

VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:  
1. BEARINGS BASED ON A 5/8" IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER AND A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN VOLUME 4373, PAGE 216, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.  
2. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.  
3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 4-16-2011 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 370 G OF SAID MAP.  
4. 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 WITH THE WATER DEPARTMENT AT (840) 349-7161.  
5. TAPS MADE TO EXISTING SEWER LINES SHALL BE DONE BY THE CITY OF DENTON AT THE CONTRACTOR'S EXPENSE. CONTACT DREW HUFFMAN WITH THE WASTEWATER DEPARTMENT. AT (840) 349-6485.  
6. 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.  
7. THE PURPOSE OF THIS PLAT IS TO CREATE 105 RESIDENTIAL, AND 7 COMMON LOTS AND ONE PRIVATE STREET LOT.  
8. ALL COMMON LOTS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.  
9. NOTICE OF NATURAL GAS AND MINERAL EXPLORATION AND EXTRACTION WILL BE PROVIDED AS OUTLINED IN CITY OF DENTON ORDINANCE 2011-124, AS AMENDED.  
10. 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.  
11. RESIDENTIAL LOTS WITHIN 1,000 FEET OF GAS WELL DRILLING AND PROTECTION SITES ARE INDICATED BY "...". A 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 REDRILLED, NEW FRACTURE STIMULATED, AND/OR FRACTURE STIMULATED IN THE FUTURE ON THE DRILLING AND PRODUCTION SITES SHOWN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00'	173.54'	171.99'	S 76°44'34" W	26°30'53"
C2	410.00'	203.24'	201.17'	N 33°43'07" W	28°24'08"
C3	36.00'	56.55'	50.91'	N 18°29'07" E	90°00'00"
C4	300.00'	135.57'	134.42'	N 76°25'54" E	25°53'34"
C5	36.00'	56.55'	50.91'	S 45°37'19" E	90°00'00"
C6	300.00'	48.72'	48.66'	S 05°16'27" E	09°18'15"
C7	400.00'	185.11'	183.46'	S 76°44'34" W	26°30'53"
C8	300.00'	135.57'	134.42'	N 76°25'54" E	25°53'34"
C9	150.00'	85.19'	84.05'	N 74°57'04" E	32°32'23"
C10	150.00'	72.61'	71.99'	N 77°21'11" E	27°44'08"
C11	175.00'	99.39'	98.06'	N 74°57'04" E	32°32'23"
C12	125.00'	49.25'	48.94'	N 78°55'58" E	22°34'34"
C13	12.00'	19.93'	17.72'	N 21°03'54" E	95°09'35"
C14	50.00'	27.74'	27.39'	N 42°24'32" W	31°47'18"
C15	50.00'	106.28'	87.37'	N 02°35'29" E	121°47'20"
C16	50.00'	27.74'	27.39'	N 73°29'02" E	31°47'18"
C17	50.00'	106.28'	87.37'	S 61°30'58" E	121°47'19"
C18	275.00'	42.26'	42.22'	S 05°01'28" E	08°48'19"
C19	12.00'	17.94'	16.31'	S 52°14'51" E	85°38'27"
C20	425.00'	37.59'	37.58'	N 87°27'58" E	05°04'05"
C21	12.00'	18.85'	16.97'	N 18°29'07" E	90°00'00"
C22	12.00'	18.85'	16.97'	S 45°37'19" E	90°00'00"
C23	12.00'	18.85'	16.97'	S 44°22'41" W	90°00'00"
C24	12.00'	18.85'	16.97'	N 71°30'53" W	90°00'00"
C25	12.00'	18.85'	16.97'	N 18°29'07" E	90°00'00"
C26	12.00'	18.85'	16.97'	S 45°37'19" E	90°00'00"
C27	325.00'	50.57'	50.52'	S 05°04'45" E	08°54'53"
C28	12.00'	17.75'	16.18'	S 32°50'26" W	84°45'16"
C29	12.00'	18.85'	16.97'	N 71°30'53" W	90°00'00"
C30	12.00'	18.85'	16.97'	N 18°29'07" E	90°00'00"
C31	50.00'	52.36'	50.00'	N 56°30'53" W	60°00'00"
C32	50.00'	239.44'	86.64'	N 33°29'09" E	240°00'04"
C33	12.00'	18.20'	16.50'	S 69°57'26" E	86°53'05"
C34	175.00'	75.20'	74.62'	N 78°54'38" E	24°37'14"
C35	125.00'	70.99'	70.04'	N 74°57'04" E	32°32'23"
C36	425.00'	87.03'	86.88'	N 69°21'06" E	11°43'57"

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND 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.

