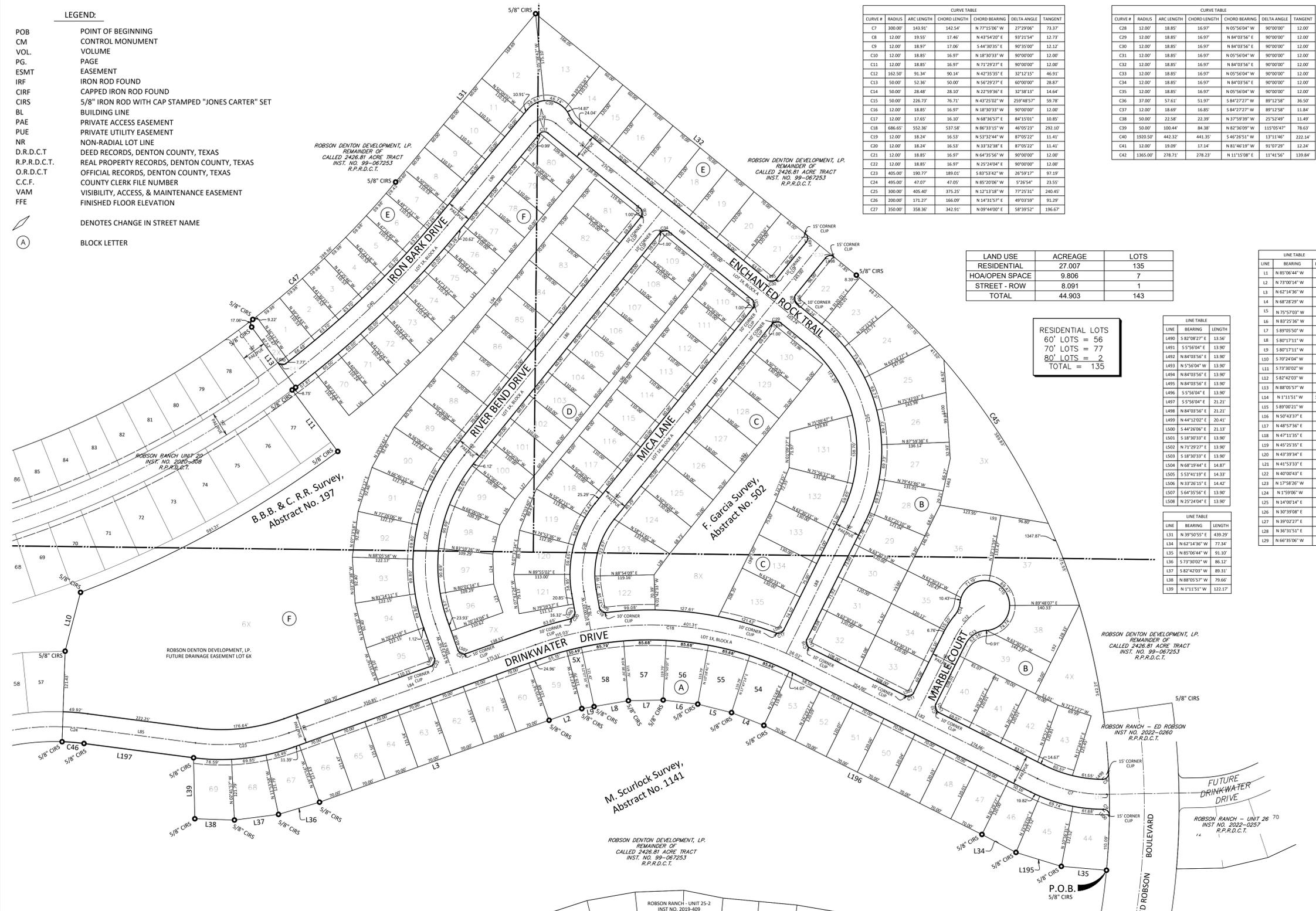


- LEGEND:**
- POB POINT OF BEGINNING
  - CM CONTROL MONUMENT
  - VOL VOLUME
  - PG. PAGE
  - ESMT EASEMENT
  - IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND
  - CIRS 5/8" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
  - BL BUILDING LINE
  - PAE PRIVATE ACCESS EASEMENT
  - PUE PRIVATE UTILITY EASEMENT
  - NR NON-RADIAL LOT LINE
  - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
  - R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
  - O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
  - C.C.F. COUNTY CLERK FILE NUMBER
  - VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
  - FFE FINISHED FLOOR ELEVATION
- ⊕ DENOTES CHANGE IN STREET NAME
- Ⓐ BLOCK LETTER



CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C7	300.00	143.91	142.54	N 77°15'06" W	27°29'06"	73.37
C8	12.00	19.55	17.46	N 43°54'20" E	93°21'54"	12.73
C9	12.00	18.97	17.06	S 44°30'33" E	90°35'00"	12.12
C10	12.00	18.85	16.97	N 18°30'33" W	90°00'00"	12.00
C11	12.00	18.85	16.97	N 71°29'27" E	90°00'00"	12.00
C12	162.50	91.34	90.14	N 42°35'35" E	32°12'15"	46.91
C13	50.00	52.36	50.00	N 56°29'27" E	60°00'00"	28.87
C14	50.00	28.48	28.10	N 22°59'36" E	32°38'13"	14.64
C15	50.00	226.73	76.71	N 43°25'02" W	25°48'57"	59.78
C16	12.00	18.85	16.97	N 18°30'33" W	90°00'00"	12.00
C17	12.00	17.65	16.10	N 68°36'57" E	84°15'01"	10.85
C18	686.65	552.36	537.58	N 86°33'15" W	46°09'23"	292.10
C19	12.00	18.24	16.53	N 57°32'44" W	87°09'22"	11.41
C20	12.00	18.24	16.53	N 30°23'08" E	87°09'22"	11.41
C21	12.00	18.85	16.97	N 43°35'56" W	90°00'00"	12.00
C22	12.00	18.85	16.97	N 37°54'04" E	90°00'00"	12.00
C23	405.00	190.77	189.02	S 83°53'42" W	26°59'13"	97.19
C24	495.00	47.07	47.05	N 85°20'06" E	5°26'54"	33.51
C25	300.00	405.40	375.25	N 12°13'18" W	77°23'31"	240.43
C26	200.00	171.27	166.09	N 34°13'57" E	49°03'59"	91.29
C27	350.00	358.36	342.91	N 09°44'00" E	58°39'52"	186.67

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C28	12.00	18.85	16.97	N 05°50'04" W	90°00'00"	12.00
C29	12.00	18.85	16.97	N 84°03'56" E	90°00'00"	12.00
C30	12.00	18.85	16.97	N 84°03'56" E	90°00'00"	12.00
C31	12.00	18.85	16.97	N 05°50'04" W	90°00'00"	12.00
C32	12.00	18.85	16.97	N 84°03'56" E	90°00'00"	12.00
C33	12.00	18.85	16.97	N 05°50'04" W	90°00'00"	12.00
C34	12.00	18.85	16.97	N 84°03'56" E	90°00'00"	12.00
C35	12.00	18.85	16.97	N 05°50'04" W	90°00'00"	12.00
C36	37.00	57.61	51.97	S 84°22'27" W	89°12'58"	36.50
C37	12.00	18.69	16.85	S 84°22'27" W	89°12'58"	11.84
C38	50.00	22.58	22.39	N 37°59'39" W	25°24'49"	11.49
C39	50.00	100.44	84.38	N 82°30'09" W	115°00'47"	78.63
C40	190.00	442.32	441.35	S 46°26'51" W	131°14'46"	222.34
C41	12.00	19.09	17.34	N 85°40'19" W	91°07'29"	12.24
C42	1365.00	276.71	278.23	N 11°15'08" E	11°41'56"	139.84

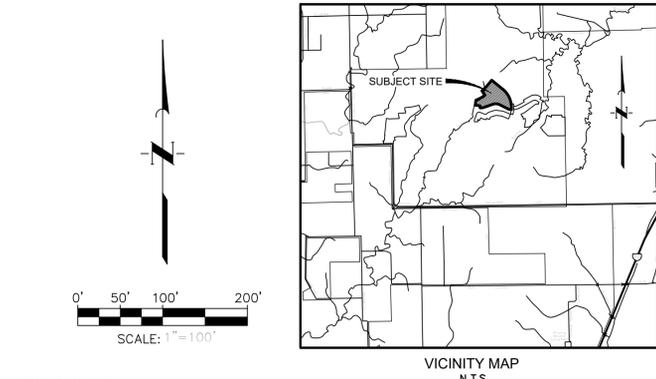
LAND USE	ACREAGE	LOTS
RESIDENTIAL	27.007	135
HOA/OPEN SPACE	9.806	7
STREET - ROW	8.091	1
<b>TOTAL</b>	<b>44.903</b>	<b>143</b>

