

OWNERS' CERTIFICATE

L52 N85°57'19"E 50.28'

STATE OF TEXAS COUNTY OF DENTON CITY OF DENTON

WHEREAS MRLP Bick Property, L.L.C. AND MRLP RN Land, L.L.C., are the owners of a tract of land situated in the M.E.P. & P. R.R. CO. Survey, Abstract No. 927, Denton County, Texas, and being a portion of the remainder of a called 19.323 acre tract of land described in a deed to MRLP Bick Property, L.L.C., as recorded in Document No. 2016-6991 of the Official Records of Denton County, Texas, and being a portion of the remainder of a called 18.219 acre tract of land described as North Tract in a deed to MRLP RN Land, L.L.C., as recorded in Document No. 2016-6992 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 2.613 acre tract of land described in a deed to City of Denton, Texas, as recorded in Document No. 2013-23554 of the Official Records of Denton County, Texas, common to the southwest corner of a called 4.311 acre tract of land described in a deed to City of Denton, Texas, as recorded in Document No. 2013-71351 of the Official Records of Denton County, Texas, and the southeast corner of a called 17.91 acre tract of land described in a deed to Harlan Properties, Inc., as recorded in Document No. 2013-80295 of the Official Records of Denton County, Texas, being on the westerly right-of-way line of Mayhill Road, a variable width right-of-way, and on the northerly line of said 19.323 acre tract;

THENCE South 01°26'36" West, departing the northerly line of said 19.323 acre tract, along the westerly line of said 2.613 acre tract, the westerly right-of-way line of said Mayhill Road, the easterly line of said 19.323 acre tract and the easterly line of said 18.219 acre tract, a distance of 936.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°48'08" West, departing the westerly line of said 2.613 acre tract and the westerly right-of-way line of said Mayhill Road, and crossing said 18.219 acre tract, a distance of 957.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of Lot 1, Block B of Lot 1, Block A and Lot 1, Block B, Mayhill Industrial Development, according to the plat thereof recorded in Document No. 2012-121 of the Plat Records of Denton County, Texas;

THENCE North 00°01'18" West, along the easterly line of said Lot 1, Block B, a distance of 291.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, Block B, being on the northerly line of said 18.219 acre tract and the southerly line of said 19.323 acre tract;

THENCE North 89°30'16" West, along the northerly line of said 18.219 acre tract, the northerly line of said Lot 1, Block B and the southerly line of said 19.323 acre tract, a distance of 199.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 19.323 acre tract, common to the northwest corner of said Lot 1, Block B, being on the easterly line of a called 7.079 acre tract of land described as Second Tract in a deed to United States of America, as recorded in Volume 458, Page 645 of the Deed Records of Denton County, Texas:

THENCE North 00°53'11" East, along the westerly line of said 19.323 acre tract, the easterly line of said Second Tract and the easterly line of a called 12.921 acre tract of land described as First Tract in said deed recorded in Volume 458, Page 645 of the Deed Records of Denton County, Texas, a distance of 653.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 19.323 acre tract, common to the northeast corner of said First Tract, being on the southerly line of a called 2.50 acre tract of land described as Tract II - Tract 2 in a deed to K X Wealth Fund I LLC, as recorded in Document No. 2020-208815 of the Official Records of Denton County, Texas;

THENCE South 89°54'18" East, along the northerly line of said 19.323 acre tract, the southerly line of said Tract II - Tract 2, and the southerly lines of a called 2.50 acre tract of land described as Tract II - Tract 1 and a called 5.00 acre tract of land described as Tract 4 in said deed recorded in Document No. 2020-208815 of the Official Records of Denton County, Texas, a distance of 620.69 feet to a 1/2 inch iron rod found for the southeast corner of said Tract 4, common to the southwest corner of aforesaid 17.91 acre

THENCE South 89°24'32" East, continuing along the northerly line of said 19.323 acre tract and along the southerly line of said 17.91 acre tract, a distance of 550.32 feet to the POINT OF BEGINNING and containing 23.904 acres (1,041,249 square feet) of land, more or less.

