

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF DENTON WHEREAS, NORTHBRIDGE REALTY HOLDINGS, LLC and YDS KRUM, LLC are the owners of an 8.206 acre tract of land of land out of the James Haney Survey, Abstract Number 515 and the John W. Gibbons Survey, Abstract Number 446, situated in the City of Krum, Denton County, Texas and being a portion of a called 4.03 acre tract of land conveyed to Northbridge Realty Holdings, LLC by special warranty deed of record in Document Number 2022-152261 of the Official Records of Denton County, Texas, also being all of a called 5.00 acre tract of land conveyed to YDS Krum, LLC by special warranty deed of record in Document Number 2022-152265 of said Official Records and being more particularly described by metes & bounds, as follows: BEGINNING at a MAG nail set in the North right-of-way line of Farm-to-Market Road 1173 (right-of-way varies), being the Northeast corner of a called Parcel 00054987 - 0.8228 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2023-14548 of said Official Records, also being in the West line of a called 236.381 acre tract of land conveyed to The 1877 Journey by deed of record in Document Number 2024-85499 of said Official Records, also being the most Southerly Northwest corner of a called Parcel P00055948, Part 1 - 24.9317 acre tract of land to be conveyed to the State of Texas as shown on Possession and Use Agreement of record in Document Number 2022-153777 of said Official Records, also being in Masch Branch Road (right-of-way varies), also being the Southeast corner of said 5.00 acre tract and hereof;

- THENCE, along the North right-of-way line of Farm-to-Market Road 1173, being the North line of said Parcel 00054987, the following five (5) courses and distances: 1. S89°58'23"W, a distance of 371.42 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set; 2. N59°01'28"W, a distance of 58.36 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found; 3. S89°54'02"W, a distance of 80.04 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found; 4. S53°24'25"W, a distance of 62.20 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found; 5. S89°59'51"W, a distance of 95.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found in the East line of Lot 2R, Block 1 of Christian Center Assembly, a subdivision of record in Document Number 2021-111 of the Plat Records of Denton County, Texas, being the common West line of said 4.03 acre tract, also being the Northeast corner of a called Parcel 00054986 - 0.0501 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2022-141886 of said Official Records, Northwest corner of said Parcel 00054987, for the Southwest corner hereof;

- THENCE, leaving the North right-of-way line of Farm-to-Market Road 1173, along the East line of said Lot 2R, Block 1 of Christian Center Assembly, being the common West line of said 4.03 acre and said 5.00 acre tracts, the following six (6) courses and distances: 1. N00°03'10"W, passing at a distance of 36.93 feet, a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT" found and continuing a total distance of 52.64 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4857" found at the point of curvature of a tangent curve to the left; 2. Along said tangent curve to the left, having a radius of 225.00 feet, a delta angle of 39°37'05", a chord bearing and distance of N19°51'42"W 152.50 feet, an arc distance of 155.58 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4857" found at the end of said curve; 3. N48°00'42"E, a distance of 116.85 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4857" found; 4. N41°03'59"W, a distance of 78.45 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4857" found; 5. N18°01'47"W, a distance of 44.39 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4857" found; 6. N00°17'56"W, a distance of 172.47 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4857" found at the Southwest corner of Lot 1, Block 1 of Christian Center Assembly of God Church, a subdivision of record in Document Number 2017-417 of said Plat Records, being the Northwest corner of said 5.00 acre tract and hereof;

- THENCE, N89°00'08"E, leaving the East line of said Lot 2R, along the North line of said 5.00 acre tract, being in part, the common South line of said Lot 1 and in part, the common South line of that certain 50' right-of-way dedication of record in said Christian Center Assembly of God Church, a distance of 673.93 feet to a MAG nail set in Masch Branch Road, being in the West line of said 236.381 acre tract, also being the Southeast corner of said 5.00 right-of-way dedication of record, also being the Northeast corner of said 5.00 acre tract and hereof;

THENCE, S00°17'56"E, along Masch Branch Road, being West line of said 236.381 acre tract, also being the common East line of said 5.00 acre tract, a distance of 550.94 feet to the POINT OF BEGINNING and containing an area of 8.206 acres, or 357,470 square feet of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, NORTHBRIDGE REALTY HOLDINGS, LLC, and YDS KRUM, LLC, does hereby adopt this plat, designated herein as FM 1173 - MASCH BRANCH ADDITION, LOTS 1-5, BLOCK A, an addition in the City of Krum, Denton County, Texas, and does hereby dedicate in fee simple to the City of Krum, the easements and other public places shown hereon for municipal purposes. The utility and fire line easements (street, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress-egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems with out the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

