

LEGEND

PG. = PAGE	P.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
CAB. = CABINET	O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
VOL. = VOLUME	— = PROPERTY BOUNDARY
POB = POINT OF BEGINNING	— = ADJOINING PROPERTY
IRF = IRON ROD FOUND	— = OLD LOT/DEED LINE
CIRF = CAPPED IRON ROD FOUND	— = EASEMENT
CIRS = 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED	— = SURVEY/ABSTRACT LINE
"EAGLE SURVEYING" SET	○ = BOUNDARY MONUMENT
(CM) = CONTROLLING MONUMENT	● = REFERENCE MONUMENT
PAE/PUE = PRIVATE ACCESS EASEMENT/PRIVATE UTILITY EASEMENT	• = POINT OF TANGENCY/CURVATURE
DOC. NO. = DOCUMENT NUMBER	↕ = STREET NAME CHANGE
SF = SQUARE FEET	

LAND USE	ACREAGE	LOTS
RESIDENTIAL	31.41	159
HOA/OPEN SPACE	7.24	16
STREET - ROW	15.20	1
TOTAL	53.84	176

**FINAL PLAT
ROBSON RANCH - UNIT 40**

LOTS 1-14 & 1X-4X, BLOCK A;
 LOTS 15-34 & 5X-7X, BLOCK B;
 LOTS 35-49 & 8X, BLOCK C;
 LOTS 50-67 & 9X-10X, BLOCK D;
 LOTS 68-84, 133-159 & 11X-14X, BLOCK E;
 LOTS 85-116 & 15X, BLOCK F;
 AND LOTS 117-132 & 16X-17X, BLOCK G;
 BEING 53.84 ACRES SITUATED IN THE
 BBB & CRR CO SURVEY, ABSTRACT NO. 197
 FRANCISCO GARCIA SURVEY, ABSTRACT NO. 502
 MEP&P RR SURVEY, ABSTRACT NO. 1617
 MIAL SCURLOCK SURVEY, ABSTRACT NO. 1141
 GEORGE W PETTINGALE SURVEY, ABSTRACT NO. 1041
 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS
 176 LOTS BY USE
 (159 RESIDENTIAL, 16 COMMON OPEN SPACE LOTS AND
 1 PRIVATE STREET LOT)
 SEPTEMBER 2024

CITY PROJECT NO: FP24-0022

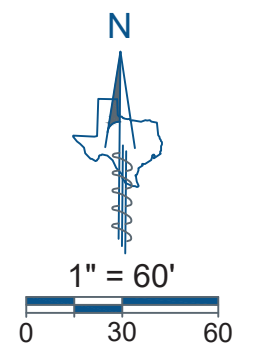
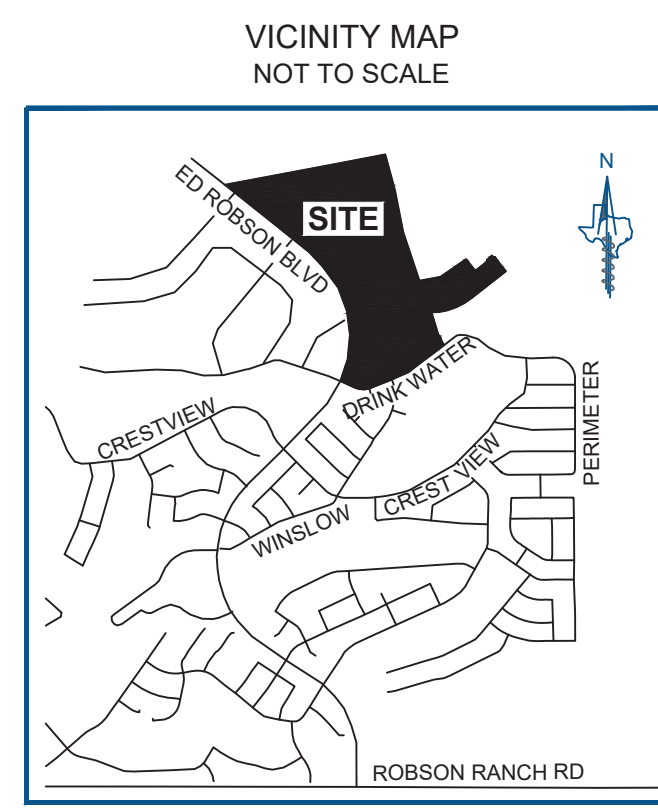
JOB NUMBER: 2403.085
 DATE: 09/19/2024
 REVISION: 3RD SUB
 DRAWN BY: BE

