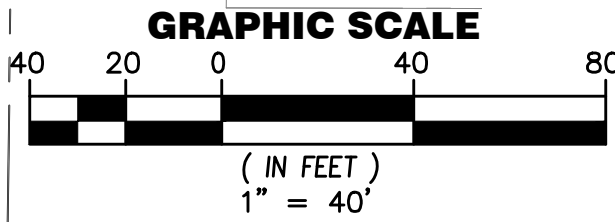
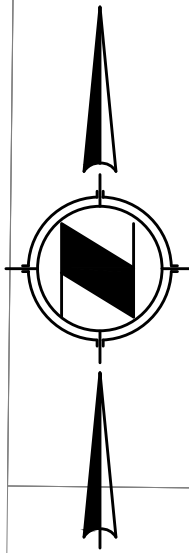


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THE REMAINDER OF
A TRACT OF LAND
DESCRIBED IN A DEED TO
ROBSON DENTON DEVELOPMENT, LP
VOL. 4373, PG. 216
R.P.R.D.C.T.



MICHELLE WAY
CL
MICHELLE WAY



PRELIMINARY PLAT NOTES:

1. 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 DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
2. NOTICE OF NATURAL GAS AND MINERAL EXPLORATION AND EXTRACTION WILL BE PROVIDED AS OUTLINED IN CITY OF DENTON ORDINANCE 2011-124, AS AMENDED.
3. LOT 4-X WILL BE DESIGNATED AS A UTILITY EASEMENT.
4. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.

BENCHMARK #1

BOX CUT ON THE NORTHEAST CORNER OF INLET ON THE EAST SIDE OF MICHELLE WAY; APPROX. 100' NORTH OF THE CENTERLINE OF ROBSON RANCH ROAD. ELEVATION=675.74'

BENCHMARK #2

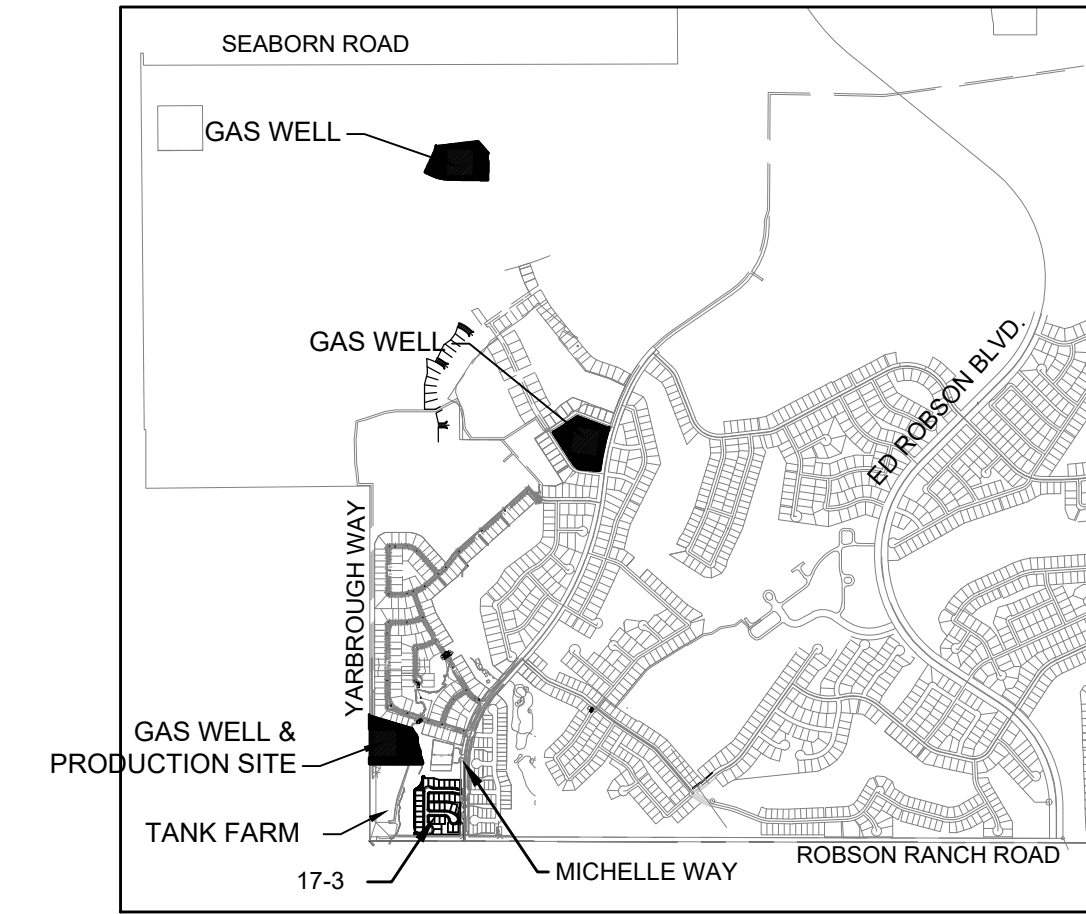
"X" CUT ON THE EAST SIDE OF EXISTING SIDEWALK ON THE SOUTHEAST SIDE OF MICHELLE WAY; APPROX. 322' SOUTHWEST OF THE MOST WESTERLY CORNER OF ROBSON RANCH 7-2 (CAB.X, PG. 151) ELEVATION=689.06'