LINI	E TABLE		LINI	E TABLE		С	JRVE TAI	BLE				CURVE TABLE NO. DELTA RADIUS			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO	DELTA	A RADII	IS LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENG
L1	N35°24'41"E	4.40'	L53	N04°02'41"W	11.39'	C1	90°00'0	0" 25.0)' 39.27'	S44°53'54"E	35.36'	C53	90°00'00"	20.00'	31.4
L2	S00°06'06"W	13.70'	L54	S04°02'41"E	10.52'	C2	90°00'0	0" 25.0	39.27'	S45°06'06"W	35.36'	C54	90°00'00"	20.00'	31.4
L3	S00°06'06"W	9.40'	L55	N85°57'19"E	145.18'	C3	84°04'1	2" 5.00	7.34'	N48°03'59"E	6.70'	C55	90°00'00"	20.00'	31.4
L4	S44°53'54"E	7.72'	L56	N01°13'42"W	10.57'	C4	85°51'0	3" 25.0	37.46'	S43°01'48"W	34.05'	C56	75°28'38"	20.00'	26.3
L5	N89°51'55"E	61.06'	L57	S54°18'34"W	16.11'	C5	163°58'0	19.6	56.14'	N22°37'47"W	38.85'	C57	7°07'33"	224.00'	27.8
L6	S00°11'52"E	52.37'	L58	S12°19'33"W	86.45'	C6	41°21'5	5" 441.0	5' 318.42'	S37°12'48"W	311.55'	C58	21°38'56"	30.00'	11.3
L7	N90°00'00"E	163.66'	L59	S88°39'44"W	10.44'	C7	79°19'4	7" 16.0	22.15'	S23°06'35"E	20.43'	C59	90°00'00"	20.00'	31.4
L8	N89°48'08"E	7.34'	L60	S50°27'33"W	15.96'	C8	62°46'2	8" 14.0	15.34'	N31°23'14"W	14.58'	C60	90°00'00"	20.00'	31.4
L9	N44°24'32"W	31.77'	L61	S12°15'12"W	24.69'	C9	28°03'0	7" 194.0	0' 94.98'	N04°48'19"E	94.04'	C61	90°10'34"	20.00'	31.4
L10	N13°37'32"E	9.56'	L62	S39°27'48"W	26.85'	C1	0 72°32'4	9" 20.0	25.32'	S36°10'19"E	23.67'	C62	89°49'26"	20.00'	31.3
L11	S04°38'39"W	10.65'	L63	S18°04'59"W	38.36'	C1	1 90°00'0	0" 5.00	7.85'	N44°53'54"W	7.07'	C63	89°42'03"	20.00'	31.3
L12	N89°56'53"E	13.90'	L64	N71°55'01"W	38.43'	C1	2 90°00'0	0" 5.00	7.85'	S45°06'06"W	7.07'	C64	91°05'03"	20.00'	31.7
L13	S45°03'07"E	7.09'	L65	S83°03'29"W	37.17'	C1	3 90°00'0	0" 5.00	7.85'	S44°53'54"E	7.07'	C65	89°12'55"	20.00'	31.1
L14	N00°18'51"W	34.54'	L66	S14°14'02"W	86.32'	C1	4 99°19'2	0" 40.0	0' 69.34'	S40°26'25"W	60.98'	C66	90°00'00"	20.00'	31.4
L15	S89°53'54"E	0.12'	L67	S01°25'40"W	120.01'	C1	5 44°05'1	8" 200.0	0' 153.90'	N12°49'24"E	150.13'	C67	89°36'33"	20.00'	31.2
L16	N89°48'08"E	10.00'	L68	S89°48'05"W	46.93'	C1	6 33°26'2	4" 224.0	0' 130.73'	S18°08'52"W	128.89'	C68	90°23'27"	20.00'	31.5
L17	N00°06'06"E	16.00'	L69	S25°59'49"W	15.75'	C1	7 88°22'2	8" 20.0	30.85	N45°36'54"E	27.88'	C69	90°00'00"	20.00'	31.4
L18	S89°53'54"E	13.31'	L70	S89°31'01"W	27.84'	C1	8 21°38'5	1" 54.0	20.40'	S78°58'40"W	20.28'	C70	90°00'00"	20.00'	31.4
L19	S89°53'54"E	12.90'	L71	S44°20'20"W	9.50'	C1	9 21°38'5	5" 200.0	0' 75.57'	N78°58'40"E	75.12'	C71	99°19'20"	46.00'	79.7
L20	N31°40'52"E	23.65'	L72	S00°00'24"W	85.84'	C2	0 90°17'5	7" 20.0)' 31.52'	S45°02'53"E	28.36'	C72	38°21'40"	50.49'	33.8
L21	N89°53'54"W	21.32'	L73	S50°51'38"W	25.27'	C2		0" 20.0)' 31.42'	S45°06'06"W	28.28'	C73	17°31'05"	50.04'	15.3