**RESIDENTIAL LOTS**  
 60' LOTS = 56  
 70' LOTS = 77  
 80' LOTS = 2  
**TOTAL = 135**

LINE	BEARING	LENGTH
L490	S 82°08'27" E	13.56
L491	S 5°50'04" E	13.90
L492	N 84°03'56" E	13.90
L493	N 5°50'04" W	13.90
L494	N 84°03'56" E	13.90
L495	N 84°03'56" E	13.90
L496	S 5°50'04" E	13.90
L497	S 5°50'04" E	21.21
L498	N 84°03'56" E	21.21
L499	N 44°12'02" E	20.41
L500	S 44°26'00" E	21.13
L501	S 18°30'33" E	11.90
L502	N 71°29'27" E	11.90
L503	S 18°30'33" E	11.90
L504	N 68°19'44" E	14.87
L505	S 53°41'19" E	14.33
L506	N 33°26'33" E	14.42
L507	S 64°35'56" E	13.90
L508	N 25°24'04" E	13.90

LINE	BEARING	LENGTH
L31	N 39°50'55" E	439.29
L34	N 62°14'36" W	77.34
L35	N 85°06'44" W	91.10
L36	S 73°30'02" W	86.12
L37	S 87°42'03" W	89.31
L38	N 88°05'57" W	79.66
L39	N 1°11'51" W	122.17

LINE	BEARING	LENGTH
L11	N 85°06'44" W	91.10
L12	N 73°00'14" W	95.45
L13	N 62°14'36" W	77.34
L14	N 88°28'39" W	70.00
L15	N 75°25'03" W	70.00
L16	N 83°25'36" W	70.00
L17	S 89°05'50" W	70.00
L18	S 80°17'11" W	70.00
L19	S 80°17'11" W	24.94
L20	S 70°24'04" W	70.00
L21	S 73°30'02" W	86.12
L22	S 82°42'03" W	89.31
L23	N 88°05'57" W	79.66
L24	N 1°11'51" W	122.17
L25	S 89°00'21" W	5.53
L26	N 48°53'36" E	63.39
L27	N 48°53'36" E	63.39
L28	N 47°11'35" E	63.39
L29	N 44°25'35" E	63.39
L30	N 43°39'34" E	63.39
L31	N 41°53'33" E	63.39
L32	N 40°00'48" E	62.22
L33	N 17°58'26" W	60.00
L34	N 17°58'26" W	60.00
L35	N 14°00'14" E	60.00
L36	N 30°39'08" E	59.91
L37	N 30°02'27" E	60.00
L38	N 30°31'51" E	52.63
L39	N 60°35'06" W	73.73



- GENERAL NOTES:**
- All side lot lines are perpendicular or radial to street frontage unless otherwise noted (Not Radial (N.R.)).
  - All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number all "X" lots are common/open space lots.
  - All open space lots will be owned, operated and maintained by the Home Owners Association.
  - All corners marked with 5/8" iron rods with plastic caps stamped "Jones Carter" set, unless otherwise noted.
  - No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
  - All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48121C0365G, Effective Date April 18, 2011 for Denton County, Texas, and LOMR No. 17-06-0580P, Effective Date May 4, 2018 for Denton County, Texas. This property is within Zone X, areas determined to be outside of the 0.2% annual chance floodplain.
  - The purpose of this plat is to create 135 residential lots, 7 common/open space lots, and 1 private street lot.
  - The City of Denton has no obligation to accept any privately owned and maintained streets within the boundaries of this plat or the Robson PD.
  - Notice of natural gas and mineral exploration and extraction will be provided as outlined in City of Denton Ordinance 2011-124, As Amended.
  - Lot 1X, Block A is a private street lot.
  - 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 Criteria and Comprehensive Master Drainage Plan.
  - Minimum finished floor elevations, the datum used, and the source of the elevation information are labeled on the final plat where required. Vertical datum used for minimum finished floor elevations are the same as the datum used to establish 100-year base flood elevations. Flood and Minimum Finished Floor Elevations are referenced to the North American Vertical Datum of 1988.
  - The city reserves the right to specify a new or revised minimum finished floor elevation at the time of issuance of a building permit if new or more accurate information, as determined by the Floodplain Administrator, warrants the change. This minimum finish floor elevation shall apply to the building foundation, including basements, and electrical and mechanical equipment.
  - For lots abutting the one hundred (100) year base flood or within two hundred (200) feet of the one hundred (100) year base flood:
    - Lots shall have a minimum elevation for the buildable area (including parking areas) of the lot of one (1) foot above the one hundred (100) year base flood elevation, or as directed by the City Engineer.
    - Any livable structure, including the garage shall have a finished floor elevation shall be no less than 18 inches plus allowable rise in floodway (refer to FEMA Flood Insurance Study) above the one hundred (100) year base flood elevation. This applies to all rivers, creeks, or streams regardless of whether the one hundred (100) year floodplain is shown on the FEMA map. The North American Vertical Datum of 1988 was used for the Flood Elevation.
  - No gas easements or pipelines are located on the property.
  - Private improvements cannot encroach onto existing public or private easements.
  - Common/Open Space Lots 2X, 5X, 6X, 7X, 8X only are designated as private drainage easements.