FOR REVIEW ONLY  
KENNETH A. ZOLLINGER, S.S. # 5312 DATE

STATE OF TEXAS:  
COUNTY OF DENTON:

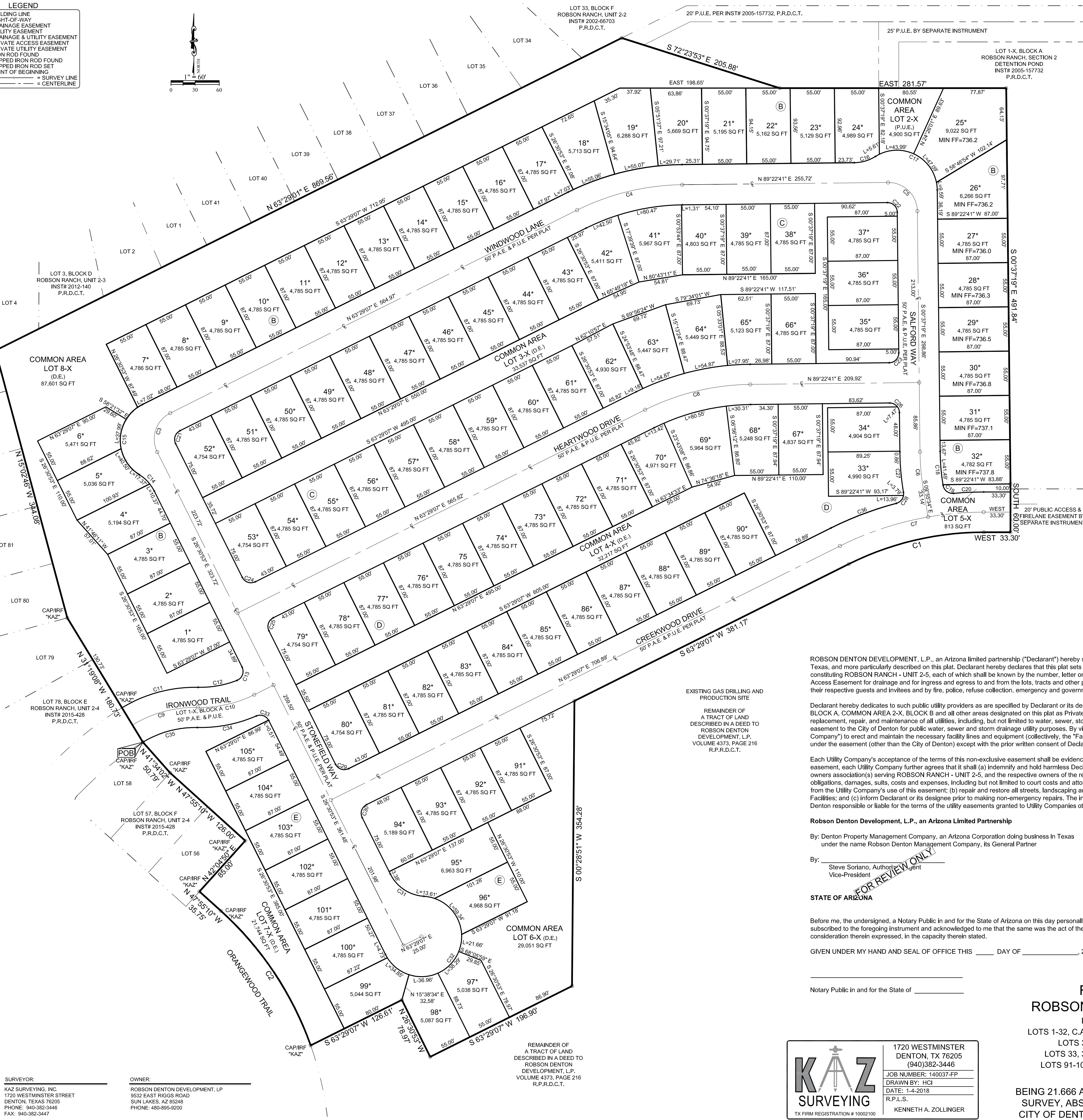
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY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

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.  
MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: 940-382-3446  
FAX: 940-382-3447

OWNER:  
ROBSON DENTON DEVELOPMENT, LP  
9532 EAST RIGGS ROAD  
SUN LAKE, AZ 85248  
PHONE: 480-895-9200



ROBSON DENTON DEVELOPMENT, L.P., an Arizona limited partnership ("Declarant") hereby subdivides under the name of ROBSON RANCH - UNIT 2-5, 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 2-5, each of which shall be known by the number, letter or name that is set forth on this plat. ROBSON RANCH - UNIT 2-5, 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 2-5 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 2-5, LOT 1-X, BLOCK A, COMMON AREA 2-X, BLOCK B and all other areas designated on this plat as Private Utility 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 2-5. By accepting this easement, each Utility Company further agrees that it shall (a) indemnify and hold harmless Declarant, the officers, directors, members successors and assigns of Declarant, and of the property owners association(s) serving ROBSON RANCH - UNIT 2-5, 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 2-5 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 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

Before me, the undersigned, a Notary Public in and for the State of Arizona on this day personally appeared Steve Soriano, known to me or proved to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the partnership and that he executed the same as the act of such partnership, for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Notary Public in and for the State of \_\_\_\_\_

**KAZ SURVEYING**  
TX FIRM REGISTRATION # 1002100

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

JOB NUMBER: 140037-FP  
DRAWN BY: HCI  
DATE: 1-4-2018  
R.P.L.S.  
KENNETH A. ZOLLINGER

**FINAL PLAT**  
**ROBSON RANCH, UNIT 2-5**  
LOT 1-X, BLOCK A;  
LOTS 1-32, C.A.2-X, C.A.5-X, C.A.8-X, BLOCK B;  
LOTS 35-66, C.A.3-X, BLOCK C;  
LOTS 33, 34, 67-90, C.A.4-X, BLOCK D;  
LOTS 91-105, C.A.6-X, C.A.7-X, BLOCK E

BEING 21.666 ACRES IN THE MIAL SCURLOCK SURVEY, ABSTRACT NUMBER 1141, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS