

KEY MAP

GENERAL NOTES:

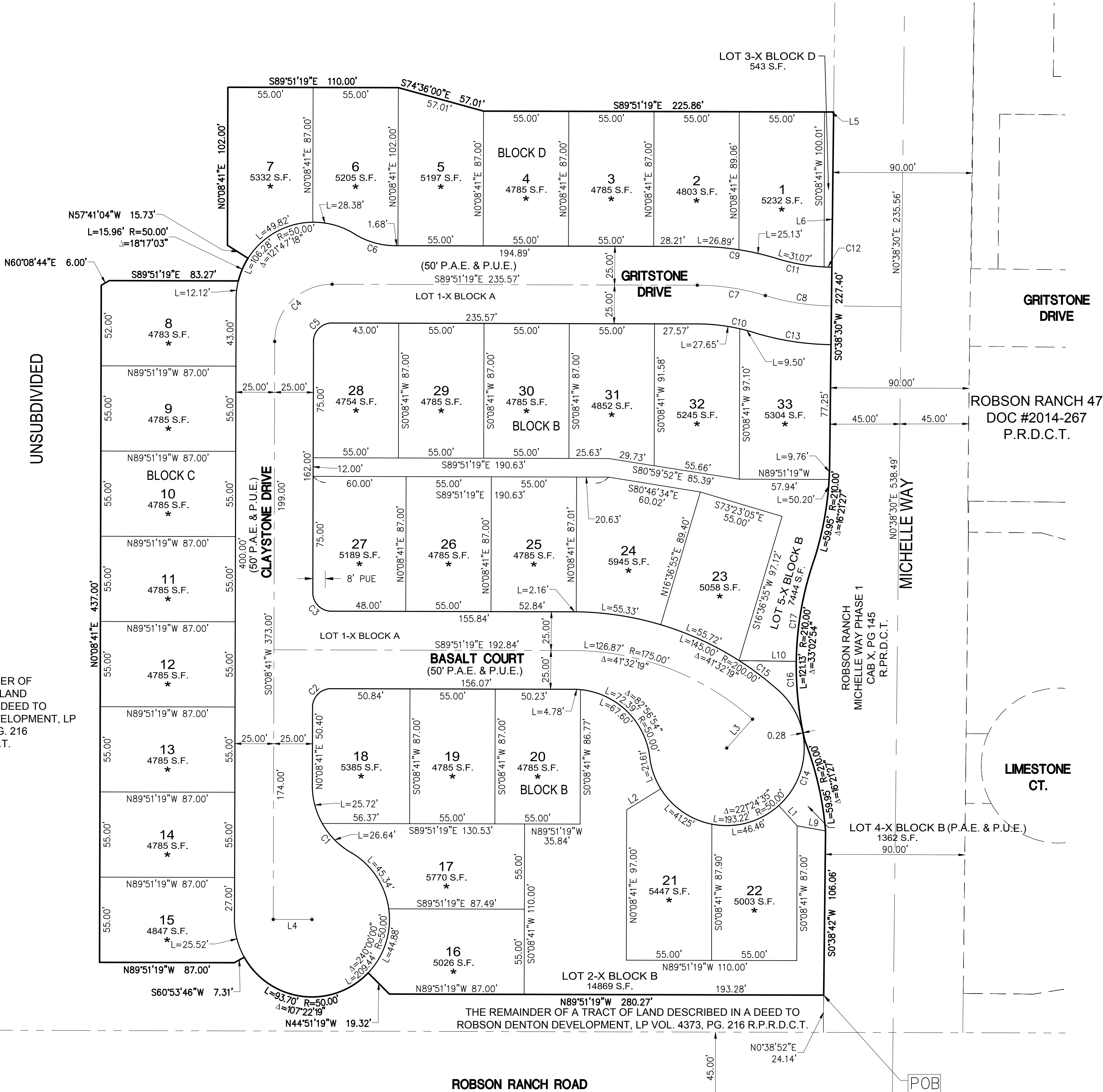
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED 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 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 THE WASTEWATER DEPARTMENT AT (940) 349-8489.
- ALL OPEN SPACE WILL BE OWNED OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- MINIMUM FRONT YARD TO BE 14' FROM BACK OF CURB OR SIDEWALK TO LIVING AREA, 20' FROM BACK OF CURB OR SIDEWALK TO FACE OF GARAGE.
- THE PURPOSE OF THIS PLAT IS TO CREATE 33 RESIDENTIAL LOTS.
- NOTICE OF NATURE GAS AND MINERAL EXPLORATION AND EXTRACTION WILL BE PROVIDED AS OUTLINED IN CITY OF DENTON ORDINANCE 2011-124, AS AMENDED.
- 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.

