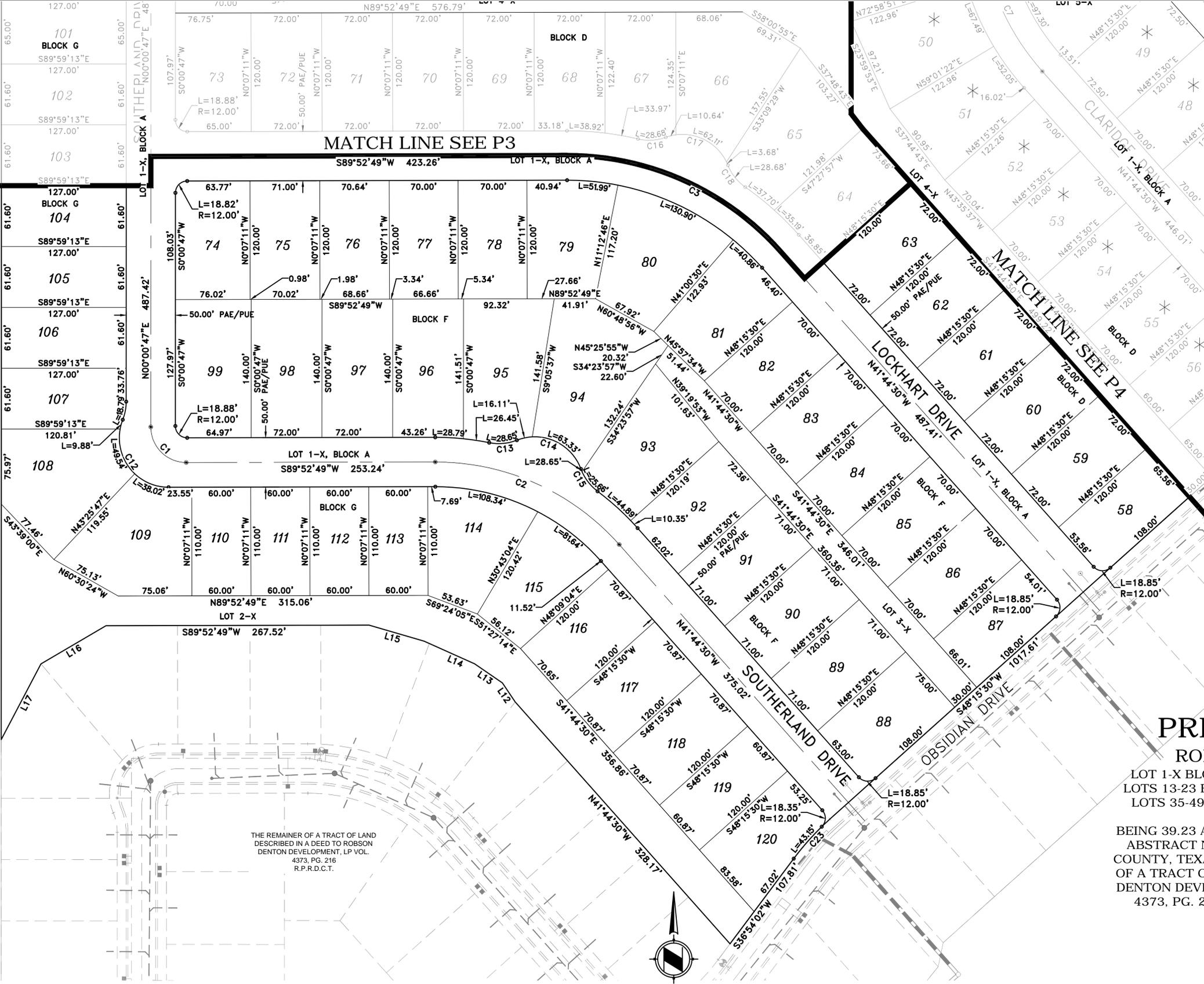


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TOWN OF NORTHLAKE
CITY OF DENTON



PRELIMINARY PLAT NOTES:

- ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
- NOTICE OF NATURAL GAS AND MINERAL EXPLORATION AND EXTRACTION WILL BE PROVIDED AS OUTLINED IN CITY OF DENTON ORDINANCE 2011-124, AS AMENDED.

