

\_\_\_\_\_ SUBJECT PROPERTY LINE  
 - - - - - ADJOINING PROPERTY LINE  
 - - - - - EXISTING EASEMENT LINE  
 \_\_\_\_\_ PROPOSED EASEMENT LINE  
 ● FOUND/SET MONUMENT (SEE LABEL)

| Line Data Table |          |             |
|-----------------|----------|-------------|
| Line #          | Distance | Bearing     |
| L1              | 14.11'   | S33°46'19"W |
| L2              | 60.00'   | S56°18'36"W |
| L3              | 60.00'   | N63°41'24"W |
| L4              | 60.00'   | S26°18'36"W |
| L5              | 71.26'   | S89°29'53"W |
| L6              | 27.81'   | N06°01'15"W |
| L7              | 19.71'   | N37°17'32"E |
| L8              | 29.08'   | S19°07'12"E |
| L9              | 19.81'   | S70°44'08"W |

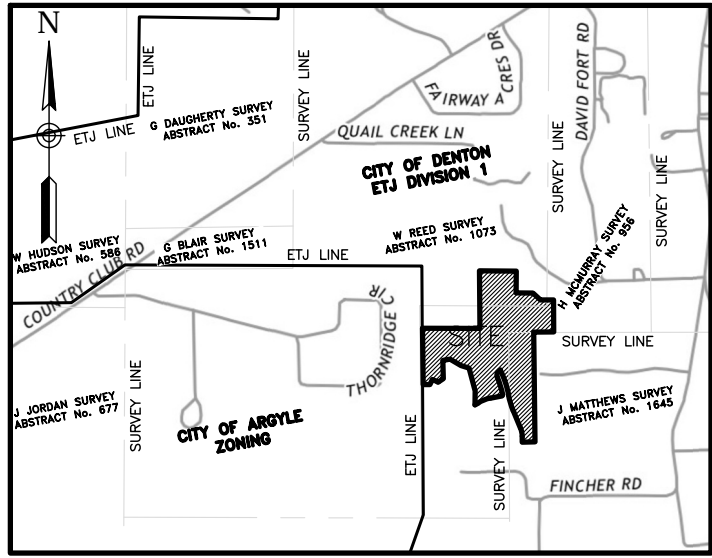
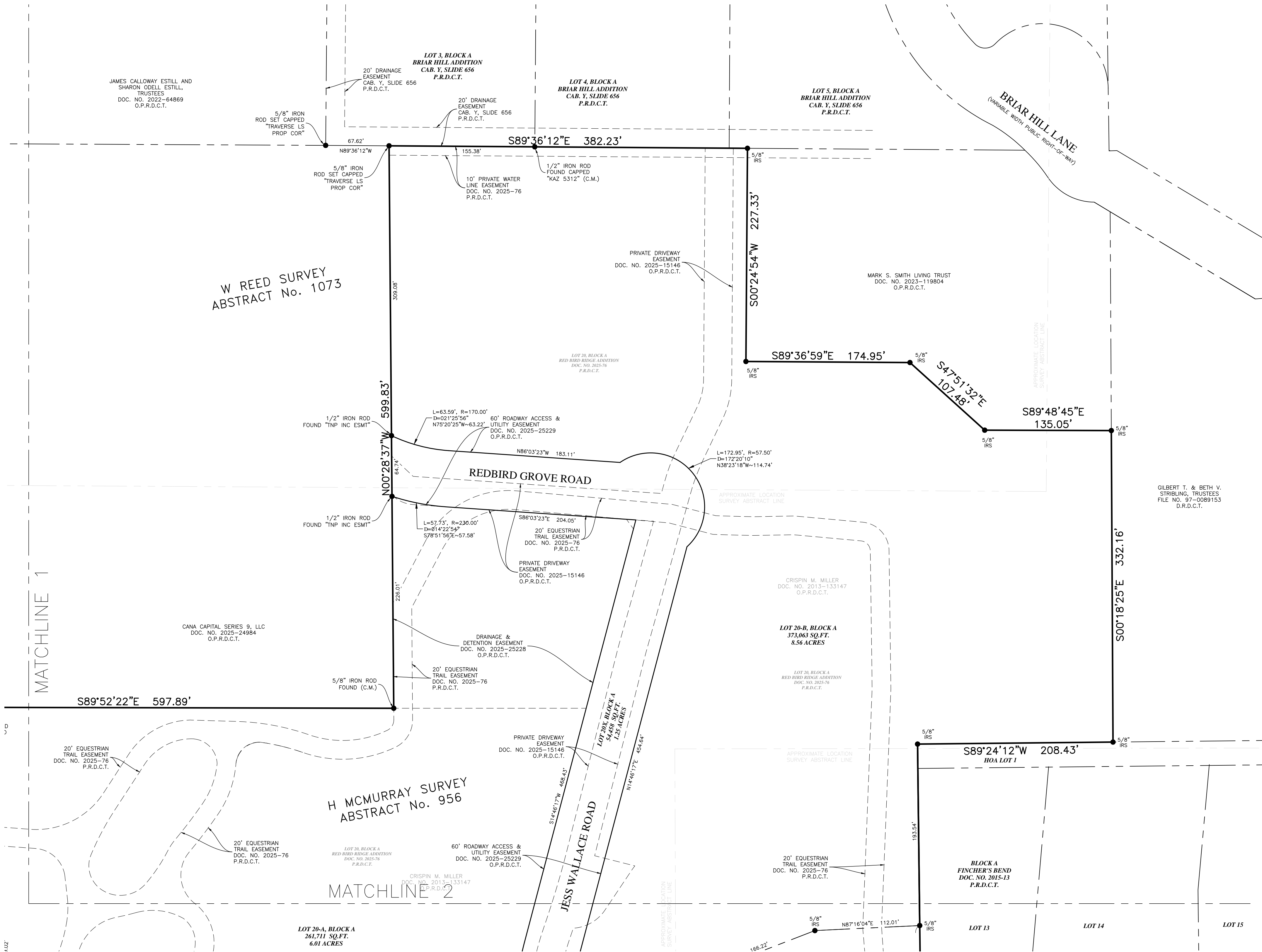
BEING 25.978 ACRES (1,131,583 SQ.FT.) OF LAND  
IN THE HIRAM McMURRAY SURVEY,  
ABSTRACT NO. 956, LOTS 3-6, 13, 17-18 & 20, BLOCK A  
& 4X, BLOCK B, RED BIRD RIDGE ADDITION,  
RECORDED IN DOC. NO. 2025-76, P.R.D.C.T., WITHIN  
THE EXTRATERRITORIAL JURISDICTION OF  
THE CITY OF DENTON (DIVISION ONE)  
DENTON COUNTY, TEXAS