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

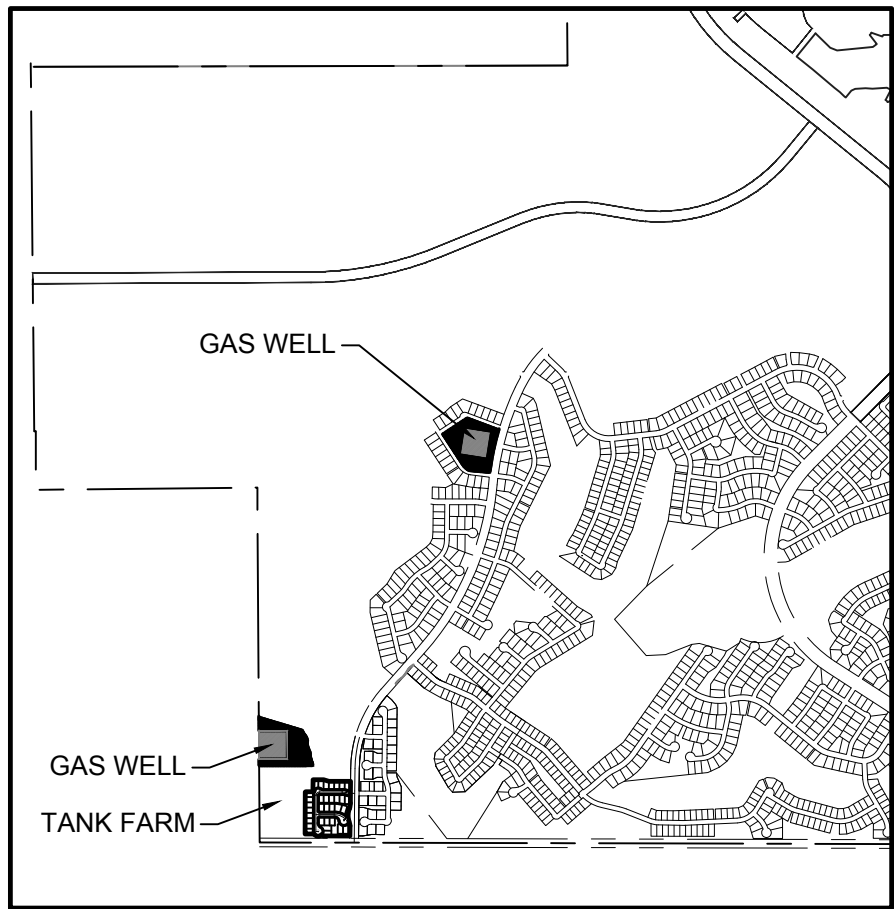
THE REMAINDER OF
A TRACT OF LAND
DESCRIBED IN A DEED TO
ROBSON DENTON DEVELOPMENT, LP
VOL. 4373, PG. 216
R.P.R.D.C.T.

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.