**FINAL PLAT  
OF  
ROBSON RANCH - UNIT 27**

LOTS 1X, 5X, 44-69, BLOCK A; LOTS 3X, 4X, 22-43, BLOCK B;  
 LOTS 8X, 122-135, BLOCK C; LOTS 7X, 96-121, BLOCK D;  
 LOTS 2X, 1-21, BLOCK E; AND LOTS 6X, 70-95, BLOCK F

BEING 44.903 ACRES (1,955,975 SQFT)  
 SITUATED IN THE  
 B.B.B. & C. R.R. SURVEY, ABSTRACT NO. 197  
 F. GARCIA SURVEY, ABSTRACT NO. 502  
 M. SCURLOCK SURVEY, ABSTRACT NO. 1141  
 IN THE  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 143 LOTS BY USE  
 (135 RESIDENTIAL LOTS, 7 COMMON  
 /OPEN SPACE LOTS, AND 1 PRIVATE STREET LOT)

JULY 2022



**NOTE:** RESIDENTIAL LOTS WITHIN 1,000 FEET OF GAS WELL DRILLING AND PRODUCTION SITES ARE INDICATED BY \* A GAS WELL VICINITY MAP IS SHOWN ON THIS PLAT TO ILLUSTRATE THE LOCATION OF THE DRILLING AND PRODUCTION SITES IN RELATION TO THE RESIDENTIAL LOTS WITHIN THIS PLAT. THE GAS WELL DRILLING AND PRODUCTION SITES SHOWN ON THIS PLAT EITHER HAVE EXISTING PRODUCING WELLS ON THEM OR HAVE BEEN APPROVED TO HAVE PRODUCING WELLS ON THEM. THE SITES SHOWN MAY HAVE NEW WELLS DRILLED AND FRACTURE STIMULATED IN THE FUTURE. FURTHER, WELLS MAY BE RE-DRILLED, NEW FRACTURE STIMULATED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE ON THE DRILLING AND PRODUCTION SITES SHOWN. PLEASE NOTE THAT NO LOTS IN THIS PHASE ARE LOCATED WITHIN 1,000 FEET OF ANY GAS WELL DRILLING OR PRODUCTION SITES.

**IMPORTANT NOTICE:**  
 THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 7.5 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.

**DEVELOPER / OWNER:**  
 ROBSON DENTON DEVELOPMENT, LP.  
 9532 RIDGES ROAD  
 SUITE 1405, A2 85248  
 FORT WORTH, TX 76137  
 PHONE: (469) 899-9200

**ENGINEER / SURVEYOR:**  
  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. F-23290 & 10045100  
 2805 Dallas Parkway, Suite 600    Plano, TX 75093    972-488-3880

ROBSON RANCH - UNIT 27

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DENTON:

WHEREAS, Robson Denton Development, LP, is the owner of a 44.903 acre tract of land situated in the B.B.B. & C. R.R. Survey, Abstract No. 197, the F. Garcia Survey, Abstract No. 502, and the M. Scurlock Survey, Abstract No. 1141, Denton County Texas, and being out of a called 2426.81 acre tract as described in deed to Robson Denton Development, LP, an Arizona limited partnership as recorded in Instrument No. 99-067253 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.):

COMMENCING at a 5/8" iron rod with cap stamped "Jones|Carter" found for the northeast corner of Lot 31, Block A, out of Robson Ranch - Unit 25-2, an addition to the City of Denton, as recorded in Instrument No. 2019-409, R.P.R.D.C.T., from which a 5/8" iron rod with cap stamped "Jones|Carter" found for the northern most corner of Lot 31 bears, North 66 Degrees 35 Minutes 06 Seconds West, a distance of 73.73 feet;

THENCE Northeasterly along a curve to the left having a central angle of 11 Degrees 41 Minutes 56 Seconds, a radius of 1365.00 feet, an arc distance of 278.71 feet and a chord bearing and distance of North 11 Degrees 15 Minutes 08 Seconds East, 278.23 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the POINT OF BEGINNING;

THENCE over and across said 2426.81 acre tract, the following courses:

North 85 Degrees 06 Minutes 44 Seconds West, a distance of 91.10 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 73 Degrees 00 Minutes 14 Seconds West, a distance of 95.45 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 62 Degrees 14 Minutes 36 Seconds West, a distance of 77.34 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 63 Degrees 31 Minutes 17 Seconds West, a distance of 490.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 65 Degrees 38 Minutes 19 Seconds West, a distance of 25.01 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 71 Degrees 08 Minutes 41 Seconds West, a distance of 70.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 78 Degrees 37 Minutes 15 Seconds West, a distance of 70.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 86 Degrees 05 Minutes 48 Seconds West, a distance of 70.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 86 Degrees 25 Minutes 38 Seconds West, a distance of 70.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 78 Degrees 57 Minutes 05 Seconds West, a distance of 70.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 70 Degrees 24 Minutes 04 Seconds West, a distance of 70.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 70 Degrees 25 Minutes 51 Seconds West, a distance of 490.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 73 Degrees 30 Minutes 02 Seconds West, a distance of 86.12 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 82 Degrees 42 Minutes 03 Seconds West, a distance of 89.31 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 88 Degrees 05 Minutes 57 Seconds West, a distance of 79.66 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 01 Degrees 11 Minutes 51 Seconds West, a distance of 122.17 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 82 Degrees 36 Minutes 39 Seconds West, a distance of 222.25 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the left;

Northwesterly, along said tangent curve to the left having a central angle of 05 Degrees 26 Minutes 54 Seconds, a radius of 465.00 feet, an arc distance of 44.22 feet and a chord bearing and distance of North 85 Degrees 20 Minutes 06 Seconds West, 44.20 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 01 Degrees 56 Minutes 27 Seconds East, a distance of 181.43 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 14 Degrees 43 Minutes 59 Seconds East, a distance of 121.82 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left having a central angle of 16 Degrees 08 Minutes 27 Seconds, a radius of 2099.00 feet, an arc distance of 591.31 feet and a chord bearing and distance of North 61 Degrees 22 Minutes 59 Seconds East, 589.36 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 36 Degrees 41 Minutes 17 Seconds West, a distance of 153.50 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left having a central angle of 00 Degrees 15 Minutes 28 Seconds, a radius of 1945.50 feet, an arc distance of 8.75 feet and a chord bearing and distance of North 53 Degrees 11 Minutes 02 Seconds East, 8.75 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 36 Degrees 12 Minutes 34 Seconds West, a distance of 149.72 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the right;

Northeasterly, along said tangent curve to the right having a central angle of 88 Degrees 51 Minutes 05 Seconds, a radius of 11.00 feet, an arc distance of 17.06 feet and a chord bearing and distance of North 08 Degrees 12 Minutes 58 Seconds East, 15.40 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a reverse curve to the left;

Northeasterly, along said reverse curve to the left having a central angle of 12 Degrees 47 Minutes 36 Seconds, a radius of 1785.00 feet, an arc distance of 398.56 feet and a chord bearing and distance of North 46 Degrees 14 Minutes 43 Seconds East, 397.74 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 39 Degrees 50 Minutes 55 Seconds East, a distance of 439.29 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 50 Degrees 56 Minutes 04 Seconds East, a distance of 830.90 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right having a central angle of 56 Degrees 34 Minutes 36 Seconds, a radius of 1365.00 feet, an arc distance of 1347.87 feet and a chord bearing and distance of South 22 Degrees 53 Minutes 08 Seconds East, 1293.77 feet to the POINT OF BEGINNING and containing 1,955,971 square feet or 44,903 acres of land more or less.

ROBSON DENTON DEVELOPMENT, L.P., an Arizona limited partnership ("Declarant") hereby subdivides under the name of ROBSON RANCH - UNIT 27, certain real property located in Denton County, Texas, and more particularly described on this plat. Declarant hereby declares that this plat sets forth the location and gives dimensions of the lots, tracts, easements, streets and private access ways constituting ROBSON RANCH - UNIT 27, each of which shall be known by the number, letter or name that is set forth on this plat. ROBSON RANCH - UNIT 27, LOT 1X, BLOCK A, is declared a Private Access Easement for drainage and for ingress and egress to and from the lots, tracts and other portions of ROBSON RANCH - UNIT 27 and other portions of Robson Ranch by the owners thereof by their respective guests and invitees and by fire, police, refuse collection, emergency and governmental service vehicles and personnel.

