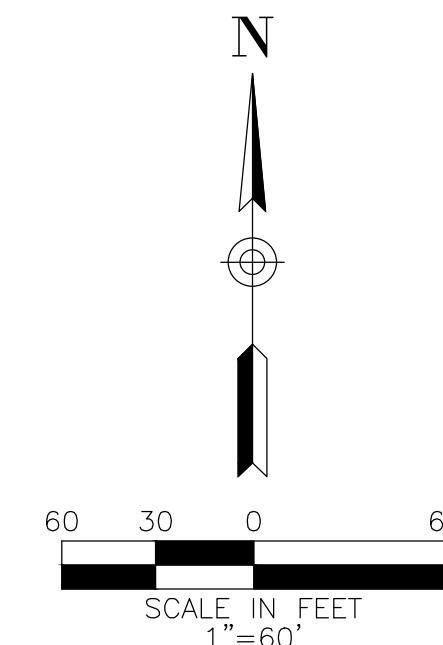


VICINITY MAP  
SCALE: 1"=2000'



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)

Line #	Distance	Bearing
L1	86.11'	S73°32'03"W
L2	112.54'	S71°32'22"E
L3	69.46'	N75°52'13"E
L4	76.09'	S67°45'48"E
L5	127.76'	N78°58'40"E
L6	36.40'	S89°17'11"W
L7	27.81'	N06°00'59"W
L8	19.71'	N73°17'32"E
L9	29.08'	S19°07'12"E
L10	117.29'	N63°07'20"E
L11	65.72'	N88°54'57"E
L12	50.01'	N00°00'30"W
L13	38.00'	N88°54'57"E
L14	1.33'	N26°13'50"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	58.78'	1030.00'	003°16'10"	N24°16'04"W	58.77'
C2	91.21'	57.50'	090°53'21"	S22°40'04"W	81.95'
C3	38.19'	303.96'	007°11'57"	N22°18'14"W	38.17'

RE PLAT  
**RED BIRD RIDGE  
ADDITION**  
BLOCK A, LOT 6R1,  
& BLOCK B, LOT 4XR1  
(COMMON AREA)

BEING 4.015 ACRES (174,892 SQ.FT.) OF LAND  
IN THE HIRAM McMURRAY SURVEY,  
ABSTRACT NO. 956, LOT 6R, BLOCK A & 4XR, BLOCK  
B, RED BIRD RIDGE ADDITION, RECORDED IN DOC.  
NO. 2025-316, P.R.D.C.T., WITHIN THE  
EXTRATERRITORIAL JURISDICTION OF  
THE CITY OF DENTON (DIVISION ONE)  
DENTON COUNTY, TEXAS

MAY 2026

CITY OF DENTON PROJECT NO. \_\_\_\_\_

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 7.5 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.



