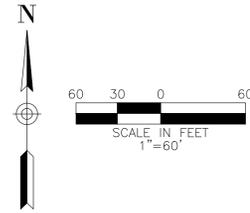


VICINITY MAP  
SCALE: 1"=2000'



- The purpose of this Final Plat is to create 7 residential lots, and dedicate Right-of-Way and public utility easements 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."
- 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 1.000150830 to state 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 Argyll 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.

**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

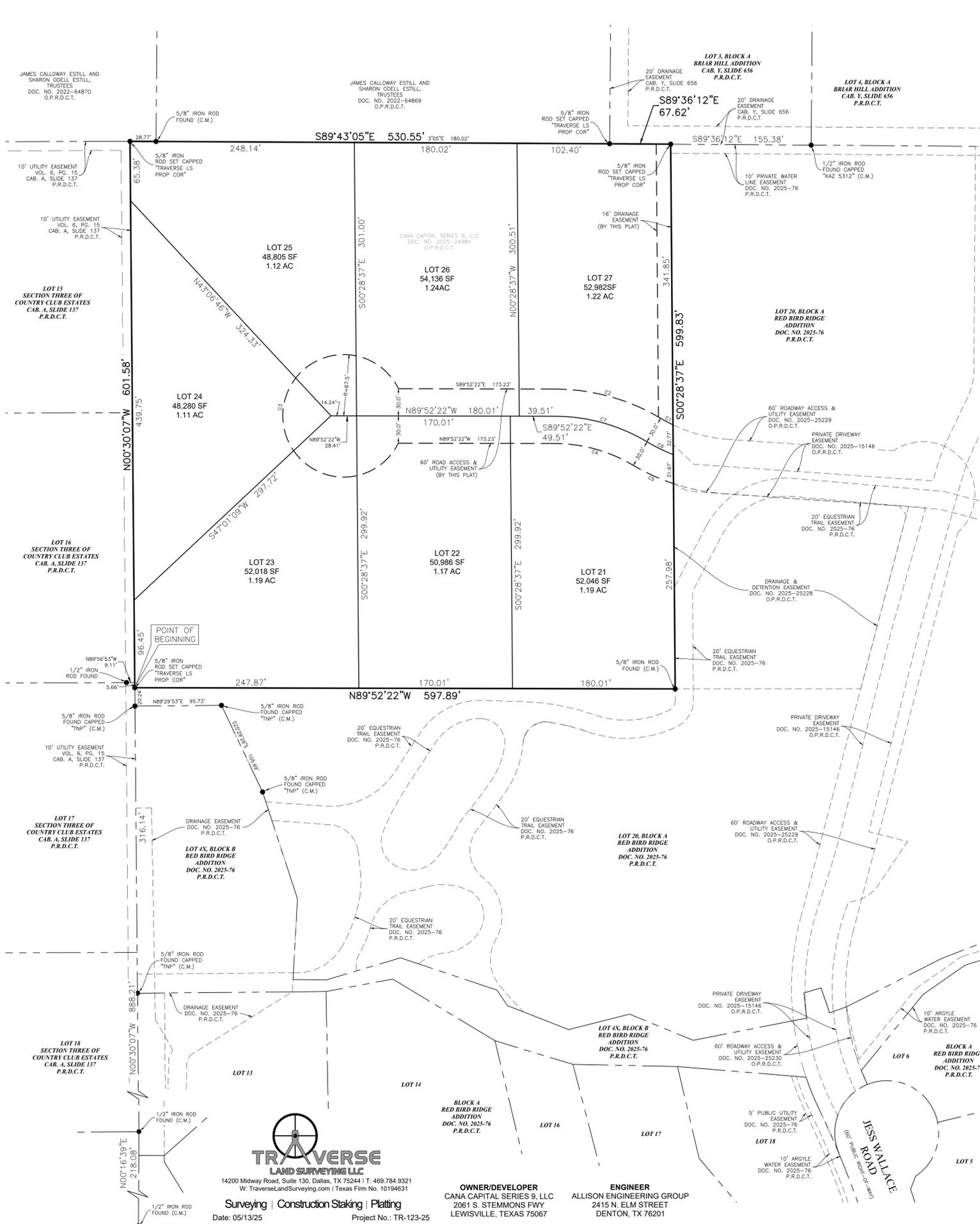
STATE OF TEXAS §  
COUNTY OF DALLAS §

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

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	15.63'	170.00'	005°16'04"	S61°59'26"E	15.62'
C2	122.50'	230.00'	030°30'58"	S74°36'53"E	121.06'
C3	361.94'	67.50'	307°13'28"	N00°07'38"E	60.00'
C4	90.54'	170.00'	030°30'58"	N74°36'53"W	89.48'
C5	49.45'	230.00'	012°19'05"	N65°30'56"W	49.35'
C6	32.69'	200.00'	009°21'53"	S64°02'20"E	32.65'
C7	106.52'	200.00'	030°30'58"	S74°36'53"E	105.27'



**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: 05/13/25 Project No.: TR-123-25

**OWNER/DEVELOPER**  
CANA CAPITAL SERIES 9, LLC  
2061 S. STEMMONS FWY  
LEWISVILLE, TEXAS 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 are the owners of a 8.247 acre tract of land situated in the Hiram McMurray Survey, Abstract No. 956, Denton County, Texas, being that same tract of land conveyed to said Cana Capital Series 9, LLC by deed recorded in Document No. 2025-24984 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 set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southwest corner of said Cana Capital Series 9, LLC tract, same being the westernmost Northwest corner of Lot 20, Block A 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.), 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 the Southwest corner of said Red Bird Ridge Addition bears South 00 Degrees 30 Minutes 07 Seconds East, 888.21 feet and South 00 Degrees 16 Minutes 39 Seconds West, 218.08 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 601.58 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 Cana Capital Series 9, LLC tract, same being the Northeast corner of said Section Three of Country Club Estates and lying on the South line of a tract of land conveyed to James Calloway Estill and Sharon Odell Estill, Trustees by deed recorded in Document No. 2022-64870, O.P.R.D.C.T.;

