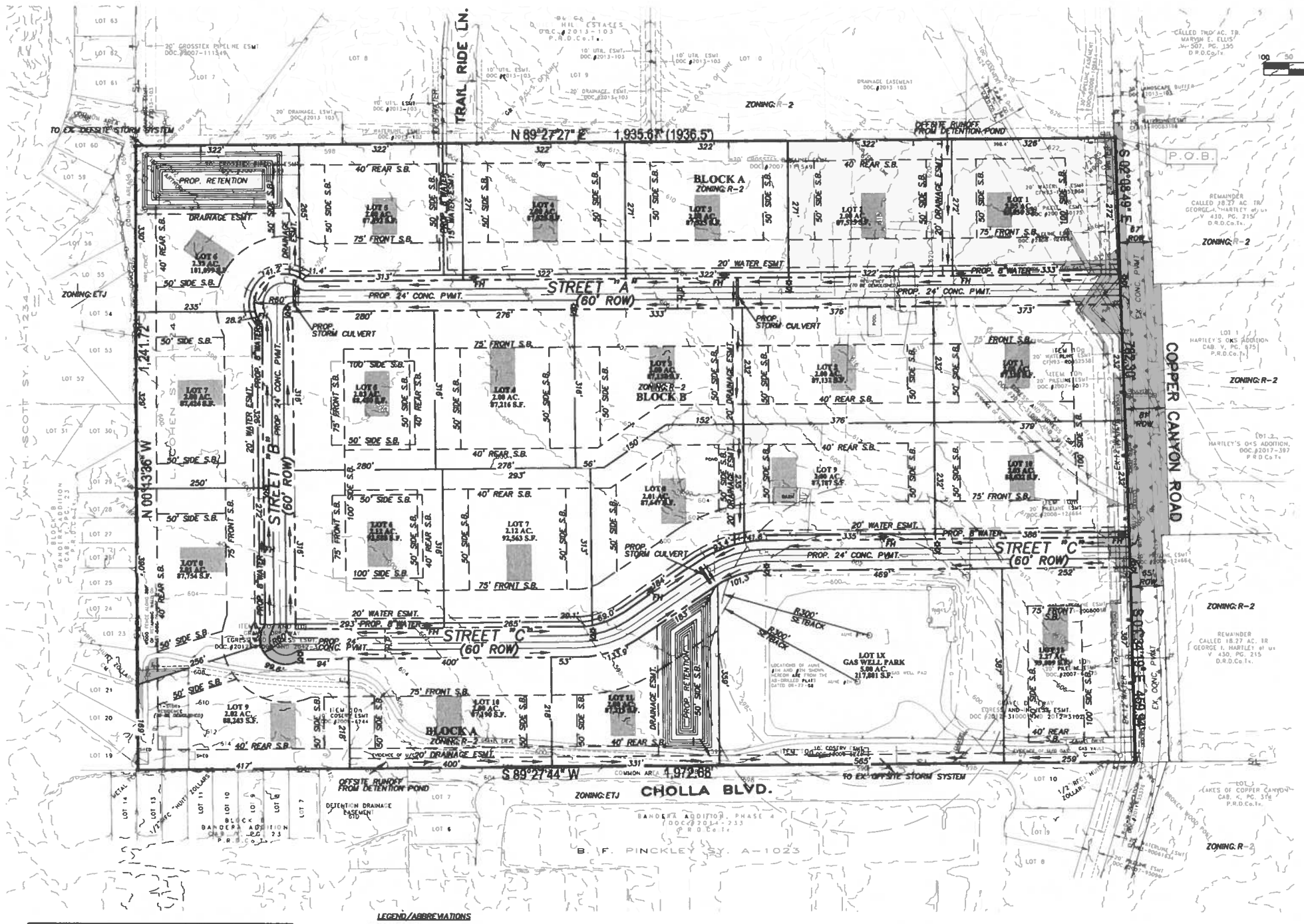

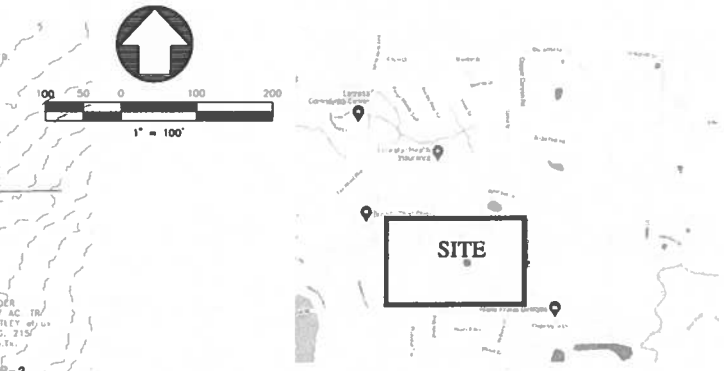

LOCATION MAP
– N.T.S. –

55.750 Acres of land

FIELD NOTES to all that certain tract of land situated in the L. Cohen Survey Abstract Number 264, Denton County, Texas and being all of the called 15.00 acre Tract Two (Tract 3) and all of the called 20.00 acre Tract One (Tract 4) described in the deed from Patrick J. Ferrillo to Janet L. Aune recorded in Volume 1378, Page 198 of the Real Property Records; all of the called 20.30723 acre tract (Tract 1) described in the deed from Patrick J. Ferrillo to Janet L. Aune recorded in Clerk's File Number 94-R0082811; and all of the called 0.459 acre tract (Tract 2) described in the deed from General Telephone Company to Janet Aune recorded in Volume 2174, Page 016 of the said Real Property Records and also being ; the subject tract being more particularly described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (hereinafter referred to as 1/2IRS) set at the base of a 3 inch wood fence corner post at the Northeast corner of the said 15.00 acre Tract Two on the West line of Copper Canyon Road;

THENCE South 02 Degrees 08 Minutes 49 Seconds East along a wire fence with the West line of Copper Canyon Road and the East line of the said 15.00 acre Tract Two and passing at a distance of 336.44 feet the Southeast corner thereof and the Northeast corner of the said 20.00 acre Tract One and continuing along the same course, in all a total distance of 782.30 feet to a 3 inch wood fence post at the Southeast corner thereof and the Northeast corner of the said 20.30723 acre tract;

THENCE South 01 Degrees 34 Minutes 19 Seconds East continuing along a wire fence with the West line of Copper Canyon Road and the East line of the 20.30723 acre tract a distance of 459.94 feet to a 1/2IRS at the base of a broken wood post for the Southeast corner thereof and the Northeast corner of Bandera Addition, Phase 4 as shown by the plat thereof recorded in Document Number 2014-233 of the Plat Records of Denton County, Texas;

THENCE South 89 Degrees 27 Minutes 44 Seconds West (base bearing) generally along a wire fence with the common line between the 20.30723 acre tract and the said Bandera Addition passing at a distance of 54.07 feet a 1/2 inch iron rod with a plastic cap stamped "HUITT ZOLLARS" found at the Northwest corner of Common Area 2 of the said Bandera Addition, and passing at a distance of 1,871.97 feet the Southerly Southwest corner of the 20.30723 acre tract and the Southeast corner of the said 0.459 acre tract and continuing along the same course, in all, a total distance of 1,972.68 feet to a metal fence corner post at the Southwest corner thereof and a reentrant corner of Block B of Bandera Addition as shown by the plat thereof recorded in Cabinet Y, Page 23 of the said Plat Records;

THENCE North 00 Degrees 13 Minutes 36 Seconds West generally along a wire fence with the common line between the said Block B and the 0.459 acre tract passing at a distance of 200.0 feet the Northwest corner thereof and the Westerly Southwest corner of the 20.30723 acre tract and passing the Northwest corner thereof and the Southwest corner of the 20.00 acre Tract One and passing the Northwest corner thereof and the Southwest corner of the 15.00 acre Tract Two and continuing along the same course, in all, a total distance of 1,241.72 feet to a 1/2 inch iron rod with a plastic cap stamped "ARTHUR" found at the base of a 3 inch wood fence corner post at the Northwest corner thereof and the Southwest corner of Block A of Quiet Hill Estates as shown by the plat thereof recorded in Document Number 2013-103 of the said Plat Records;

THENCE North 89 Degrees 27 Minutes 27 Seconds East generally along a wire fence with the North line of the 15.00 acre Tract Two a distance of 1,935.67 feet to the PLACE OF BEGINNING and enclosing 55.750 acres of land.

STATE OF TEXAS
JEFF D CRANNELL
50800
LICENSED
PROFESSIONAL ENGINEER
07-16-2025

SITE DATA SUMMARY CHART	
GROSS AND NET ACREAGE OF PROJECT	55.75 AC.
PROPOSED NUMBER OF LOTS	22 RESIDENTIAL LOTS 1 GAS WELL LOT
ANTICIPATED SCHEDULE OF DEVELOPMENT	4TH QUARTER 2023
AREA OF OPEN SPACE	0 ACRES
LOT DENSITY	0.39 LOTS/ACRE

LEGEND/ABBREVIATIONS

- BUILDING PAD (50'X90')
- FH — PROPOSED FIRE HYDRANT
- SL — PROPOSED STREETLIGHT
- PROPOSED WATERLINE (CROSS TIMBERS SPECIAL UTILITY DISTRICT)
- W — EXISTING WATERLINE (CROSS TIMBERS SPECIAL UTILITY DISTRICT)
- PROPOSED DRAINAGE ARROW
- PROPOSED STORM DRAINAGE CULVERT
- STREET CENTERLINE
- H.P. — HIGH POINT
- S.B. — SETBACK LINE
- ESMT. — EASEMENT LINE
- AC. — ACRE
- PROP. — PROPOSED
- ROW — RIGHT-OF-WAY
- EX. — EXISTING
- CONC. — CONCRETE
- PVMT. — PAVEMENT

OWNER:
AUNE FAMILY FARM LTD PS
1313 COPPER CANYON RD
ARGYLE, TX 76226-9735

DEVELOPER:
SWEET COW HOLDINGS, LLC
2301 VAIL DR.
McKINNEY, TX 75070
PH: (480) 353-7544

ENGINEER:
CRANNELL ENGINEERING
2570 JUSTIN ROAD, SUITE 209
HIGHLAND VILLAGE, TX 75077
TBPE FIRM# 605
PH: (972) 691-6633

DEVELOPMENT PLAN
AUNE RANCH AT COPPER CANYON

Being 55.75 Acres Situated in the
L. Cohen Survey, Abstract No. 264
Town of Copper Canyon
Denton County, Texas

– FEBRUARY 6, 2023 –