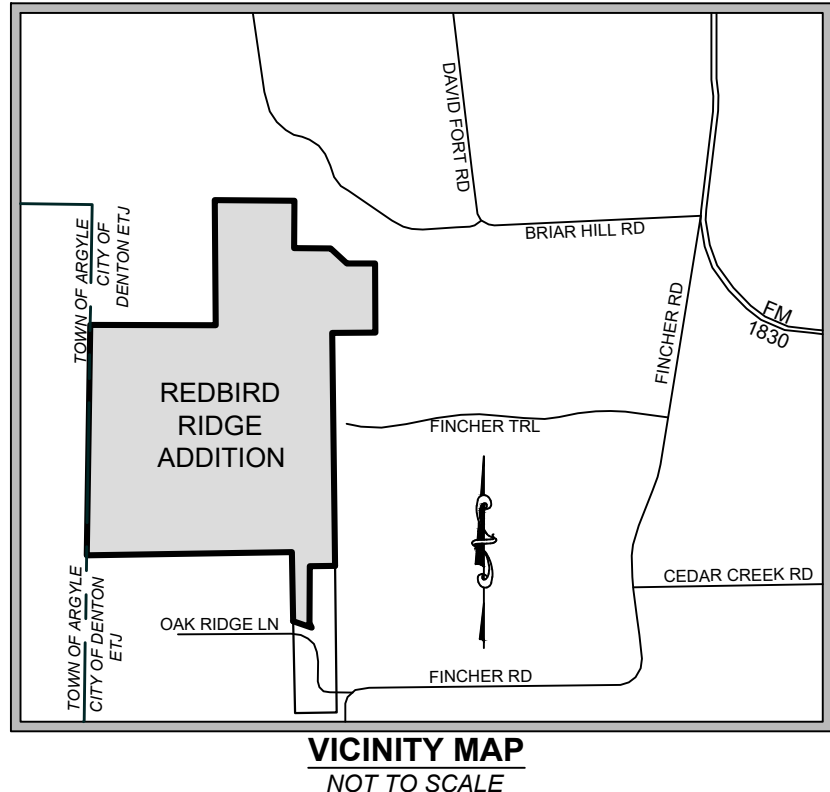
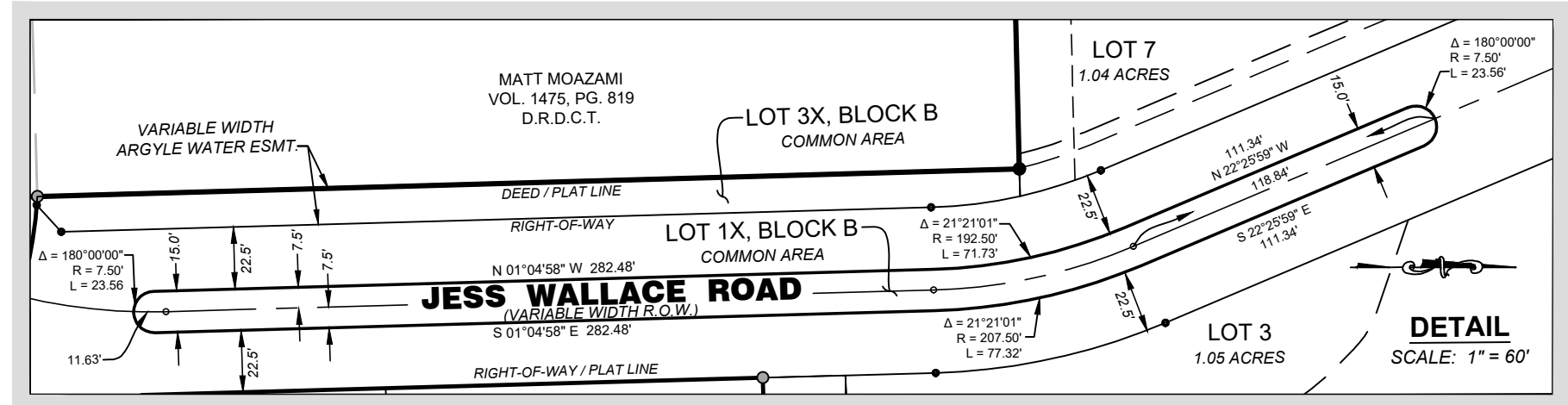
