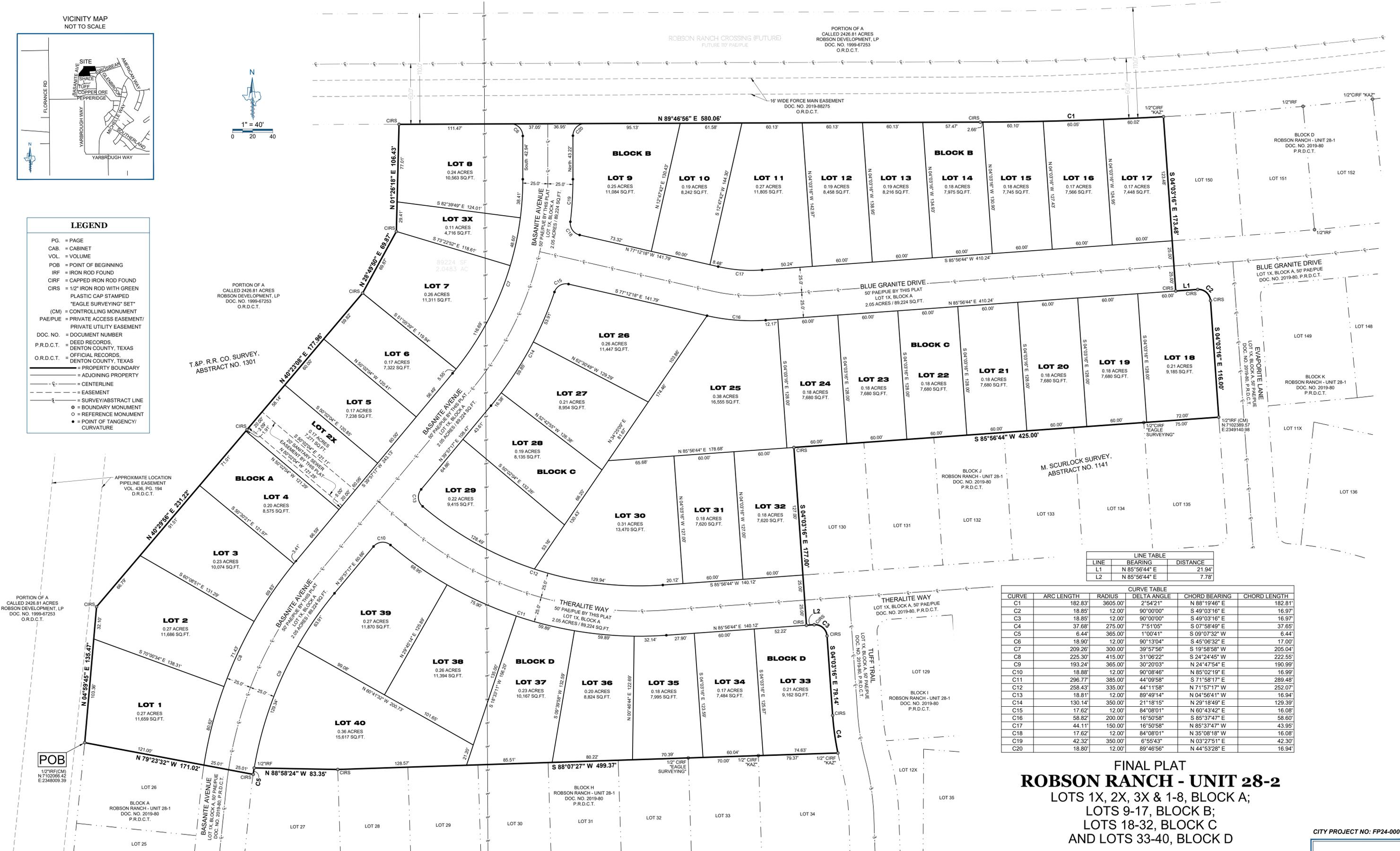


VICINITY MAP
NOT TO SCALE



LEGEND

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°56'44" E	21.94'
L2	N 85°56'44" E	7.78'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.83'	3605.00'	2°54'21"	N 88°19'46" E	182.81'
C2	18.85'	12.00'	90°00'00"	S 49°03'16" E	16.97'
C3	18.85'	12.00'	90°00'00"	S 49°03'16" E	16.97'
C4	37.68'	275.00'	7°51'05"	S 07°58'49" E	37.65'
C5	6.44'	365.00'	1°00'41"	S 09°07'32" W	6.44'
C6	18.90'	12.00'	90°13'04"	S 45°06'32" E	17.00'
C7	209.26'	300.00'	39°57'56"	S 19°58'58" W	205.04'
C8	225.30'	415.00'	31°06'22"	S 24°24'45" W	222.55'
C9	193.24'	365.00'	30°20'03"	N 24°47'54" E	190.99'
C10	18.88'	12.00'	90°08'46"	N 85°02'19" E	16.99'
C11	296.77'	385.00'	44°09'58"	S 71°58'17" E	289.48'
C12	258.43'	335.00'	44°11'58"	N 71°57'17" W	252.07'
C13	18.81'	12.00'	89°49'14"	N 04°56'41" W	16.94'
C14	130.14'	350.00'	21°18'15"	N 29°18'49" E	129.39'
C15	17.62'	12.00'	84°08'01"	N 60°43'42" E	16.08'
C16	58.82'	200.00'	16°50'58"	S 85°37'47" E	58.60'
C17	44.11'	150.00'	16°50'58"	N 85°37'47" W	43.95'
C18	17.62'	12.00'	84°08'01"	N 35°08'18" W	16.08'
C19	42.32'	350.00'	6°55'43"	N 03°27'51" E	42.30'
C20	18.80'	12.00'	89°46'56"	N 44°53'28" E	16.94'

FINAL PLAT
ROBSON RANCH - UNIT 28-2
LOTS 1X, 2X, 3X & 1-8, BLOCK A;
LOTS 9-17, BLOCK B;
LOTS 18-32, BLOCK C
AND LOTS 33-40, BLOCK D

BEING 11.00 ACRES
SITUATED IN THE M. SCURLOCK SURVEY, ABSTRACT NO. 1141
AND THE T.&P. R.R. CO. SURVEY, ABSTRACT NO. 1301
IN THE CITY OF DENTON, DENTON COUNTY, TEXAS
43 LOTS BY USE
(40 RESIDENTIAL, 2 COMMON OPEN SPACE LOTS AND
1 PRIVATE STREET LOT)
OCTOBER 2023

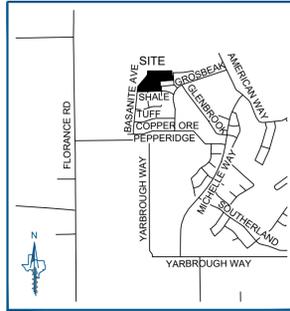
CITY PROJECT NO: FP24-0003

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

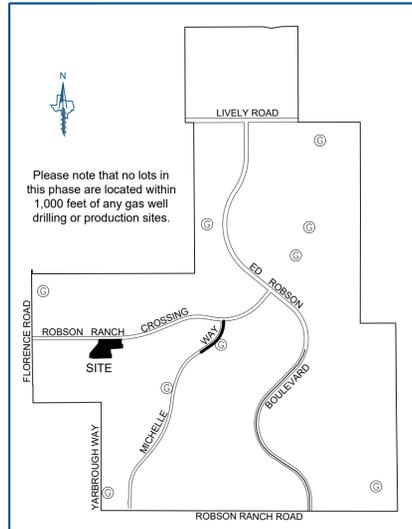
SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

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

VICINITY MAP
NOT TO SCALE



GAS WELL VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- The purpose of this plat is to create 40 residential lots, 2 open space lots, and 1 private street lot.