Owner: YDS KRUM, LLC By: [Signature] Date: 9/25/24

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 BRAD ANDRUS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

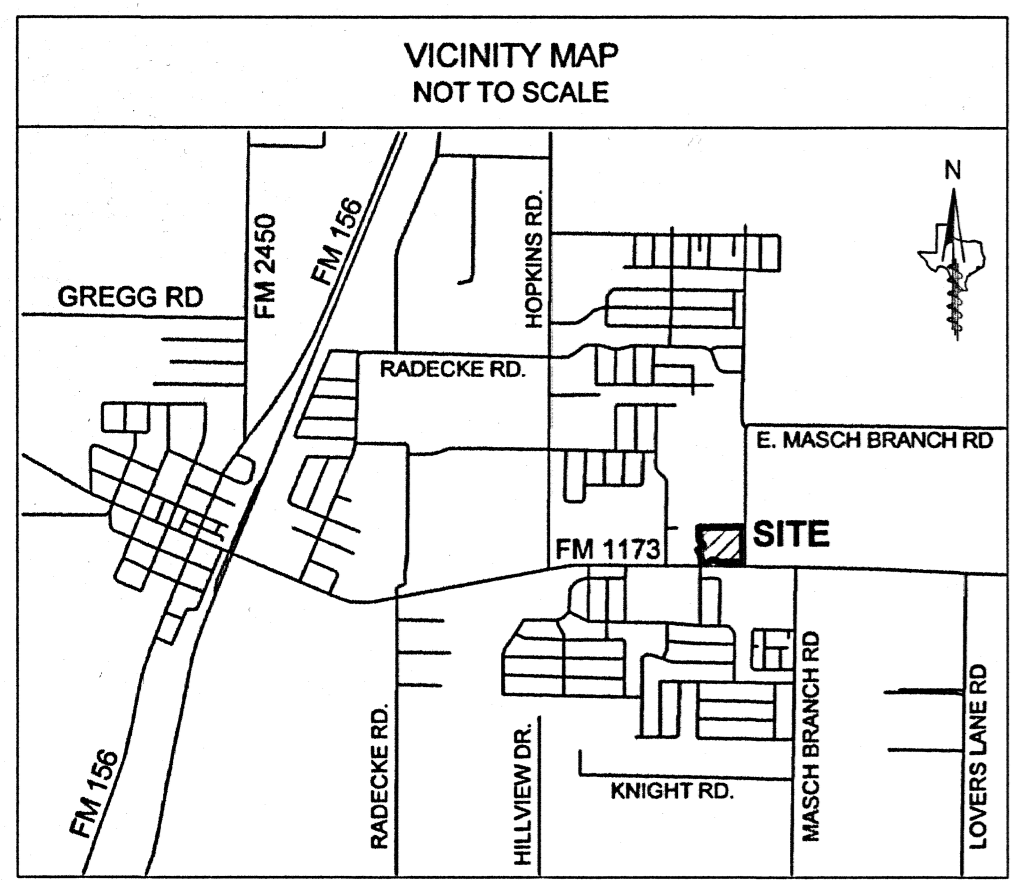
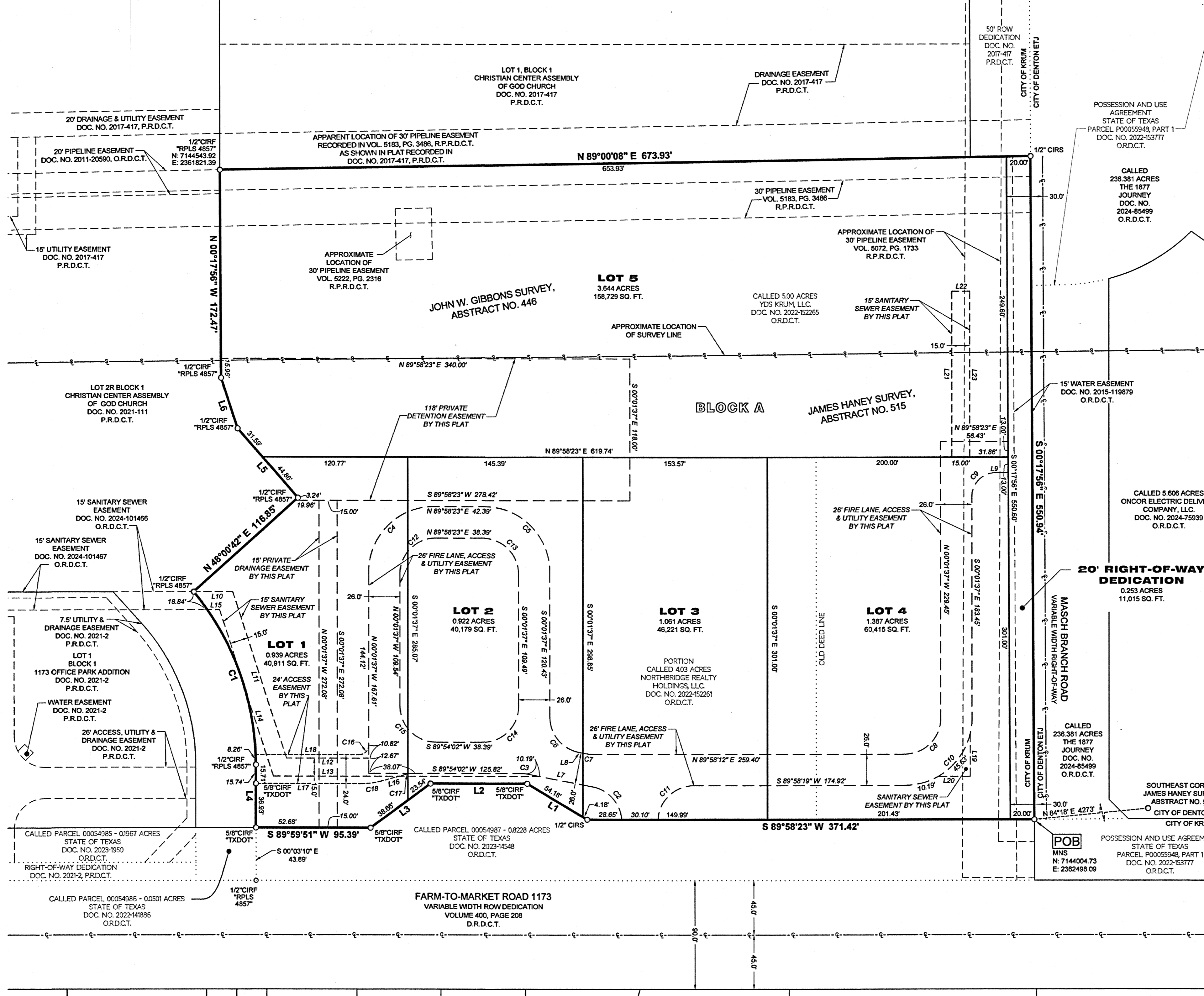
Witness my hand and seal of office this 25th day of SEPTEMBER, 2024. [Signature] Notary Public in and for the State of Texas

