

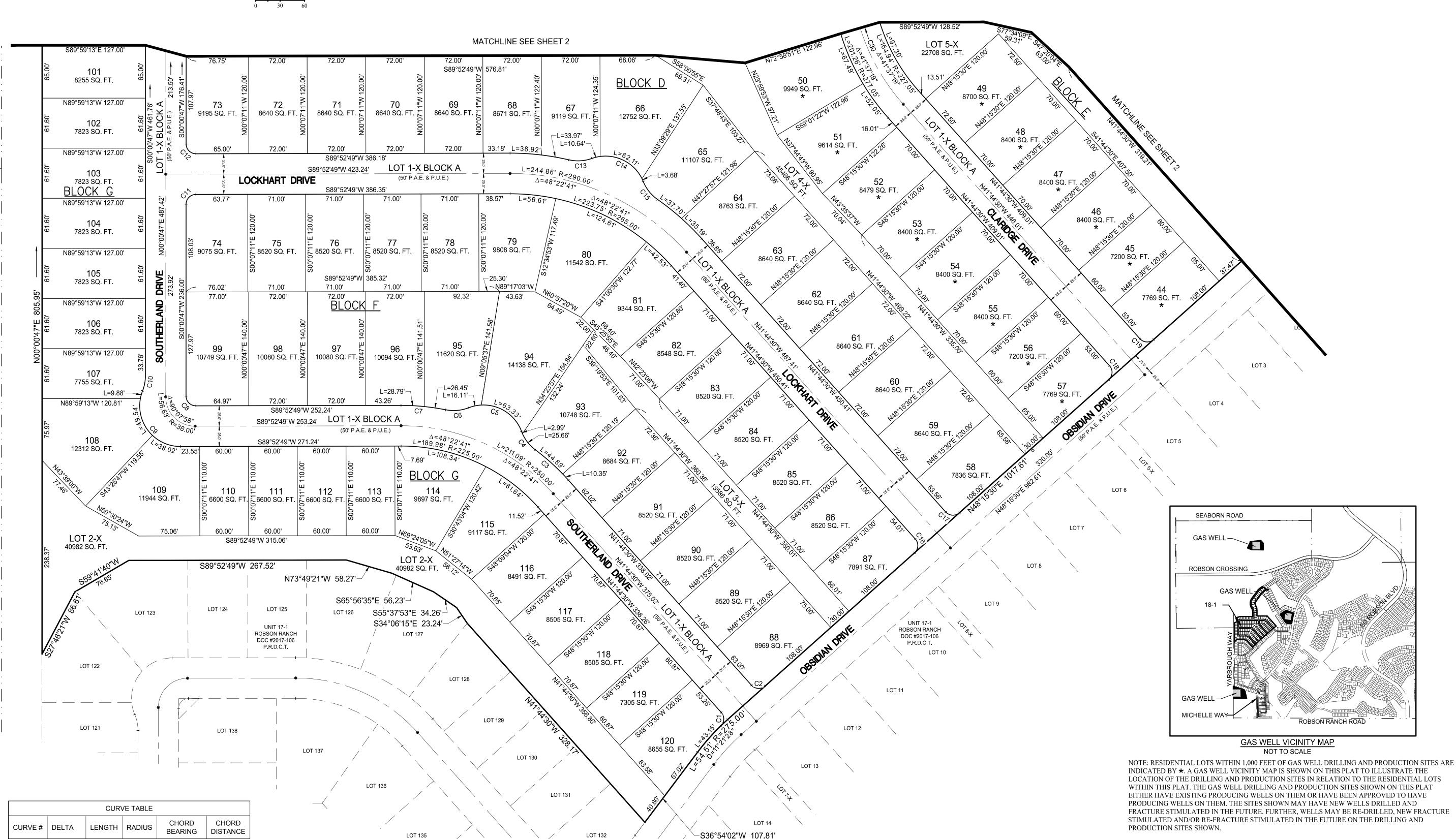
VICINITY MAP NOT TO SCALE

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.
- 5. 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
- 6. 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 lad described in Vol 4373 page 216, Real Property Records, Denton County, Texas



