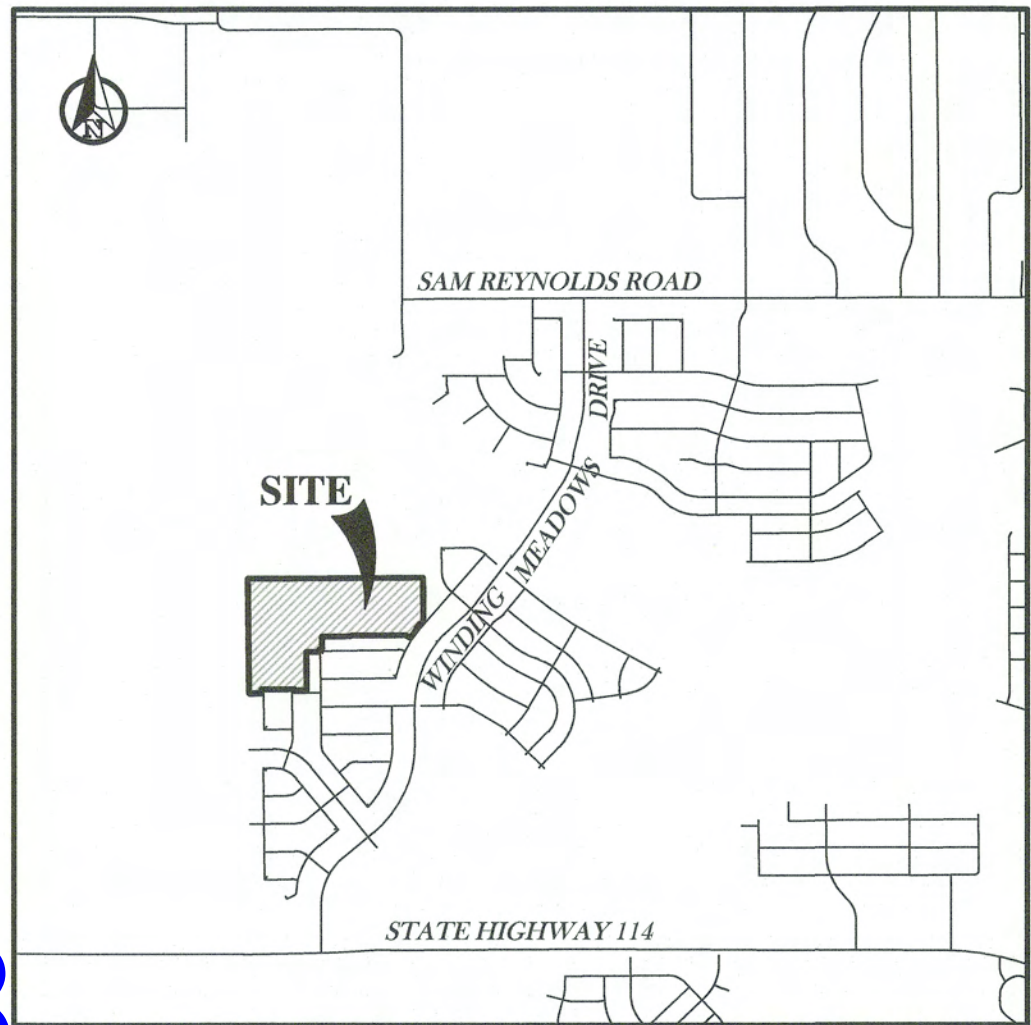
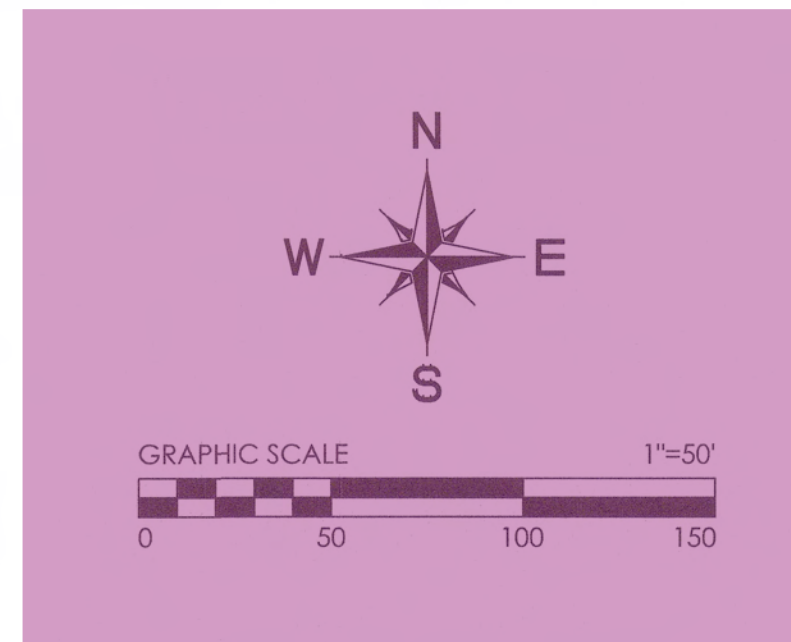