CITY OF DENTON PROJECT NO. FR25-0017

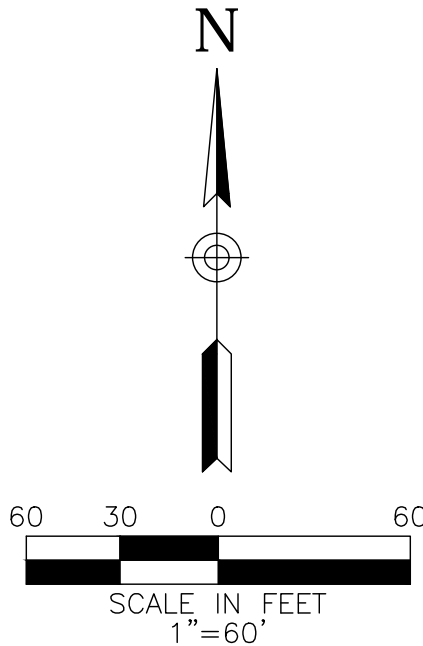
THE CITY OF DENVER HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

**ENGINEER**  
ALLISON ENGINEERING GROUP  
2415 N. ELM STREET  
DENTON, TX 76201

RESERVED FOR DENTON COUNTY USE



VICINITY MAP  
SCALE: 1"=2000'