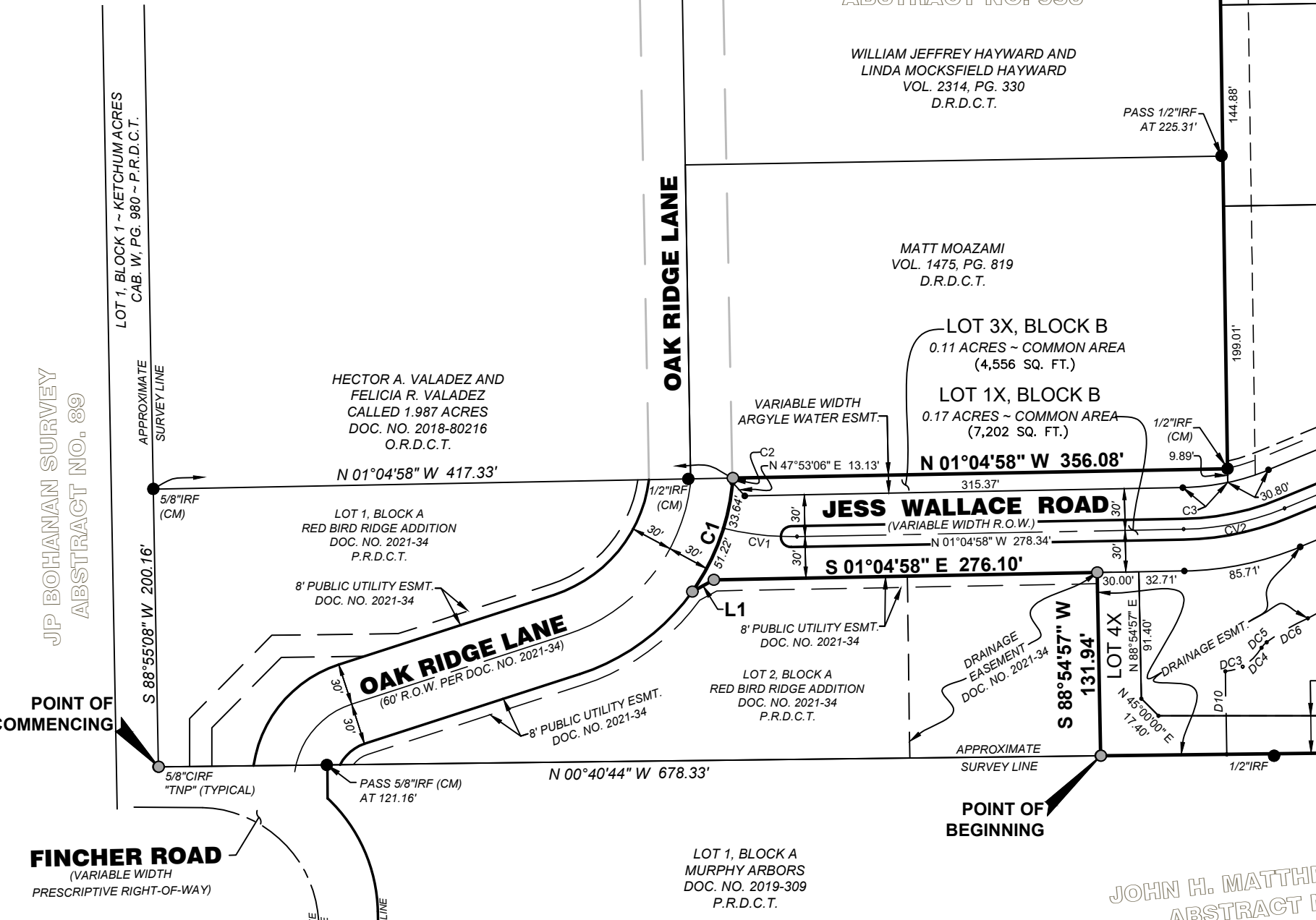