EAGLE SURVEYING

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

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

OWNER
 Robson Ranch Denton Development, LP
 9532 E. Riggs Road
 Sun Lakes, AZ 85248
 (480) 895-9200



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JOB NUMBER
2403.085

DATE
09/19/2024

REVISION
3RD SUB

DRAWN BY
BE

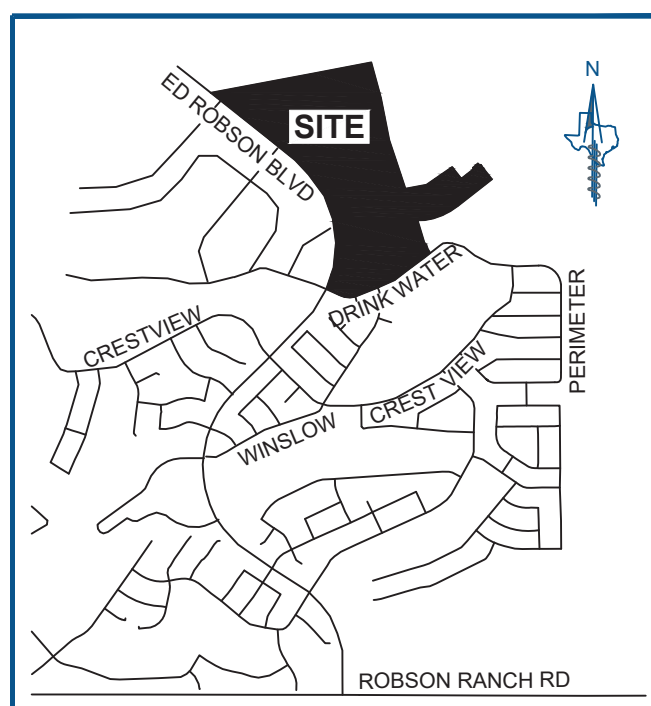
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CITY PROJECT NO: FP24-0022

VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 58°10'27" E	18.99'
L2	N 50°53'17" E	60.00'
L3	S 39°06'43" E	15.27'
L4	S 34°27'26" E	50.01'
L5	S 58°07'21" W	85.67'
L6	S 65°45'03" W	86.00'
L7	S 73°22'44" W	86.00'
L8	S 81°00'25" W	80.79'
L9	N 88°32'39" W	60.77'
L10	S 18°51'39" W	13.74'
L11	S 47°25'29" E	22.29'
L12	S 15°39'52" E	44.00'
L13	S 29°07'02" E	77.21'
L14	S 89°00'21" W	29.53'
L15	N 50°56'04" W	57.57'
L16	N 24°57'08" W	43.89'
L17	N 24°57'08" W	43.92'
L18	S 29°07'02" E	6.55'
L19	S 29°07'02" E	6.55'
L20	S 66°02'24" W	94.75'
L21	S 47°33'55" W	15.91'
L22	N 32°28'44" W	36.49'
L23	S 66°02'24" W	127.93'
L24	S 47°33'55" W	15.91'
L25	S 50°56'04" E	6.71'
L26	S 28°15'34" W	9.18'
L27	S 51°40'28" W	4.72'
L28	N 79°07'29" W	6.18'
L29	N 46°58'47" W	4.55'
L30	N 06°04'34" E	30.36'
L31	N 81°59'26" E	18.28'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.28'	50.00'	135°32'03"	N 81°53'41" E	92.57'
C2	19.60'	12.00'	93°34'42"	N 07°40'38" E	17.49'
C3	18.10'	12.00'	86°25'18"	S 82°19'22" E	16.43'
C4	70.51'	970.00'	4°09'54"	S 62°57'55" W	70.49'
C5	112.90'	270.00'	23°57'29"	S 77°01'36" W	112.08'
C6	16.98'	11.00'	88°27'02"	N 46°46'08" W	15.34'
C7	140.45'	1505.00'	5°20'49"	N 05°13'02" W	140.40'
C8	1031.17'	1365.00'	43°16'59"	N 29°31'56" W	1006.82'
C9	1136.63'	1505.00'	43°16'18"	N 29°31'36" W	1109.81'
C10	18.85'	12.00'	90°00'00"	S 05°56'04" E	16.97'
C11	18.85'	12.00'	90°00'00"	S 84°03'56" W	16.97'
C12	1211.19'	1615.00'	42°58'11"	N 29°26'58" W	1183.01'
C13	96.36'	325.00'	16°59'16"	S 16°27'31" E	96.01'
C14	19.03'	12.00'	90°52'56"	N 20°29'19" E	17.10'
C15	18.85'	12.00'	90°00'00"	S 69°57'08" E	16.97'
C16	78.57'	265.00'	16°59'16"	S 16°27'31" E	78.28'
C17	401.81'	1675.00'	13°44'40"	N 14°50'13" W	400.85'
C18	18.59'	12.00'	88°44'47"	S 22°39'51" W	16.78'
C19	20.69'	12.00'	98°46'57"	N 63°34'17" W	18.22'
C20	45.62'	175.00'	14°56'13"	S 21°38'55" E	45.49'
C21	18.85'	12.00'	90°00'00"	N 15°52'58" E	16.97'
C22	18.84'	12.00'	89°57'49"	S 74°05'57" E	16.97'
C23	32.59'	125.00'	14°56'13"	S 21°38'55" E	32.50'
C24	19.31'	12.00'	92°10'37"	S 31°54'30" W	17.29'
C25	255.40'	525.00'	27°52'23"	N 68°24'11" E	252.89'
C26	226.21'	465.00'	27°52'23"	N 68°24'11" E	223.99'
C27	116.18'	435.00'	15°18'08"	S 74°41'19" W	115.83'
C28	18.51'	12.00'	88°23'27"	S 68°46'02" E	16.73'
C29	226.86'	1665.00'	7°48'24"	N 28°28'31" W	226.68'
C30	18.66'	12.00'	89°06'00"	S 12°10'17" W	16.84'
C31	159.39'	980.00'	9°19'07"	S 61°22'51" W	159.21'
C32	21.89'	50.00'	25°04'46"	S 78°34'47" W	21.71'
C33	93.70'	50.00'	107°22'39"	N 37°25'50" E	80.58'
C34	42.12'	275.00'	8°46'32"	S 11°52'13" E	42.08'
C35	215.74'	1025.00'	12°03'34"	N 13°30'44" W	215.34'
C36	21.46'	50.00'	24°35'16"	S 07°14'53" E	21.29'
C37	90.87'	50.00'	104°07'44"	N 47°01'07" W	78.87'
C38	316.55'	1025.00'	17°41'41"	S 72°04'11" W	315.30'
C39	61.48'	225.00'	15°39'25"	S 55°23'38" W	61.29'
C40	19.81'	12.00'	94°35'01"	S 85°08'34" E	17.64'
C41	25.16'	50.00'	28°49'54"	S 19°16'07" E	24.90'
C42	77.87'	50.00'	89°14'08"	N 49°28'15" W	70.24'
C43	23.45'	50.00'	26°52'18"	S 80°39'10" E	23.24'
C44	64.33'	50.00'	73°43'03"	S 75°55'28" W	59.98'
C45	18.85'	12.00'	90°00'00"	N 84°03'56" E	16.97'
C46	21.76'	175.00'	7°07'31"	S 47°22'19" E	21.75'
C47	45.63'	50.00'	52°17'18"	S 17°39'54" E	44.06'
C48	228.31'	50.00'	261°37'24"	S 57°40'03" W	75.69'
C49	31.09'	50.00'	35°37'22"	N 55°19'58" W	30.59'
C50	52.67'	225.00'	13°24'47"	S 44°13'41" E	52.55'
C51	18.85'	12.00'	90°00'00"	N 05°56'04" W	16.97'
C52	18.85'	12.00'	90°00'00"	N 84°03'56" E	16.97'
C53	18.85'	12.00'	90°00'00"	S 05°56'04" E	16.97'
C54	9.81'	12.00'	46°50'45"	S 62°29'19" W	9.54'
C55	12.90'	12.00'	61°36'34"	N 63°17'02" W	12.29'
C56	217.38'	525.00'	23°43'26"	S 44°20'27" E	215.83'
C57	397.88'	1175.00'	19°24'07"	N 46°30'07" W	395.99'
C58	127.29'	105.00'	69°27'26"	S 71°31'46" E	119.63'
C59	18.85'	12.00'	90°00'00"	N 61°15'29" W	16.97'
C60	17.24'	12.00'	82°17'53"	N 24°53'27" E	15.79'
C61	167.98'	1030.00'	9°20'40"	S 61°22'04" W	167.80'
C62	18.51'	12.00'	88°23'51"	S 79°06'21" E	16.73'
C63	465.75'	1665.00'	16°01'39"	N 42°55'15" W	464.23'
C64	19.81'	12.00'	94°35'01"	S 00°16'25" W	17.64'
C65	47.82'	175.00'	15°39'25"	S 55°23'38" W	47.67'
C66	281.11'	975.00'	16°31'10"	S 71°28'55" W	280.14'
C67	16.49'	12.00'	78°44'28"	N 60°53'16" W	15.22'
C68	238.83'	975.00'	14°02'05"	N 14°29'59" W	238.23'
C69	47.02'	325.00'	8°17'24"	S 11°37'39" E	46.98'
C70	18.75'	12.00'	89°30'51"	N 28°59'05" E	16.90'
C71	66.67'	55.00'	69°27'26"	S 71°31'46" E	62.67'
C72	414.82'	1225.00'	19°24'07"	N 46°30'07" W	412.84'
C73	76.14'	475.00'	9°11'04"	S 51°36'38" E	76.06'
C74	28.42'	375.00'	4°20'34"	S 80°10'06" W	28.42'
C75	34.54'	475.00'	4°09'59"	S 35°46'04" E	34.53'