PLAT NOTES

- The purpose of this Re Plat is to redefine lot lines, create and abandon easements and to abandon a portion of a public right-of-way previously dedicated by plat to serve said lots within the City of Denton Extra-Territorial Jurisdiction (ETJ) Division One.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
- This plat was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon. The surveyor has not abstracted the above property.
- This plat lies wholly within the ETJ of the City of Denton, and Denton County.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
  - The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
  - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
- No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
- Encroachment of private improvements into public easements shall not be permitted.
- Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
- No information has been provided that the property can be sewered conventionally.
- Onsite sewage facilities are prohibited to encroach into public easements.
- Water utility service to be provided by Argyle Water Supply Corporation.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number Number 480194 effective date 04-18-2011 and that map indicates as scoled,m that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210370 G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-year base flood elevations.
- Private street reserves "Redbird Grove Road" and "Jess Wallace Road" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.
- Property owners are responsible for the maintenance of the facilities located within the access easement(s).
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- All Lot, Boundary and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor", unless otherwise noted.
- Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
- 5/8 inch iron rod found with a cap stamped "TNP".
- The City of Denton is not responsible for private road maintenance.
- Drainage and private road maintenance is the responsibility of the Home Owner's Association (HOA).

RE PLAT  
RED BIRD RIDGE  
ADDITION  
BLOCK A, LOTS 3R-6R,  
13R & 17R-18R, 20-A, 20-B,  
20X (COMMON AREA)  
& BLOCK B, LOT 4XR  
(COMMON AREA)

BEING 25.978 ACRES (1,131,583 SQ.FT.) OF LAND  
IN THE HIRAM McMURRAY SURVEY,  
ABSTRACT NO. 956, LOTS 3-6, 13, 17-18 & 20, BLOCK A  
& 4X, BLOCK B, RED BIRD RIDGE ADDITION,  
RECORDED IN DOC. NO. 2025-76, P.R.D.C.T., WITHIN  
THE EXTRATERRITORIAL JURISDICTION OF  
THE CITY OF DENTON (DIVISION ONE)  
DENTON COUNTY, TEXAS

JULY, 2025

CITY OF DENTON PROJECT NO. FR25-0017

LEGEND

- |              |   |
|--------------|---|
| D.R.D.C.T.   | DEED RECORDS, DENTON COUNTY, TEXAS              |
| P.R.D.C.T.   | PLAT RECORDS, DENTON COUNTY, TEXAS              |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS   |
| C.M.         | CONTROLLING MONUMENT                            |
| CAB. SLIDE   | CABINET AND SLIDE                               |
| DOC. NO.     | DOCUMENT NUMBER                                 |
| VOL., PG.    | VOLUME AND PAGE                                 |
| IRS          | 5/8" IRON ROD SET CAPPED "TRAVERSE LS PROP COR" |
| ---          | SUBJECT PROPERTY LINE                           |
| ---          | ADJOINING PROPERTY LINE                         |
| ---          | EXISTING EASEMENT LINE                          |
| ---          | PROPOSED EASEMENT LINE                          |
| ●            | FOUND/SET MONUMENT (SEE LABEL)                  |

IMPORTANT NOTICE:

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359 Lake Park Road, Suite 102, Lewisville, TX 75057 T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631  
Surveying | Construction Staking | Platting  
Date: 07/16/25 Drawn By: ER Project No.: TR-123-25  
POINT OF CONTACT:  
GRAYSON CEBALLOS / EDDIE RODRIGUEZ  
469-784-9321

OWNER  
CRISPIN M. MILLER  
711 W. SYCAMORE ST.  
DENTON, TX 76201

OWNER  
CANA CAPITAL SERIES 9, LLC  
2061 S. STEMMONS FREEWAY  
LEWISVILLE, TX 75067

ENGINEER  
ALLISON ENGINEERING GROUP  
2415 N. ELM STREET  
DENTON, TX 76201



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS Cana Capital Series 9, LLC and Crispin M. Miller are the owners of a tract of land situated in the Hiram McMurray Survey, Abstract No. 956, Denton County, Texas, being a portion of Jess Wallace Road right-of-way and all of Lots 3, 4, 5, 6, 13, 17, 18 & 20, Block A & Lot 4X, Block B of Red Bird Ridge Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2025-76 of the Plat Records of Denton County, Texas (P.R.D.C.T.) being a portion of that same tract of land conveyed to said Cana Capital Series 9, LLC by deed recorded in Document No. 2025-25227 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and to Crispin M. Miller by deed recorded in Document No. 2013-133147, O.P.R.D.C.T., and being together more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southernmost southwest corner of said Lot 4X, same being the northwest corner of Lot 2, Block A, Red Bird Ridge Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2021-34, P.R.D.C.T. and lying on the East right-of-way line of Jess Wallace Road (60 foot right-of-way);