IMPORTANT NOTICE:

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 CENTERLINE 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.

PLAT NOTES:

- The purpose of this Final Plat is to create 17 residential lots, 4 common area lots, and dedicate Right-of-Way and Public Utility Easements to serve said lots within City of Denton Extra-Territorial Jurisdiction (ETJ) Division One.
- Lots 1X, 2X, 3X and 4X, Block B are common area lots to be owned and maintained by the Land & Trail Association.
- All Lot, Boundary, and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "TNP" set, 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. 481210370G, 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 floor elevations.
- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone No. 4202, NAD83 (2011) Epoch 2010), as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface. The coordinate values shown hereon represent grid values.
- There was no visible evidence of gas, petroleum or similar common carrier pipelines or easements observed at the time of the survey.
- Water service to be provided by Argyle Water Supply Corporation.
- Sanitary sewer to be handled by facilities approved by the Denton County Fire Department.
- Development of this property shall be in compliance with the Denton County Health Code with effective date of January 1, 2017.
- This plat does not remove or amend any covenants or restrictions. [Sec. 212014, (3); Local Government]
- Common open space lands shall not be used for future development.
- 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.
- The Equestrian Trail Easement shall be maintained by the Land & Trail Association.



SURVEYOR
teague nall and perkins
3700 S. Interstate 35E, Suite 1129
Denton, Texas 76201
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPLS FIRM 10011601

OWNER/DEVELOPER

CRISPEN MOUNT MILLER,
ABIGAIL MOUNT MILLER AND
RED BIRD RIDGE LLC
711 W. Sycamore Street
Denton, Texas 76201
PH: (469) 463-0290

ENGINEER

ALLISON ENGINEERING GROUP, INC.
2415 N. Elm Street
Denton, Texas 76201
PH: (940) 380-9453

WILLIAM REED SURVEY
ABSTRACT NO. 1073

PLAT BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.97	160.00	31°30'11"	N 70°18'02" W	86.87

LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	32.55'	170.00'	10°58'13"	N 06°34'05" E	32.50'
C3	108.75'	50.00'	124°36'49"	N 86°03'41" E	88.54'
C4	8.90'	60.00'	60°00'00"	S 86°18'36" W	8.50'
C5	241.27'	970.00'	14°15'05"	N 18°46'40" W	240.65'
C6	38.19'	299.59'	7°18'16"	N 22°18'14" W	38.17'
C7	16.67'	245.00'	3°53'51"	N 23°34'53" W	16.66'

RIGHT-OF-WAY CENTERLINE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CV1	53.36'	200.00'	15°17'08"	N 06°33'36" E	53.20'
CV2	74.53'	200.00'	21°21'01"	N 11°45'28" W	74.10'
CV3	174.12'	850.00'	11°44'12"	N 16°33'51" W	173.81'
CV4	210.85'	1000.00'	12°04'51"	N 16°44'11" W	210.46'
CV5	127.24'	330.00'	22°02'29"	S 67°51'17" W	126.45'
CV6	582.51'	280.00'	119°11'49"	N 63°35'34" W	483.00'
CV7	40.32'	38.50'	60°00'00"	N 86°18'36" E	38.50'

DRAINAGE EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	34.18'	30.00'	65°16'34"	N 31°03'07" W	32.36'
DC2	11.39'	10.00'	65°16'34"	S 31°03'07" E	10.79'
DC3	13.00'	38.55'	19°19'14"	N 14°57'12" W	12.94'
DC4	19.36'	40.49'	27°23'51"	N 45°07'11" W	19.18'
DC5	5.53'	15.00'	21°07'22"	N 46°38'49" W	5.50'
DC6	34.33'	167.23'	44°58'39"	N 86°46'50" E	83.60'
DC7	32.64'	110.00'	17°00'00"	N 36°28'05" W	32.52'
DC8	15.58'	35.00'	25°29'57"	N 57°43'07" W	15.45'