BASIS OF BEARING

BEARING 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

AREA TABULATION

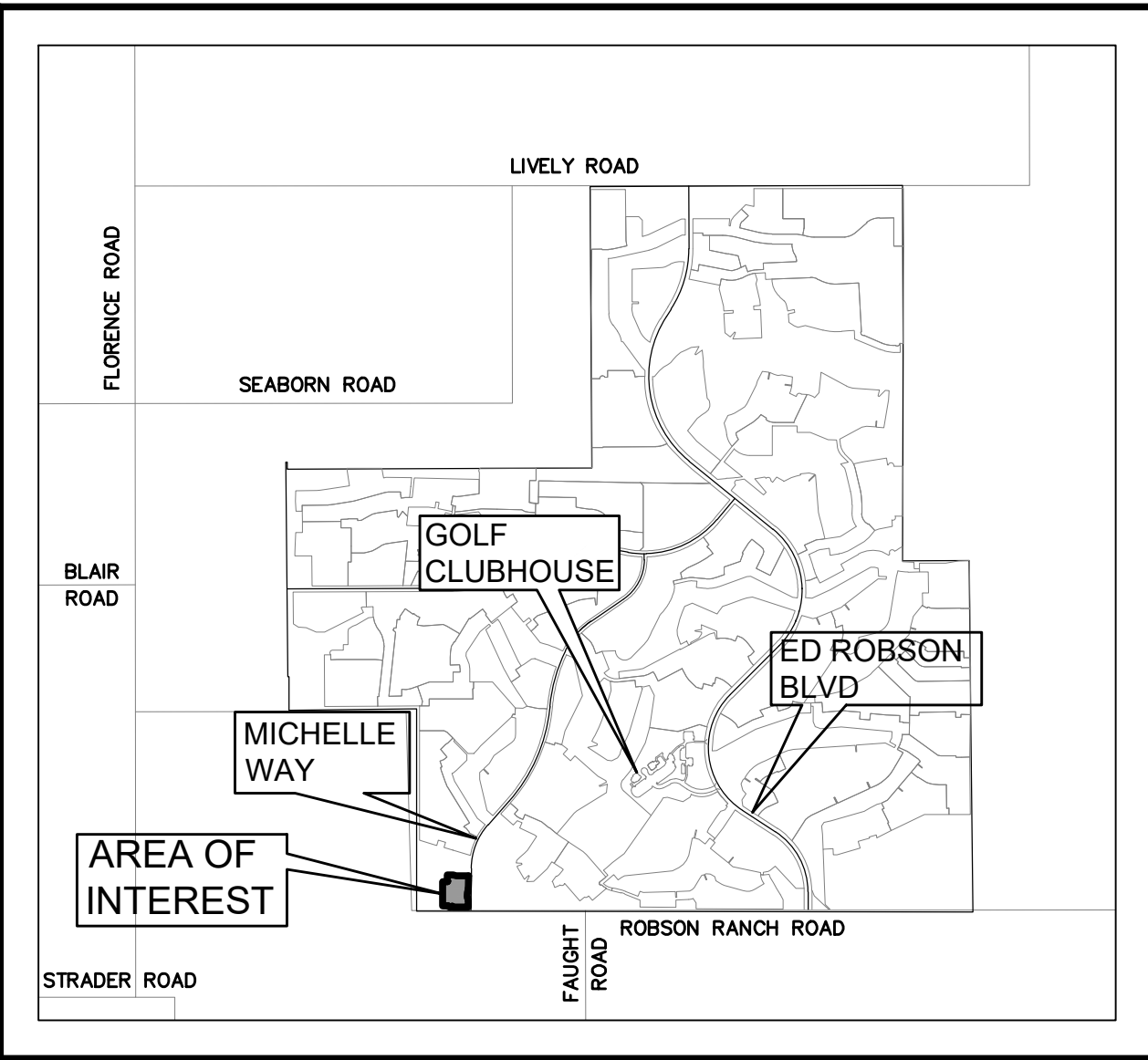
RESIDENTIAL LOTS	33	3.80 AC
OPEN SPACE LOTS	5	0.55 AC
LOT 1-X, BLOCK A	(PRIVATE STREETS)	1.52 AC
TOTAL		5.87 AC



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.

