



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 67.63 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 acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **RED BIRD ADDITION, PHASE 2, LOTS 21-27 & LOT 5X, BLOCK A**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat.

No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER: CANA CAPITAL SERIES 9, LLC

BY: _____ Date _____
Signature – Authorized 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

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 _____

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.

FINAL PLAT
**RED BIRD RIDGE
ADDITION, PHASE 2**
BLOCK A, LOTS 21-27 & 5X
BEING 8.247 ACRES (359,252 SQ. FT.) OF LAND
IN THE HIRAM McMURRAY SURVEY,
ABSTRACT NO. 956, & THE W. REED SURVEY,
ABSTRACT NO. 1073, WITHIN THE
EXTRATERRITORIAL JURISDICTION OF
THE CITY OF DENTON (DIVISION ONE)
DENTON COUNTY, TEXAS
JULY, 2025
CITY OF DENTON PROJECT NO. FP25-0021

RESERVED FOR DENTON COUNTY USE