

VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 345 G OF SAID MAP.
- TAPS MADE TO EXISTING WATERLINES OR RELOCATION OF FIRE HYDRANT SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT KENT CONKLE WITHIN THE WATER DEPARTMENT AT (940) 349-7181.
- TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT JUSTIN DIVINEY WITH THE WASTEWATER DEPARTMENT AT (940) 349-8489.
- ALL OPEN SPACE WILL BE OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. LOTS 2-X, 3-X, 4-X, 5-X, 6-X ARE OPEN SPACE LOTS.
- THE PURPOSE OF THIS PLAT IS TO CREATE 137 RESIDENTIAL AND 6 COMMON LOTS.
- NOTICE OF NATURAL GAS AND MINERAL EXPLORATION AND EXTRACTION WILL BE PROVIDED AS OUTLINED IN CITY OF DENTON ORDINANCE 2011-124, AS AMENDED.

BASIS OF BEARING

Bearings 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 land described in Vol 4373 page 216, Real Property Records, Denton County, Texas

CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	87°37'54"	18.35'	12.00'	S02°04'27"W
C2	90°00'00"	18.85'	12.00'	N86°44'30"W
C3	11°30'30"	55.24'	275.00'	N47°29'45"W
C4	32°50'02"	28.65'	50.00'	S36°50'00"E
C5	91°01'44"	79.44'	50.00'	N65°55'51"W
C6	32°50'02"	28.65'	50.00'	S84°58'18"W
C7	11°30'30"	55.24'	275.00'	N84°21'56"W
C8	90°07'58"	18.88'	12.00'	N45°03'12"W
C9	111°39'47"	97.44'	50.00'	S34°17'19"E
C10	21°31'48"	18.79'	50.00'	S10°46'41"W

LEGEND

SSL=BUILDING SETBACK LINE  
P.A.E.=PRIVATE ACCESS EASEMENT  
P.U.E.=PRIVATE UTILITY EASEMENT  
C.I.R.R.=CAPPED IRON ROD FOUND

