

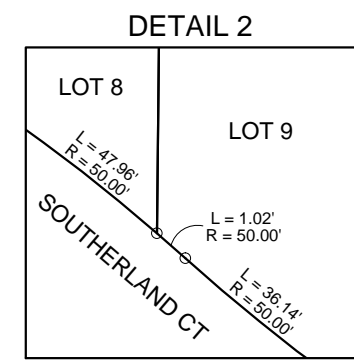
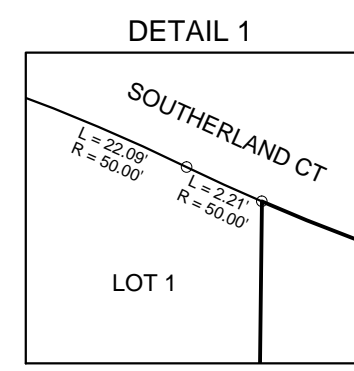
VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	260.00'	107.40'	106.64'	N 11°11'32" W
C2	250.00'	103.28'	102.55'	N 11°11'29" W
C3	400.00'	73.99'	73.88'	N 84°03'27" W
C4	225.00'	3.25'	3.25'	S 00°13'48" W

LINE	BEARING	DISTANCE
L1	S 24°31'56" E	37.12'
L2	S 00°38'37" W	16.60'
L3	S 10°13'10" E	43.59'
L4	S 79°00'26" W	45.94'
L5	S 80°56'31" W	45.65'
L6	N 89°21'30" W	45.00'
L7	N 00°38'30" E	25.53'
L8	N 89°21'30" W	16.70'
L9	N 00°38'30" E	45.00'
L10	S 89°21'30" E	14.17'
L11	N 00°38'30" E	20.00'
L12	N 30°36'35" W	19.52'
L13	S 45°38'37" W	28.28'
L14	N 44°21'23" W	28.28'
L15	S 45°38'37" W	28.28'
L16	N 44°21'23" W	28.28'
L17	N 43°18'16" E	27.20'
L18	N 44°21'30" W	28.28'
L19	S 45°38'30" W	28.28'

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- NOTE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- 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 KELVIN PRYOR WITH 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 HARRY BOPP WITH THE WASTEWATER DEPARTMENT AT (940) 349-8489.
- THE SUBJECT PROPERTY IS ZONED PD PER THE CITY OF DENTON ONLINE ZONING MAP.
- ALL BUILDING LINES ARE IMPOSED BY PD ZONING.
- THE PURPOSE OF THIS PLAT IS TO CREATE 67 LOTS



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L6	N 89°21'30" W	45.00'
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STATE OF TEXAS
COUNTY OF DENTON

CERTIFICATE OF SURVEYOR

I, PAUL JUSTIN WHITLOCK, 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 CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

PAUL JUSTIN WHITLOCK R.P.L.S. # 6243 DATE _____

STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL JUSTIN WHITLOCK, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