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQ. FT.
1	A	0.17	7439
2	A	0.20	8717
3	A	0.19	8404
4	A	0.19	8400
5	A	0.17	7200
6	A	0.17	7200
7	A	0.17	7200
8	A	0.17	7200
9	A	0.19	8400
10	A	0.18	7812
11	A	0.17	7200
12	A	0.19	8400
13	A	0.19	8400
14	A	0.19	8400
1X	A	15.20	662106
2X	A	0.24	10293
3X	A	0.06	2640
4X	A	0.03	1378

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQ. FT.
35	C	0.17	7588
36	C	0.18	7940
37	C	0.17	7277
38	C	0.16	6822
39	C	0.16	6822
40	C	0.16	6822
41	C	0.16	6822
42	C	0.16	6822
43	C	0.16	6855
44	C	0.16	7125
45	C	0.19	8470
46	C	0.19	8470
47	C	0.17	7220
48	C	0.16	7140
49	C	0.16	7060
8X	C	0.62	27061

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQ. FT.
15	B	0.17	7246
16	B	0.17	7401
17	B	0.17	7515
18	B	0.20	8825
19	B	0.20	8782
20	B	0.20	8761
21	B	0.17	7518
22	B	0.17	7519
23	B	0.17	7511
24	B	0.17	7537
25	B	0.20	8851
26	B	0.20	8833
27	B	0.20	8834
28	B	0.17	7532
29	B	0.17	7538
30	B	0.20	8826
31	B	0.20	8820
32	B	0.19	8129
33	B	0.21	9152
34	B	0.26	11481
5X	B	0.03	1378
6X	B	0.06	2519
7X	B	0.04	1764

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQ. FT.
50	D	0.16	6960
51	D	0.16	6960
52	D	0.19	8400
53	D	0.19	8400
54	D	0.19	8400
55	D	0.16	7123
56	D	0.15	6665
57	D	0.16	6963
58	D	0.21	9071
59	D	0.22	9387
60	D	0.22	9387
61	D	0.22	9367
62	D	0.17	7284
63	D	0.17	7284
64	D	0.20	8499
65	D	0.20	8499
66	D	0.20	8499
67	D	0.22	9539
9X	D	0.18	7890
10X	D	0.08	3461