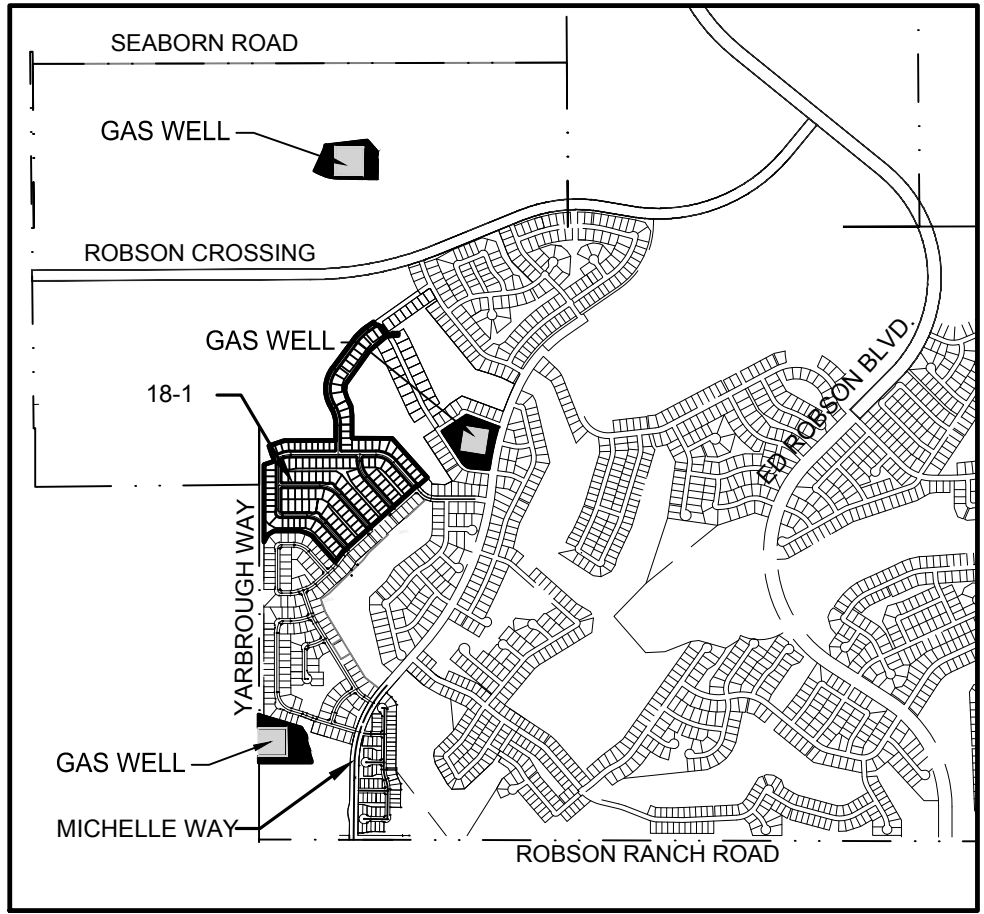
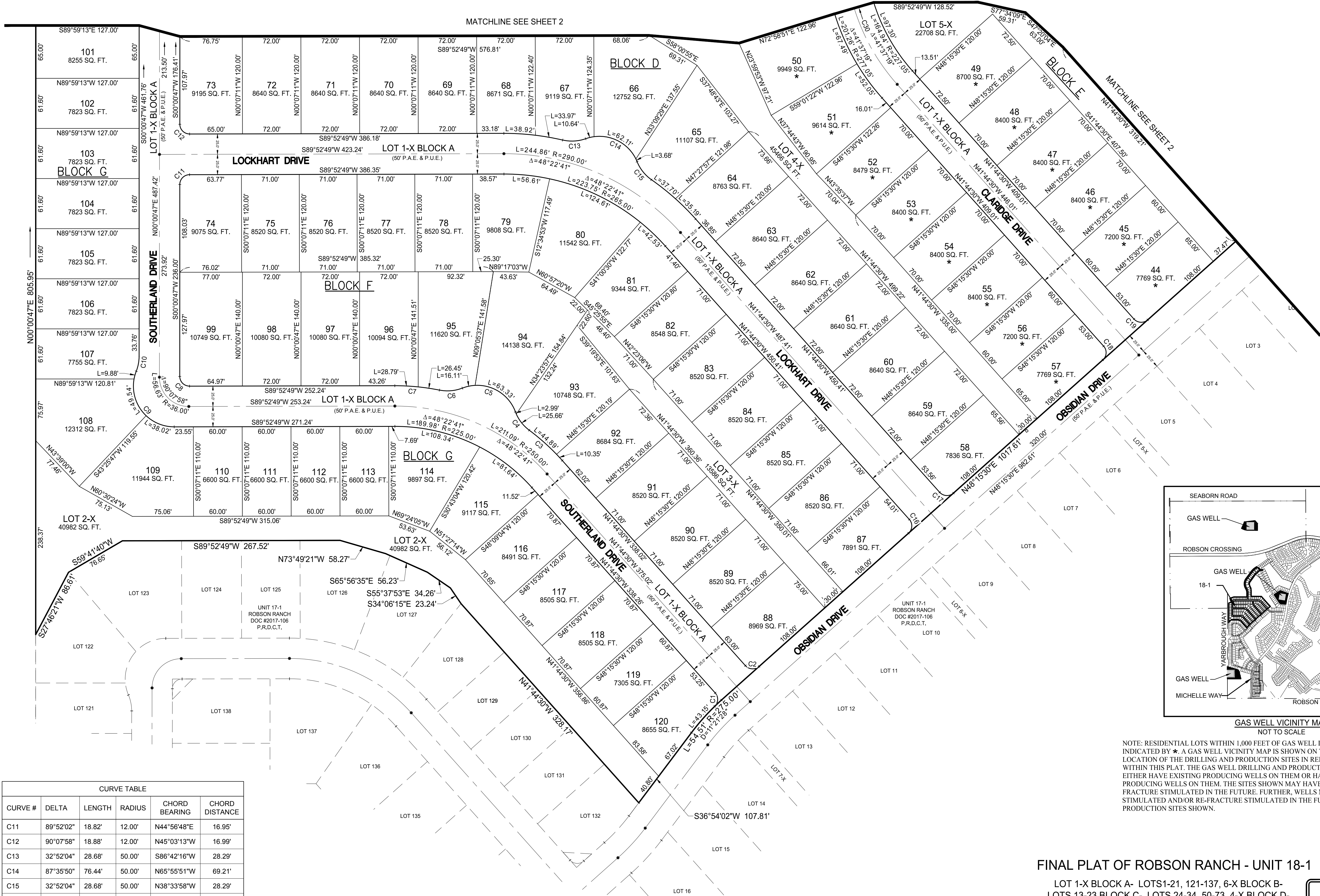
SURVEYOR:

KAZ SURVEYING, INC.  
1720 WESTMINSTER DRIVE  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446

OWNER:

ROBSON DENTON DEVELOPMENT, L.P.  
1720 WESTMINSTER DRIVE  
SUN LAKES, AZ 85248  
PHONE: (480) 895-9200

CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING
C11	89°52'02"	18.82'	12.00'	N44°56'48"E
C12	90°07'58"	18.88'	12.00'	N45°03'13"W
C13	32°52'04"	28.68'	50.00'	S86°42'16"W
C14	87°35'50"	76.44'	50.00'	N65°55'51"W
C15	32°52'04"	28.68'	50.00'	N38°33'58"W
C16	90°00'00"	18.85'	12.00'	S03°15'28"W
C17	90°00'00"	18.85'	12.00'	N86°44'30"W
C18	90°00'00"	18.85'	12.00'	S03°15'30"W
C19	90°00'00"	18.85'	12.00'	N86°44'30"W
C30	41°37'19"	183.10'	252.05'	S20°55'51"E



GAS WELL VICINITY MAP  
NOT TO SCALE

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.

CITY OF DENTON  
PROJECT NUMBER  
FP-17-0005

SHEET 1 OF 3

FINAL PLAT OF ROBSON RANCH - UNIT 18-1

LOT 1-X BLOCK A- LOTS 21-121, 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 99-120, 2-X BLOCK G