CHORD CHORD CURVE # DELTA LENGTH RADIUS BEARING DISTANCE 18.35' 12.00' S02°04'27"W 16.62' 12.00' N86°44'30"W 16.97' 275.00' N47°29'45"W 11°30'30" 50.00' S36°50'00"E 28.26' 32°50'02" 50.00' N65°55'51"W 71.34' 91°01'44" 32°50'02" 50.00' S84°58'18"W 28.26' 11°30'30" 275.00' N84°21'56"W 55.14' 16.99' 12.00' N45°03'12"W 111°39'47"

50.00'

CURVE TABLE

12.00' N44°56'48"E 16.95' 18.82' C12 16.99' C13 50.00' S86°42'16"W 28.29' 69.21' N65°55'51"W 50.00' 50.00' 32°52'04" | 28.68' N38°33'58"W C16 12.00' S03°15'28"W 16.97' 90°00'00" | 18.85' 16.97' 18.85' 12.00' N86°44'30"W C18 16.97' 90°00'00" 12.00' S03°15'30"W 16.97' C19 41°37'19" | 183.10' | 252.05' S10°46'41"W C30 S20°55'51"E 179.10'

1720 WESTMINSTER DENTON, TX 76205 (940)382-3446 KENNETH A. ZOLLINGER TX FIRM REGISTRATION # 10002100

FINAL PLAT OF ROBSON RANCH - UNIT 18-1

CITY OF DENTON

FP-17-0005

SHEET 1 OF 3

PROJECT NUMBER

LOT 1-X BLOCK A- LOTS1-21, 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

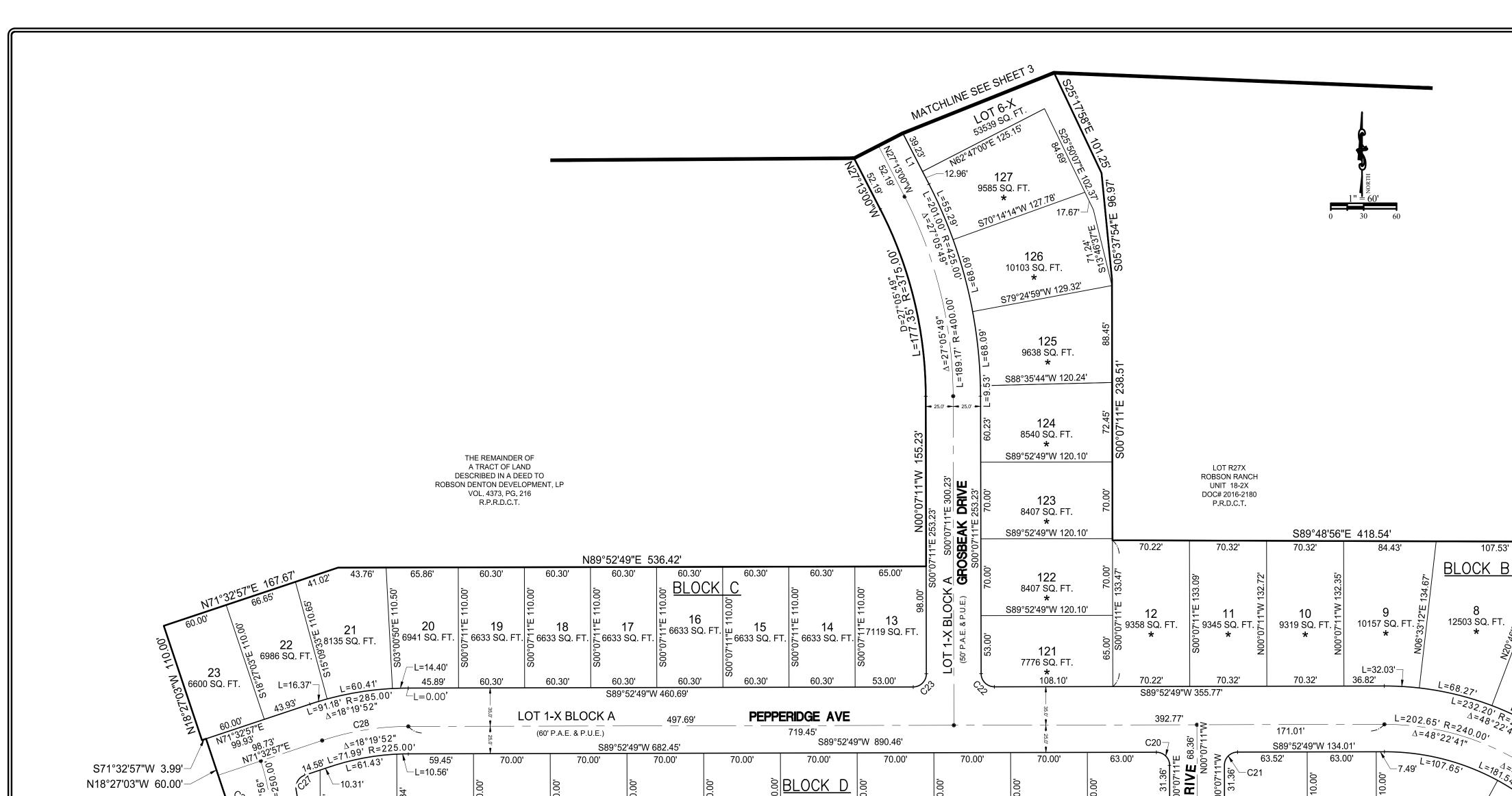
LEGEND

21°31'48" 18.79'

SURVEYOR: BSL =BUILDING SETBACK LINE KAZ SURVEYING, INC. P.A.E. = PRIVATE ACCESS EASEMENT 1720 WESTMINSTER DRIVE P.U.E. =PRIVATE UTILITY EASEMENT DENTON, TEXAS 76205 CAP/IRF = CAPPED IRON ROD FOUND PHONE: (940) 382-3446

ROBSON DENTON DEVELOPMENT, L.P. 9532 E RIGGS ROAD SUN LAKES, AZ 85248 PHONE: (480) 895-9200

RECORDS, DENTON COUNTY, TEXAS



CURVE TABLE						
CURVE#	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANC	
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		
_1	N27°13'00"W	52.19'		