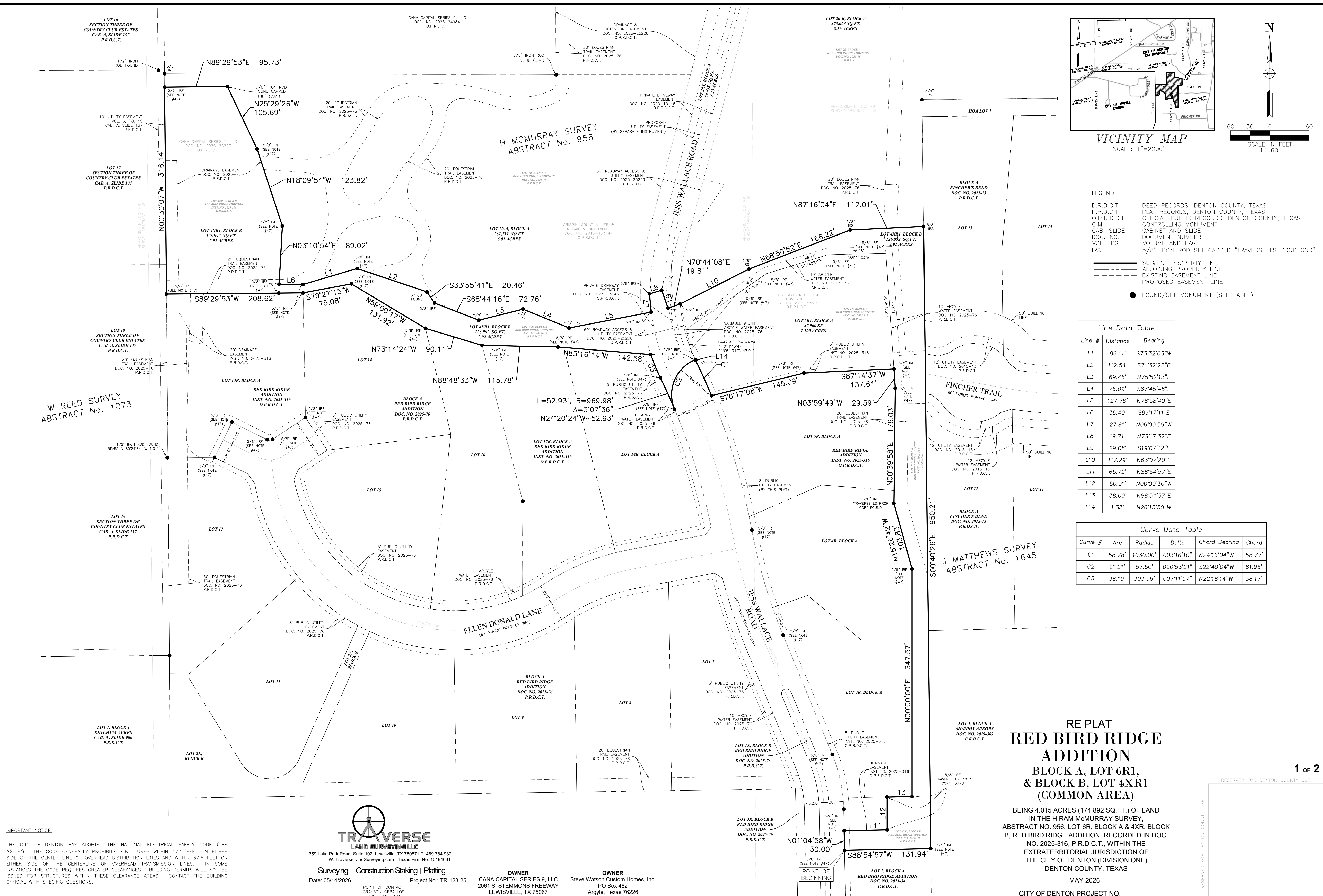
359 Lake Park Road, Suite 102, Lewisville, TX 75057 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting  
Date: 05/14/2026 Project No.: TR-123-25

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

OWNER  
Steve Watson Custom Homes, Inc.  
PO Box 482  
Argyle, Texas 76226

POINT OF CONTACT:  
GRAYSON CEBALLOS  
469-784-9321



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Cana Capital Series 9, LLC and Steve Watson Custom Homes Inc are the owners of a 4.015 acre tract of land within the Hiram McMurray Survey, Abstract number 956, Denton County, Texas, being all of Lot 6R, Block A and Lot 4XR, Block B of Replat Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2025-316, Plat Records, Denton County, Texas 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 30.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for the southwest corner of Lot 3R, Block A of Red Bird Ridge, an addition to the City of Denton, as recorded in Instrument Number 2025-316, Plat Records, Denton County, Texas;

THENCE North 88 degrees 54 minutes 57 seconds East, departing the east right-of-way line of Jess Wallace Road, with the south line of said Lot 3R, a distance of 65.72 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 00 minutes 30 seconds West, with an east line of said Lot 3R, a distance of 50.01 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 88 degrees 54 minutes 57 seconds East, with a southeast line of said Lot 3R, a distance of 38.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, with the east line of said Block A, a distance of 347.57 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 15 degrees 26 minutes 42 seconds West, with the east line of said Block A, a distance of 103.83 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 39 minutes 58 seconds East, with the east line of said Block A, a distance of 176.03 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 03 degrees 59 minutes 49 seconds West, with an east line of said Block A, a distance of 29.59 feet to a 5/8 inch rebar capped "TNP" found for the southeast corner of said Lot 6R;