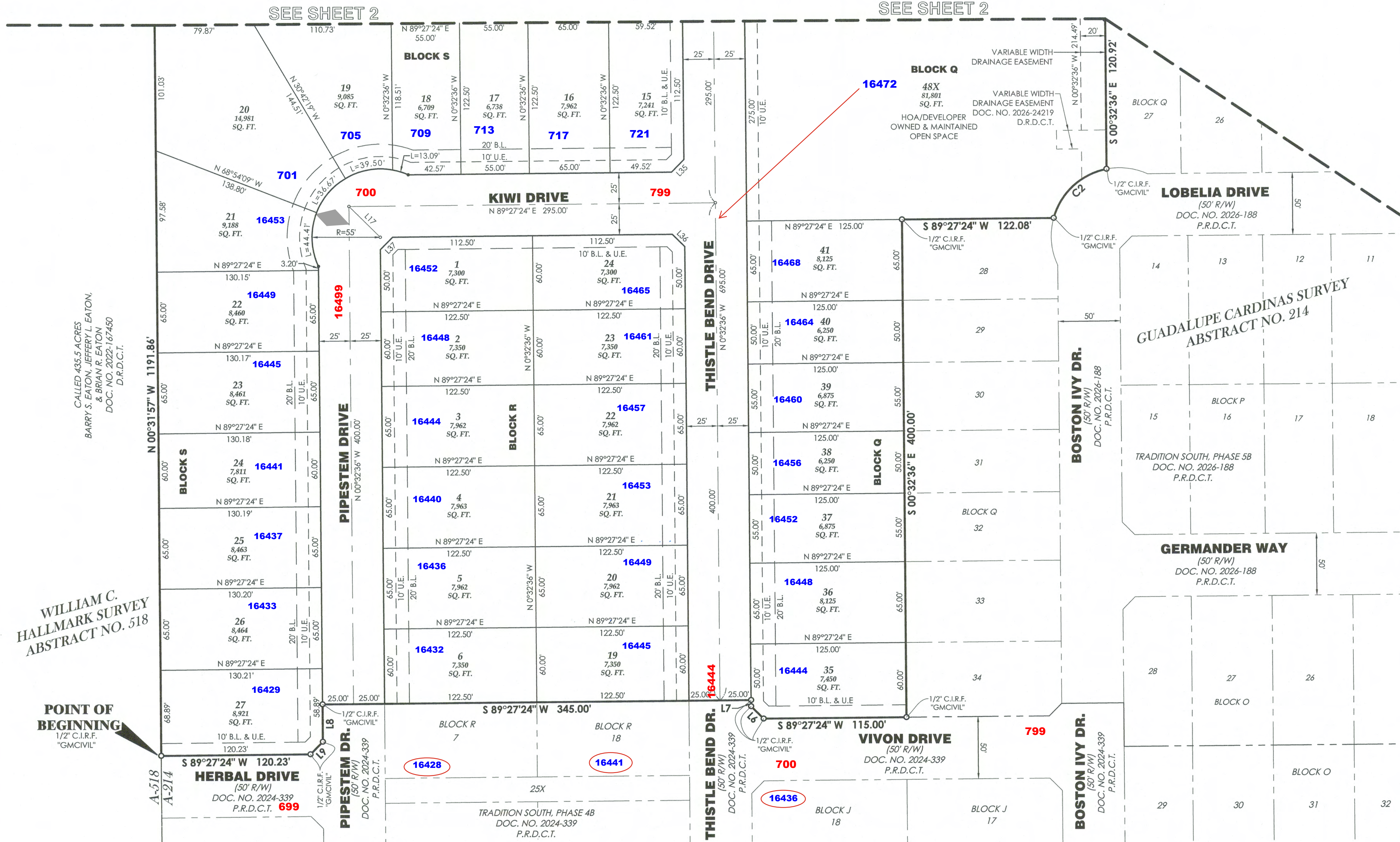