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

100 9824 SQ. FT.

- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. THE PURPOSE OF THIS PLAT IS TO CREATE 137 RESIDENTIAL AND 6 COMMON LOTS.
- 7. 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 lad described in Vol 4373 page 216, Real Property Records, Denton County, Texas

70.00' 70.00' 70.00' 70.00' 70.00' 70.00' S89°52'49"W 645.81' LOT 4-X 8650 SQ. FT. ທີ່>້ 45466 SQ. FT. S89°52'49"W 576.81' 6930 SQ. FT MATCHLINE SEE SHEET 1 8656 SQ. FT. パジ 6930 SQ. FT 8691 SQ. FT. 6930 SQ. FT. THE REMAINDER OF $^{\setminus}$ A TRACT OF LAND DESCRIBED IN A DEED TO ROBSON DENTON DEVELOPMENT, LP 6930 SQ. FT. VOL. 4373, PG. 216 R.P.R.D.C.T. −N41°44'30"W 11.64' C29-43 7363 SQ. FT. UNIT 17-1 ROBSON RANCH DOC #2017-106 P.R.D.C.T. LOT 1

S89°52'49"W | 128.52' - 65.52' | 63.0

₹ 6930 SQ. FT. |

્રિ 9243 SQ. FT. છે

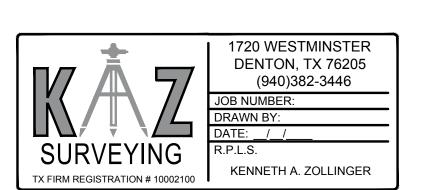
CITY OF DENTON PROJECT NUMBER FP-17-0005

SHEET 2 OF 3

FINAL PLAT OF ROBSON RANCH - UNIT 18-1

LOT 1-X BLOCK A- LOTS1-21, 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



13105 SQ. FT.

38 9175 SQ. FT.

10602 SQ. FT.

8638 SQ. F

8644 SQ. FT. ᢊ

ROBSON RANCH

UNIT 18-2X

DOC# 2016-2180

LEGEND SURVEYOR: BSL =BUILDING SETBACK LINE P.A.E. =PRIVATE ACCESS EASEMENT P.U.E. =PRIVATE UTILITY EASEMENT KAZ SURVEYING, INC. 1720 WESTMINSTER DRIVE DENTON, TEXAS 76205 CAP/IRF = CAPPED IRON ROD FOUND PHONE: (940) 382-3446

ROBSON DENTON DEVELOPMENT, L.P. 9532 E RIGGS ROAD SUN LAKES, AZ 85248 PHONE: (480) 895-9200

24 = 25 8958 SQ. FT.