OWNER/DEVELOPER:

ROBSON DENTON
DEVELOPMENT, L.P.
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-9200
FAX: (480) 895-5557



PRELIMINARY PLAT - UNIT 17-3

ROBSON RANCH

PRELIMINARY PLAT COVER SHEET

SHEET 1 OF 3



FIRM F-903

JOB NO. 0613011.09

SCALE 1"=150'

DATE JANUARY 2018

SHEET SHEETS

P1 OF 3

PROJECT # PP17-0006

LEGEND

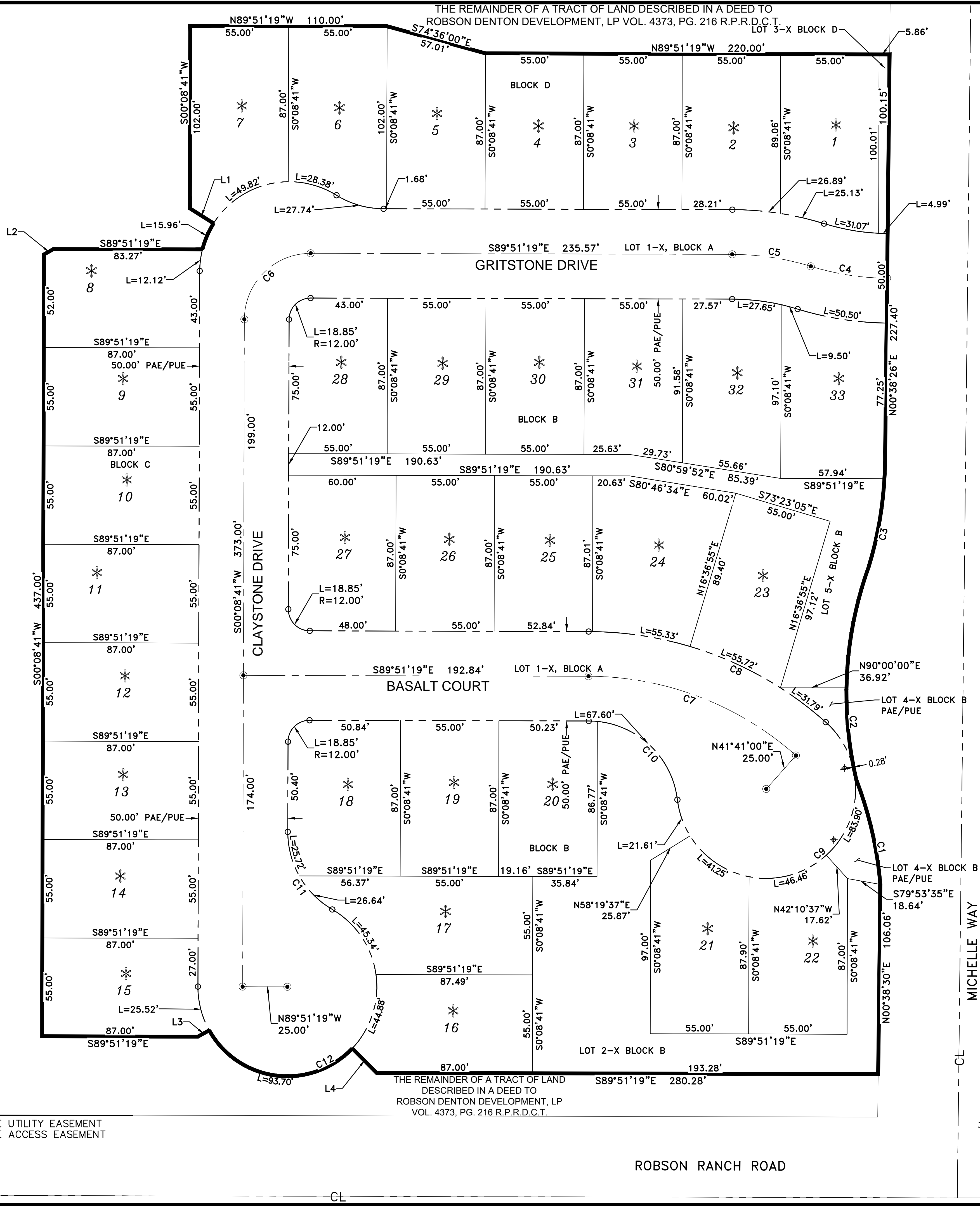
P.U.E. PRIVATE UTILITY EASEMENT
P.A.E. PRIVATE ACCESS EASEMENT

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THE REMAINDER OF
A TRACT OF LAND
DESCRIBED IN A DEED TO
ROBSON DENTON DEVELOPMENT, LP
VOL. 4373, PG. 216
R.P.R.D.C.T.

LEGEND

P.U.E. PRIVATE UTILITY EASEMENT
P.A.E. PRIVATE ACCESS EASEMENT



PRELIMINARY PLAT NOTES:

1. 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 DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
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ENGINEERS NOTES:

1. SEE SHEET P3 OF 3 FOR CURVE AND LINE TABLES, FIELD NOTES & FURTHER DESCRIPTIONS.
2. NO AREAS OF THE SITE ARE WITHIN A FLOOD HAZARD, AS INDICATED ON FIRM PANEL 345 OF 750, MAP NUMBER 48121C0345G, DATED APRIL 18, 2011.
3. ALL OPEN SPACE LOTS WILL BE OPERATED AND MAINTAINED BY THE HOA.
4. STREET PAVING TO BE CONCRETE.
5. DRAINAGE FACILITIES TO BE OWNED AND MAINTAINED BY THE HOA.
6. STOP SIGNS TO BE INSTALLED AT THE INTERSECTION OF PARKCREST DRIVE AND MICHELLE WAY & SUTHERLAND COURT

BENCHMARK #1

BOX CUT ON THE NORTHEAST CORNER OF INLET ON THE EAST SIDE OF MICHELLE WAY; APPROX. 100' NORTH OF THE CENTERLINE OF ROBSON RANCH ROAD. ELEVATION=675.74'

BENCHMARK #2

"X" CUT ON THE EAST SIDE OF EXISTING SIDEWALK ON THE SOUTHEAST SIDE OF MICHELLE WAY; APPROX. 322' SOUTHWEST OF THE MOST WESTERLY CORNER OF ROBSON RANCH 7-2 (CAB.X, PG. 151) ELEVATION=689.06'

BASIS OF BEARING

BEARING 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

PRELIMINARY PLAT
ROBSON RANCH - UNIT 17-3

