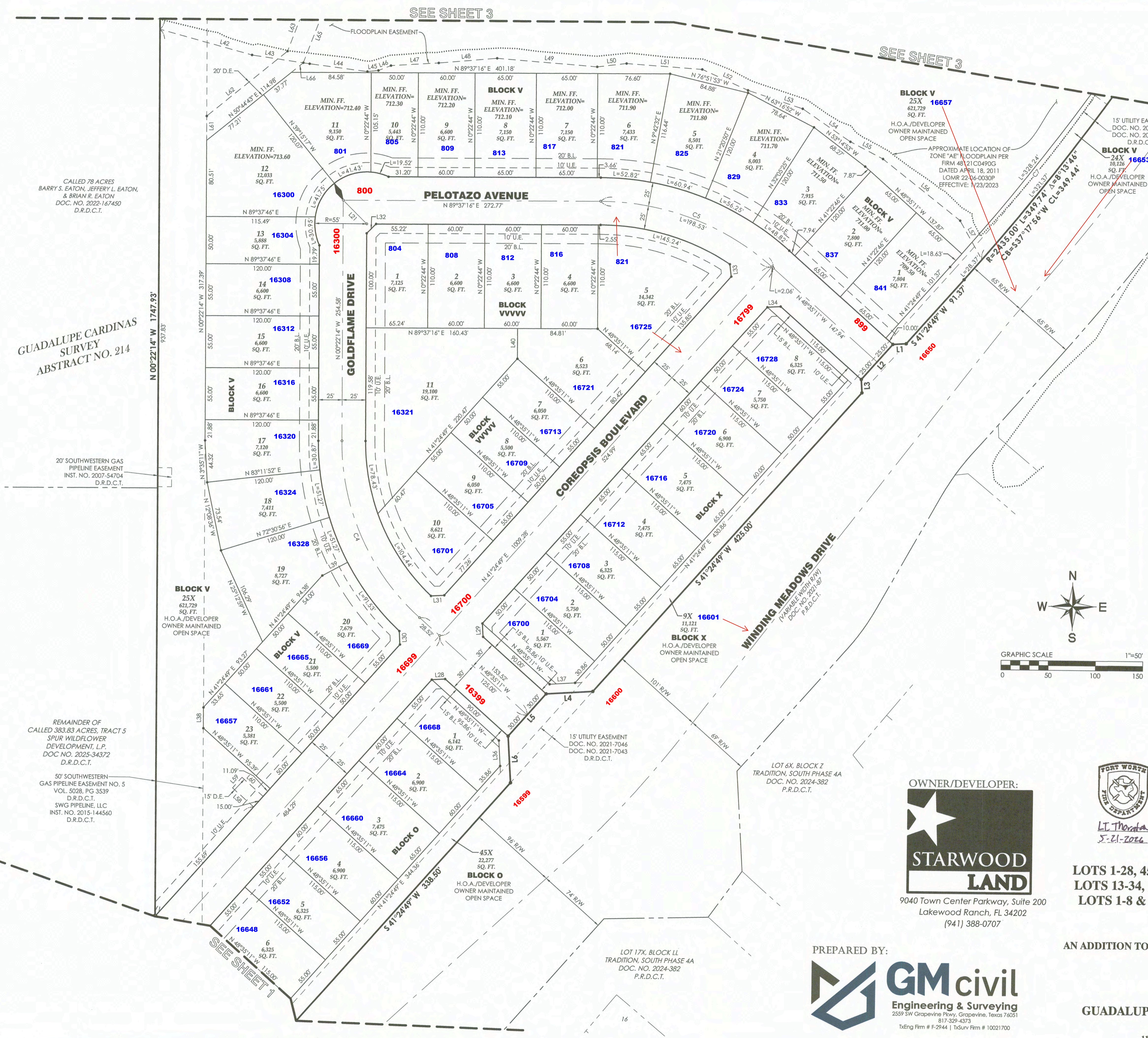
PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Hwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700



**FINAL PLAT**  
OF  
LOTS 1-28, 45X & 46X, BLOCK O; LOTS 1-27, BLOCK P;  
LOTS 13-34, BLOCK Q; LOTS 1-23, 24X, 25X, BLOCK V;  
LOTS 1-8 & 9X, BLOCK X; LOTS 1-11, BLOCK VVVVV  
OF  
**TRADITION**  
AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT No. 1 OF  
DENTON COUNTY, TEXAS  
BEING  
41.313 ACRES  
SITUATED IN THE  
**GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214**  
DENTON COUNTY, TEXAS  
119 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS  
Date: May 2026

TRADITION SOUTH, PHASE 5B  
FP CASE No. FP-24-126  
REFERENCE CASE No. PP-19-008

Filed for Record  
in the Official Records Of:  
Denton County  
On: 5/22/2026 11:03:50 AM  
in the PLAT Records  
TRADITION FINAL PLAT  
Doc Number: 2026-188  
Number of Pages: 4  
Amount: 200.00  
Order#: 20260522000258  
By: EV



KEY MAP  
N.T.S.

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S86°24'49"W	14.14'
L2	S41°24'49"W	50.00'
L3	S03°35'11"E	14.14'
L4	S86°24'49"W	49.50'
L5	S41°24'49"W	60.00'
L6	S03°35'11"E	49.50'
L7	N00°32'36"W	34.98'
L8	S89°29'06"W	50.00'
L9	S44°27'24"W	14.14'
L10	N00°32'36"W	5.00'
L11	S58°12'55"E	53.61'
L12	N06°26'10"W	13.93'
L13	N40°47'12"E	50.07'
L14	N84°33'39"E	14.59'
L15	N41°24'49"E	38.31'
L16	N45°32'36"W	35.36'
L17	S36°56'33"E	31.06'
L18	N13°38'29"E	37.91'
L19	S64°26'50"E	6.91'
L20	N52°17'32"W	34.82'
L21	N45°22'29"W	35.35'
L22	S44°27'24"W	14.14'

**LINE TABLE**

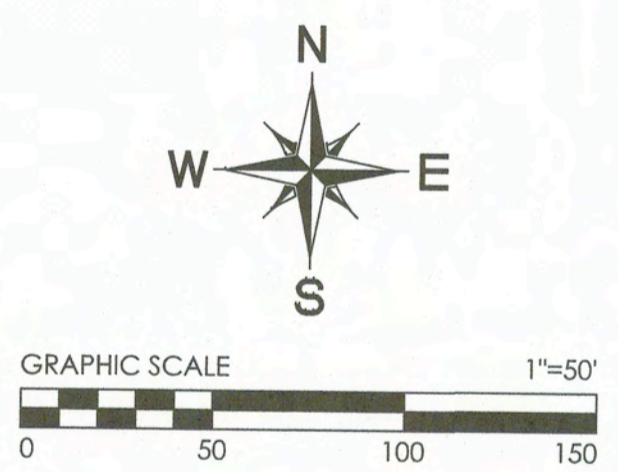
LINE #	BEARING	DISTANCE
L23	S45°32'36"E	14.14'
L24	S44°27'24"W	14.14'
L25	N51°32'56"E	15.78'
L26	N25°12'57"W	12.90'
L27	S67°51'19"W	15.26'
L28	S86°24'49"W	14.14'
L29	S03°35'11"E	14.14'
L30	S03°22'05"E	14.20'
L31	S86°40'50"W	14.08'
L32	N44°37'31"E	14.14'
L33	S07°15'51"E	13.20'
L34	S86°24'49"W	14.14'
L35	N00°22'14"W	33.03'
L36	N03°35'11"W	27.07'
L37	N86°24'49"E	27.07'
L38	N00°22'14"W	21.93'
L39	N61°50'00"E	30.18'
L40	N00°22'44"W	32.06'
L41	S33°11'03"W	61.39'
L42	N74°59'11"W	101.32'
L43	N81°57'43"W	61.71'
L44	N82°57'01"W	61.69'

**LINE TABLE**

LINE #	BEARING	DISTANCE
L45	S83°47'28"W	11.82'
L46	S68°13'22"W	14.19'
L47	S86°18'58"W	50.67'
L48	S84°48'20"W	62.11'
L49	N85°44'38"W	106.41'
L50	S82°55'25"W	31.29'
L51	N86°11'52"W	80.41'
L52	N66°07'26"W	53.20'
L53	N72°08'06"W	61.13'
L54	N56°02'41"W	61.32'
L55	N62°56'15"W	38.99'
L56	N52°04'31"W	104.52'
L57	N29°49'05"W	47.34'
L58	N48°35'11"W	30.09'
L59	N41°24'49"E	15.00'
L60	S48°35'11"E	30.09'
L61	N00°22'14"W	25.69'
L62	N50°44'43"E	109.63'
L63	N20°44'43"E	50.12'
L64	S69°15'17"E	20.00'
L65	S20°44'43"W	55.48'
L66	S50°44'43"W	16.14'

**CURVE TABLE**

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.00'	61.15'	63°41'52"	N47°07'56"E	58.04'
C2	150.00'	68.32'	26°05'46"	N77°29'43"W	67.73'
C3	1150.00'	557.43'	27°46'21"	N27°31'39"E	551.99'
C4	250.00'	210.38'	48°12'57"	N24°28'42"W	204.23'
C5	275.00'	200.59'	41°47'33"	N69°28'57"W	196.17'
C6	1250.00'	714.06'	32°43'49"	N25°02'56"E	704.39'
C7	2415.00'	328.24'	7°47'15"	N37°04'41"E	327.98'



CALLED 78 ACRES  
BARRY S. EATON, JEFFERY L. EATON,  
& BRIAN R. EATON  
DOC. NO. 2022-167450  
D.R.D.C.T.

GUADALUPE CARDINAS  
SURVEY  
ABSTRACT NO. 214

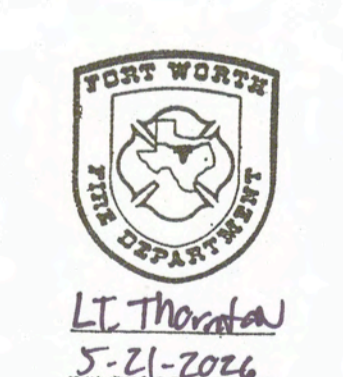
20' SOUTHWESTERN GAS  
PIPELINE EASEMENT  
INST. NO. 2007-54704  
D.R.D.C.T.

REMAINDER OF  
CALLED 383.83 ACRES, TRACT 5  
SPUR WILDFLOWER  
DEVELOPMENT, L.P.  
DOC. NO. 2025-34372  
D.R.D.C.T.

50' SOUTHWESTERN  
GAS PIPELINE EASEMENT NO. 5  
VOL. 5028, PG. 3539  
D.R.D.C.T.  
SWG PIPELINE, LLC  
INST. NO. 2015-144560  
D.R.D.C.T.

OWNER/DEVELOPER:

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



**FINAL PLAT**  
OF  
**LOTS 1-28, 45X & 46X, BLOCK O; LOTS 1-27, BLOCK P;  
LOTS 13-34, BLOCK Q; LOTS 1-23, 24X, 25X, BLOCK V;  
LOTS 1-8 & 9X, BLOCK X; LOTS 1-11, BLOCK VVVV**  
OF  
**TRADITION**  
AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT No. 1 OF  
DENTON COUNTY, TEXAS  
BEING  
**41.313 ACRES**  
SITUATED IN THE  
**GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214**  
DENTON COUNTY, TEXAS  
119 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS  
Date: May 2026

PREPARED BY:

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

TRADITION SOUTH, PHASE 5B  
FP CASE No. FP-24-126  
REFERENCE CASE No. PP-19-008

Filed for Record  
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TRADITION FINAL PLAT  
Doc Number: 2026-188  
Number of Pages: 4  
Amount: 200.00  
Order#: 2026052200258  
By: EV