THENCE South 89 Degrees 43 Minutes 05 Seconds East, with the South line of said Estill tract, and with the South line of a tract of land conveyed to said James Calloway Estill and Sharon Odell Estill by deed recorded in Document No. 2022-64869, O.P.R.D.C.T. for a total distance of 530.55 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 Estill tract (2022-64869), same being the Southwest corner of Lot 3, Block A of 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 Lot 3, a distance of 67.62 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the northernmost Northwest corner of said Lot 20, same being the Northeast corner of said Cana Capital Series 9, LLC tract, from which a 1/2 inch iron rod found with a cap stamped "KAZ 5312" for the southeast corner of said Lot 3 bears South 89 Degrees 36 Minutes 12 Seconds East, a distance of 155.38 feet;

THENCE South 00 Degrees 28 Minutes 37 Seconds East, departing the South line of said Lot 3, with the northernmost west line of said Lot 20, a distance of 599.83 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 89 Degrees 52 Minutes 22 Seconds West, with the westernmost North line of said Lot 20, a distance of 597.89 feet to the POINT OF BEGINNING and containing 359,252 square feet or 8.247 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT CANA CAPITAL SERIES 9, LLC do hereby adopt this Final Plat designating the herein above described property as **RED BIRD RIDGE ADDITION, PHASE 2, LOTS 21-27, BLOCK A** 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 encroach 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 addin 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 \_\_\_\_\_, 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

**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.

**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

**FINAL PLAT  
RED BIRD RIDGE  
ADDITION, PHASE 2  
BLOCK A, LOTS 21-27**

BEING 8.247 ACRES (359,252 SQ.FT.) OF LAND  
IN THE HIRAM McMURRAY SURVEY,  
ABSTRACT NO. 956, WITHIN THE  
EXTRATERRITORIAL JURISDICTION OF  
THE CITY OF DENTON (DIVISION ONE)  
DENTON COUNTY, TEXAS

MAY, 2025  
CITY OF DENTON PROJECT NO. \_\_\_\_\_

RESERVED FOR DENTON COUNTY USE