BEING 5.87 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, LP, AS RECORDED IN VOLUME 4373, PG. 216, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

SHEET 2 OF 3



FIRM F-903

JOB NO. 0613011.09

SCALE 1"=30'

DATE JANUARY 2018

SHEET SHEETS

P2 OF 3

PROJECT # PP17-0006

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LEGAL DESCRIPTION

FIELD NOTES TO ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M. SCURLOCK SURVEY, ABSTRACT NUMBER 1141, DENTON COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBSON DENTON DEVELOPMENT, LP., AS RECORDED IN VOLUME 4373, PAGE 216, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, THE SUBJECT TRACT BAING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTH LINE OF ROBSON RANCH ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF LOT 1-X IN BLOCK A OF ROBSON RANCH MICHELLE WAY, PHASE 1, AN ADDITION TO THE CITY OF DENTON ACCORDING TO THE AMENDING FINAL PLAT THEREOF RECORDED IN CABINET X, PEGS 145, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 51 MINUTES 19 SECONDS WEST. A DISTANCE OF 280.28 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44 DEGREES 51 MINUTES 19 SECONDS WEST, A DISTANCE OF 19.32 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 47 MINUTES 24 SECONDS WEST, 80.58 FEET;

THENCE WESTERLY ALONG THE CURVE TO THE RIGHT AN ARC DISTANCE OF 93.70 FEET;

THENCE SOUTH 60 DEGREES 53 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.31 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 19 SECONDS WEST, A DISTANCE OF 87.00 FEET TO AN ANGLE POINT AT THE END OF THE SOUTH LINE, AND THE BEGINNING OF THE WEST LINE, OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 08 MINUTES 41 SECONDS EAST, A DISTANCE OF 437.00 FEET TO AN ANGLE POINT ON THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 60 DEGREES 08 MINUTES 44 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF 83.27 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 10 MINUTES 25 SECONDS EAST, 15.89 FEET;