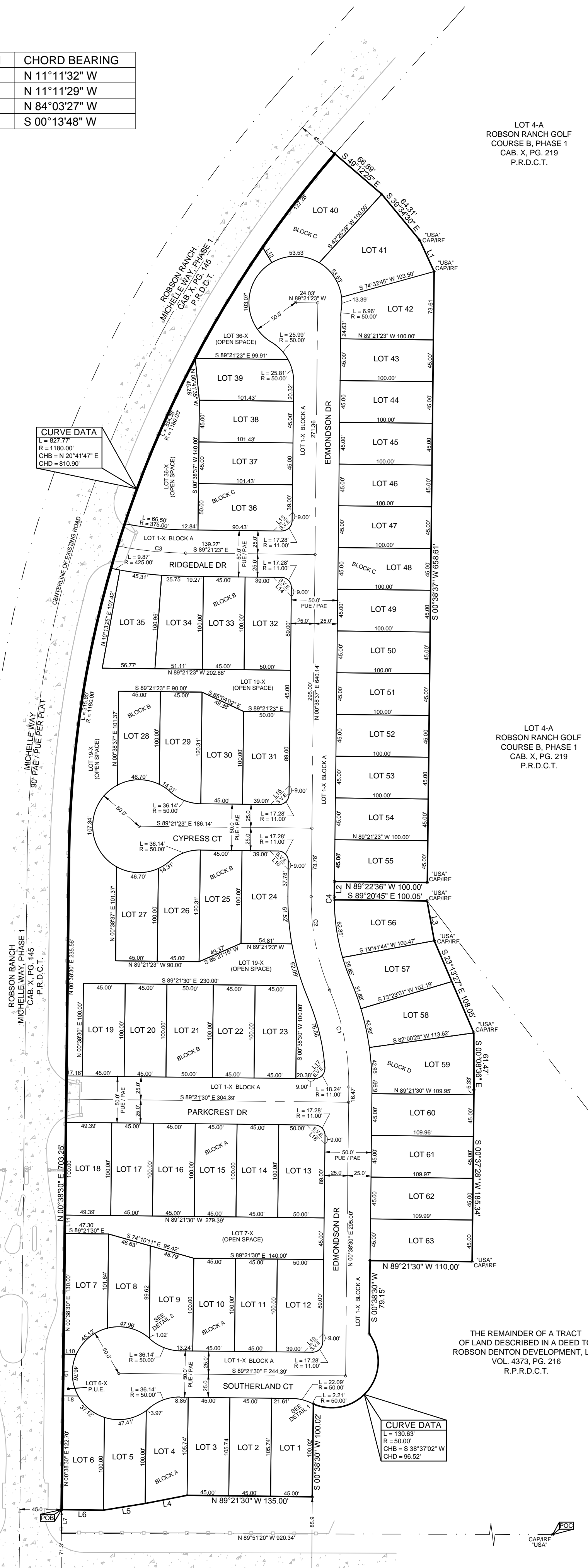
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

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

OWNER: ROBSON DENTON DEVELOPMENT, L.P.
9606 E. RIGGS RD, SUITE 141
SUN LAKES, AZ 85248
PHONE: (480) 895-0799



STATE OF TEXAS
DENTON COUNTY

WHEREAS Robson Denton Development, L.P., is the owner of all that certain tract of land situated in the M. Scurlock Survey, Abstract Number 1141, Denton County, Texas, being a part of the remainder of a called 2426.81 acre tract as recorded in Volume 4373, Page 216, Real Property Records, Denton County, Texas and being a part of Lot 4-A in Block A of Robson Ranch Golf Course B, Phase I, an addition to the City of Denton, according to the Amending Final Plat thereof recorded in Cabinet X, Page 219, Plat Records, Denton County, Texas, the subject tract being more particularly described as follows:

COMMENCING at a capped iron rod found stamped "USA INC" in the North line of Robson Ranch Road for the most Southerly Southwest corner of said Lot 4-A, from which a capped iron rod found stamped "USA INC" for the most Southerly Southeast corner thereof bears South 89 degrees 51 minutes 08 seconds East, 38.67 feet;

THENCE North 89 degrees 51 minutes 20 seconds West with the North line of said Road and a line 45 feet North of and parallel to the South line of said 2426.81 acre tract, a distance of 920.34 feet to a point for the Southeast 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, Page 145, Plat Records, Denton County, Texas;

THENCE North 00 degrees 38 minutes 30 seconds East with the East line thereof, a distance 25.53 feet to a capped iron rod set for the Southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 00 degrees 38 minutes 30 seconds East with the East right-of-way line of said Michelle Way, a distance of 703.25 feet to a capped iron rod set at the beginning of a curve to the right having a radius of 1180.00 feet and a chord bearing and distance of North 20 degrees 41 minutes 47 seconds East, 810.90 feet;

THENCE Northeasterly with the arc of said curve and the East right-of-way line of said Michelle Way, at an arc distance of 815.79 feet passing a 1/2" iron rod found for the most Westerly Northwest corner of said Lot 4-A, continuing along said course and the Northwest line thereof, a total arc distance of 827.77 feet to a capped iron rod set for the most Northerly corner of the herein described tract;

THENCE South 49 degrees 12 minutes 25 seconds East, departing the Northwest line of said Lot 4-A, a distance of 66.89 feet to a capped iron rod set for corner on the Northeast line of the herein described tract;

THENCE South 39 degrees 34 minutes 30 seconds East, a distance of 64.31 feet to a capped iron rod found stamped "USA INC" for a corner on a Southwest line of said Lot 4-A and the Northeast line of the herein described tract;

THENCE South 24 degrees 31 minutes 56 seconds East with a Southwest line of said Lot 4-A, a distance of 37.12 feet to a capped iron rod found stamped "USA INC" for a corner on the West line thereof and the East line of the herein described tract;