THENCE North 01 Degrees 04 Minutes 58 Seconds West, with the east right-of-way line of said Jess Wallace Road, a distance of 62.71 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the beginning of a tangent curve to the left, having a central angle of 21 Degrees 20 Minutes 58 Seconds, a radius of 230.00 feet and a chord bearing and distance of North 11 Degrees 45 Minutes 29 Seconds West, 85.22 feet;

THENCE, in a northwesterly direction, continuing with the east right-of-way line of said Jess Wallace Road, along said tangent curve to the left, an arc length of 85.71 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE North 22 Degrees 25 Minutes 59 Seconds West, continuing with the east right-of-way line of said Jess Wallace Road, a distance of 197.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a tangent curve to the right, having a central angle of 11 Degrees 44 Minutes 11 Seconds, a radius of 820.00 feet and a chord bearing and distance of North 16 Degrees 33 Minutes 51 Seconds West, 167.68 feet;

THENCE, in a northwesterly direction, continuing with the east right-of-way line of said Jess Wallace Road, along said tangent curve to the right, an arc length of 167.97 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a reverse curve to the left, having a central angle of 15 Degrees 12 Minutes 24 Seconds, a radius of 1030.00 feet and a chord bearing and distance of North 18 Degrees 17 Minutes 57 Seconds West, 272.57 feet;

THENCE, in a northwesterly direction, continuing with the east right-of-way line of said Jess Wallace Road, along said reverse curve to the left, an arc length of 273.37 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner at the beginning of a tangent curve to the right, having a central angle of 02 Degrees 14 Minutes 33 Seconds, a radius of 34.11 feet and a chord bearing and distance of North 26 Degrees 13 Minutes 50 Seconds West, 1.33 feet;

THENCE, in a northwesterly direction, along said tangent curve to the right, an arc length of 1.33 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being an interior corner of said Lot 4X and being the beginning of a non-tangent curve to the left, having a central angle of 90 Degrees 53 Minutes 21 Seconds, a radius of 57.50 feet and a chord bearing and distance of South 22 Degrees 40 Minutes 04 West, 81.95 feet;

THENCE, in a southwesterly direction, with a south line of said Lot 4X, along said non-tangent curve to the left, an arc length of 91.21 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point lying on the West right-of-way line of said Jess Wallace Road, and on the East line of Lot 18, Block A of said first-referenced Red Bird Ridge Addition, and being the beginning of a tangent curve to the right, having a central angle of 11 Degrees 07 Minutes 29 Seconds, a radius of 970.00 feet and a chord bearing and distance of South 17 Degrees 12 Minutes 52 Seconds East, 188.04 feet;

THENCE, in a southerly direction, with a west right-of-way line of said Jess Wallace Road, along said tangent curve to the right, an arc length of 188.34 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the corner of a corner clip at the intersection of the West right-of-way line of said Jess Wallace Road with the North right-of-way line of Ellen Donald Lane (60 foot right-of-way);

THENCE South 33 Degrees 46 Minutes 19 Seconds West, with said corner clip, a distance of 14.11 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the south end of said corner clip, said point being the southeast corner of said Lot 18 being the south end of said corner clip and lying on the north right-of-way line of said Ellen Donald Lane;

THENCE South 78 Degrees 54 Minutes 01 Seconds West, with the North right-of-way line of said Ellen Donald Lane, a distance of 121.69 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a tangent curve to the left, having a central angle of 22 Degrees 05 Minutes 29 Seconds, a radius of 360.00 feet and a chord bearing and distance of South 67 Degrees 51 Minutes 16 Seconds West, 137.95 feet;

THENCE, in a westerly direction, continuing with the north right-of-way line of said Ellen Donald Lane, along said tangent curve to the left, an arc length of 138.80 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a reverse curve to the right, having a central angle of 08 Degrees 42 Minutes 39 Seconds, a radius of 250.00 feet and a chord bearing and distance of South 61 Degrees 09 Minutes 51 Seconds West, 37.97 feet;

THENCE, in a westerly direction, continuing with the north right-of-way line of said Ellen Donald Lane, along said reverse curve to the right, an arc length of 38.01 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the Southeast corner of Lot 16, Block A of said Red-Bird Ridge Addition, same being the Southwest corner of said Lot 17;

THENCE North 00 Degrees 21 Minutes 22 Seconds East, departing the North right-of-way line of said Ellen Donald Lane, with a East line of said Lot 16, a distance of 144.62 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE North 14 Degrees 41 Minutes 01 Seconds West, continuing with a East line of said Lot 16, a distance of 246.21 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the Northeast corner of said Lot 16, same being the Northwest corner of said Lot 17 and lying on a South line of Lot 4X, Block B of said Red Bird Ridge Addition;

THENCE, in a westerly direction, with the perimeter and to the corners of said Lot 4X, the following courses and distances:

North 73 Degrees 14 Minutes 24 Seconds West, 90.11 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

North 59 Degrees 00 Minutes 17 Seconds West, 131.92 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE South 79 Degrees 27 Minutes 15 Seconds West, continuing with a south line of said Lot 4X, a distance of 75.08 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the northeast corner of said Lot 13, Block A, same being the Northwest corner of Lot 14, Block A of said first referenced Red Bird Ridge Addition;

THENCE South 01 Degrees 05 Minutes 26 Seconds East, with the East line of said Lot 13 and the west line of said Lot 14, a distance of 190.37 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southeast corner of said Lot 13 and on the North right-of-way line of Ellen Donald Lane (variable width right-of-way);

THENCE South 56 Degrees 18 Minutes 36 Seconds West, with the North right-of-way line of said Ellen Donald Lane, a distance of 60.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the beginning of a tangent curve to the right, having a central angle of 60 Degrees 00 Minutes 00 Seconds, a radius of 8.50 feet and a chord bearing and distance of South 86 Degrees 18 Minutes 36 Seconds West, 8.50 feet;

THENCE, in a westerly direction, continuing with the north right-of-way line of said Ellen Donald Lane, along said tangent curve to the right, an arc length of 8.90 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE North 63 Degrees 41 Minutes 24 Seconds West, continuing with the north right-of-way line of said Ellen Donald Lane, a distance of 60.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE South 26 Degrees 18 Minutes 36 Seconds West, continuing with the north right-of-way line of said Ellen Donald Lane, a distance of 60.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southernmost southeast corner of said Lot 13, same being the northeast corner of Lot 12, Block A of said first-referenced Red Bird Ridge Addition;

THENCE South 89 Degrees 29 Minutes 53 Seconds West, departing the North right-of-way line of said Ellen Donald Lane, with the North line of said Lot 12, a distance of 71.26 feet to a point for corner, said point being the Northwest corner of said Lot 12, same being the Southwest corner of said Lot 13 and lying on the East line of Section Three of Country Club Estates, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet A, Slide 137, P.R.D.C.T., from which a 1/2 inch iron rod found for reference bears North 80 Degrees 24 Minutes 34 Seconds West, a distance of 1.01 feet;

THENCE North 00 Degrees 30 Minutes 07 Seconds West, with the East line of said Section Three of Country Club Estates, a distance of 586.53 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the westernmost northwest corner of said Lot 20, same being the southwest corner of a tract of land conveyed to Cana Capital Series 9, LLC by deed recorded in Document No. 2025-24984, O.P.R.D.C.T.;

THENCE South 89 Degrees 52 Minutes 22 Seconds East, with the South line of said Cana Capital Series 9, LLC tract, a distance of 597.89 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of said Cana Capital Series 9, LLC tract, same being an interior corner of said Lot 20;

THENCE North 00 Degrees 28 Minutes 37 Seconds West, with the East line of said Cana Capital Series 9, LLC tract, a distance of 599.83 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said Cana Capital Series 9, LLC tract, same being the northernmost Northwest corner of said Lot 20, and lying on the South line of Block A, Briar Hill Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Slide 656, P.R.D.C.T.;

THENCE South 89 Degrees 36 Minutes 12 Seconds East, with the South line of said Briar Hill Addition, a distance of 382.23 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the northernmost Northeast corner of said Lot 20, same being the Northwest corner of a tract of land conveyed to Mark S. Smith Living Trust by deed recorded in Document No. 2023-119804, O.P.R.D.C.T.;