L22	S00°06'06"W	1.00'	L74	S89°48'08"W	127.50'	C2	2 90°32'0	9" 20.0)' 31.60'	S44°37'50"E	28.42'	C74	57°14'30"	71.63'	71.5
L23	S89°53'54"E	21.04'	L75	N00°16'26"W	79.69'	C2				N45°22'10"E	28.15'	C75	29°12'43"	49.71'	25.3
L24	N89°53'54"W	23.52'	L76	N50°36'26"E	17.52'	C2				S62°50'43"E	18.19'	C76	19°34'05"	59.66'	20.3
L25	S00°11'52"E	52.88'	L77	S45°34'17"E	11.32'	C2				N62°27'10"W	39.49'	C77	63°42'12"	50.16'	55.7
L26	S67°30'24"W	15.50'	L78	S89°30'27"E	28.28'	C2				S45°53'11"W	62.23'	C78	29°27'27"	50.90'	26.1
L27	N88°33'27"W	0.48'	L79	N31°21'32"E	10.27'	C2				S44°37'56"E	62.79'	C79	32°19'44"	79.69'	44.9
L28	N88°33'27"W	0.47'	L80	N00°00'19"E	50.26'	C2				N44°18'33"W	28.38'	C80	17°15'40"	51.15'	15.4
L29	N89°48'08"E	31.43'	L81	S62°46'28"E	35.30'	C2				N25°13'13"E	16.48'	C81	26°10'58"	54.34'	24.8
L30	S88°34'20"E	50.00'	L82	N16°33'19"E	13.78'	C3				\$24°45'58"W	36.89'	C82	41°24'19"	50.15'	36.2
L31	N01°25'40"E	24.00'	L83	S21°20'02"E	9.42'	C3				S45°06'35"E	62.32'	C83	68°44'01"	55.81'	66.9
L32	N88°34'20"W	45.05'	L84	S14°53'46"W	48.58'	C3	_			N78°17'04"E	17.57'	C84	23°51'45"	51.20'	21.3
L33	S89°53'54"E	20.57'	L85	S77°17'49"W	18.08'	C3				N45°43'21"E	32.66'	C85	28°21'27"	49.58'	24.5
L34	S70°23'44"E	21.00'	L86	S16°29'31"W	26.31'	C3				S56°52'12"W	21.75'	C86	20°31'24"	80.47'	28.8
L35	S00°11'52"E	10.00'	L87	S73°02'59"W	5.99'	C3				N61°46'43"W	19.04'	C87	24°46'59"	62.85'	
L36	S89°48'08"W	10.00'	L88	S24°12'37"W								<u> </u>	53°48'45"	57.55'	27.1 54.0
L37	N00°11'52"W	6.42'			71.01'	C3	_			S60°57'31"E	114.89'	C88	33 46 43	37.55	34.0
L37	S00°11'52"E	9.16'	L89	N89°19'29"W	8.15'	C3				S60°31'10"E	94.01'	1			
L39	N10°25'24"E	30.09'	L90	S00°29'27"E	42.49'	C3				N61°46'44"W	38.48'	1			
	N10°25'24'E	129.13'	L91	S89°37'01"E	83.16'	C3				S45°11'52"E	28.28'	_			
L40			L92	S13°33'21"W	13.16'	C4				S44°48'08"W	28.28'	-			
L41	S54°27'47"E	13.04'	L93	N00°13'07"W	25.51'	C4	_			N45°36'54"E	61.34'	1			
L42	S10°00'39"W	24.37'	L94	N89°48'08"E	16.22'	C4				S30°02'38"W	47.89'	_			
L43	S45°00'00"W	19.70'	L95	N01°36'47"E	39.05'	C4)' 19.10'	N37°36'36"E	18.68'				
L44	S01°00'30"W	36.61'	L96	S89°53'54"E	58.47'	C4				S18°52'29"W	13.89'				
L45	S44°41'31"W	19.94'	L97	S89°53'54"E	94.53'	C4	5 70°14'2	0" 20.0	24.52'	S56°18'30"W	23.01'				
L46	S70°28'36"W	24.77'	L98	N90°00'00"W	158.37'	C4	6 118°43'5	59" 20.0)' 41.45'	S29°12'21"E	34.42'	_			
L47	N70°52'10"W	18.04'				C4	7 31°25'4	1" 226.0	0' 123.97'	N14°26'48"E	122.42'				
L48	S45°39'53"W	38.89'				C4	8 91°22'0	8" 20.0	31.89'	S44°25'01"W	28.62'				
L49	S07°26'00"W	5.94'				C4	9 180°00'0	00" 5.00	15.71'	N70°23'44"W	10.00'				
L50	S42°33'06"W	57.83'				C5	0 3°02'38	3" 203.0	0' 10.79'	S18°04'57"W	10.78'				
L51	S89°30'21"E	60.00'				C5	1 180°00'0	5.00	15.71'	S73°26'22"E	10.00'				
	1	1	1				1		I	1	1	1			