S89°52'49"W

GENERAL NOTES: 1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS

STAMPED "KAZ" UNLESS OTHERWISE NOTED.

- 2. 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
- 3. 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.

CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 345 G OF SAID MAP.

- 4. 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.
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- 6. THE PURPOSE OF THIS PLAT IS TO CREATE 137 RESIDENTIAL AND 6 COMMON LOTS.
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BASIS OF BEARING

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ROBSON DENTON DEVELOPMENT, L.P., an Arizona limited partnership ("Declarant") hereby subdivides under the name of ROBSON RANCH - UNIT 18-1, 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 18-1, each of which shall be known by the number, letter or name that is set forth on this plat. ROBSON RANCH- UNIT 18-1, LOT 1-X, 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 18-1 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 18-1, LOT 1-X, 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 18-1. By accepting this easement, each Utility Company further agrees that it shall (a) indemnify owners association(s) serving Robson Ranch - UNIT 18-1, 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 18-1 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

Steve Soriano, Authorized Agent
Vice-President

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVE SORIANO, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

STATE OF TEXAS
COUNTY OF DENTON

MY COMMISSION EXPIRES ON

CERTIFICATE OF SURVEYOR

I, KENNETH A. ZOLLINGER, 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" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS:

COUNTY OF DENTON:

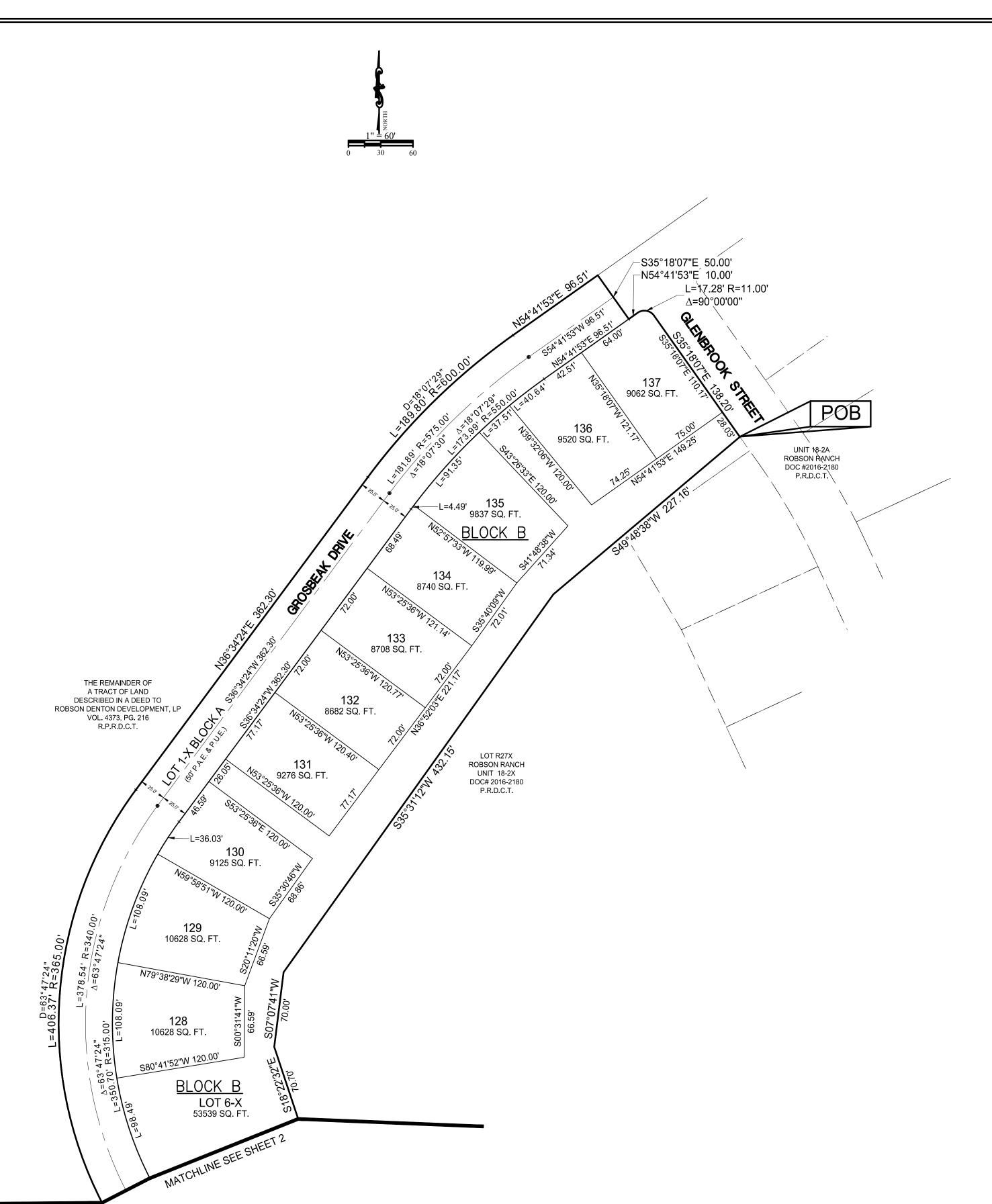
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2017.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