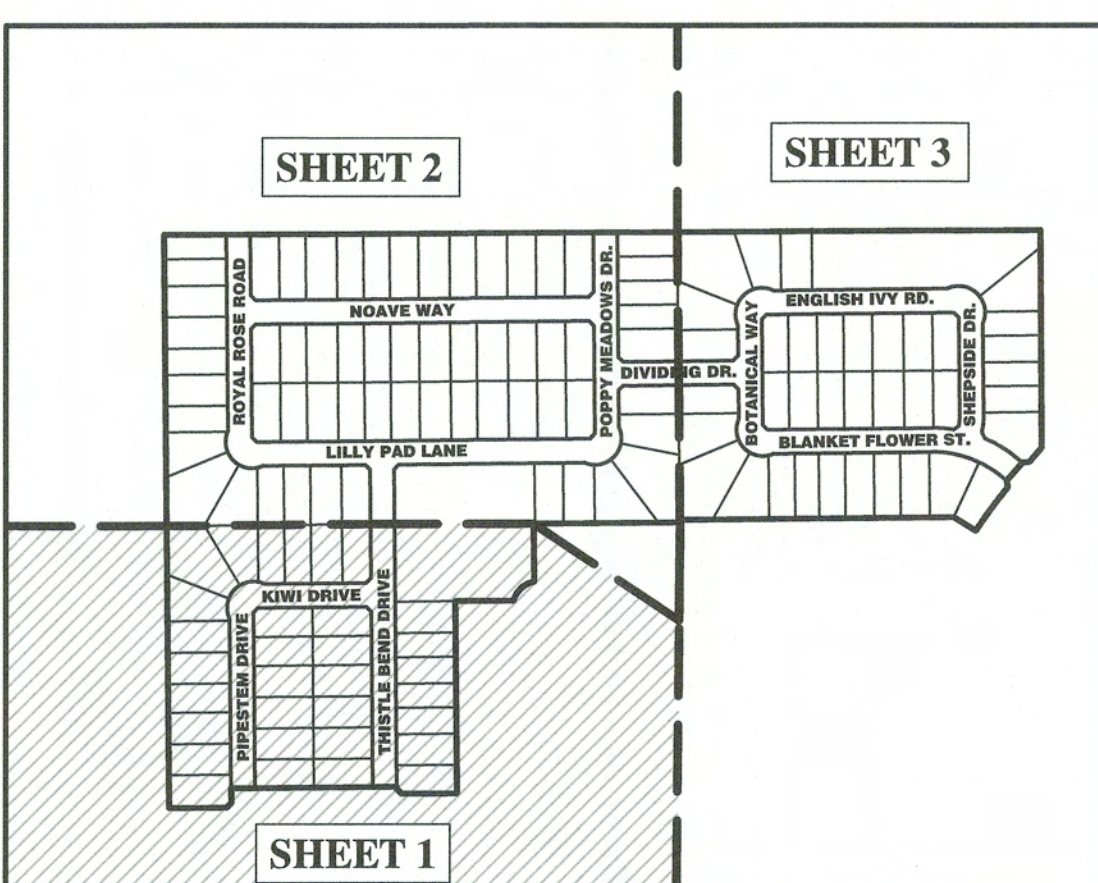
**FP-24-188**

| CURVE TABLE |          |            |             |               |
|-------------|----------|------------|-------------|---------------|
| CURVE #     | RADIUS   | ARC LENGTH | DELTA ANGLE | CHORD BEARING |
| C1          | 1175.00' | 112.07'    | 5°27'53"    | S36°26'38"W   |
| C2          | 55.00'   | 61.15'     | 63°41'52"   | S47°07'56"W   |
| C3          | 250.00'  | 166.90'    | 38°15'04"   | N71°25'04"W   |
| C4          | 150.00'  | 42.96'     | 16°24'34"   | S07°39'41"W   |

