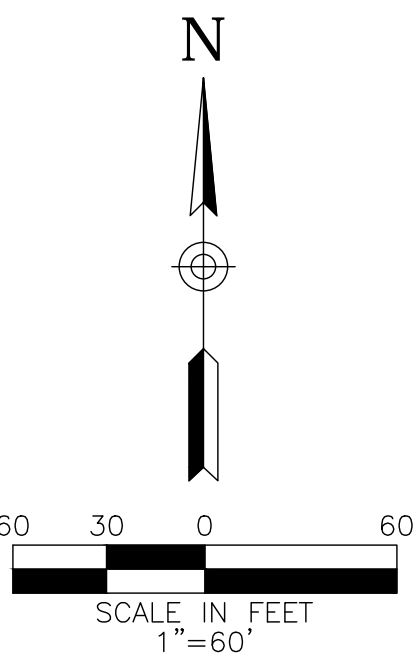


VICINITY MAP
SCALE: 1"=2000'



- 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.
- 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.
- No floodplain exists on this site. This property lies within Zone "X" (unshaded), as determined by scaled map location and geographical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 451210370 G, Map Revision Date April 18, 2011. Zone "X" - Other Areas (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
- 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.
- Bearings of lines shown hereon are referenced to 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.
- There was no visible evidence of gas, petroleum, or similar common carrier pipelines or easements observed at the time of survey.
- Water service to be provided by Argyle Water Supply Corporation.
- Sanitary sewer to be handled by facilities approved by the Denton County Health Department.
- Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
- Private improvements cannot encroach onto existing public or private easements.
- Onsite sewage facilities shall not be located inside publicly dedicated easements.
- 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.
- 5/8 inch iron rod found with a cap stamped "TNP".

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	1.33'	34.11'	002°14'33"	N26°13'50"W	1.33'
C2	91.21'	57.50'	090°53'21"	S22°40'04"W	81.95'
C3	8.90'	8.50'	060°00'00"	S86°18'36"W	8.50'

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°00'59"W
L7	19.71'	N73°17'32"E
L8	29.08'	S19°07'12"E
L9	19.81'	N70°44'08"E

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

BEING 10.155 ACRES (442,350 SQ. FT.) OF LAND
IN THE HIRAM McMURRAY SURVEY,
ABSTRACT NO. 956, LOTS 3-6, 13 & 17-18, 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
JUNE, 2025
CITY OF DENTON PROJECT NO. _____

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.



24200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 06/03/25 Project No.: TR-123-25

OWNER/DEVELOPER
RED BIRD RIDGE, LLC
711 W. SYCAMORE ST
DENTON, TX 76201

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

OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Red Bird Ridge, LLC and the City of Denton 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, and 6, 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. 2025-75 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 Red Bird Ridge, LLC by deed recorded in Document No. 2016-58870 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being 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 the westernmost southwest corner of said Lot 6R, same 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 east end 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 14.92 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 18;

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 556.30 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the westernmost northwest corner of said Lot 4X, same being the westernmost southwest corner of Lot 20, Block A of said first-referenced Red Bird Ridge Addition;

THENCE, in a southerly and easterly direction, departing the East line of said Section Three of Country Club Estates, with the northern perimeter of said Lot 4X and with the southern perimeter of said Lot 20 and to the common corners of said Lots, the following courses and distances:

North 89 Degrees 29 Minutes 53 Seconds East, 95.73 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

South 25 Degrees 29 Minutes 26 Seconds East, 105.69 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

South 18 Degrees 09 Minutes 54 Seconds East, 123.82 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

South 03 Degrees 10 Minutes 54 Seconds West, 89.02 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

South 89 Degrees 17 Minutes 11 Seconds East, 36.40 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

North 73 Degrees 32 Minutes 03 Seconds East, 86.11 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

South 71 Degrees 32 Minutes 22 Seconds East, 112.54 feet to an "X" cut found on concrete for corner;

South 33 Degrees 55 Minutes 21 Seconds East, 20.46 feet to a 5/8 inch iron rod found for corner;

South 68 Degrees 44 Minutes 16 Seconds East, 72.76 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

North 75 Degrees 52 Minutes 13 Seconds East, 69.46 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

South 67 Degrees 45 Minutes 48 Seconds East, 76.09 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

North 78 Degrees 58 Minutes 40 Seconds East, 127.76 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

North 06 Degrees 00 Minutes 59 Seconds West, 27.81 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

North 73 Degrees 17 Minutes 32 Seconds East, 19.71 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

South 19 Degrees 07 Minutes 12 Seconds East, 29.08 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

North 70 Degrees 44 Minutes 08 Seconds East, 19.81 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