EXPRESSED AND IN THE CAPACITY THEREIN STATED.

MY COMMISSION EXPIRES



APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS

_____, DAY OF ______, 2017.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

BSL =BUILDING SETBACK LINE
P.A.E. =PRIVATE ACCESS EASEMENT
P.U.E. =PRIVATE UTILITY EASEMENT
AP/IRF =CAPPED IRON ROD FOUND

SURVEYOR:

KAZ SURVEYING, INC.

1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446

ROBSON DENTON DEVELOPMENT, L.P. 9532 E RIGGS ROAD SUN LAKES, AZ 85248 PHONE: (480) 895-9200

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OF LAND situated in the MIAL SCURLOCK SURVEY, Abstract Number 1141, in the City of Denton, Denton County, Texas; and being a part of a tract of land described in a deed to Robson Denton Development, L.P., as recorded in Volume 4373, Page 216 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the Southwest right-of-way line of Glenbrook Street; being the Northerly most corner of Lot R27X of Robson Ranch Unit 18-2A, an addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Instrument Number 2016-2180 of the Plat Records of Denton County, Texas;

THENCE with the Westerly line of said Lot R27X the following:

- South 49 degrees 48 minutes 38 seconds West a distance of 227.16 feet to a capped iron rod found for corner;
 South 35 degrees 31 minutes 12 seconds West a distance of 432.15 feet to a capped iron rod found for corner;
- 3. South 07 degrees 07 minutes 41 seconds West a distance of 70.00 feet to a capped iron rod found for corner;
- 4. South 18 degrees 22 minutes 32 seconds East a distance of 70.70 feet to a capped iron rod found for corner; 5. South 25 degrees 17 minutes 58 seconds East a distance of 101.25 feet to a capped iron rod found for corner;
- 6. South 05 degrees 37 minutes 54 seconds East a distance of 96.97 feet to a capped iron rod found for corner;
- 7. South 00 degrees 07 minutes 11 seconds East a distance of 238.51 feet to a capped iron rod found for corner;
- 8. South 89 degrees 48 minutes 56 seconds East a distance of 418.54 feet to a capped iron rod found for corner;9. South 41 degrees 48 minutes 39 seconds East a distance of 548.87 feet to a capped iron rod set for corner;

THENCE South 48 degrees 29 minutes 20 seconds West a distance of 123.22 feet to a capped iron rod set for corner in the North right-of-way line of Pepperidge Avenue;

THENCE North 41 degrees 44 minutes 30 seconds West with said North right-of-way, a distance of 11.64 feet to a capped iron rod set

THENCE South 48 degrees 15 minutes 30 seconds West with the West right-of-way line of Obsidian Drive, a distance of 1,017.61 feet to a point at the beginning of a tangent curve to the left, having a radius of 275.00 feet and a chord bearing and distance of South 42 degrees 34 minutes 46 seconds West, 54.42 feet;

THENCE along said curve, an arc distance of 54.51 feet to a capped iron rod found for corner;