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:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod found, for the most northerly Northwest corner of said 383.83 acre tract, the Southwest corner of Lot 55X, Block ZZZ of Tradition Central, Phase 3A.2 recorded in Document No. 2023-251 of the Plat Records of Denton County, Texas (PRDCT) and being in the East line of a called 15.22 acre tract described in a deed to Barry S. Eaton, Jeffrey L. Eaton, & Brian R. Eaton recorded in Document No. 2022-167450 (DRDCT);

THENCE South 86 deg. 14 min. 27 sec. East departing said East line and continue along the South line of said Lot 55X, Block ZZZ and the North line of said 383.83 acre tract, a distance of 222.13 feet to a 1/2" capped iron rod found for a PI in said North and South lines;

THENCE South 52 deg. 34 min. 22 sec. East along said Northeast line of said 383.83 acre tract and the Southwest line of said Lot 55X, Block ZZZ, at 141.34 feet pass a 1/2" capped iron rod found for the Southeast corner of said Lot 55X, Block ZZZ and the Southwest corner of Lot 27X, Block ZZZ of Tradition Central, Phase 3A.1 recorded in Document No. 2021-474 (PRDCT), continue along said Northeast line and the Southwest line of said Lot 27X, Block ZZZ a total distance of 867.86 feet to a 1/2" capped iron rod found for a PI in said Northeast and Southwest lines;

THENCE South 44 deg. 08 min. 03 sec. East along said Northeast and Southwest lines, at 255.19 feet pass a 1/2" capped iron rod found for the Southeast corner of said Lot 27X, Block ZZZ and an all corner in the Northwest right-of-way line of Winding Meadows Drive (variable width right-of-way) recorded in Document No. 2021-87 (PRDCT), continue along said Northeast line a total distance of 275.69 feet to a 1/2" capped iron rod found for an another all corner in said Northwest right-of-way line;

THENCE in a southwesterly direction departing said Northeast line and continue along said Northwest right-of-way line the following twelve (12) courses:

South 33 deg. 11 min. 03 sec. West, a distance of 56.89 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 2,435.00 feet, a central angle of 08 deg. 13 min. 46 sec., and being subtended by a chord which bears South 37 deg. 17 min. 56 sec. West - 349.44 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 349.74 feet to a 1/2" capped iron rod found;

South 41 deg. 24 min. 49 sec. West tangent to said curve, a distance of 91.37 feet to a 1/2" capped iron rod found;

South 86 deg. 24 min. 49 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found;

South 41 deg. 24 min. 49 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 03 deg. 35 min. 11 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod found;

South 41 deg. 24 min. 49 sec. West, a distance of 425.00 feet to a 1/2" capped iron rod found;

South 86 deg. 24 min. 49 sec. West, a distance of 49.50 feet to a 1/2" capped iron rod found;

South 41 deg. 24 min. 49 sec. West, a distance of 60.00 feet to a 1/2" capped iron rod found;

South 03 deg. 35 min. 11 sec. East, a distance of 49.50 feet to a 1/2" capped iron rod found;

South 41 deg. 24 min. 49 sec. West, a distance of 338.50 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 1,230.00 feet, a central angle of 32 deg. 34 min. 44 sec., and being subtended by a chord which bears South 25 deg. 07 min. 27 sec. West - 690.00 feet;

Continue in a southwesterly direction along said curve to the left, a distance of 699.39 feet to a 1/2" capped iron rod found stamped "GMCIVIL" for the Northeast corner of Tradition South, Phase 4B recorded in Document No. 2024-339 (PRDCT);

THENCE in a westerly direction departing said Northwest right-of-way line and continue along the North line of said Tradition South, Phase 4B the following five (5) courses:

South 89 deg. 27 min. 24 sec. West non-tangent to said curve, a distance of 901.18 feet to 1/2" capped iron rod found stamped "GMCIVIL";

South 89 deg. 29 min. 06 sec. West, a distance of 50.00 feet to 1/2" capped iron rod found stamped "GMCIVIL";

South 44 deg. 27 min. 24 sec. West, a distance of 14.14 feet to 1/2" capped iron rod found stamped "GMCIVIL";

South 89 deg. 27 min. 24 sec. West, a distance of 115.00 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set;

THENCE North 00 deg. 32 min. 36 sec. West departing said North line, a distance of 400.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 27 min. 24 sec. East, a distance of 122.08 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 63 deg. 41 min. 52 sec., and being subtended by a chord which bears North 47 deg. 07 min. 56 sec. East - 58.04 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 61.15 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 32 min. 36 sec. West non-tangent to said curve, a distance of 120.92 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 27 min. 24 sec. East, a distance of 305.00 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 32 min. 36 sec. West, a distance of 5.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 27 min. 24 sec. East, a distance of 570.76 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 12 min. 55 sec. East, a distance of 53.61 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 1,175.00 feet, a central angle of 05 deg. 27 min. 53 sec., and being subtended by a chord which bears North 36 deg. 26 min. 38 sec. East - 112.02 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 112.07 feet to a 1/2" capped iron rod set;

THENCE North 06 deg. 26 min. 10 sec. West non-tangent to said curve, a distance of 13.93 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 47 min. 12 sec. East, a distance of 50.07 feet to a 1/2" capped iron rod set;

THENCE North 84 deg. 33 min. 39 sec. East, a distance of 14.59 feet to a 1/2" capped iron rod set;

THENCE North 41 deg. 24 min. 49 sec. East, a distance of 38.31 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 14 sec. West along the East line of a called 78 acre tract described in said deed recorded in Document No. 2022-167450 (DRDCT), the East line of said 15.22 acre tract and the West line of said 383.83 acre tract, a distance of 1,747.93 feet to the POINT OF BEGINNING, containing 1,886,736 square feet or 43.313 acres of land, more or less.

OWNER'S STATEMENT CONT...

SAVE AND EXCEPT - TRACT 1

All that certain lot, tract, or parcel of land, situated in a portion of the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being all of that certain called 0.200 acre tract described in a deed to Kale Sims recorded in Document No. 2020-46567 of the Deed Records of Denton County, Texas (DRDCT), being all of that certain called 0.200 acre tract described in a deed to An Pham recorded in Document No. 2020-46568 (DRDCT), being all of that certain called 0.200 acre tract described in a deed to Leah Marfins recorded in Document No. 2020-46569 (DRDCT), being all of that certain called 0.200 acre tract described in a deed to Ojirwa Ikebunna recorded in Document No. 2020-46570 (DRDCT), being all of that certain called 0.200 acre tract described in a deed to Zarah Boaz recorded in Document No. 2020-46571 (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 northerly Northwest corner of a called 383.83 acre tract described as Tract 5 in a deed to Spur Wildflower Development, L.P. recorded in Document No. 2025-34372 (DRDCT) and the Southwest corner of Lot 55X, Block ZZZ of Tradition Central, Phase 3A.2 recorded in Document No. 2023-251 of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 05 deg. 49 min. 38 sec. East departing said deed lines, a distance of 525.79 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" capped iron rod set, for the TRUE POINT OF BEGINNING;

THENCE North 89 deg. 27 min. 46 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 22 min. 14 sec. East, a distance of 87.12 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 46 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 22 min. 14 sec. East, a distance of 174.24 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 37 min. 46 sec. West, a distance of 200.00 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 14 sec. West, a distance of 261.36 feet to the POINT OF BEGINNING, containing 43,560 square feet or 1,000 acres of land, more or less.

SAVE AND EXCEPT - TRACT 2

All that certain lot, tract, or parcel of land, situated in a portion of the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being all of that certain called 1,000 acre tract of land described in a deed to William Vandiver recorded in Document No. 2025-112536 of the Deed Records of Denton County, Texas (DRDCT), Alex Pfefferkorn recorded in Document No. 2025-112538 (DRDCT), Baylor Beck recorded in Document No. 2025-112540 (DRDCT), Walker Bright recorded in Document No. 2025-112542 (DRDCT), and Jack Watraven recorded in Document No. 2025-116302 (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 northerly Northwest corner of a called 383.83 acre tract described as Tract 5 in a deed to Spur Wildflower Development, L.P. recorded in Document No. 2023-34372 (DRDCT) and the Southwest corner of Lot 55X, Block ZZZ of Tradition Central, Phase 3A.2 recorded in Document No. 2023-251 of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 27 deg. 24 min. 48 sec. East departing said deed lines, a distance of 589.24 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" capped iron rod set, for the TRUE POINT OF BEGINNING;