THENCE South 87 degrees 14 minutes 37 seconds West, with the north line of Lot 5R, a distance of 137.61 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 76 degrees 17 minutes 08 seconds West, with the north line of said Lot 5R, a distance of 145.09 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for the northwest corner of said Lot 5R and being the beginning of a curve to the left with a radius of 1030.00 feet, a central angle of 03 degrees 16 minutes 04 seconds West, a distance of 58.77 feet;

THENCE with said curve to the left, with the east right-of-way line of said Jess Wallace Road, an arc length of 58.78 feet;

THENCE North 26 degrees 13 minutes 50 seconds West, with the east right-of-way line of said Jess Wallace Road, a distance of 1.33 feet to a 5/8 inch rebar capped "TRAVRESE LS PROP COR" set for corner and being the beginning of a curve to the left with a radius of 57.50 feet, a central angle of 90 degrees 53 minutes 21 seconds and a chord bearing and distance of South 22 degrees 04 minutes 04 seconds West, a distance of 81.95 feet;

THENCE with said curve to the left, an arc length of 91.21 feet to a 5/8 inch rebar capped "TNP" found on the east line of Lot 18R, Block A of said Red Bird Ridge and being the beginning of a curve to the left with a radius of 969.98 feet, a central angle of 03 degrees 07 minutes 36 seconds and a chord bearing and distance of North 24 degrees 20 minutes 24 seconds West, a distance of 52.93 feet;

THENCE with said curve to the left, an arc length of 52.93 feet and being the beginning of a curve to the right with a radius of 303.96 feet, a central angle of 07 degrees 11 minutes 57 seconds and a chord bearing and distance of North 22 degrees 18 minutes 14 seconds West, a distance of 38.17 feet;

THENCE with said curve to the right, an arc length of 38.19 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 85 degrees 16 minutes 14 seconds West, with the north line of said Lot 18R, a distance of 142.58 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 88 degrees 48 minutes 33 seconds West, with the north line of said Lot 17R, a distance of 115.78 feet to a 5/8 inch rebar capped "TNP" found for the northeast corner of Lot 16, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Document Number 2025-76, Plat Records, Denton County, Texas;

THENCE North 73 degrees 14 minutes 24 seconds West, with the north line of said Lot 16, a distance of 90.11 feet to a northeast corner of Lot 14, Block A of said second referenced Red Bird Ridge Addition;

THENCE North 59 degrees 00 minutes 17 seconds West, with the north line of said Lot 14, a distance of 131.92 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 79 degrees 27 minutes 15 seconds West, with the north line of said Lot 14, a distance of 75.08 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 14, same being the northeast corner of Lot 13R, Block A of said first referenced Red Bird Ridge Addition;

THENCE South 89 degrees 29 minutes 53 seconds West, with the north line of said Lot 13R, a distance of 208.62 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 13R, same being a point on the east line of Lot 18 of Section Three of Country Club Estates, an addition to the City of Denton, as recorded in Cabinet A, Page 137, Plat Records, Denton County, Texas;

THENCE North 00 degrees 30 minutes 07 seconds West, with the east line of said Lot 18, continuing with the east line of Lot 17 of said Section Three of Country Club Estates, a distance of 316.14 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 4XR;

THENCE North 89 degrees 29 minutes 53 seconds East, with the north line of said Lot 4XR, a distance of 95.73 feet to a 5/8 inch rebar capped "TNP" found for a northeast corner of said Lot 4XR;

THENCE South 25 degrees 29 minutes 26 seconds East, with a west line of Lot 20-A, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2025-76, Plat Records, Denton County, Texas;

THENCE South 18 degrees 09 minutes 54 seconds West, with the west line of said Lot 20-A, a distance of 123.82 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 03 degrees 10 minutes 54 seconds West, with the west line of said Lot 20-A, a distance of 89.02 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 89 degrees 17 minutes 11 seconds East, with the south line of said Lot 20-A, a distance of 36.40 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 73 degrees 32 minutes 03 seconds East, with the south line of said Lot 20-A, a distance of 86.11 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 71 degrees 32 minutes 22 seconds East, with the south line of said Lot 20-A, a distance of 112.54 feet to an "X" Cut found for corner;