THENCE South 36 degrees 54 minutes 02 seconds West a distance of 107.81 feet to a capped iron rod found for corner;

THENCE North 41 degrees 44 minutes 30 seconds West a distance of 328.17 feet to a capped iron rod found for corner;

THENCE North 34 degrees 06 minutes 15 seconds West a distance of 23.24 feet to a capped iron rod found for corner;

THENCE North 55 degrees 37 minutes 53 seconds West a distance of 34.26 feet to a capped iron rod found for corner;

THENCE North 65 degrees 56 minutes 35 seconds West a distance of 56.23 feet to a capped iron rod found for corner;

THENCE North 73 degrees 49 minutes 21 seconds West a distance of 58.27 feet to a capped iron rod found for corner;

THENCE South 89 degrees 52 minutes 49 seconds West a distance of 267.52 feet to a capped iron rod found for corner;

THENCE South 59 degrees 41 minutes 40 seconds West a distance of 76.65 feet to a capped iron rod found for corner;

THENCE South 27 degrees 46 minutes 21 seconds West a distance of 86.61 feet to a capped iron rod found for corner;

THENCE North 00 degrees 00 minutes 47 seconds East a distance of 805.95 feet to a capped iron rod set for corner;

THENCE North 71 degrees 32 minutes 57 seconds East a distance of 115.40 feet to a capped iron rod set for corner;

THENCE North 18 degrees 27 minutes 03 second West a distance of 60.00 feet to a capped iron rod set for corner;

THENCE South 71 degrees 32 minutes 57 seconds West a distance of 3.99 feet to a capped iron rod set for corner;

THENCE North 18 degrees 27 minutes 03 seconds West a distance of 110.00 feet to a capped iron rod set for corner;

THENCE North 71 degrees 32 minutes 57 seconds East a distance of 167.67 feet to a capped iron rod set for corner;

THENCE North 89 degrees 52 minutes 49 seconds East a distance of 536.42 feet to a capped iron rod set for corner;

THENCE North 00 degrees 07 minutes 11 seconds West a distance of 155.23 feet to a point at the beginning of a tangent curve to the left, having a radius of 375.00 feet and a chord bearing and distance of North 13 degrees 40 minutes 06 seconds West, 175.70 feet;

THENCE along said curve an arc distance of 177.35 feet to a capped iron rod set for corner;

THENCE North 27 degrees 13 minutes 00 seconds West a distance of 52.19 feet to a point at the beginning of a tangent curve to the right, having a radius of 365.00 feet and a chord bearing and distance of North 04 degrees 40 minutes 42 seconds East, 385.71 feet;

THENCE along said curve an arc distance of 406.37 feet to a capped iron rod set for corner;

THENCE North 36 degrees 34 minutes 24 seconds East a distance of 362.30 feet to a point at the beginning of a tangent curve to the right, having a radius of 600.00 feet, and a chord bearing and distance of North 45 degrees 38 minutes 08 seconds East, 189.01 feet;

THENCE along said curve an arc distance of 189.80 feet to a capped iron rod set for corner;

THENCE North 54 degrees 41 minutes 53 seconds East a distance of 96.51 feet to a capped iron rod found for corner in the Northwest right-of-way line of Grosbeak Drive;

THENCE South 35 degrees 18 minutes 07 seconds East, crossing said right-of-way, a distance of 50.00 feet to a capped iron rod found for corner in the Southeast right-of-way line of Grosbeak Drive;

THENCE North 54 degrees 41 minutes 53 seconds East, with said right-of-way line, a distance of 10.00 feet to a capped iron rod found for corner, at the beginning of a tangent curve to the right, having a radius of 11.00 feet and a chord bearing and distance of South 80 degrees 18 minutes 07 seconds East, 15.56 feet;

THENCE along said curve an arc distance of 17.28 feet to a capped iron rod found for corner, in said Southwest right-of-way line of

THENCE South 35 degrees 18 minutes 07 seconds East with said common line, a distance of 138.20 feet to the PLACE OF BEGINNING, and enclosing 39.23 acres of land, more or less.

CITY OF DENTON PROJECT NUMBER FP-17-0005

SHEET 3 OF 3

FINAL PLAT OF ROBSON RANCH - UNIT 18-1

LOT 1-X BLOCK A- LOTS1-21, 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

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

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