THENCE South 00 Degrees 24 Minutes 54 Seconds West, departing the South line of said Briar Hill Addition, with the West line of said Smith tract, a distance of 227.33 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the westernmost southwest corner of said Smith tract, same being an interior corner of said Lot 20;

THENCE South 89 Degrees 36 Minutes 59 Seconds East, with a south line of said Smith tract, a distance of 174.95 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

THENCE South 47 Degrees 51 Minutes 32 Seconds East, continuing with a south line of said Smith tract, a distance of 107.48 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

THENCE South 89 Degrees 48 Minutes 45 Seconds East, continuing with a south line of said Smith tract, a distance of 135.05 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southeast corner of said Smith tract, same being the easternmost Northeast corner of said Lot 20 and lying on the West line of a tract of land conveyed to Gilbert T. & Beth V. Stribling, Trustees by deed recorded in File No. 97-0089153, Deed Records, Denton County, Texas;

THENCE South 00 Degrees 18 Minutes 25 Seconds East, with the West line of said Stribling tract, a distance of 332.16 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southwest corner of said Stribling tract, same being the easternmost Southeast corner of said Lot 20 and lying on the North line of HOA Lot 1, Block A of Fincher's Bend, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2015-13, P.R.D.C.T.;

THENCE South 89 Degrees 24 Minutes 12 Seconds West, with the North line of said HOA Lot 1, a distance of 208.43 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northwest corner of said HOA Lot 1, same being an interior corner of said Lot 20;

THENCE South 00 Degrees 40 Minutes 44 Seconds East, with the West line of said Fincher's Bend, passing the southwest corner thereof, same being the northwest corner of Lot 1, Block A of Murphy Arbors, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2019-309, P.R.D.C.T. and continuing with the west line of said Murphy Arbors, for a total distance of 1143.75 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the easternmost southeast corner of said Lot 4X, same being the Northeast corner of said Lot 2, Block A of Red Bird Ridge Addition (2021-34);

THENCE South 88 Degrees 54 Minutes 57 Seconds West, departing the west line of said Murphy Arbors, with the North line of said Lot 2, Block A of Red Bird Ridge Addition (2021-34), a distance of 131.94 feet to the POINT OF BEGINNING and containing 1,131,583 square feet or 25.978 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RED BIRD RIDGE, LLC, and the City of Denton do hereby adopt this Replat designating the herein above described property as **REPLAT RED BIRD ADDITION, LOTS 3R-6R, 13R, 17R-18R, 20-A, 20-B & 20X, BLOCK A & 4XR, BLOCK B** an addition within the extraterritorial jurisdiction of the City of Denton, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes and consideration therein expressed. Any and all public utilities shall have the right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, operation and efficiency of its respective system within the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or part of its respective systems without the necessity of procuring the permission of anyone.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature — Cana Capital Series 9, LLC Representative

Printed Name & Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ (Red Bird Ridge, LLC), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the \_\_\_\_\_day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public in and for the State of Texas

Signature — Crispin M. Miller, Owner

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Crispin M. Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the \_\_\_\_\_day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

Cole Carpenter  
Registered Public Land Surveyor  
Texas Registration No. 6892

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

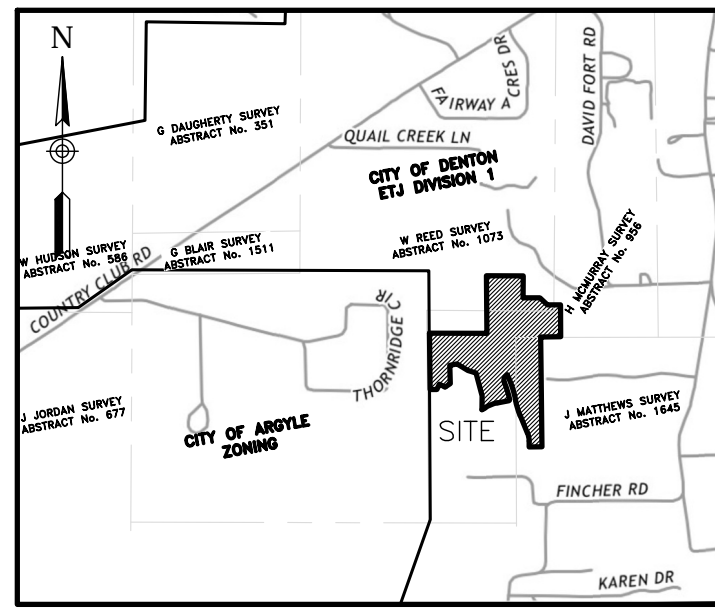
Notary Public in and for the State of Texas