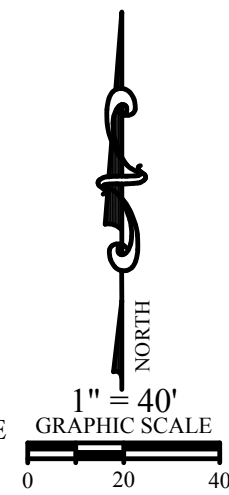
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.36'	50.00'	060°00'00"	S29°51'19"E	50.00'
C2	18.85'	12.00'	090°00'00"	N45°08'41"E	16.97'
C3	18.85'	12.00'	090°00'00"	N44°51'19"W	16.97'
C4	58.12'	37.00'	090°00'00"	S45°08'41"W	52.33'
C5	18.85'	12.00'	090°00'00"	N45°08'41"E	16.97'
C6	27.74'	50.00'	031°47'18"	N73°57'40"W	27.39'
C7	44.59'	150.00'	017°01'49"	N81°20'24"W	44.42'
C8	43.29'	150.00'	016°32'05"	S81°05'32"E	43.14'
C9	52.02'	175.00'	017°01'49"	N81°20'24"W	51.82'
C10	37.15'	125.00'	017°01'49"	N81°20'24"W	37.02'
C11	36.07'	125.00'	016°31'53"	S81°05'27"E	35.94'
C12	4.99'	125.00'	002°17'18"	N88°12'44"W	4.99'
C13	50.49'	175.00'	016°31'55"	S81°05'27"E	50.32'
C14	83.90'	50.00'	096°08'22"	S00°14'48"E	74.40'
C15	31.79'	200.00'	009°06'22"	S52°52'11"E	31.75'
C16	51.56'	210.00'	014°04'01"	S06°12'54"E	51.43'
C17	69.57'	210.00'	018°58'53"	S10°18'33"W	69.25'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S42°10'37"E	17.62'
L2	N58°19'37"E	25.87'
L3	N41°41'00"E	25.00'
L4	N89°51'19"W	25.00'
L5	N89°51'19"W	225.86'
L6	S0°38'30"W	100.15'
L9	S79°49'51"E	18.64'
L10	S89°10'53"E	36.92'



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.



FINAL PLAT OF ROBSON RANCH - UNIT 17-3 LOT 1-X BLOCK A- LOTS 1-7, 3-X, BLOCK D - LOTS 8-15, BLOCK C - LOTS 16-33, 2-X, 4-X, 5-X BLOCK B

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.

CITY OF DENTON
PROJECT NUMBER
FP17-0010

SHEET 1 OF 2

LEGEND

B/C =BACK OF PROPOSED CURB
B/L =BUILDING SETBACK LINE
P.A.E.=PRIVATE ACCESS EASEMENT
P.U.E.=PRIVATE UTILITY EASEMENT
C.A.P.I.R.R.=CAPPED IRON ROD FOUND

SURVEYOR:
KAZ SURVEYING, INC.
9532 E. RIGGS RD
DENTON, TEXAS 76205
PHONE: (940) 382-3446

OWNER:
ROBSON DENTON DEVELOPMENT, LP
9532 E. RIGGS RD
SUN LAKES, AZ 85248
PHONE: (480) 895-9200
FAX: (480) 895-5557

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

ROBSON DENTON DEVELOPMENT, L.P., AN ARIZONA LIMITED PARTNERSHIP ("DECLARANT") HEREBY SUBDIVIDES UNDER THE NAME OF ROBSON RANCH - UNIT 17-3, 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 17-3, EACH OF WHICH SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS SET FORTH ON THIS PLAT. ROBSON RANCH- UNIT 17-3, 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 17-3 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. ROBSON RANCH- UNIT 17-3, LOT 4-X, BLOCK A, IS DECLARED A PRIVATE ACCESS EASEMENT FOR EMERGENCY 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 17-3, LOT 1-X, BLOCK A, LOT 4-X, BLOCK B 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 17-3. BY ACCEPTING THIS EASEMENT, EACH UTILITY COMPANY FURTHER AGREES THAT IT SHALL (A) INDEMNIFY OWNERS ASSOCIATION(S) SERVING ROBSON RANCH - UNIT 17-3, 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 17-3 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

BY _____
STEVE SORIANO, AUTHORIZED AGENT
VICE-PRESIDENT

STATE OF ARIZONA
COUNTY OF MARICOPA

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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED BY THE PLANNING AND ZONING
COMMISSION ON THIS