- 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 48121C0345G. 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.
- 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 northwest corner of Lot 26, Block A, and the northeast corner of Lot 135, Block J, of Robson Ranch - Unit 28-1, a subdivision of record in Document Number 2019-80, Plat Records, Denton County, Texas, as shown hereon.
- 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 issues for structures within these clearance areas. Contact the building official with specific questions.
- Water and Sanitary Sewer service for this property will be provided through the City of Denton.
- Private improvements cannot encroach onto existing public or private easements.
- 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.
- 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.
- Lot 1X, Block A is a private street lot.
- No gas easements or pipelines are located on the property.
- Water and wastewater service will be provided through City of Denton water/sewer.
- 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.

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

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

LAND USE	ACREAGE	LOTS
RESIDENTIAL	8.67	40
HOA/OPEN SPACE	0.28	2
STREET - ROW	2.05	1
TOTAL	11.00	43

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **ROBSON DENTON DEVELOPMENT, LP** is the owner of 11.00 acres out of the M. Scurlock Survey, Abstract Number 1141 and the T.&P. R.R. Co. Survey, Abstract Number 1301, 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 Special Warranty Deed of record in Document Number 1999-67253 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod found, being the Northwest corner of Lot 26, Block A of Robson Ranch - Unit 28-1, a subdivision of record in Document Number 2019-80 of the Plat Records of Denton County, Texas;

THENCE, over and across said 2426.81 acre tract of land, the following seven (7) courses and distances:

- N04°59'45"E, a distance of 135.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N40°29'56"E, a distance of 231.22 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N40°23'08"E, a distance of 177.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N28°49'50"E, a distance of 69.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N01°26'18"E, a distance of 106.43 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N89°46'56"E, a distance of 580.06 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the left;
- In a Northeasterly direction and along said tangent curve to the left, having a radius of 3605.00 feet, a chord bearing of N88°19'46"E, a chord length of 182.81 feet, a delta angle of 02°54'21", an arc length of 182.83 feet to a 1/2" iron rod with stamped "KAZ" found at the end of said tangent curve to the left, being the Northwest corner of Lot 150, Block D of said Robson Ranch - Unit 28-1;

THENCE, along the West line of said Robson Ranch - Unit 28-1, the following ten (10) courses and distances:

- S04°03'16"E, a distance of 173.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N85°56'44"E, a distance of 21.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
- In a Southeasterly direction and along said tangent curve to the right, having a radius of 12.00 feet, a chord bearing of S49°03'16"E, a chord length of 16.97 feet, a delta angle of 90°00'00", an arc length of 18.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said tangent curve to the right;
- S04°03'16"E, a distance of 116.00 feet to a 1/2" iron rod found, being the Northeast corner of Lot 135, Block J of said Robson Ranch - Unit 28-1;
- S85°56'44"W, passing at a distance of 75.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found, being the Northwest corner of Lot 30, Block J of said Robson Ranch - Unit 28-1;
- S04°03'16"E, a distance of 177.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N85°56'44"E, a distance of 7.78 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
- In a Southeasterly direction and along said tangent curve to the right, having a radius of 12.00 feet, a chord bearing of S49°03'16"E, a chord length of 16.97 feet, a delta angle of 90°00'00", an arc length of 18.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said tangent curve to the right;
- S04°03'16"E, a distance of 79.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the left;
- In a Southeasterly direction and along said tangent curve to the left, having a radius of 275.00 feet, a chord bearing of S07°58'49"E, a chord length of 37.65 feet, a delta angle of 07°51'05", an arc length of 37.68 feet to a 1/2" iron rod with orange plastic cap stamped "KAZ" found at the end of said tangent curve to the left, being Northeast corner of Lot 34, Block H of said Robson Ranch - Unit 28-1;

THENCE, along the North line of said Robson Ranch - Unit 28-1, the following four (4) courses and distances:

- S88°07'27"W, passing at a distance of 79.37 feet to a 1/2" iron rod with orange plastic cap stamped "KAZ" found, being the Northwest corner of said Lot 34, and also passing at distance of 149.37 feet a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found, being the Northwest corner of Lot 33, Block H of said Robson Ranch - Unit 28-1 and the Northeast corner of Lot 32, Block H of said Robson Ranch - Unit 28-1, continuing for a total distance of 499.37 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northwest corner of Lot 28, Block H of said Robson Ranch - Unit 28-1 and the Northeast corner of Lot 27, Block H of said Robson Ranch - Unit 28-1;
- N88°58'24"W, a distance of 83.35 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the left, being the Northwest corner of said Lot 27;
- In a Southwesterly direction and along said non-tangent curve to the left, having a radius of 365.00 feet, a chord bearing of S09°07'32"W, a chord length of 6.44 feet, a delta angle of 01°00'41", an arc length of 6.44 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said non-tangent curve to the left;
- N79°23'32"W, a distance of 171.02 feet to a **POINT OF BEGINNING**, containing 11.00 acres or 479,172 square feet of land, more or less.

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 28-2, 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 28-2, each of which shall be known by the number, letter or name that is set forth on this plat. ROBSON RANCH - UNIT 28-2, 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 28-2 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 28-2, 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 28-2. By accepting this easement, each Utility Company further agrees that it shall (a) indemnify owners association(s) serving Robson Ranch - UNIT 28-2, 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 28-2 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: _____
Paula Robinson, Authorized Agent Date
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 APPROVAL	
APPROVED by the City of Denton Planning and Zoning Commission	
on this _____ day of _____, 2024.	
Chairperson	_____
Planning and Zoning Commission	_____
ATTEST:	_____
City Secretary	_____

FINAL PLAT
ROBSON RANCH - UNIT 28-2
LOTS 1X, 2X, 3X & 1-8, BLOCK A;
LOTS 9-17, BLOCK B;
LOTS 18-32, BLOCK C
AND LOTS 33-40, BLOCK D

BEING 11.00 ACRES
SITUATED IN THE M. SCURLOCK SURVEY, ABSTRACT NO. 1141
AND THE T.&P. R.R. CO. SURVEY, ABSTRACT NO. 1301
IN THE CITY OF DENTON, DENTON COUNTY, TEXAS
43 LOTS BY USE
(40 RESIDENTIAL, 2 COMMON OPEN SPACE LOTS AND
1 PRIVATE STREET LOT)
OCTOBER 2023

CITY PROJECT NO: FP24-0003

JOB NUMBER 2308.061		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177
DATE 02/16/2024		
REVISION		
DRAWN BY EN/TAR/BE		