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQ. FT.
68	E	0.26	11399
69	E	0.33	14575
70	E	0.40	17481
71	E	0.31	13425
72	E	0.26	11402
73	E	0.23	9946
74	E	0.26	11355
75	E	0.17	7260
76	E	0.15	6600
77	E	0.15	6600
78	E	0.15	6600
79	E	0.15	6600
80	E	0.18	7929
81	E	0.19	8254
82	E	0.19	8099
83	E	0.18	7950
84	E	0.17	7578
133	E	0.29	12673
134	E	0.29	12674
135	E	0.26	11307
136	E	0.23	9925
137	E	0.30	12885
138	E	0.24	10431
139	E	0.24	10336
140	E	0.24	10516
141	E	0.29	12579
142	E	0.32	14077
143	E	0.32	13889
144	E	0.25	10751
145	E	0.22	9707
146	E	0.22	9699
147	E	0.22	9691
148	E	0.22	9397
149	E	0.21	9184
150	E	0.22	9795
151	E	0.16	6986
152	E	0.16	6900
153	E	0.17	7373
154	E	0.23	10048
155	E	0.27	11897
156	E	0.15	6689
157	E	0.15	6646
158	E	0.15	6600
159	E	0.15	6600
11X	E	0.06	2642
12X	E	0.77	33461
13X	E	0.08	3426
14X	E	2.63	114584

LOT AREA TABLE			
LOT	BLOCK	ACRES	SQ. FT.
85	F	0.22	9559
86	F	0.23	10028
87	F	0.23	10163
88	F	0.23	9926
89	F	0.16	6823
90	F	0.16	6887
91	F	0.16	6983
92	F	0.17	7369
93	F	0.21	9072
94	F	0.20	8920
95	F	0.20	8820
96	F		

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, **ROBSON DENTON DEVELOPMENT, LP** is the owner of 53.84 acres out of the BBB & CRR CO SURVEY, ABSTRACT NO. 197, FRANCISCO GARCIA SURVEY, ABSTRACT NO. 502, MEP&P RR SURVEY, ABSTRACT NO. 1617, MIAL SCURLOCK SURVEY, ABSTRACT NO. 1141, and the GEORGE W PETTINGALE SURVEY, ABSTRACT NO. 1041, situated in the City of Denton, Denton County, Texas, being a portion of a called 2426.81 acre tract of land conveyed to Robson Denton Development, LP by deeds of record in Document Numbers 1999-67253 and 1999-67254 of the Official Records of Denton County, Texas (ORDCT), also being a portion of a called 320.350 acre tract of land conveyed to Robson Denton Development, LP by deed of record in Document Number 1999-67258, ORDCT, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the common North corners of Lots 12 & 13, Block E of Robson Ranch - Unit 27, a subdivision of record in Document Number 2022-368 of the Plat Records of Denton County, Texas (PRDCT);

THENCE, over and across said 2426.81 and 320.350 acre tracts, the following thirty (30) courses and distances:

1. N 39°03'56" E a distance of 140.00' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N 50°56'04" W a distance of 375.00' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N 81°53'41" E a distance of 203.17' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. Along said curve to the right having a radius of 50.00', a chord bearing of N 81°53'41" E, a chord length of 92.57', and an arc length of 118.28' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. N 81°53'41" E a distance of 786.18' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. N 81°43'29" E a distance of 558.15' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
7. S 12°43'40" E a distance of 346.42' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
8. S 08°35'46" E a distance of 404.18' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
9. S 15°54'39" E a distance of 330.01' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
10. S 15°45'50" E a distance of 150.21' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
11. N 82°00'28" E a distance of 201.09' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
12. N 57°58'42" E a distance of 274.03' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
13. N 58°10'27" E a distance of 18.99' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
14. S 35°32'01" E a distance of 138.81' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
15. N 54°27'59" E a distance of 139.24' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
16. Along said curve to the left having a radius of 12.00', a chord bearing of N 07°40'38" E, a chord length of 17.49', and an arc length of 19.60' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
17. N 50°53'17" E a distance of 60.00' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
18. S 39°06'43" E a distance of 15.27' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
19. Along said curve to the left having a radius of 12.00', a chord bearing of S 82°19'22" E, a chord length of 16.43', an arc length of 18.10' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
20. S 34°27'26" E a distance of 50.01' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
21. S 35°32'01" E a distance of 121.41' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
22. S 54°27'59" W a distance of 408.57' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
23. S 58°07'21" W a distance of 85.67' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
24. S 65°45'03" W a distance of 86.00' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
25. S 73°22'44" W a distance of 86.00' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
26. S 81°00'25" W a distance of 80.79' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
27. N 88°32'39" W a distance of 60.77' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
28. S 18°51'39" W a distance of 13.74' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
29. S 14°10'49" E a distance of 210.00' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
30. S 47°25'29" E a distance of 22.29' to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENGINEERING" found at the most northerly Northwest corner of Lot 73, Block K of Robson Ranch - Unit 26, a subdivision of record in Document Number 2022-257, PRDCT;

THENCE, along the West line of said Lot 73, the following two (2) courses and distances:

31. S 15°39'52" E, along the no a distance of 44.00' to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENGINEERING" found;
32. S 29°07'02" E a distance of 77.21' to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENGINEERING" found in the North right-of-way line of Drinkwater Drive (a 60' Private Access Easement / Private Utility Easement), also being the North line of Lot 1X, Block A of said Robson Ranch - Unit 26;

THENCE, along the North line of said Drinkwater Drive, said Lot 1X, the following six (6) courses and distances:

33. S 60°52'58" W a distance of 255.07' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the right;
34. Along said curve to the right having a radius of 970.00', a chord bearing of S 62°57'55" W, a chord length of 70.49', and an arc length of 70.51' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
35. S 65°02'52" W a distance of 200.34' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the right;
36. Along said curve to the right having a radius of 270.00', a chord bearing of S 77°01'36" W, a chord length of 112.08', and an arc length of 112.90', to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
37. S 89°00'21" W a distance of 29.53' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the right;
38. Along said curve to the right having a radius of 11.00', a chord bearing of N 46°46'08" W, a chord length of 15.34', and an arc length of 16.98' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Ed Robson Boulevard (a 140' Private Access Easement / Private Utility Easement), same being the East line of Lot 1X, Block A of Robson Ranch - Ed Robson Boulevard, a subdivision of Record in Document Number 2022-260, PRDCT, at the beginning of a non-tangent curve to the left;

THENCE, in a northwesterly direction, along the East right-of-way line of said Ed Robson Boulevard, along said non-tangent curve to the left having radius of 1505.00', a chord bearing of N 05°13'02" W, a chord length of 140.40', and an arc length of 140.45' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North terminus of said Ed Robson Boulevard, same being the Northeast corner of said Lot 1X, Block A of Robson Ranch - Ed Robson Boulevard;

THENCE, S 82°06'33" W, along the North terminus of said Ed Robson Boulevard, same being the North line of said Lot 1X, Block A of Robson Ranch - Ed Robson Boulevard, a distance of 140.00' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Lot 4X, Block B of said Robson Ranch - Unit 27, at the beginning of a non-tangent curve to the left;

THENCE, along the East line of said Robson Ranch - Unit 27, the following two (2) courses and distances:

39. Along said non-tangent curve to the left having a radius of 1365.00', a chord bearing of N 29°31'56" W, a chord length of 1006.82', and an arc length of 1031.17' to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
40. N 50°56'04" W, a distance of 830.90' to the **POINT OF BEGINNING**, containing an area of 53.84 acres or 2,345,427 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

ROBSON DENTON DEVELOPMENT, L.P., an Arizona limited partnership ("Declarant") hereby subdivides under the name of ROBSON RANCH - UNIT 40, 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 40, each of which shall be known by the number, letter or name that is set forth on this plat. ROBSON RANCH - UNIT 40 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 40 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 40 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 40. By accepting this easement, each Utility Company further agrees that it shall (a) indemnify owners association(s) serving Robson Ranch - UNIT 40, 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 40 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.

OWNER: **ROBSON DENTON DEVELOPMENT, LP**

BY: _____ Date _____
 Paula Robinson, Authorized Agent
 Vice President

STATE OF ARIZONA §
 COUNTY OF MARICOPA §

BEFORE ME, the undersigned authority, on this day personally appeared PAULA ROBINSON, 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 _____ day of _____, 2024.