BENCHMARK #1
BOX CUT ON THE NORTHEAST CORNER OF INLET ON THE EAST SIDE OF MICHELLE WAY; APPROX. 100' NORTH OF THE CENTERLINE OF ROBSON RANCH ROAD. ELEVATION=675.74'

BENCHMARK #2
"X" CUT ON THE EAST SIDE OF EXISTING SIDEWALK ON THE SOUTHWEST SIDE OF MICHELLE WAY; APPROX. 322' SOUTHWEST OF THE MOST WESTERLY CORNER OF ROBSON RANCH 7-2 (CAB.X, PG. 151) ELEVATION=689.06'

BASIS OF BEARING
BEARING BASED ON A 5/8" IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER AND A 1/2" IRON ROD NORTHEAST CORNER OF THE TRACT OF LAD DESCRIBED IN VOL 4373 PAGE 216, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

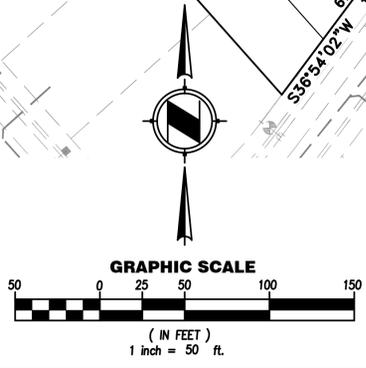
ENGINEERS NOTES:

- SEE SHEET P6 OF 6 FOR CURVE AND LINE TABLES, FIELD NOTES & FURTHER DESCRIPTIONS.
- NO AREAS OF THE SITE ARE WITHIN A FLOOD HAZARD, AS INDICATED ON FIRM PANEL 345 OF 750, MAP NUMBER 48121C0345G, DATED APRIL 18, 2011.
- ALL OPEN SPACE LOTS WILL BE OPERATED AND MAINTAINED BY THE HOA.
- STREET PAVING TO BE CONCRETE.
- DRAINAGE FACILITIES TO BE OWNED AND MAINTAINED BY THE HOA.
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PRELIMINARY PLAT

ROBSON RANCH - UNIT 18-1
LOT 1-X BLOCK A- LOTS 1-12, 121-137, 6-X BLOCK B- LOTS 13-23 BLOCK C- LOTS 24-34, 50-73, 4-X BLOCK D- LOTS 35-49, 5-X BLOCK E- LOTS 74-99, 3-X BLOCK F- LOTS 100-120, 2-X BLOCK G
BEING 39.23 ACRES OUT OF THE M. SCURLOCK SURVEY, ABSTRACT NUMBER 1141, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING A PART OF THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBSON DENTON DEVELOPMENT, L.P., AS RECORDED IN VOLUME 4373, PG. 216, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

LEGEND
P.U.E. PRIVATE UTILITY EASEMENT
P.A.E. PRIVATE ACCESS EASEMENT



SHEET 2 OF 6

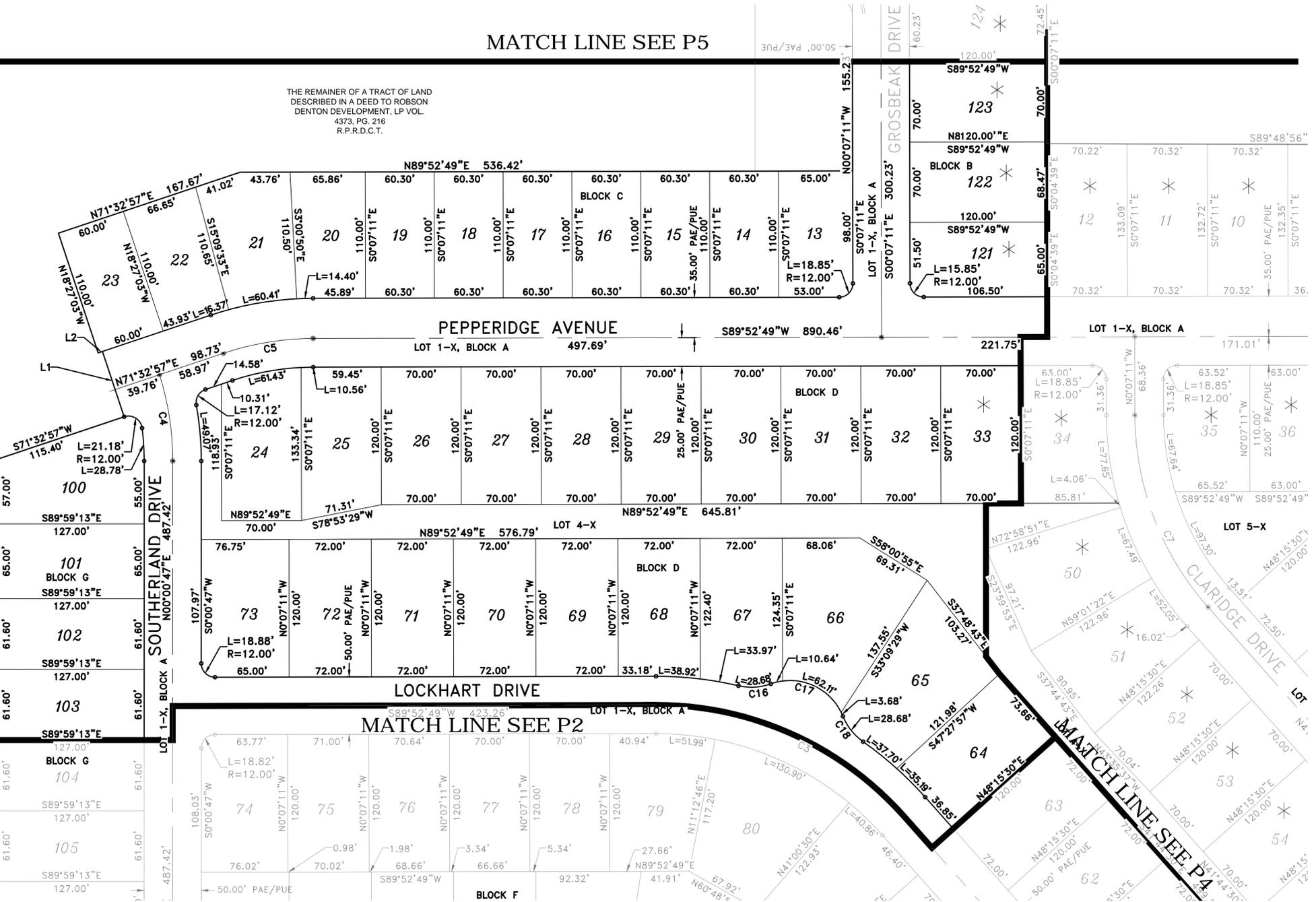
OWNER/DEVELOPER:
ROBSON DENTON DEVELOPMENT, L.P.
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-9200
FAX: (480) 895-5557

