

OWNERS' CERTIFICATE

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 tract;

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.

Table with 5 columns: NO., BEARING, LENGTH, NO., BEARING, LENGTH. Contains line table data for bearings and lengths.

Table with 12 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD, NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains curve table data for various points and measurements.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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.

WITNESS MY HAND, this _____ day of _____, 20__.

BY: MRLP Bick Property, L.L.C.

TITLE

STATE OF TEXAS §

COUNTY OF COLLIN §

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

BY: MRLP RN Land, L.L.C.

TITLE

STATE OF TEXAS §

COUNTY OF COLLIN §

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

NOTES:

- 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.
4. 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 hereon 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 or City'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.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and 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.

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20__

CHAIRPERSON, PLANNING AND ZONING COMMISSION

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

Kimley Horn logo and contact information: 6160 Warren Parkway, Suite 210 Frisco, Texas 75034. Tel. No. (972) 335-3580 Fax No. (972) 335-3779. Includes a table with Scale (1" = 60'), Drawn by (JCC), Checked by (KHA), Date (Sep. 2024), Project No. (063248000), and Sheet No. (2 OF 2).

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

SURVEYOR: Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210 Frisco, Texas 75034
Phone: 972-335-3580 Fax: 972-335-3779
Contact : Sylviana Gunawan, RPLS

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