THENCE North 89 deg. 37 min. 46 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 22 min. 14 sec. East, a distance of 87.12 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 46 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 22 min. 14 sec. East, a distance of 174.24 feet to a 1/2" capped iron rod set 5;

THENCE South 89 deg. 37 min. 46 sec. West, a distance of 200.00 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 14 sec. West, a distance of 261.36 feet to the POINT OF BEGINNING, containing 43,560 square feet or 1,000 acres of land, more or less.

Leaving a Net Area of 1,799,616 square feet or 41,313 acres of land, more or less.

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 1-28, 45X & 46X, BLOCK O; LOTS 1-27, BLOCK P; LOTS 13-34, BLOCK Q; LOTS 1-23, 24X, & 25X, BLOCK V; LOTS 1-8 & 9X, BLOCK X; LOTS 1-11, BLOCK VVVVV 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 herein.

Witness our hand, this the 20th day of May, 2026

SPUR WILDFLOWER DEVELOPMENT, L.P. a Delaware limited partnership
By: Spur Wildflower Development GP, LLC., its general partner
Name: JOHN BRIAN
Title: AUTHORIZED SIGNATORY

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on May 20, 2026 by John Brian, the Authorized Signatory of SPUR WILDFLOWER DEVELOPMENT, L.P., on behalf of said entities.

Notary Public, State of Texas
My commission expires: 06/01/2028

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
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 I 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

- 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. 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. 48121CD490G, 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. 22-04-0030P, effective 1/23/2023. Approximate location of floodplain and/or floodway lines are shown on the plat.
4. Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
5. Parkway improvements such as curbs & gutters, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.
6. Lots 45X, 46X Block O; Lots 24X, 25X, Block V; and Lot 9X, Block X is private HOA/Developer owned and maintained open space lot.
7. The HOA will be solely responsible for any upkeep/maintenance within the gas easement that runs through open space Lot 30X, Block O and Lot 25X, Block V within the Phase 5B property.
8. Private P.R.V.'s will be required; Water pressure exceeds 80 P.S.I.

OWNER/DEVELOPER:

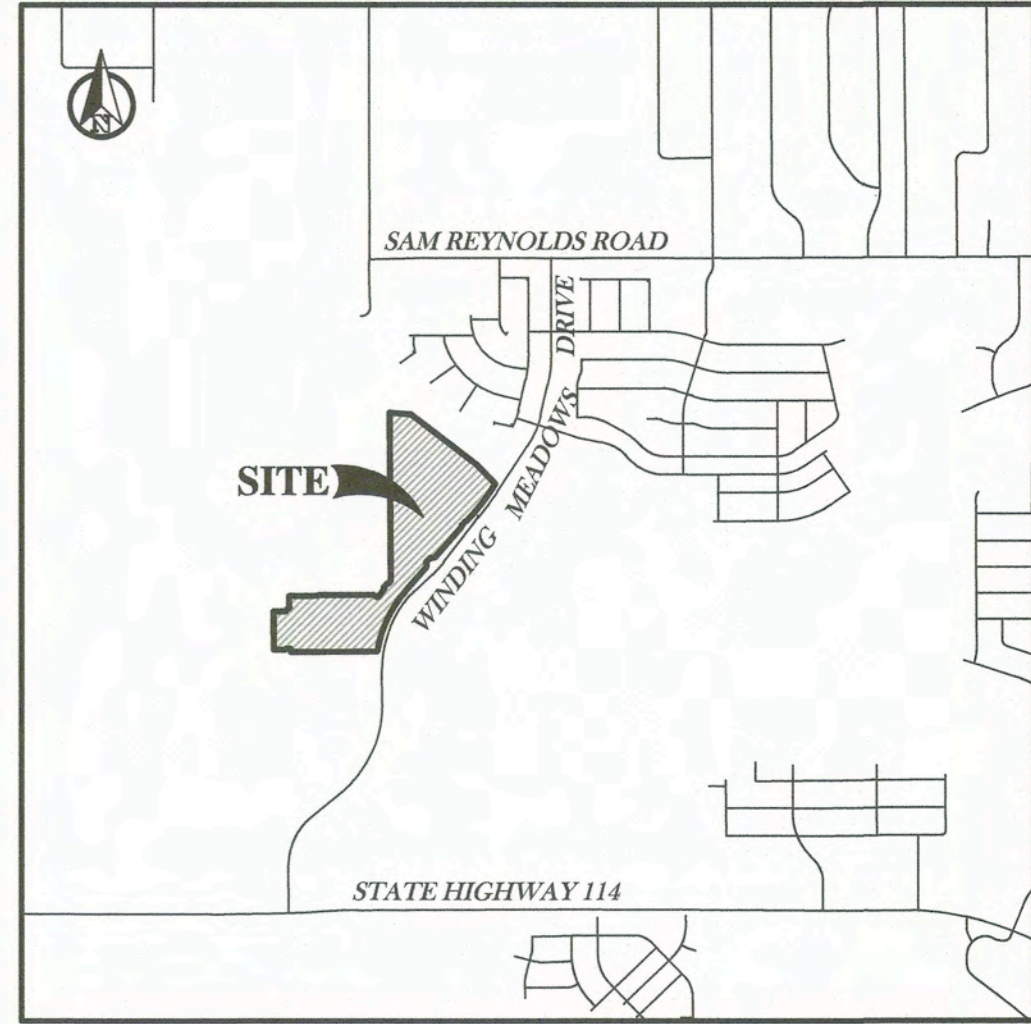


9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:



LAND USE TABLE
Development Yield
Gross Site Area 43.313 Acres
Save & Except Area 2,000 Acres
Net Gross Site Area 41.313 Acres
Total Number Lots 124
Residential Lots Area 19.883 Acres
Number Residential Lots 119
Number Single Family Detached 119
Number Dwelling Units 119
Non-Residential Lots Area 15.879 Acres
Number Non-Residential Lots 5
Private Open Space Lots Area 15.879 Acres
Number Open Space Lots 5
Right-of-Way Area 5.552 Acres
No Public Parks Proposed



VICINITY MAP N.T.S.

LEGEND
O DENOTES 1/2" CAPPED IRON ROD SET STAMPED "GMCIVIL" UNLESS OTHERWISE NOTED
• DENOTES 1/2" CAPPED IRON ROD FOUND STAMPED "GOODWIN & MARSHALL" UNLESS OTHERWISE NOTED
SQ. FT. SQUARE FEET
U.E. UTILITY EASEMENT
D.E. DRAINAGE 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. IRON ROD FOUND
VOL. VOLUME
PG. PAGE
MIN. FF. MINIMUM FINISHED FLOOR ELEVATION
BOUNDARY LINE
ADJOINER LINE
EASEMENT LINE
BUILDING LINE
ABSTRACT LINE
FLOODPLAIN LINE
FLOODWAY LINE
STREET NAME CHANGE

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: 5/21/2026
BY: [Signature] Chairman
BY: [Signature] Secretary



FINAL PLAT OF LOTS 1-28, 45X & 46X, BLOCK O; LOTS 1-27, BLOCK P; LOTS 13-34, BLOCK Q; LOTS 1-23, 24X, 25X, BLOCK V; LOTS 1-8 & 9X, BLOCK X; LOTS 1-11, BLOCK VVVVV OF TRADITION

TRADITION AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT No. 1 OF DENTON COUNTY, TEXAS BEING 41.313 ACRES SITUATED IN THE GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214 DENTON COUNTY, TEXAS

119 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: May 2026

TRADITION SOUTH, PHASE 5B
FP CASE No. FP-24-126
REFERENCE CASE No. PP-19-008

Filed for Record in the Official Records Of: Denton County
On: 5/22/2026 11:03:50 AM
In the PLAT Records
TRADITION FINAL PLAT
Doc Number: 2026-188
Number of Pages: 4
Amount: 200.00
Order#: 20260522000258
By: EV