EQUESTRIAN TRAIL EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	68.19'	51.51'	75°51'07"	N 51°43'57" E	63.32'
EC2	55.10'	32.31'	97°42'55"	N 40°05'36" W	48.66'
EC3	91.31'	85.47'	61°13'21"	N 61°59'07" E	87.03'
EC4	77.75'	80.00'	55°40'56"	N 60°54'52" E	74.72'
EC5	78.22'	255.20'	17°33'41"	S 79°30'41" E	77.91'
EC6	85.78'	109.28'	44°58'39"	N 86°46'50" E	83.60'
EC7	14.08'	12.33'	65°24'19"	N 32°03'43" E	13.33'
EC8	74.55'	50.00'	85°25'41"	N 32°46'18" W	67.83'
EC9	20.31'	50.00'	23°16'07"	N 21°26'21" E	20.17'
EC10	57.83'	60.00'	55°13'31"	N 60°41'10" W	55.62'
EC11	12.09'	235.20'	17°33'41"	S 79°30'41" E	77.91'
EC12	101.42'	129.28'	44°56'53"	N 86°47'43" E	98.84'
EC13	36.77'	32.33'	65°09'20"	N 32°00'43" E	34.82'

PLAT BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°42'41" E	17.72

LOT LINE TABLE

LINE	BEARING	DISTANCE
L2	N 57°43'49" W	14.56'
L3	N 36°31'00" W	17.79'
L4	N 63°41'24" W	56.48'
L5	N 26°18'36" E	60.00'
L6	S 63°41'24" E	60.00'
L7	N 56°18'36" E	60.00'
L8	S 33°41'24" E	60.00'
L9	S 68°18'36" W	53.23'
L10	S 22°59'33" W	16.71'
L11	N 33°46'19" E	14.11'
L12	S 21°01'21" W	15.25'
L13	N 00°18'11" W	20.00'
L14	N 00°18'17" E	7.00'
L15	N 89°43'21" W	29.99'
L16	N 06°01'15" W	27.81'
L17	N 73°17'32" E	19.71'
L18	S 19°07'12" E	29.08'
L19	N 70°43'19" E	19.81'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	S 26°18'36" W	9.50'
D2	N 63°41'24" W	24.42'
D3	N 24°29'21" E	10.37'
D4	N 30°01'32" W	36.49'
D5	N 89°29'53" W	17.79'
D6	N 89°29'53" E	95.43'
D7	S 24°29'21" W	8.90'
D8	S 63°41'24" E	29.02'
D9	S 68°18'36" W	29.50'
D10	S 89°02'20" W	59.79'
D11	N 27°58'03" W	35.16'
D12	N 44°58'08" W	7.85'
D13	N 78°16'04" W	35.55'

EQUESTRIAN TRAIL EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N 89°29'53" E	178.63'
EL2	N 09°48'18" E	87.87'
EL3	N 85°47'52" E	63.21'
EL4	N 18°09'54" W	21.63'
EL5	S 85°47'52" E	68.06'
EL6	N 33°04'24" E	47.12'
EL7	S 88°17'51" E	50.20'
EL8	N 00°26'44" W	12.25'
EL9	N 00°26'44" W	112.20'
EL10	N 27°41'11" E	116.08'
EL11	S 90°03'23" E	476.12'
EL12	S 00°45'03" E	161.47'
EL13	S 02°06'48" W	254.61'
EL14	S 03°59'49" E	244.28'
EL15	S 00°39'58" W	174.83'
EL16	S 15°26'42" E	18.24'
EL17	N 09°48'18" E	78.59'
EL18	N 33°04'24" E	99.05'
EL19	S 88°17'51" E	49.65'
EL20	N 00°26'44" W	12.23'
EL21	N 00°26'44" W	107.19'
EL22	N 27°41'11" E	98.02'
EL23	S 86°03'23" E	444.64'
EL24	S 00°45'03" E	142.55'
EL25	S 02°06'48" W	255.81'
EL26	S 87°16'04" W	31.65'

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, 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 DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPRODUCED IN ANY FINAL SURVEY DOCUMENT.

Todd B. Turner, R.P.L.S.
Texas Registration Number 4859

DATE: _____, 2024.

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared Todd B. Turner, 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 and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public

My commission expires on April 4, 2026.

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

On this, the _____ day of _____, 2024.