THENCE NORTHERLY ALONG THE CURVE TO THE RIGHT AN ARC DISTANCE OF 15.96 FEET;

THENCE NORTH 57 DEGREES 41 MINUTES 04 SECONDS WEST, A DISTANCE OF 15.73 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 41 SECONDS EAST, A DISTANCE OF 102.00 FEET TO THE BEGINNING OF THE NORTH LINE, OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 74 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 57.01 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 19 SECONDS EAST, A DISTANCE OF 225.86 FEET TO THE BEGINNING OF THE EAST LINE OF THE HEREIN DESCRIBED TRACT;;

THENCE SOUTH 00 DEGREES 38 MINUTES 30 SECONDS WEST WITH THE WEST LINE OF SAID MICHELLE WAY, A DISTANCE OF 227.40 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 49 MINUTES 13 SECONDS WEST, 59.75 FEET;

THENCE SOUTHWESTERLY WITH THE ARC OF SAID CURVE AND THE WEST LINE OF SAID MICHELLE WAY, AN ARC DISTANCE OF 59.95 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 16 MINUTES 33 SECONDS WEST 119.46 FEET;

THENCE SOUTHWESTERLY WITH THE ARC OF SAID CURVE AND THE WEST LINE OF SAID MICHELLE WAY, AN ARC DISTANCE OF 121.13 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CHORD BAANNING AND DISTANCE OF SOUTH 12 DEGREES 54 MINUTES 10 SECONDS EAST, 59.75 FEET;

THENCE SOUTHEASTERLY WITH THE ARC OF SAID CURVE AND THE WEST LINE OF SAID MICHELLE WAY, AN ARC DISTANCE OF 59.95 FEET TO A POINT ON SAID LINE;

THENCE SOUTH 00 DEGREES 38 MINUTES 42 SECONDS WEST WITH THE WEST LINE OF SAID MICHELLE WAY, A DISTANCE OF 130.04 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 7.28 ACRES OF LAND MORE OR LESS.

BENCHMARK #1

BOX CUT ON THE NORTHEAST CORNER OF INLET ON THE EAST SIDE OF MICHELLE WAY; APPROX. 100' NORTH OF THE CENTERLINE OF ROBSON RANCH ROAD. ELEVATION=675.74'

BENCHMARK #2

"X" CUT ON THE EAST SIDE OF EXISTING SIDEWALK ON THE SOUTHEAST SIDE OF MICHELLE WAY; APPROX. 322' SOUTHWEST OF THE MOST WESTERLY CORNER OF ROBSON RANCH 7-2 (CAB.X, PG. 151) ELEVATION=689.06'

BASIS OF BEARING


BEARING 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

LINE TABLE			CURVE TABLE			
LINE #	LENGTH	DIRECTION	CURVE #	RADIUS	DELTA	LENGTH
L1	15.73	S57° 41' 03.83"E	C1	210.00'	16°21'27"	59.95'
L2	6.00	S60° 08' 44.01"W	C2	210.00'	33°02'54"	121.13'
L3	7.31	N60° 53' 45.55"E	C3	210.00'	16°21'27"	59.95'
L4	19.32	S44° 51' 18.68"E	C4	150.00'	16°32'05"	43.29'
			C5	150.00'	17°01'49"	44.59'
			C6	37.00'	90°00'00"	58.12'
			C7	175.00'	41°32'19"	126.87'
			C8	200.00'	15°57'43"	55.72'
			C9	50.00'	53°14'17"	46.46'
			C10	50.00'	77°28'06"	67.60'
			C11	50.00'	30°31'28"	26.64'
			C12	50.00'	107°22'19"	93.70'

PRELIMINARY PLAT
ROBSON RANCH - UNIT 17-3
BEING 5.87 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, LP, AS RECORDED IN VOLUME
4373, PG. 216, REAL PROPERTY RECORDS, DENTON
COUNTY, TEXAS

OWNER/DEVELOPER:
ROBSON DENTON
DEVELOPMENT, L.P.
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-9200
FAX: (480) 895-5557

SHEET 3 OF 3



FIRM F-903

JOB NO. 0613011.09

SCALE N.T.S.

DATE JANUARY 2018

SHEET 3 OF 3

REVISIONS	Description					
	Date	By				

DESIGNED	MG/JDR
CHECKED	MAJ
APPROVED	MAJ

PRELIMINARY PLAT – UNIT 17-3
ROBSON RANCH
PRELIMINARY PLAT