| LINE TABLE |             |          |
|------------|-------------|----------|
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| L1         | S41°24'49"W | 38.31'   |
| L2         | S84°33'39"W | 14.59'   |
| L3         | S40°47'12"W | 50.07'   |
| L4         | S06°26'10"E | 13.93'   |
| L5         | S00°32'36"E | 5.00'    |
| L6         | N45°32'36"W | 14.14'   |
| L7         | N00°32'36"W | 5.00'    |
| L8         | S00°32'36"E | 30.00'   |
| L9         | S44°27'24"W | 14.14'   |
| L10        | N52°17'32"W | 20.77'   |
| L11        | S15°51'57"W | 20.49'   |
| L12        | N44°27'24"E | 35.36'   |
| L13        | N45°32'36"W | 35.36'   |
| L14        | S44°27'24"W | 35.36'   |
| L15        | S45°32'36"E | 35.36'   |
| L16        | S44°27'24"W | 35.36'   |
| L17        | N45°32'36"W | 35.36'   |
| L18        | N52°17'32"W | 22.11'   |
| L19        | N55°48'53"E | 14.44'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L20        | N45°32'36"W | 14.14'   |
| L21        | S44°27'24"W | 14.14'   |
| L22        | S45°32'36"E | 14.14'   |
| L23        | S45°32'31"E | 14.14'   |
| L24        | S44°27'24"W | 14.14'   |
| L25        | N44°27'24"E | 14.14'   |
| L26        | N45°32'36"W | 14.14'   |
| L27        | N45°32'36"W | 14.14'   |
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| L29        | S45°32'36"E | 14.14'   |
| L30        | S44°27'24"W | 14.14'   |
| L31        | S45°32'36"E | 14.14'   |
| L32        | N44°27'24"E | 14.14'   |
| L33        | N44°27'29"E | 14.14'   |
| L34        | N45°32'36"W | 14.14'   |
| L35        | N44°27'24"E | 14.14'   |
| L36        | S45°32'36"E | 14.14'   |
| L37        | N44°27'24"E | 14.14'   |
| L38        | N27°22'46"W | 15.21'   |

| LEGEND     |                                                                           |
|------------|---------------------------------------------------------------------------|
| ○          | 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                                                     |
| VOL.       | VOLUME                                                                    |
| PG.        | PAGE                                                                      |
| —          | BOUNDARY LINE                                                             |
| - - -      | ADJONER LINE                                                              |
| - - -      | EASEMENT LINE                                                             |
| - - -      | BUILDING LINE                                                             |
| - - -      | ABSTRACT LINE                                                             |



OWNER/DEVELOPER:

**STARWOOD LAND**

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

PREPARED BY:

**GMcivil**  
Engineering & Surveying

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

**FINAL PLAT**  
OF  
LOTS 1- 12, 35-47, & LOT 48X, BLOCK Q; LOTS 1-6, 19-24, BLOCK R;  
LOTS 1-27, BLOCK S; LOTS 1-24, BLOCK T;  
LOTS 1-12, BLOCK U; LOTS 26-47, BLOCK V; LOTS 1-14, BLOCK W

**TRADITION**  
AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT  
No. 1 OF DENTON COUNTY, TEXAS  
BEING  
33.261 ACRES  
SITUATED IN THE  
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214  
DENTON COUNTY, TEXAS  
136 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT  
Date: July 2026

**SHEET 1 of 4**

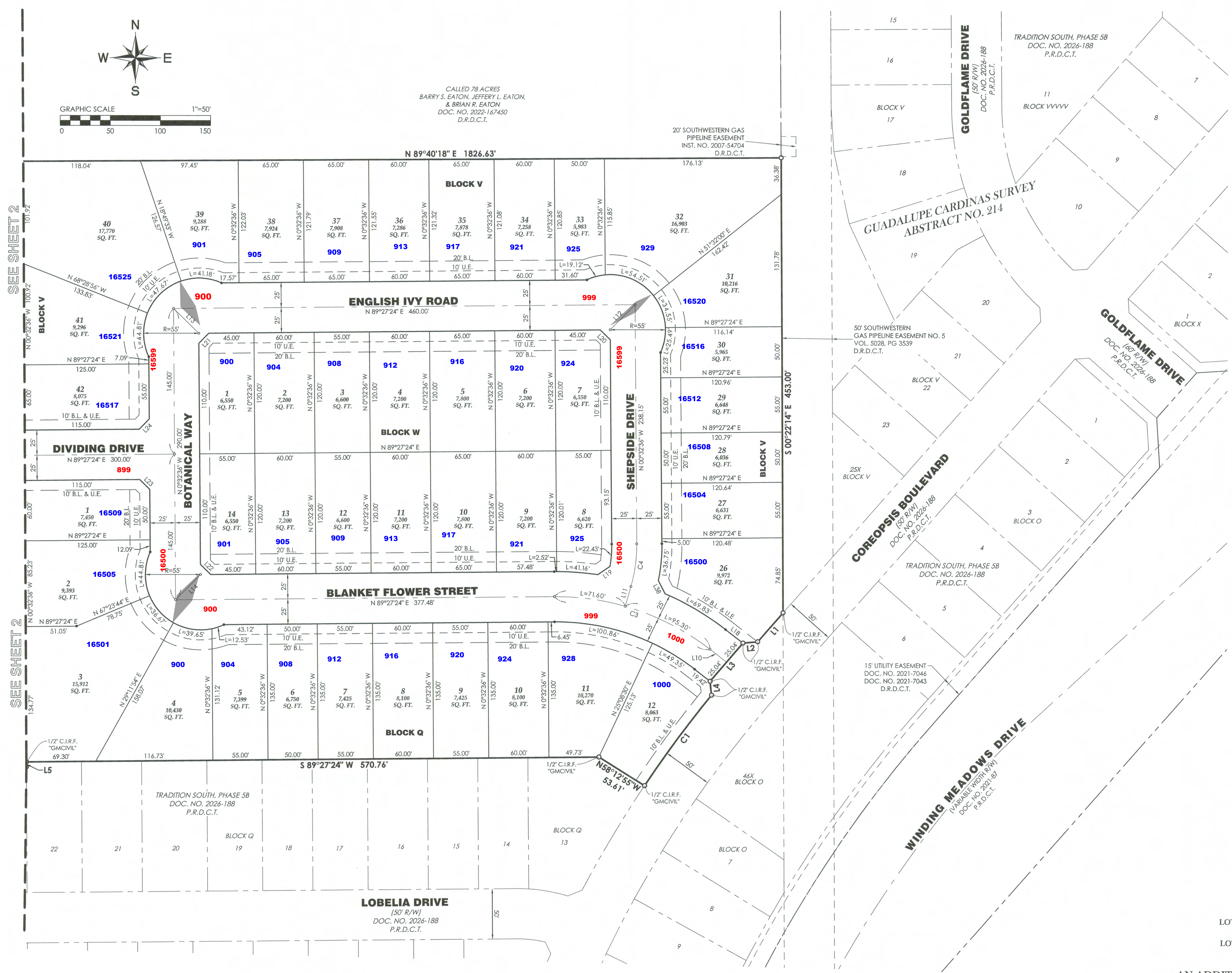
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**SHEET 1 of 4**

Filed for Record  
in the Official Records Of:  
Denton County  
On: 8/7/2026 11:19:37 AM  
In the Plat Records  
Doc Number: 2026-285  
Number of Pages: 4  
Amount: 200.00  
Order#: 20260807000251  
By: EV