| | |
|--|-------------|
| REVISIONS | Description |
| | |
| DESIGNED | MG/JDR |
| CHECKED | MAJ |
| APPROVED | MAJ |
| PRELIMINARY PLAT - UNIT 18-1 ROBSON RANCH PRELIMINARY PLAT | |
| TTG | |
| FIRM F-903 | |
| JOB NO. 0613011.08 | |
| SCALE 1"=50' | |
| DATE APRIL 2017 | |
| SHEET 2 OF 6 | |

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MATCH LINE SEE P5

THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBSON DENTON DEVELOPMENT, L.P. VOL. 4373, PG. 216 R.P.R.D.C.T.



PRELIMINARY PLAT NOTES:

- 1. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS...
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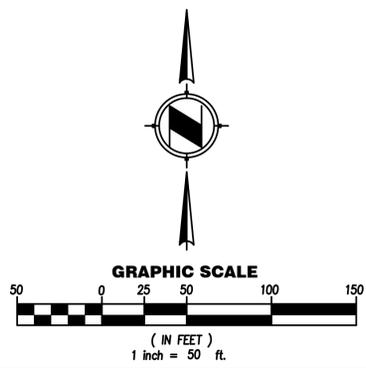
TOWN OF NORTHLAKE
CITY OF DENTON

