



LEGEND	
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MMF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING LINE
C.E.	COSERV EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
FFE MIN	MINIMUM FINISHED FLOOR ELEV.
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
OF	OPEN FENCE REQUIRED
P.I.E.	PRIVATE IRRIGATION EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.U.E.	SIDEWALK & UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
	STREET NAME CHANGE

SEE SHEET 2 FOR LINE/CURVE
TABLES & GENERAL NOTES

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: March 21, 2024
CITY PROJECT # _____

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	March 2024	063248000	1 OF 2

FILED:

OWNER:
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
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

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 and the westerly right-of-way line of said Mayhill Road, passing at a distance of 657.24 feet the southerly line of said 19.323 acre tract and the northerly line of said 18.219 acre tract, and continuing along the same course, for a total 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.

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, alleys, and easements for drainage and utilities shown thereon.

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.

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: _____

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

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: _____

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

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: March 21, 2024
CITY PROJECT # _____

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	March 2024	063248000	2 OF 2

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

OWNER:
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
Contact : Rob Myers, P.E.

NOTES:

- 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.
- All property corners are 5/8" iron rods with plastic caps stamped "KHA", unless otherwise noted.
- 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.
- Water and wastewater service will be provided by the City of Denton.
- The purpose of this plat is create 1 lot and easements necessary for development.
- 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.

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.

LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	CHORD
L1	S44°48'08"W	16.00'	L41	S04°00'38"E	12.65'	C1	90°00'00"	25.00'	39.27'	S44°53'54"E	35.36'	C41	88°22'28"	44.00'	67.87'
L2	S00°06'06"W	13.70'	L42	S45°03'05"W	43.38'	C2	90°00'00"	25.00'	39.27'	S45°06'06"W	35.36'	C42	57°13'55"	50.00'	49.94'
L3	S00°06'06"W	9.40'	L43	N44°56'55"W	7.24'	C3	84°04'12"	5.00'	7.34'	N48°03'59"E	6.70'	C43	42°05'58"	26.00'	19.10'
L4	S44°53'54"E	7.72'	L44	N45°03'05"E	14.93'	C4	85°51'03"	25.00'	37.46'	S43°01'48"W	34.05'	C44	4°37'42"	172.00'	13.89'
L5	N72°22'54"E	46.03'	L45	N89°24'32"W	9.59'	C5	151°56'26"	30.00'	79.56'	N18°04'28"W	58.21'	C45	70°14'20"	20.00'	24.52'
L6	S35°49'17"W	2.23'	L46	N44°24'32"W	30.91'	C6	41°21'55"	431.05'	311.20'	S37°12'48"W	304.49'	C46	118°43'59"	20.00'	41.45'
L7	S72°22'54"W	46.69'	L47	S53°35'33"W	1.23'	C7	79°19'47"	5.00'	6.92'	S23°06'35"E	6.38'	C47	31°25'41"	226.00'	123.97'
L8	N89°50'28"W	10.00'				C8	62°46'28"	25.00'	27.39'	N31°23'14"W	26.04'	C48	91°22'08"	20.00'	31.89'
L9	S89°50'28"E	5.07'				C9	89°41'09"	20.00'	31.31'	N44°50'34"E	28.21'	C49	180°00'00"	5.00'	15.71'
L10	N00°09'32"E	10.00'				C10	90°24'57"	20.00'	31.56'	S45°06'23"E	28.39'	C50	3°02'38"	203.00'	10.79'
L11	S00°09'32"W	10.00'				C11	90°00'00"	5.00'	7.85'	N44°53'54"W	7.07'	C51	180°00'00"	5.00'	15.71'
L12	N89°50'28"W	10.00'				C12	90°00'00"	5.00'	7.85'	S45°06'06"W	7.07'	C52	3°02'38"	193.00'	10.25'
L13	N00°09'32"E	5.00'				C13	90°00'00"	5.00'	7.85'	S44°53'54"E	7.07'	C53	90°00'00"	20.00'	31.42'
L14	S00°11'52"E	10.23'				C14	99°19'20"	40.00'	69.34'	S40°26'25"W	60.98'	C54	90°00'00"	20.00'	31.42'
L15	N89°48'08"E	10.00'				C15	44°05'18"	200.00'	153.90'	N12°49'24"E	150.13'	C55	90°00'00"	20.00'	31.42'
L16	N00°11'52"W	7.22'				C16	33°28'24"	224.00'	130.73'	S18°08'52"W	128.89'	C56	75°28'38"	20.00'	28.35'
L17	N45°06'06"E	31.80'				C17	88°22'28"	20.00'	30.85'	N45°36'54"E	27.88'	C57	7°07'33"	224.00'	27.86'
L18	S89°53'54"E	18.29'				C18	21°38'51"	54.00'	20.40'	S78°58'40"W	20.28'	C58	21°38'56"	30.00'	11.34'
L19	S89°53'54"E	11.25'				C19	21°38'55"	200.00'	75.57'	N78°58'40"E	75.12'	C59	90°00'00"	20.00'	31.42'
L20	N45°06'06"E	3.96'				C20	90°17'57"	20.00'	31.52'	S45°02'53"E	28.36'	C60	90°00'00"	20.00'	31.42'
L21	N89°53'54"W	21.32'				C21	90°00'00"	20.00'	31.42'	S45°06'06"W	28.28'	C61	90°10'34"	20.00'	31.48'
L22	S00°06'06"W	1.00'				C22	90°32'09"	20.00'	31.60'	S44°37'50"E	28.42'	C62	89°49'26"	20.00'	31.35'
L23	S89°53'54"E	21.04'				C23	90°39'19"	19.79'	31.32'	N45°22'10"E	28.15'	C63	89°42'03"	20.00'	31.31'
L24	N89°53'54"W	23.52'				C24	54°06'35"	20.00'	18.89'	S62°50'43"E	18.19'	C64	91°05'03"	20.00'	31.79'
L25	S00°11'52"E	52.88'				C25	53°17'43"	44.02'	40.95'	N62°27'10"W	39.49'	C65	89°12'55"	20.00'	31.14'
L26	S67°30'24"W	15.50'				C26	90°00'30"	44.00'	69.12'	S45°53'11"W	62.23'	C66	90°00'00"	20.00'	31.42'
L27	N88°33'27"W	0.48'				C27	91°01'50"	44.01'	69.92'	S44°37'56"E	62.79'	C67	89°36'33"	20.00'	31.28'
L28	N88°33'27"W	0.47'				C28	90°23'27"	20.00'	31.55'	N44°18'33"W	28.38'	C68	90°23'27"	20.00'	31.55'
L29	N89°48'08"E	31.43'				C29	48°40'03"	20.00'	16.99'	N25°13'13"E	16.48'	C69	90°00'00"	20.00'	31.42'
L30	S88°34'20"E	50.00'				C30	49°34'32"	44.00'	38.07'	S24°45'58"W	36.89'	C70	90°00'00"	20.00'	31.42'
L31	N01°25'40"E	24.00'				C31	90°10'34"	44.00'	69.25'	S45°06'35"E	62.32'	C71	13°04'02"	65.25'	14.88'
L32	N88°34'20"W	45.05'				C32	23°02'08"	44.00'	17.69'	N78°17'04"E	17.57'	C72	13°13'10"	47.28'	10.91'
L33	S89°53'54"E	20.57'				C33	43°34'08"	44.00'	33.46'	N45°43'21"E	32.68'	C73	17°31'05"	50.04'	15.30'
L34	S70°23'44"E	21.00'				C34	65°51'51"	20.00'	22.99'	S56°52'12"W	21.75'				
L35	S00°11'52"E	14.50'				C35	56°50'17"	20.00'	19.84'	N61°46'43"W	19.04'				
L36	S89°48'08"W	10.00'				C36	55°11'51"	124.00'	119.46'	S60°57'31"E	114.89'				
L37	N00°11'52"W	10.92'				C37	56°04'34"	100.00'	97.87'	S60°31'10"E	94.01'				
L38	S00°11'52"E	9.16'				C38	51°51'15"	44.00'	39.82'	N61°46'44"W	38.48'				
L39	N89°48'08"E	10.00'				C39	90°00'00"	20.00'	31.42'	S45°11'52"E	28.28'				
L40	S89°53'54"E	0.12'				C40	90°00'00"	20.00'	31.42'	S44°48'08"W	28.28'				