Notary Public in and for the State of Arizona

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 an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Denton County, Texas.

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.

Matthew Raabe, R.P.L.S. #6402

Date

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 _____ day of _____, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES

1. The purpose of this plat is to create 159 residential lots, 17 open space lots, and 1 private street lot.
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 48121C0365G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The bearings and coordinates shown on this plat are based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone (4202) and controlling monuments (CM) found at the common North corners of Lots 12 & 13, Block E and the most northerly Northwest corner of Lot 22, Block B of Robson Ranch - Unit 27 a subdivision of record in Document Number 2022-368, Plat Records, Denton County, Texas, as shown hereon.
4. The City of Denton has adopted the National Electric Safety Code the ("CODE"). The code generally prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline of 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 Sanitary Sewer service for this property will be provided through the City of Denton.
6. Private improvements cannot encroach onto existing public or private easements.
7. 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.
8. All open space lots will be owned, operated and maintained by the Home Owners Association.
9. 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.
10. Lot 1X, Block A is a private street lot.
11. A portion of an existing gas easement or pipeline is located within Lot 1X, Block A as shown hereon traversing the cul-de-sac of Jimmie Drive along the northern boundary of the proposed subdivision.
12. Water and wastewater service will be provided through City of Denton water/sewer.
13. 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.

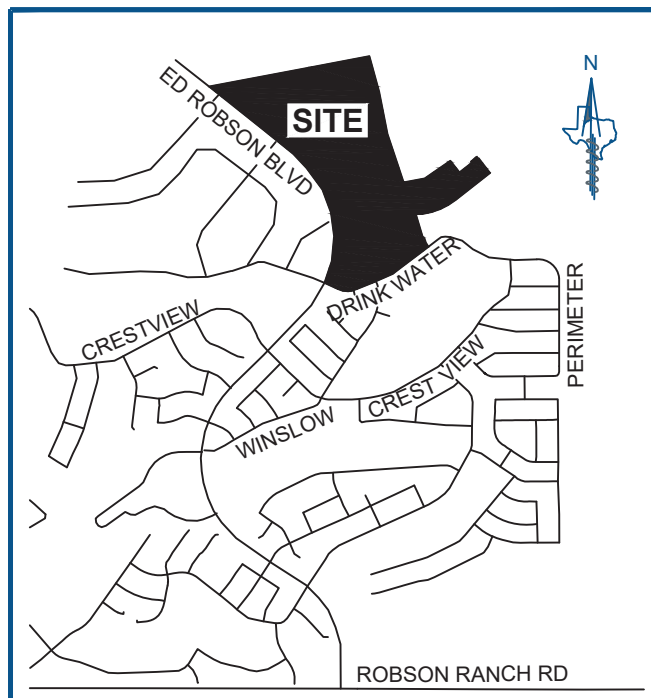
**FINAL PLAT
 ROBSON RANCH - UNIT 40**

LOTS 1-14 & 1X-4X, BLOCK A;
 LOTS 15-34 & 5X-7X, BLOCK B;
 LOTS 35-49 & 8X, BLOCK C;
 LOTS 50-67 & 9X-10X, BLOCK D;
 LOTS 68-84, 133-159 & 11X-14X, BLOCK E;
 LOTS 85-116 & 15X, BLOCK F;
 AND LOTS 117-132 & 16X-17X, BLOCK G;
 BEING 53.84 ACRES SITUATED IN THE
 BBB & CRR CO SURVEY, ABSTRACT NO. 197
 FRANCISCO GARCIA SURVEY, ABSTRACT NO. 502
 MEP&P RR SURVEY, ABSTRACT NO. 1617
 MIAL SCURLOCK SURVEY, ABSTRACT NO. 1141
 GEORGE W PETTINGALE SURVEY, ABSTRACT NO. 1041
 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS
 176 LOTS BY USE
 (159 RESIDENTIAL, 16 COMMON OPEN SPACE LOTS AND
 1 PRIVATE STREET LOT)
 SEPTEMBER 2024