Declarant hereby dedicates to such public utility providers as are specified by Declarant or its designee a non-exclusive easement upon, across, over and under ROBSON RANCH - UNIT 27, LOT 1X, BLOCK A, and all other areas designated on this plat as Private Utilities Easements, which non-exclusive easement is for reasonable ingress, egress, installation, replacement, repair, and maintenance of all utilities, including, but not limited to water, sewer, storm drainage, telephone, cable television and electricity. Declarant also hereby dedicates such non-exclusive easement to the City of Denton for public water, sewer, and storm drainage utility purposes. By virtue of this easement it shall be expressly permissible for the providing utility company (each a "Utility Company") to erect and maintain the necessary facility lines and equipment (collectively, the "Facilities") within the easement, provided however, that no Facilities may be installed or located within, on or under the easement (other than the City of Denton) except with the prior written consent of Declarant or its designee, which consent may be withheld in its sole discretion.

Each Utility Company's acceptance of the terms of this non-exclusive easement shall be evidenced by the Utility Company's installation of Facilities within ROBSON RANCH - UNIT 27. By accepting this easement, each Utility Company further agrees that it shall (a) indemnify owners association(s) serving Robson Ranch - Unit 27, and the respective owners of the real property that is subject to the foregoing easement from and against all claims, demands, liabilities, obligations, damages, suits, costs and expenses, including but not limited to court costs and attorneys' fees arising from or relating to any personal injury, death, property damage or other liability resulting from the Utility Company's use of this easement; (b) repair and restore all streets, landscaping and other improvements within ROBSON RANCH - UNIT 27 that are damaged by the Utility Company or its Facilities, and (c) inform Declarant or its designee prior to making non-emergency repairs. The indemnity set forth in Clause "a" is not applicable to the City of Denton. Nothing herein makes the City of Denton responsible or liable for the terms of the utility easements granted to the Utility Companies other than the City.

Robson Denton Development L.P., an Arizona Limited Partnership

By: Denton Property Management Company, an Arizona Corporation doing business in Texas under the name Robson Denton Management Company, its General Partner

By: Paula Robinson, Authorized Agent
Vice President

STATE OF ARIZONA
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for The State of Arizona, on this day personally appeared Paula Robinson, 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 th day of , 20.

Notary Public in and for the State of Arizona

Table with 3 columns: Lot #, Area (SQFT), Area (acres). Rows 1-34.

Table with 3 columns: Lot #, Area (SQFT), Area (acres). Rows 35-68.

Table with 3 columns: Lot #, Area (SQFT), Area (acres). Rows 69-119.

Table with 3 columns: Lot #, Area (SQFT), Area (acres). Rows 120-135.

Table with 3 columns: Lot #, Area (SQFT), Area (acres). Rows 136-144.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of The City of Denton, Denton County, Texas.

RELEASED FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED
Eduardo Martinez FOR ANY PURPOSE.
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, 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 OFFICE this the th day of , 20.

Notary Public in and for the State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS DAY OF 2021.
CHAIRPERSON, PLANNING AND ZONING COMMISSION
CITY SECRETARY

FINAL PLAT OF ROBSON RANCH - UNIT 27

LOTS 1X, 5X, 44-69, BLOCK A; LOTS 3X, 4X, 22-43, BLOCK B; LOTS 8X, 122-135, BLOCK C; LOTS 7X, 96-121, BLOCK D; LOTS 2X, 1-21, BLOCK E; AND LOTS 6X, 70-95, BLOCK F

BEING 44.903 ACRES (1,955,975 SQFT) SITUATED IN THE B.B.B. & C. R.R. SURVEY, ABSTRACT NO. 197 F. GARCIA SURVEY, ABSTRACT NO. 502 M. SCURLOCK SURVEY, ABSTRACT NO. 1141 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS 143 LOTS BY USE (135 RESIDENTIAL LOTS, 7 COMMON /OPEN SPACE LOTS, AND 1 PRIVATE STREET LOT)

JULY 2022

DEVELOPER / OWNER: ROBSON DENTON DEVELOPMENT, LP.

ENGINEER / SURVEYOR: QUIDDITY

ROBSON RANCH - UNIT 27