Owner: NORTHBRIDGE REALTY HOLDINGS, LLC. By: [Signature] Date: 9/25/24

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 ALEX POME, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

Witness my hand and seal of office this 25th day of SEPTEMBER, 2024. [Signature] Notary Public in and for the State of Texas

FINAL PLAT OF FM 1173 - MASCH BRANCH ADDITION LOTS 1-5, BLOCK A BEING 8.206 ACRES OF LAND SITUATED IN THE JAMES HANEY SURVEY, ABSTRACT NO. 515 JOHN W. GIBBONS SURVEY, ABSTRACT NO. 446 CITY OF KRUM, DENTON COUNTY, TEXAS DATE OF PREPARATION: 09/24/2024



- GENERAL NOTES 1) The purpose of this plat is to create five (5) lots from two non-platted tracts of land, to dedicate easements and acreage for right-of-way purposes. 2) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0215G. 3) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). 4) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits. 5) All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise. 6) The area of this plat is entirely within the City of Krum city limits. 7) The City of Krum shall have the right but not the obligation to clear, maintain, patrol, grade or otherwise take action necessary to ensure the functioning of any shown drainage or detention area to the same extent as applicable to a public utility. 8) Drive access to Farm-to-Market Road 1173 will be limited to the use of a common drive located on Lot 3. 9) Off street loading, unloading, and parking meeting City standards shall be provided in lieu of dedication of alleys.

CERTIFICATE OF SURVEYOR STATE OF TEXAS COUNTY OF DENTON I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the ordinances of the City of Krum, Texas. [Signature] Matthew Raabe, RPLS 6402 Date: 09-25-24 STATE OF TEXAS COUNTY OF DENTON Before me, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person 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 the office this 25th day of September, 2024. [Signature] Notary Public in and for the State of Texas

LEGEND PG = PAGE VOL = VOLUME CAB = CABINET POB = POINT OF BEGINNING IRF = IRON ROD FOUND CIRF = CAPPED IRON ROD FOUND CIRS = CAPPED IRON ROD SET MNS = MAG NAIL SET DOC. NO. = DOCUMENT NUMBER O.R.D.C.T. = OFFICIAL RECORDS DENTON COUNTY, TEXAS REAL PROPERTY RECORDS DENTON COUNTY, TEXAS D.R.D.C.T. = DEED RECORDS DENTON COUNTY, TEXAS P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS CENTERLINE OF ROAD