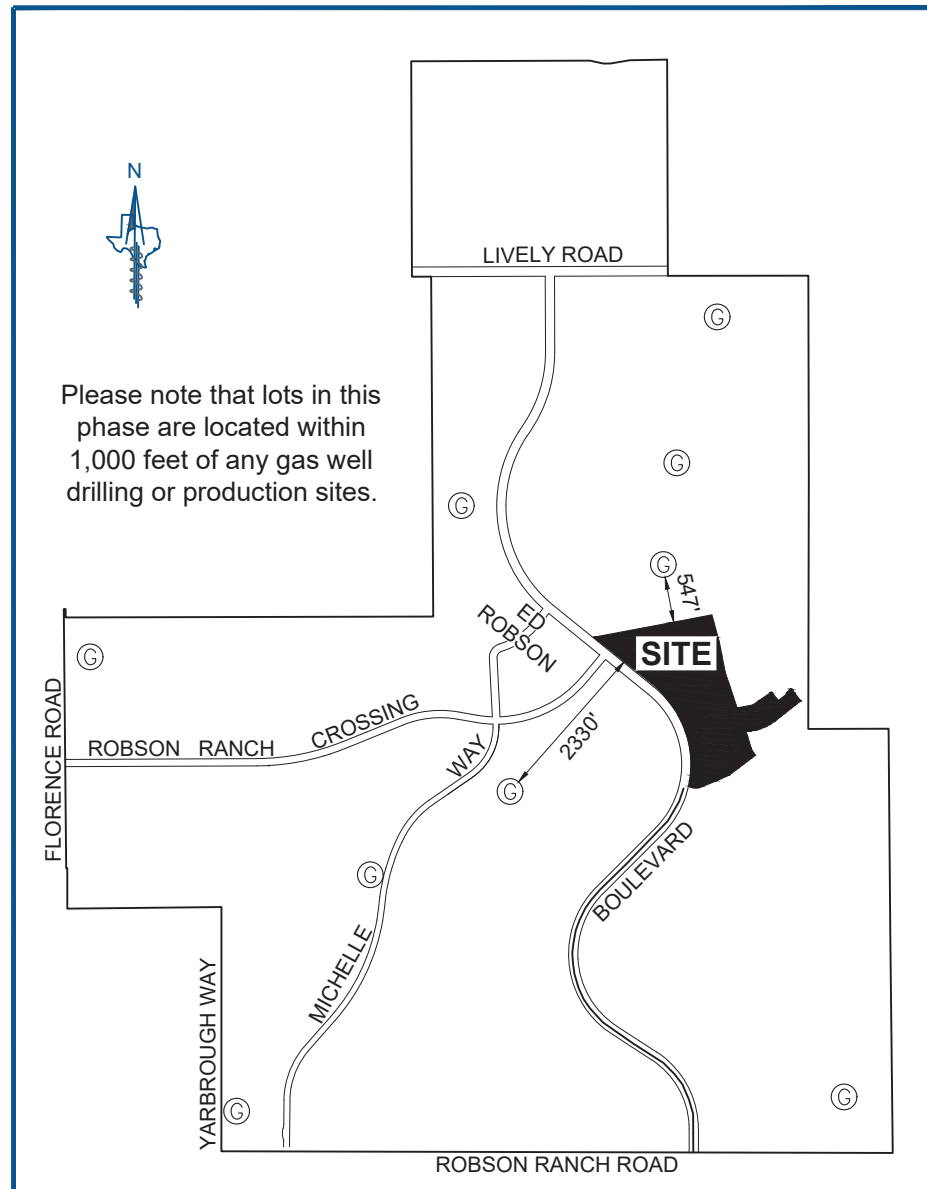
CITY PROJECT NO: FP24-0022

LAND USE	ACREAGE	LOTS
RESIDENTIAL	31.41	159
HOA/OPEN SPACE	7.24	16
STREET - ROW	15.20	1
TOTAL	53.84	176

VICINITY MAP
 NOT TO SCALE



GAS WELL VICINITY MAP
 NOT TO SCALE



JOB NUMBER	2403.085
DATE	09/19/2024
REVISION	3RD SUB
DRAWN BY	BE



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SURVEYOR
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OWNER
 Robson Ranch Denton Development, LP
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 (480) 895-9200