PRELIMINARY PLAT - UNIT 18-1
ROBSON RANCH
PRELIMINARY PLAT

PRELIMINARY PLAT
ROBSON RANCH - UNIT 18-1

LOT 1-X BLOCK A- LOTS 1-12, 121-137, 6-X BLOCK B- LOTS 13-23 BLOCK C- LOTS 24-34, 50-73, 4-X BLOCK D- LOTS 35-49, 5-X BLOCK E- LOTS 74-99, 3-X BLOCK F- LOTS 100-120, 2-X BLOCK G
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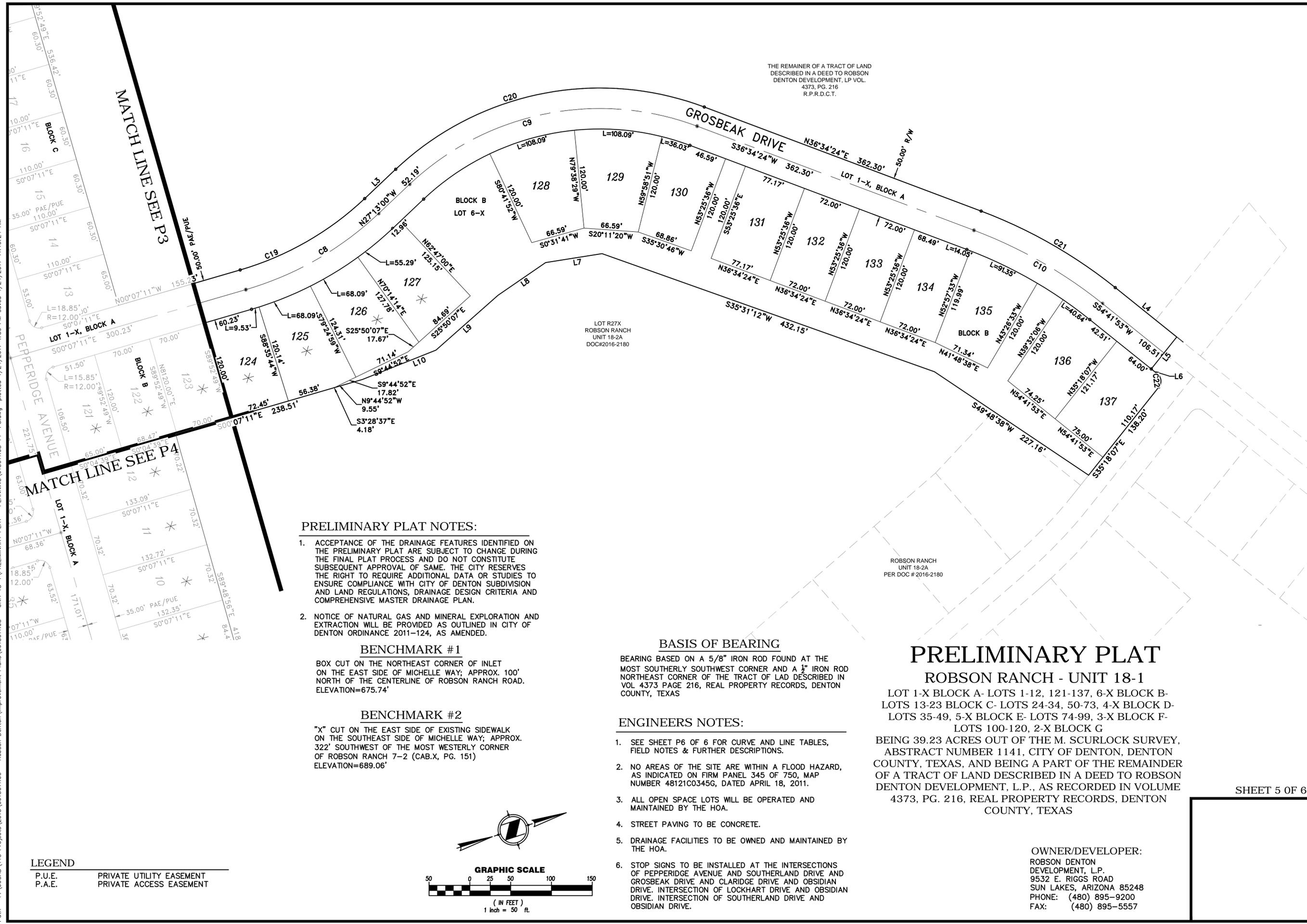


OWNER/DEVELOPER:
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SUN LAKES, ARIZONA 85248
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FAX: (480) 895-5557

SHEET 3 OF 6

TTG logo and project information: FIRM F-903, JOB NO. 0613011.08, SCALE 1"=50', DATE APRIL 2017, SHEET P3 OF 6

Path: F:\66CAD\TTG\Projects\2013\0613011.00 - Robson Denton\Improvement Plans\0613011.08 - UNIT 18-1\PRELIMINARY PLAT - PLANNING\613011.08-PP-P5.dwg plotted 4/24/2017 11:19:24 AM



THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBSON DENTON DEVELOPMENT, LP VOL. 4373, PG. 216 R.P.R.D.C.T.

LOT R27X ROBSON RANCH UNIT 18-2A DOC#2016-2180

ROBSON RANCH UNIT 18-2A PER DOC # 2016-2180

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PRELIMINARY PLAT

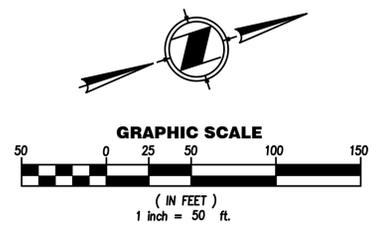
ROBSON RANCH - UNIT 18-1

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 SUN LAKES, ARIZONA 85248
 PHONE: (480) 895-9200
 FAX: (480) 895-5557

LEGEND

| | |
|--------|--------------------------|
| P.U.E. | PRIVATE UTILITY EASEMENT |
| P.A.E. | PRIVATE ACCESS EASEMENT |



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|---|---|--------------------------|-------------------------|---|--|
| PRELIMINARY PLAT - UNIT 18-1 ROBSON RANCH PRELIMINARY PLAT | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> TTG FIRM F-903 </td> <td style="width: 50%; text-align: center;"> SHEET 5 OF 6 P5 OF 6 </td> </tr> <tr> <td colspan="2" style="text-align: center;"> JOB NO. 0613011.08 SCALE 1"=50' DATE APRIL 2017 SHEET SHEETS </td> </tr> </table> | TTG FIRM F-903 | SHEET 5 OF 6 P5 OF 6 | JOB NO. 0613011.08 SCALE 1"=50' DATE APRIL 2017 SHEET SHEETS | |
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