THENCE South 33 degrees 55 minutes 41 seconds East, with the south line of said Lot 20-A, a distance of 20.46 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE South 68 degrees 44 minutes 16 seconds East, with the south line of said Lot 20-A, a distance of 72.76 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 75 degrees 52 minutes 13 seconds East, with the south line of said Lot 20-A, a distance of 69.46 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE South 67 degrees 45 minutes 48 seconds East, with the south line of said Lot 20-A, a distance of 76.09 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 78 degrees 58 minutes 40 seconds East, with the south lien of said Lot 20-A, a distance of 127.76 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 06 degrees 00 minutes 59 seconds West, a distance fo 27.81 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 73 degrees 17 minutes 32 seconds East with the south line of an access easement known as Jess Wallace, a distance of 19.71 feet;

THENCE South 19 degrees 07 minutes 12 seconds East, with the southwest line of Lot 20-A, Block A of said first referenced Red Bird Ridge Addition, a distance of 29.08 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 70 degrees 44 minutes 08 seconds East, with the southwest line of said Lot 20-A, a distance of 19.81 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 63 degrees 07 minutes 20 seconds East, with the south line of said Lot 20-B, a distance of 117.29 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 68 degrees 50 minutes 52 seconds East, with the south line of said Lot 20-B, a distance of 166.22 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 87 degrees 16 minutes 04 seconds East, with the south line of said Lot 20-B, a distance of 112.01 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner and lying on the west line of Block A of Fincher's Bend, an addition to the City of Document Number 2015-13, Plat Records, Denton County, Texas;

THENCE South 00 degrees 40 minutes 26 seconds East, with the west line of said Finchers Bend, continuing with the west line of Lot 1, Block A of Murphy Arbors, an addition to the City of Denton, as recorded in Document Number 2019-309, Plat Records, Denton County, Texas, a total distance of 950.21 feet to a 5/8 inch rebar capped "TNP" found for the northeast corner of Lot 2, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2021-34, Plat Records, Denton County, Texas;

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, a distance of 131.94 feet to THE POINT OF BEGINNING and containing 174,892 square feet or 4.015 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Cana Capital Series 9 LLC, and Steve Watson Custom Homes Inc do hereby adopt this Replat designating the herein above described property as REPLAT RED BIRD ADDITION, LOT 6R1 & 4XR, BLOCK B on 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

Signature - Steve Watson Custom Homes Inc 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 Crispin Mount 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

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

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Abigail Mount 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.

PRELIMINARY. THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

- 1. 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.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. 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.
4. 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.
5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.
6. 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.
7. 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.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. 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.
10. 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:
a) 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
b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. 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.
12. Encroachment of private improvements into public easements shall not be permitted.
13. Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
14. No information has been provided that the property can be sewered conventionally.
15. Onsite sewage facilities are prohibited to encroach into public easements.
16. Water utility service to be provided by Argyle Water Supply Corporation.
17. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
18. Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 04-18-2011 and that map indicates as shaded, 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.
19. 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.
20. 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.
21. 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.
22. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
23. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
24. 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.
25. Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
26. 5/8 inch iron rod found with a cap stamped "TNP".
27. The City of Denton is not responsible for private road maintenance.
28. Drainage and private road maintenance is the responsibility of the Home Owner's Association (HOA).

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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, LOT 6R1,
& BLOCK B, LOT 4XR1
(COMMON AREA)

BEING 4.015 ACRES (174,892 SQ.FT.) OF LAND
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THE CITY OF DENTON (DIVISION ONE)
DENTON COUNTY, TEXAS

MAY 2026

CITY OF DENTON PROJECT NO. \_\_\_\_\_

RESERVED FOR DENTON COUNTY USE

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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: 05/14/2026 Project No.: TR-123-25

POINT OF CONTACT:
GRAYSON CEBALLOS
469-784-9321

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