_____ DAY OF _____, 2018.

CHAIRPERSON, PLANNING AND ZONING COMMISSION
CITY SECRETARY _____

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE MIAL SCURLOCK SURVEY, ABSTRACT NUMBER 1141, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; BEING A PART OF A TRACT DESCRIBED IN A DEED TO ROBSON DENTON DEVELOPMENT, LP, 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 AN IRON ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF MICHELLE WAY AS DEDICATED BY THE AMENDING PLAT THEREOF, RECORDED IN CABINET X, SLIDE 145 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS; FROM WHICH THE SOUTHWEST CORNER OF SAID MICHELLE WAY, AS RECORDED, BEARS SOUTH 00 DEGREES 38 MINUTES 42 SECONDS WEST AT A DISTANCE OF 24.14 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 19 SECONDS WEST A DISTANCE OF 280.27 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE NORTH 44 DEGREES 51 MINUTES 19 SECONDS WEST A DISTANCE OF 19.32 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET AT THE BEGINNING OF A NON-TANGENT 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 ALONG SAID CURVE, AN ARC DISTANCE OF 93.70 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE SOUTH 80 DEGREES 53 MINUTES 48 SECONDS WEST A DISTANCE OF 7.31 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE NORTH 89 DEGREES 51 MINUTES 19 SECONDS WEST A DISTANCE OF 87.00 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE NORTH 00 DEGREES 08 MINUTES 41 SECONDS EAST A DISTANCE OF 437.00 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE NORTH 60 DEGREES 08 MINUTES 44 SECONDS EAST A DISTANCE OF 6.00 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE SOUTH 89 DEGREES 51 MINUTES 19 SECONDS EAST A DISTANCE OF 83.27 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER, AT THE BEGINNING OF A NON-TANGENT 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 ALONG SAID CURVE, AN ARC LENGTH OF 15.96 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER,

THENCE NORTH 57 DEGREES 41 MINUTES 04 SECONDS WEST A DISTANCE OF 15.73 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE NORTH 00 DEGREES 08 MINUTES 41 SECONDS EAST A DISTANCE OF 102.00 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE SOUTH 89 DEGREES 51 MINUTES 19 SECONDS EAST A DISTANCE OF 110.00 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE SOUTH 74 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 57.01 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

THENCE SOUTH 89 DEGREES 51 MINUTES 19 SECONDS EAST A DISTANCE OF 225.86 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER, IN SAID WEST RIGHT-OF-WAY LINE OF MICHELLE WAY;

THENCE SOUTH 00 DEGREES 38 MINUTES 30SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.25 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER, AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING & DISTANCE OF SOUTH 08 DEGREES 49 MINUTES 13 SECONDS WEST, 59.75 FEET;

THENCE ALONG SAID CURVE, AND SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 59.95 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER, AT THE BEGINNING OF A NON-TANGENT 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 ALONG SAID CURVE, AND SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 121.13 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 54 MINUTES 10 SECONDS EAST, 59.75 FEET;

THENCE ALONG SAID CURVE, AND SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 59.95 FEET TO A CAPPED IRON ROD STAMPED "KAZ" SET FOR CORNER;

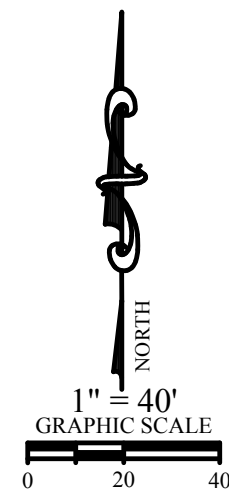
THENCE SOUTH 00 DEGREES 38 MINUTES 42 SECONDS WEST A DISTANCE OF 106.06 FEET TO THE PLACE OF BEGINNING, AND ENCLOSING 5.87 ACRES OF LAND, MORE OR LESS.

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CITY OF DENTON
PROJECT NUMBER
FP17-0010

SHEET 2 OF 2