193.00' 10.25'

	OWNER'S DEDICATION	SURVEYOR'S CERTIFICATION					
	STATE OF TEXAS §	KNOW ALL MEN BY THESE PRESENTS:					
	COUNTY OF DENTON §	That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and					
	NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:	accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.					
ey, Abstract No. 927, ecorded in Document North Tract in a deed ed as follows:	THAT, MRLP Bick Property, L.L.C. AND MRLP RN Land, L.L.C., do hereby adopt this plat designating the herein described property as MAYHILL MULTIFAMILY, an addition in Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.	Sylviana Gunawan Registered Professional Land Surveyor No. 6461 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone 972-335-3580 PRELIMINARY					
ed to City of Denton,	WITNESS MY HAND, this day of, 20		THIS DOCUMENT SHALL NOT BE RECORDED FOR				
11 acre tract of land ast corner of a called nty, Texas, being on	BY: MRLP Bick Property, L.L.C.		ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED				
my, rondo, somy on		STATE OF TEXAS §	UPON AS A FINAL				
nt-of-way line of said	TITLE	COUNTY OF COLLIN §	SURVEY DOCUMENT				
plastic cap stamped	STATE OF TEXAS §	BEFORE ME, the undersigned, a Notary Public in and known to me to be the person and officer whose name executed the same for the purposes and considerations	e is subscribed to the foregoing instrume	ent, and acknowledged to me that he			
ing said 18.219 acre A and Lot 1, Block B,	COUNTY OF COLLIN §	GIVEN UNDER MY HAND AND SEAL OF OFFICE this		, 20 .			
ed "KHA" set for the	BEFORE ME, the undersigned authority, 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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.		as, o	,			
10.222 page treat a	GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of, 20	Notary Public, State of Texas					
19.323 acre tract, a hwest corner of said		•					
rded in Volume 458,	Notary Public, State of Texas	My Commission Expires:					
12.921 acre tract of to a 5/8 inch iron rod ne southerly line of a	My Commission Expires:						
al Records of Denton	BY: MRLP RN Land, L.L.C.						
called 2.50 acre tract e Official Records of aforesaid 17.91 acre	TITLE						
nce of 550.32 feet to	STATE OF TEXAS §						
	COUNTY OF COLLIN §						
GTH CHORD BEARING CHORD	BEFORE ME, the undersigned authority, 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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.						
42' N45°11'52"W 28.28'	GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of, 20						
42' N44°48'08"E 28.28' 42' S45°11'52"E 28.28'							
35' \$37°32'27"W 24.48'							
86' N71°42'59"E 27.84'	Notary Public, State of Texas						
34' \$78°58'40"W 11.27'	My Commission Expires:						

28.28'

28.28' 28.33'

28.24'

28.21'

28.55'

28.09'

28.28'

28.19'

28.38'

28.28'

28.28'

70.13'

33.18'

15.24'

68.62'

25.07'

20.28'

52.94'

25.88'

44.37'

15.35'