Chairperson, Planning and Zoning Commission

City Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, CRISPEN MOUNT MILLER, ABIGAIL MOUNT MILLER AND RED BIRD RIDGE LLC, are the owners of a 38.445 acre tract of land situated in the Hiram McMurray Survey Abstract No. 956, Denton County, Texas, and being a part of that certain tract of land described in a Deed to Crispin Mount Miller and Abigail Mount Miller, as recorded in Document No. 2005-18264 of the Official Records of Denton County, Texas, and being a part of that certain tract of land described in a Deed to Red Bird Ridge LLC, as recorded in Document No. 2016-58870 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "TNP" found for corner in the West line of Fincher Road, said point being the Southeast corner of the above cited Red Bird Ridge LLC tract, said point also being in the most Easterly North line of Lot 1, Block 1 per the Final Plat of Ketchum Acres, as recorded in Cabinet W, Page 980 of the Plat Records of Denton County, Texas;

THENCE North 00°40'44" West along the West line of said Fincher Road and the East line of said Red Bird Ridge LLC tract, passing a 5/8 inch iron rod found for the Southwest corner of Lot 1, Block A per the Final Plat of Murphy Arbors, as recorded in Document No. 2019-309 of the Plat Records of Denton County, Texas, at a distance of 121.16 feet, and continuing along the East line of said Red Bird Ridge LLC tract and the West line of said Lot 1, for a total distance of 678.33 feet to 5/8 inch iron rod with cap stamped "TNP" found for the Northeast corner of Lot 2, Block A per the Minor Plat of Red Bird Ridge Addition, as recorded in Document No. 2021-34 of the Plat Records of Denton County, Texas, said point being the POINT OF BEGINNING for the herein described tract;

THENCE South 88°54'57" West departing the West line of said Lot 1, and along the North line of said Lot 2, for a distance of 131.94 feet to 5/8 inch iron rod with cap stamped "TNP" found for the Northwest corner of said Lot 2;

THENCE South 01°04'58" East along the West line of said Lot 2, for a distance of 276.10 feet to a 5/8 inch iron rod with cap stamped "TNP" found for an angle point;

THENCE South 28°42'41" East continuing along the West line of said Lot 2, for a distance of 17.72 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the Southwest corner of said Lot 2, and being in the North line of Oakridge Lane, a 60' wide right-of-way dedicated by said Minor Plat recorded in Document No. 2021-34;

THENCE in a Northwesterly direction, along the North line of said Oakridge Lane, and along a non-tangent curve to the left having a central angle of 31°30'11", a radius of 160.00 feet, a chord bearing of North 70°18'02" West, a chord distance of 86.87 feet and an arc length of 87.97 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the most Westerly Northwest corner of said Red Bird Ridge Addition, as recorded in Document No. 2021-34, said point also being in the West line of said Red Bird Ridge LLC tract and the East line of a tract of land described in a Deed to Matt Moazami, as recorded in Volume 1475, Page 819 of the Deed Records of Denton County, Texas;

THENCE North 01°04'58" West along the West line of said Red Bird Ridge LLC tract and the East line of said Moazami tract, for a distance of 356.08 feet to a 1/2 inch iron rod found for the Northeast corner of said Moazami tract, same being an interior ell corner of said Red Bird Ridge LLC tract;

THENCE South 89°08'49" West along the North line of said Moazami tract, passing the Northwest corner of same at a distance of 225.31 feet, and continuing passing a 1/2 inch iron rod found for the Northwest corner of a tract of land described in a Deed to Donald H. Fleming and Mary Lou Fleming, as recorded in Document No. 2012-126239 of the Official Records of Denton County, Texas, and the Northeast corner of that certain 3.243 acre tract of land described in a Deed to Keith Clayton Kettle and Teresa Sue Kettle, as Co-Trustees of the Keith and Teresa Kettle Living Trust, U/A, as recorded in Document No. 2023-72449 of the Official Records of Denton County, Texas, at a distance of 562.28 feet, and continuing along the North line of said 3.243 acre tract, for a total distance of 956.76 feet to a 1/2 inch iron rod found for the Northwest corner of said 3.243 acre tract and the most Westerly Southwest corner of said Red Bird Ridge LLC tract, said point being in the East line of the above cited Lot 1, Block 1 of Ketchum Acres;

THENCE N 00°16'39" East along the West line of said Red Bird Ridge LLC tract and the East line of said Lot 1, for a distance of 218.08 feet to a 1/2 inch iron rod found for the Northwest corner of said Lot 1 and the Southeast corner of Section Three of Country Club Estates, as recorded in Volume 6, Page 15 and Cabinet A, Page 137 of the Plat Records of Denton County, Texas;