North 63 Degrees 07 Minutes 20 Seconds East, 117.29 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

North 68 Degrees 50 Minutes 52 Seconds East, 166.22 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

THENCE North 87 Degrees 16 Minutes 04 Seconds East, continuing with a south line of said Lot 20, a distance of 111.92 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the easternmost southeast corner of said Lot 20, same being the easternmost northeast corner of said Lot 4X, and lying on the West line of 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 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 950.21 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 442,350 square feet or 10.155 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RED BIRD RIDGE, LLC do hereby adopt this Final Plat designating the herein above described property as **REPLAT RED BIRD ADDITION, LOTS 3R-6R, 13R & 17R-18R, 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 — Red Bird Ridge, 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 _____, 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.

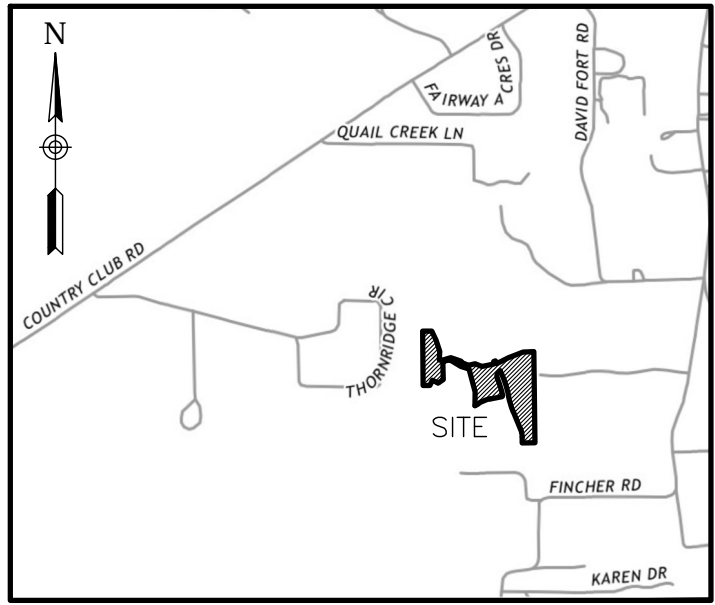
Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

STATE OF TEXAS §
COUNTY OF DENTON §

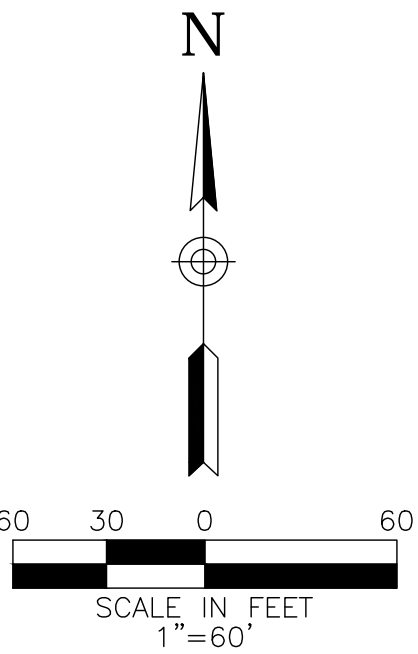
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202____.

Notary Public in and for the State of Texas



VICINITY MAP
SCALE: 1"=2000'



- 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.
- 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.
- No floodplain exists on this site. This property lies within Zone "X" (unshaded), as determined by scaled map location and geographical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 481210370 G, Map Revision Date April 18, 2011. Zone "X" – Other Areas (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain.
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- There was no visible evidence of gas, petroleum, or similar common carrier pipelines or easements observed at the time of survey.
- Water service to be provided by Argyle Water Supply Corporation.
- Sanitary sewer to be handled by facilities approved by the Denton County Health Department.
- Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
- Private improvements cannot encroach onto existing public or private easements.
- Onsite sewage facilities shall not be located inside publicly dedicated easements.
- 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.
- 5/8 inch iron rod found with a cap stamped "TNP".

CERTIFICATE OF APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.
On this the _____ day of _____, 20_____.
_____ Chairperson, Planning and Zoning Commission
_____ City Secretary

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

BEING 10.155 ACRES (442,350 SQ.FT.) OF LAND
IN THE HIRAM McMURRAY SURVEY,
ABSTRACT NO. 956, LOTS 3-6, 13 & 17-18, 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

JUNE, 2025

CITY OF DENTON PROJECT NO. _____

TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 06/03/25 Project No.: TR-123-25

OWNER/DEVELOPER
RED BIRD RIDGE, LLC
711 W. SYCAMORE ST
DENTON, TX 76201
ENGINEER
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TX 76201

RESERVED FOR DENTON COUNTY USE

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