24.62'

35.46'

63.01'

21.17'

24.29'

28.67'

26.98'

52.09'

N45°11'52"W

S45°06'35"E

S44°53'25"W

N44°57'07"E

S44°39'20"E

S45°29'38"W N44°53'54"W

N45°41'27"E

S44°18'33"E

S45°53'11"W

N44°06'49"W

S40°26'25"W

N64°44'43"E

S09°57'59"W

S29°58'38"W

S06°27'06"E

N03°35'42"E

N22°29'59"W

N30°00'00"E

N63°21'44"E

N28°17'57"E

N22°37'00"W

N26°21'42"E

N05°29'55"E

N57°13'18"E

S89°07'26"E

N60°09'00"E

N42°21'04"E

N08°27'52"E

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.

- 2. All property corners are 5/8" iron rods with plastic caps stamped "KHA", unless otherwise noted.
- 3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- 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.
- 5. Water and wastewater service will be provided by the City of Denton.
- 6. All recording information shown heron are referenced to the Deed, Plat, or Official Records of Denton County, Texas unless otherwise noted.
- 7. The purpose of this plat is create 1 lot and easements necessary for development.
- 8. On site sewer facilities shall not be located inside publicly dedicated easements.
- 9. No gas well Drilling and Production Sites are located within 1000 feet of the subject property
- 10. Private improvements or encroachments cannot encroach onto existing public or private easements.
- 11. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Detention Pond Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Detention Pond Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Detention Pond Easement, as herein above defined, unless approved by the City. The owners shall keep the Detention Pond easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described Detention Pond easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Detention Pond Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
- 12. The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
- 13. No permits will be issued until a Tree Survey and Preservation Plan are submitted and approved.
- 14. On-site ESA located within drainage easement.
- 15. On-site drainage facilities to be owned and maintained by The Martino Group.
- 16. The land described by the floodplain easement on this plat contains Environmentally Sensitive Areas, as defined in the Denton Development Code. Vegetation is generally to be perpetually kept in its natural state. Maintenance within the Environmentally Sensitive Area to ensure the longevity and integrity of the site will adhere to the following:
- Typical maintenance such as mowing, leaf removal, pesticide/ fertilizer application, and weeding within the floodplain easement is restricted to maintain positive drainage flow and the removal of invasive plants as listed by the Texas
- Parks and Wildlife.
- The removal of vegetation identified as an invasive is allowed upon approval from the City of Denton Environmental Services and Sustainability Department of a removal plan. Mowing and leaf removal surrounding the trail will be limited to 5 feet from the paved surface.
- Trash and debris is to be removed on foot at least quarterly.
- If deemed necessary for the safety of pedestrians or the health of trees within the mitigation area, an ISA certified arborist will be contracted to evaluate the areas of concern and trim trees as required and a tree removal permit sought from the Denton Development Services Department.
- In the event that the property is sold in the future, the new owners must adhere to the maintenance plan in order to retain the natural state and integrity of the floodplain easement area.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0380G, for Denton County, Texas and incorporated areas, dated 04/18/2011 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

APPROVED BY THE PLANNING & ZONING COMMISSION

______ DAY OF ________, 20____

CHAIRPERSON, PLANNING AND ZONING COMMISSIO

CITY SECRETARY

FINAL PLAT **MAYHILL MULTIFAMILY**

BLOCK A, LOT 1

23.904 ACRES OUT OF THE MEMPHIS, EL PASO & PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO. 927 CITY OF DENTON, DENTON COUNTY, TEXAS PREPARED: JULY 2024

CITY PROJECT #FP24-0010

Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779 <u>Scale</u> <u>Date</u> <u>Drawn by</u> 2 OF 2

JCC KHA 063248000 1" = 60' Sep. 2024 FILED

MRLP Bick Property, LLC & MRLP RN Land, LLC 4922 Christi Lane Aubrey, Texas 76227 Phone: Contact :

ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Fax: 972-335-3779

SURVEYOR

Frisco, Texas 75034

Phone: 972-335-3580

Fax: 972-335-3779

Kimley-Horn and Associates, Inc.

6160 Warren Pkwy., Suite 210

Contact: Sylviana Gunawan, RPLS Contact: Rob Myers, P.E.

PRELIMINARY

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