THENCE North 00°30'07" West along the West line of said Red Bird Ridge LLC tract and the East line of said Section Three of Country Club Estates, for a distance of 888.21 feet to a 1/2 inch iron rod found for the Southwest corner of a tract of land described in a Deed to Charles F. Holmans, II and wife, Priscilla L. Holmans, as recorded in Volume 1122, Page 289 of the Deed Records of Denton County, Texas;

THENCE South 89°52'22" East along the South line of said Holmans tract, for a distance of 597.89 feet to a 5/8 inch iron rod found for the Southeast corner of said Holmans tract;

THENCE North 00°28'37" West along the East line of said Holmans tract, for a distance of 599.83 feet to a 5/8 inch iron rod found for the Northeast corner of said Holmans tract, said point also being in the North line of the above cited Miller tract and the South line of Briar Hill Addition, as recorded in Cabinet Y, Page 656 of the Plat Records of Denton County, Texas;

THENCE South 89°36'12" East along the North line of said Miller tract and the South line of said Briar Hill Addition, for a distance of 382.23 feet to a 1/2 inch iron rod found for the Northwest corner of a tract of land described as Tract 1 in a Deed to Mark Stephen Smith Living Trust, as recorded in Document No. 2023-119804 of the Official Records of Denton County, Texas;

THENCE South 89°25'44" West departing the North line of said Miller tract, and along the West line of said Tract 1, for a distance of 227.33 feet to a 1/2 inch iron rod found for the Southwest corner of same;

THENCE South 89°36'59" East along the South line of said Tract 1, for a distance of 174.95 feet to a 1/2 inch iron rod found for corner at an angle point;

THENCE South 47°51'32" East continuing along the South line of said Tract 1, for a distance of 107.48 feet to a 1/2 inch iron rod found for corner at an angle point;

THENCE South 89°48'45" East continuing along the South line of said Tract 1, for a distance of 135.05 feet to a 1/2 inch iron rod found for the Southeast corner of same, said point being in the East line of said Miller tract and the West line of a tract of land described as Tract One in a Deed to Gilbert T. Stirling and Bethel V. Stirling, Trustees of the Stirling Living Trust, as recorded in Document No. 1997-89153 of the Real Property Records of Denton County, Texas;

THENCE South 00°18'25" East along the East line of said Miller tract and the West line of said Stirling tract, for a distance of 332.16 feet to a 1/2 inch iron rod found for the Easterly Southeast corner of said Miller tract and the Southwest corner of said Stirling tract, said point being in the North line of Fincher's Bend per the Final Plat recorded in Document No. 2015-13 of the Plat Records of Denton County, Texas;

THENCE South 89°24'12" West along the most Easterly South line of said Miller tract and the North line of said Fincher's Bend, for a distance of 208.43 feet to a 1/2 inch iron rod found for an interior ell corner of said Miller tract and the Northwest corner of said Fincher's Bend;

THENCE South 00°40'44" East along the East line of said Miller and Red Bird Ridge LLC tracts, and along the West line of said Fincher's Bend, passing a 5/8 inch iron rod found for the Southwest corner of said Fincher's Bend and the Northwest corner of said Murphy Arbors at a distance of 810.65 feet, and continuing along the East line of said Red Bird Ridge LLC tract and the West line of said Murphy Arbors, for a total distance of 1143.75 feet to the POINT OF BEGINNING, and containing 38.445 acres (1,674,680 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CRISPEN MOUNT MILLER, ABIGAIL MOUNT MILLER AND RED BIRD RIDGE, LLC do hereby adopt this Final Plat designating the hereinabove described property as RED BIRD RIDGE ADDITION, BLOCK A, LOTS 3-18 AND 20 and BLOCK B, LOTS 1X-4X (COMMON AREAS), 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 intended and hereby consent and agree that the same shall remain dedicated to the public use forever and shall not be removed 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 adding to or removing all or part of its respective systems without the necessity of procuring the permission of anyone

WITNESS MY HAND, this the _____ day of _____, 2024.

CRISPEN MOUNT MILLER

ABIGAIL MOUNT MILLER

RED BIRD RIDGE LLC

BY: _____ AUTHORIZED SIGNATURE _____ TITLE _____

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CRISPEN 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 _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF DENTON

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 _____, 2024.