BEING 39.231 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

KAZ  
SURVEYING

TX FIRM REGISTRATION # 10002100

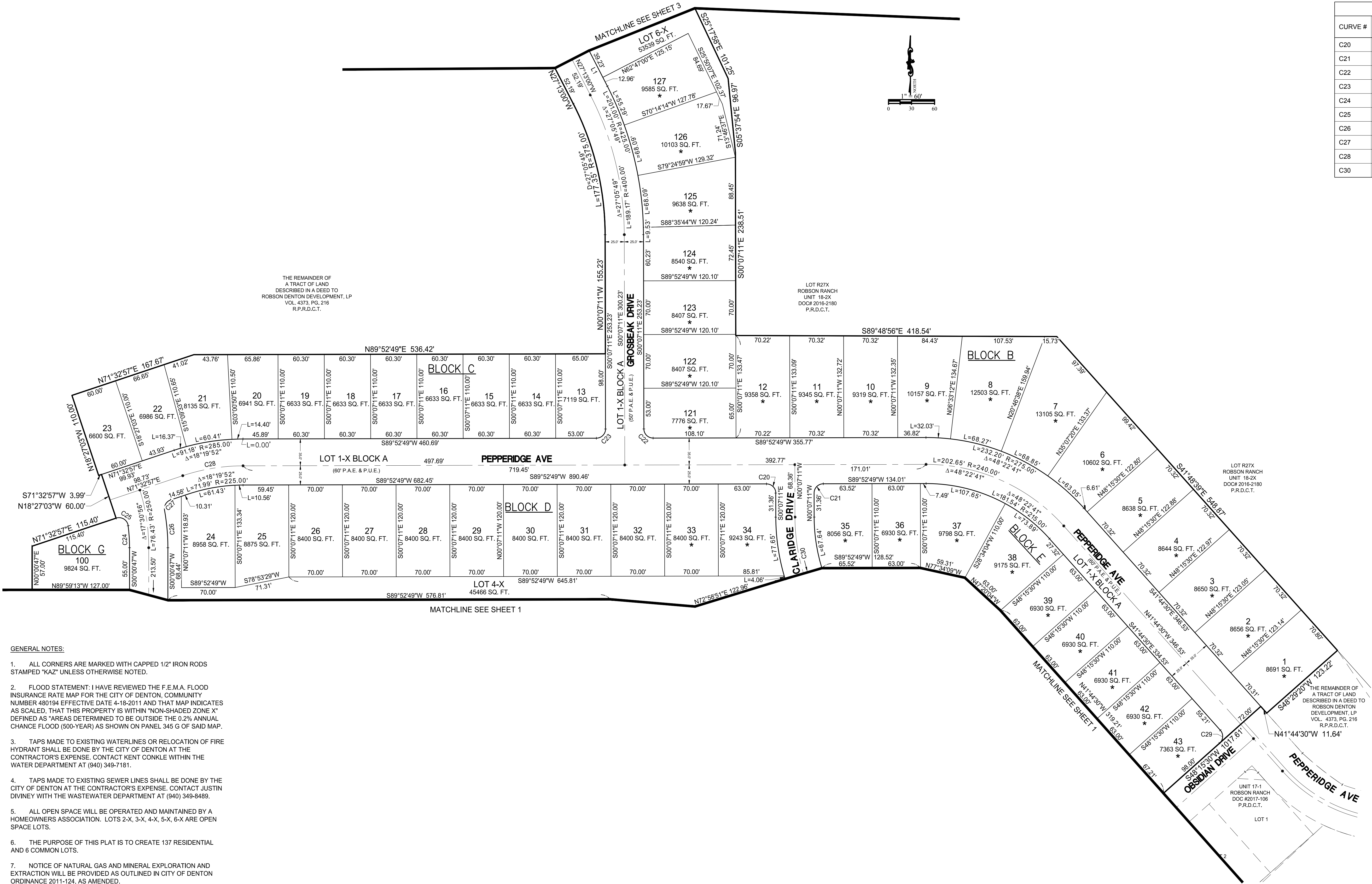
1720 WESTMINSTER  
DENTON, TX 76205  
(940) 382-3446

JOB NUMBER: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
R.P.L.S. \_\_\_\_\_  
KENNETH A. ZOLLINGER



CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C20	90°00'00"	18.85'	12.00'	S45°07'12"E	16.97'
C21	90°00'00"	18.85'	12.00'	N44°52'49"E	16.97'
C22	90°00'00"	18.85'	12.00'	N45°07'11"W	16.97'
C23	90°00'00"	18.85'	12.00'	S44°52'49"W	16.97'
C24	7°19'41"	28.78'	225.00'	S03°39'04"E	28.76'
C25	101°08'09"	21.18'	12.00'	S57°52'59"E	18.54'
C26	10°13'22"	49.07'	275.00'	S05°05'54"E	49.00'
C27	81°45'33"	17.12'	12.00'	S30°40'11"W	15.71'
C28	18°19'52"	79.98'	250.00'	S80°42'53"W	79.64'
C30	41°37'19"	183.10'	252.05'	S20°55'51"E	179.10'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°13'00"W	52.19'



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KENNETH A. ZOLLINGER

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SHEET 2 OF 3