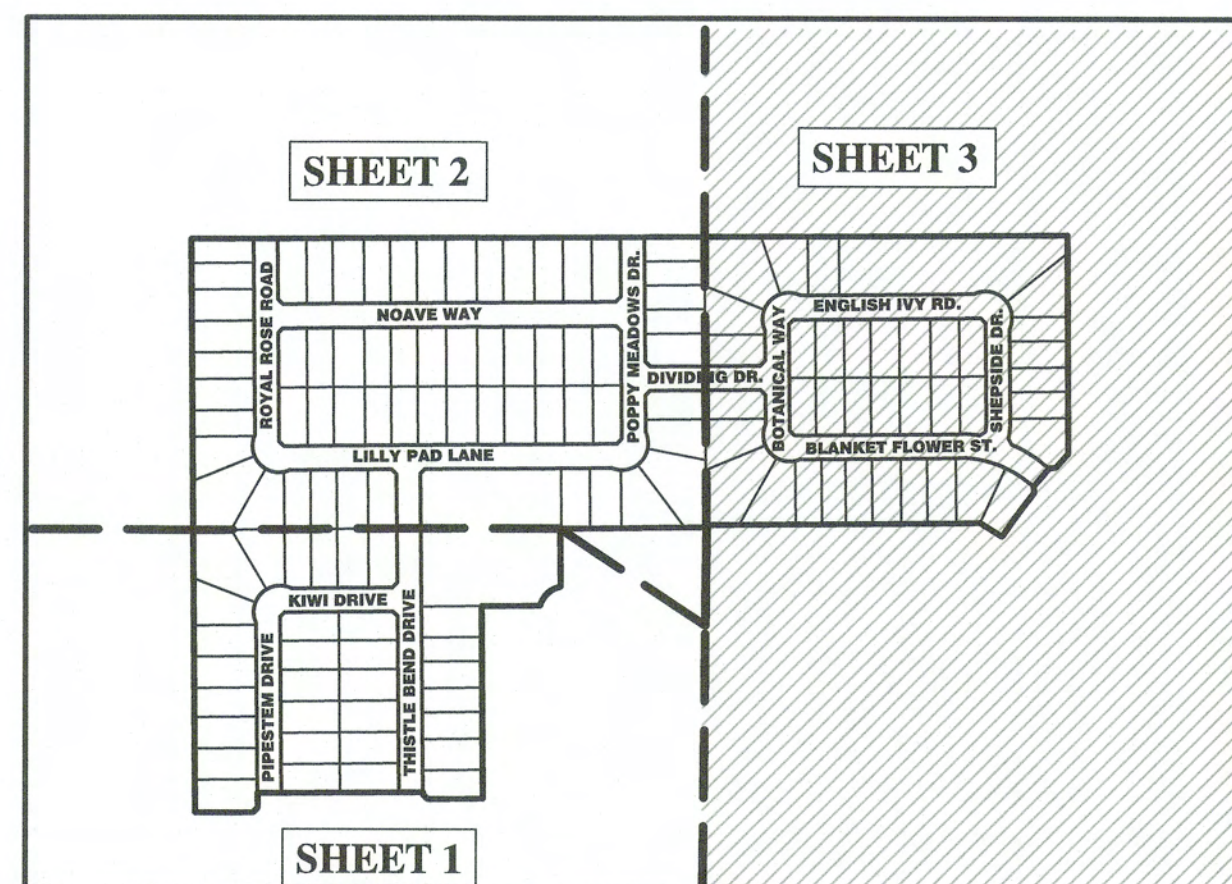
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| CURVE TABLE |          |            |             |               |              |
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By: EV

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 "GMCIVIL", hereinafter referred to as 1/2" capped iron rod found, for the Northwest corner of Tradition South, Phase 4B recorded in Document No. 2024-339 of the Plat Records of Denton County, Texas (PRDCT) and being in the East line of a called 435.5 acre tract described in a deed to Bony S. Eaton, Jeffrey L. Eaton, & Brian R. Eaton recorded in Document No. 2022-167450 (DRDCT) and in the West line of said 383.83 acre tract;

**THENCE** North 00 deg. 31 min. 57 sec. West along said East and West lines, a distance of 1,191.86 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the most westerly Northwest corner of said 383.83 acre tract and the Southwest corner of a called 78 acre tract described in said deed recorded in Document No. 2022-167450 (DRDCT);

**THENCE** North 89 deg. 40 min. 18 sec. East departing said East line and continue along the North line of said 383.83 acre tract and the South line of said 78 acre tract, a distance of 1,826.63 feet to a 1/2" capped iron rod set for an ell corner of said 383.83 acre tract, the Southeast corner of said 78 acre tract and being in the West line of Tradition South, Phase 5B recorded in Document No. 2026-188 (PRDCT);

**THENCE** in a southwesterly direction along the North and West lines of said Tradition South, Phase 5B the following fourteen (14) courses;

- 1) South 00 deg. 22 min. 14 sec. East departing said deed lines, a distance of 453.00 feet to a 1/2" capped iron rod found;
- 2) South 41 deg. 24 min. 49 sec. West, a distance of 38.31 feet to a 1/2" capped iron rod found;
- 3) South 84 deg. 33 min. 39 sec. West, a distance of 14.59 feet to a 1/2" capped iron rod found;
- 4) South 40 deg. 47 min. 12 sec. West, a distance of 50.07 feet to a 1/2" capped iron rod found;
- 5) South 06 deg. 26 min. 10 sec. East, a distance of 13.93 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 1,175.00 feet, a central angle of 05 deg. 27 min. 53 sec., and being subtended by a chord which bears South 36 deg. 26 min. 38 sec. West - 112.02 feet;
- 6) Continue in a southwesterly direction along said curve to the left, a distance of 112.07 feet to a 1/2" capped iron rod found;
- 7) North 58 deg. 12 min. 55 sec. West non-tangent to said curve, a distance of 53.61 feet to a 1/2" capped iron rod found;
- 8) South 89 deg. 27 min. 24 sec. West, a distance of 570.76 feet to a 1/2" capped iron rod found;
- 9) South 00 deg. 32 min. 36 sec. East, a distance of 5.00 feet to a 1/2" capped iron rod found;
- 10) South 89 deg. 27 min. 24 sec. West, a distance of 305.00 feet to a 1/2" capped iron rod found;
- 11) South 00 deg. 32 min. 36 sec. East, a distance of 120.92 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 55.00 feet, a central angle of 63 deg. 41 min. 52 sec., and being subtended by a chord which bears South 47 deg. 07 min. 56 sec. West - 58.04 feet;
- 12) Continue in a southwesterly direction along said curve to the left, a distance of 61.15 feet to a 1/2" capped iron rod found;
- 13) South 89 deg. 27 min. 24 sec. West non-tangent to said curve, a distance of 122.08 feet to a 1/2" capped iron rod found;
- 14) South 00 deg. 32 min. 36 sec. East, a distance of 400.00 feet to a 1/2" capped iron rod found in the North line of said Tradition South, Phase 4B;

**THENCE** in a westerly direction along said North line the following seven (7) courses;

- South 89 deg. 27 min. 24 sec. West, a distance of 115.00 feet to a 1/2" capped iron rod found;
- North 45 deg. 32 min. 36 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found;
- North 00 deg. 32 min. 36 sec. East, a distance of 5.00 feet to a 1/2" capped iron rod found;
- South 89 deg. 27 min. 24 sec. West, a distance of 345.00 feet to a 1/2" capped iron rod found;
- South 00 deg. 32 min. 36 sec. East, a distance of 30.00 feet to a 1/2" capped iron rod found;
- South 44 deg. 27 min. 24 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found;
- South 89 deg. 27 min. 24 sec. West, a distance of 120.23 feet to the **POINT OF BEGINNING**, containing 1,448,858 square feet or 33.261 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 1-12, 35-47, & LOT 48X, BLOCK Q, LOTS 1-6, 19-24, BLOCK R; LOTS 1-27, BLOCK S; LOTS 1-24, BLOCK T; LOTS 1-12, BLOCK U; LOTS 26-47, BLOCK V; LOTS 1-14, BLOCK W, 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 29<sup>th</sup> day of July, 2024

**SPUR WILDFLOWER DEVELOPMENT, L.P.**

a Delaware limited partnership

By: Spur Wildflower Development GP, LLC., its general partner

By: \_\_\_\_\_

Name: John Brian

Title: Authorized Signatory

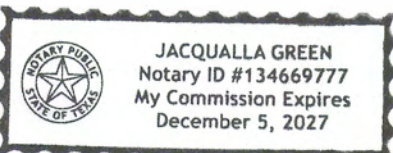
STATE OF Texas §

COUNTY OF Tarrant §

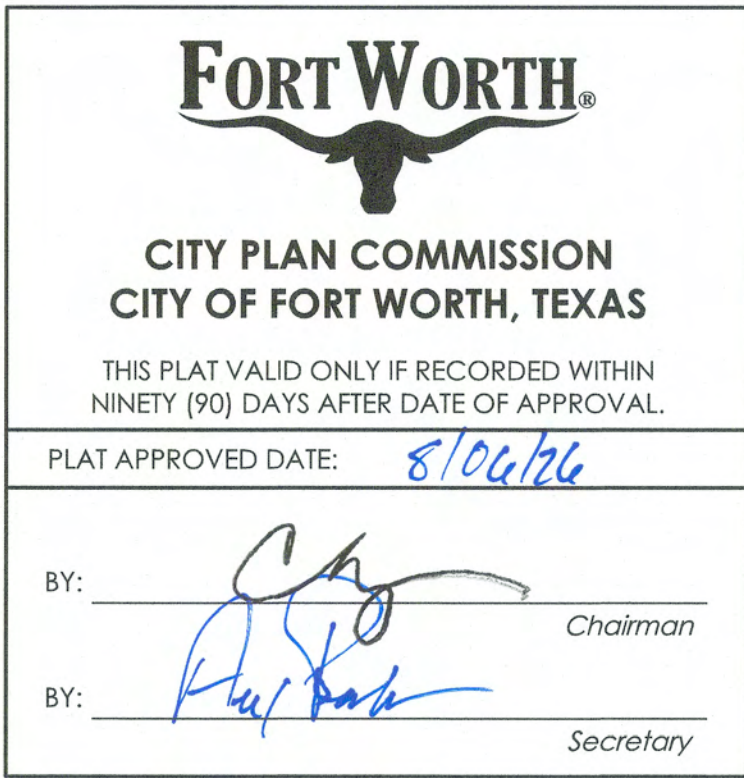
This instrument was acknowledged before me on July 29, 2024, by John Brian, the Authorized Signatory of SPUR WILDFLOWER DEVELOPMENT, L.P., on behalf of said entities.

Notary Public, State of Texas

My commission expires: December 5, 2027



| LAND USE TABLE                |              |
|-------------------------------|--------------|
| Development Yield             |              |
| Gross Site Area               | 33.261 Acres |
| Total Number Lots             | 137          |
|                               |              |
| Residential Lots Area         | 24.961 Acres |
| Number Residential Lots       | 136          |
| Number Single Family Detached | 136          |
| Number Dwelling Units         | 136          |
|                               |              |
| Non-Residential Lots Area     | 1.878 Acres  |
| Number Non-Residential Lots   | 1            |
| Private Open Space Lots Area  | 1.878 Acres  |
| Number Open Space Lots        | 1            |
|                               |              |
| Right-of-Way Area             | 6.422 Acres  |
|                               |              |
| No Public Parks Proposed      |              |



#### SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted 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 7/29/24  
John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Surveyed on the ground May 2026  
GMCivil  
2559 SW Grapevine Pkwy  
Grapevine, Texas 76051  
(817) 329-4373



#### WATER/WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

#### UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

#### BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

#### SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with current Sidewalk Policy per "City Development Design Standards".

#### SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site. (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

#### FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

#### FLOODPLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of the said drainage- ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to the storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the flood-plain easement line as shown on the plat.

#### PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces, water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

#### CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

#### BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from an existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures.

Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

#### NOTES

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, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, 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 48X, Block Q is a private HOA/Developer owned and maintained open space lot.

OWNER/DEVELOPER:



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

PREPARED BY:

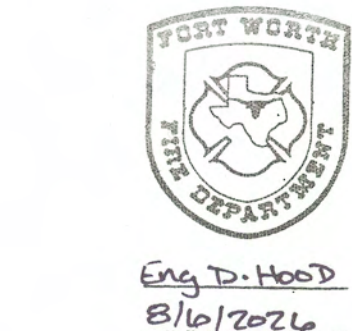


**FINAL PLAT**  
OF  
LOTS 1- 12, 35-47, & LOT 48X, BLOCK Q; LOTS 1-6, 19-24, BLOCK R;  
LOTS 1-27, BLOCK S; LOTS 1-24, BLOCK T;  
LOTS 1-12, BLOCK U; LOTS 26-47, BLOCK V; LOTS 1-14, BLOCK W

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

BEING  
33.261 ACRES  
SITUATED IN THE  
GUADALUPE CARDINAS SURVEY, ABSTRACT No. 214  
DENTON COUNTY, TEXAS  
136 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOT  
Date: July 2026

SHEET 4 of 4



SOUTH PHASE 6B  
FP CASE No. FP-24-188  
REFERENCE CASE No.  
PP-19-008

Filed for Record  
In the Official Records Of:  
Denton County  
On: 8/7/2026 11:19:37 AM  
In the PLAT Records  
FINAL PLAT TRADITION AN ADD  
Doc Number: 2026-285  
Number of Pages: 4  
Amount: 200.00  
Order#:20260807000251  
By: EV

EX-10720 - Tradition COGO PLAT SOUTH PHASE 6B 10720-PLAT PHASE SHEETS.dwg