PLAT NOTES

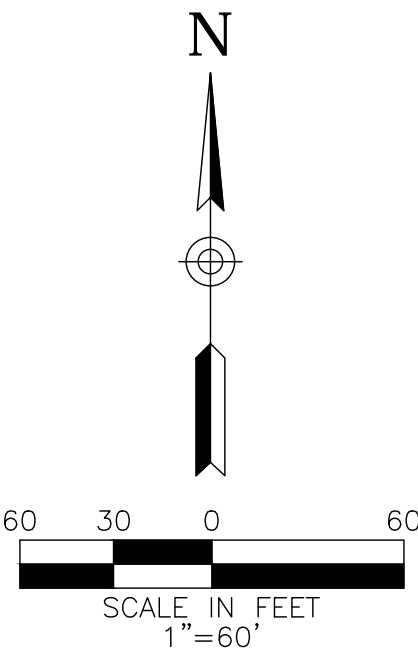
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- The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to sale from grid to surface.
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- This plat lies wholly within the ETJ of the City of Denton, and Denton County.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
  - The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
  - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
  - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
- Encroachment of private improvements into public easements shall not be permitted.
- Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
- No information has been provided that the property can be sewered conventionally.
- Onsite sewage facilities are prohibited to encroach into public easements.
- Water utility service to be provided by Argyle Water Supply Corporation.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number Number 480194 effective date 04-18-2011 and that map indicates as shaded,m that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210370 G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-Year base flood elevations.
- Private street reserves "Redbird Grove Road" and "Jess Wallace Road" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.
- Property owners are responsible for the maintenance of the facilities located within the access easement(s).
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- All Lot, Boundary and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor", unless otherwise noted.
- Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
- 5/8 inch iron rod found with a cap stamped "TNP".
- The City of Denton is not responsible for private road maintenance.
- Drainage and private road maintenance is the responsibility of the Home Owner's Association (HOA).

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.



VICINITY MAP  
SCALE: 1"=2000'



RE PLAT  
RED BIRD RIDGE  
ADDITION  
BLOCK A, LOTS 3R-6R,  
13R & 17R-18R, 20-A, 20-B,  
20X (COMMON AREA)  
& BLOCK B, LOT 4XR  
(COMMON AREA)

BEING 25.978 ACRES (1,131,583 SQ.FT.) OF LAND  
IN THE HIRAM McMURRAY SURVEY,  
ABSTRACT NO. 956, LOTS 3-6, 13, 17-18 & 20, BLOCK A  
& 4X, BLOCK B, RED BIRD RIDGE ADDITION,  
RECORDED IN DOC. NO. 2025-76, P.R.D.C.T., WITHIN  
THE EXTRATERRITORIAL JURISDICTION OF  
THE CITY OF DENTON (DIVISION ONE)  
DENTON COUNTY, TEXAS

JULY, 2025

CITY OF DENTON PROJECT NO. \_\_\_\_\_FR25-0017\_\_\_\_\_

3 of 3

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE



359 Lake Park Road, Suite 102, Lewisville, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 07/16/25 Drawn by: ER Project No.: TR-123-25

POINT OF CONTACT:  
GRAYSON CEBALLOS / EDDIE RODRIGUEZ  
469-784-9321

OWNER  
CRISPIN M. MILLER  
711 W. SYCAMORE ST.  
DENTON, TX 76201

OWNER  
CANA CAPITAL SERIES 9, LLC  
2061 S. STEMMONS FREEWAY  
LEWISVILLE, TX 75067

ENGINEER  
ALLISON ENGINEERING GROUP  
2415 N. ELM STREET  
DENTON, TX 76201