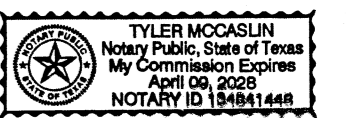
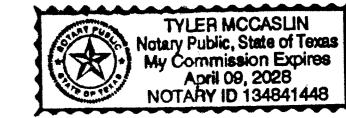
Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

APPROVED AND ACCEPTED I, Rhonda Harrison, Mayor of the City of Krum, Texas, do hereby certify that the foregoing plat of FM 1173 - MASCH BRANCH ADDITION, LOTS 1-5, BLOCK A being an addition to the City of Krum, Denton County, Texas was submitted to the city and later approved on the 23rd day of September, 2024 by the City Council of the City of Krum, Texas in accordance with the subdivision regulations of the City and that the dedication of easements, right-of-way, streets, alleys, public use areas and all other public improvements, as shown and set forth hereon, meet applicable city standards. Acceptance of said public features or facilities as hereinabove subscribed is denoted by the signature below. [Signature] Rhonda Harrison Mayor, City of Krum, Texas ATTESTED BY [Signature] Lisa Cabrera City Secretary, City of Krum, Texas

LINE TABLE LINE BEARING DISTANCE L1 N 59°01'28" W 68.35' L2 S 89°54'02" W 80.04' L3 S 53°24'25" W 62.20' L4 N 00°03'10" W 62.64' L5 N 41°03'59" W 76.45' L6 N 18°01'47" W 44.39' L7 N 79°02'23" W 55.34' L8 S 79°02'23" E 5.40' L9 S 89°58'23" W 10.43' L10 N 89°58'56" E 32.53' L11 S 17°58'05" E 145.04' L12 N 89°58'23" E 68.50' L13 S 89°58'23" W 221.00' L14 N 17°58'05" W 145.04' L15 S 89°58'56" W 10.22' L16 S 75°00'00" W 22.10' L17 S 89°58'50" W 89.04' L18 N 89°58'50" E 86.12' L19 S 00°01'37" E 35.61' L20 S 89°58'23" W 26.48' L21 N 00°01'37" W 137.54' L22 N 89°58'23" E 15.00' L23 N 00°01'37" W 137.54'

CURVE TABLE CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH C1 155.58' 225.00' 39°37'05" N 19°51'42" W 152.50' C2 39.37' 30.00' 75°11'55" N 41°26'22" W 36.61' C3 5.78' 30.00' 11°03'39" N 84°34'09" W 5.78' C4 84.82' 54.00' 90°00'00" N 44°58'23" E 76.37' C5 84.82' 54.00' 90°00'00" S 45°01'37" E 76.37' C6 41.37' 30.00' 79°00'43" S 39°31'58" E 38.17' C7 5.75' 30.00' 10°59'28" S 84°32'04" E 5.75' C8 47.12' 30.00' 89°59'49" N 44°58'18" E 42.43' C9 31.42' 20.00' 90°00'00" S 44°58'23" E 28.28' C10 87.96' 56.00' 89°59'56" S 44°58'21" W 79.20' C11 45.66' 30.00' 87°12'48" S 46°21'55" W 41.38' C12 47.12' 30.00' 90°00'00" N 44°58'23" E 42.43' C13 47.12' 30.00' 90°00'00" S 45°01'37" E 42.43' C14 47.09' 30.00' 89°55'38" S 44°56'13" W 42.40' C15 47.16' 30.00' 90°04'22" N 45°03'47" E 42.45' C16 12.56' 8.00' 89°58'27" N 44°57'37" E 11.31' C17 7.80' 30.00' 14°54'02" S 82°27'01" W 7.78' C18 14.09' 54.00' 14°56'50" S 82°28'25" W 14.05'

SURVEYOR Eagle Surveying, LLC Contact: Daniel Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 ENGINEER Development Engineering Consultants, LLC Contact: Daniel Stewart, P.E. 5300 Town & Country Blvd. Suite: 150 Frisco, TX 76034 (469) 850-0060 OWNER YDS Krum, LLC 212 S Elm Street Denton, TX 76201 OWNER Northbridge Realty Holdings, LLC 212 S Elm Street Denton, TX 76201



Filed for Record in the Official Records Of: Denton County On: 11/08/2024 12:37:52 PM In the PLAT RECORDS MASCH BRANCH ADDN Doc Number: 2024 - 372 Number of Pages: 1 Amount: \$0.00 Order#: 20241108000329 By: WD