THENCE South 00 degrees 38 minutes 37 seconds West with the West line of said Lot 4-A, a distance of 658.61 feet to a capped iron rod found stamped "USA INC" for an inner ell corner on the West line thereof and a corner on the East line of the herein described tract;

THENCE North 89 degrees 22 minutes 36 seconds West with a North line of said Lot 4-A, a distance of 100.00 feet to a capped iron rod set for an inner ell corner on the East line of the herein described tract;

THENCE South 00 degrees 38 minutes 37 seconds West departing the North line of said Lot 4-A, a distance of 16.60 feet to a capped iron rod set at the beginning of a curve to the left having a radius of 225.00 feet and a chord bearing and distance of South 00 degrees 13 minutes 48 seconds West, 3.25 feet;

THENCE Southwesterly with the arc of said curve, an arc distance of 3.25 feet to a capped iron rod set in a South line of said Lot 4-A for an inner ell corner on the East line of the herein described tract;

THENCE South 89 degrees 20 minutes 45 seconds East with a South line of said Lot 4-A, a distance of 100.05 feet to a capped iron rod found stamped "USA INC" for a corner on the West line thereof and the East line of the herein described tract and being the most Northerly corner of a tract of land located within said 2426.81 acre tract and being described as "404 Deed-Restricted Area-Corridor 5, Section 1", as recorded in County Clerk File Number 2001-45518, Real Property Records, Denton County, Texas;

THENCE South 10 degrees 13 minutes 10 seconds East with the West line thereof, departing the West line of said Lot 4-A, a distance of 43.59 feet to a capped iron rod found stamped "USA INC" for an angle point on the West line of said Restricted Area and the East line of the herein described tract;

THENCE South 23 degrees 13 minutes 27 seconds East with the West line of said Restricted Area, a distance of 108.05 feet to a capped iron rod found stamped "USA INC" for an angle point on the West line thereof and the East line of the herein described tract;

THENCE South 00 degrees 08 minutes 36 seconds East with the West line of said Restricted Area, a distance of 61.47 feet to a capped iron rod set for an angle point on the West line thereof and the East line of the herein described tract;

THENCE South 00 degrees 37 minutes 28 seconds West with the West line of said Restricted Area, a distance of 185.34 feet to a capped iron rod found stamped "USA INC" for an inner ell corner on the West line thereof and being the most Easterly Southeast corner of the herein described tract;

THENCE North 89 degrees 21 minutes 30 seconds West with a North line of said Restricted Area, a distance of 110.00 feet to a capped iron rod set for the most Westerly Northwest corner thereof and an inner ell corner on the East line of the herein described tract;

THENCE South 00 degrees 38 minutes 30 seconds West with the West line of said Restricted Area, a distance of 79.15 feet to capped iron rod set at the beginning of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 38 degrees 37 minutes 02 seconds West, 96.52 feet;

THENCE Southwesterly with the arc of said curve and the West line of said Restricted Area, at an arc distance of 38.55 feet passing a point for the most Westerly Southwest corner thereof, continuing along said course, departing the West line of said Restricted Area, a total arc distance of 130.63 feet to a capped iron rod set at the end of said curve for a corner on the East line of the herein described tract;

THENCE South 00 degrees 38 minutes 30 seconds West, a distance of 100.02 feet to a capped iron rod set for the most Southerly Southeast corner of the herein described tract;

THENCE North 89 degrees 21 minutes 30 seconds West, a distance of 135.00 feet to a capped iron rod set for an angle point on the South line of the herein described tract;

THENCE South 79 degrees 00 minutes 26 seconds West, a distance of 45.94 feet to a capped iron rod set for an angle point on the South line of the herein described tract;

THENCE South 80 degrees 56 minutes 31 seconds West, a distance of 45.65 feet to a capped iron rod set for an angle point on the South line of the herein described tract;

THENCE North 89 degrees 21 minutes 30 seconds West, a distance of 45.00 feet to the PLACE OF BEGINNING and enclosing 11.08 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROBSON DENTON DEVELOPMENT, L.P. DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ROBSON RANCH - UNIT 47, AN ADDITION IN THE CITY OF DENTON, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER OR OWNER'S REPRESENTATIVE _____ DATE _____

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 _____ 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ COUNTY AND

MY COMMISSION EXPIRES ON _____

DANIEL B. RICK _____ DATE _____

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 2013.

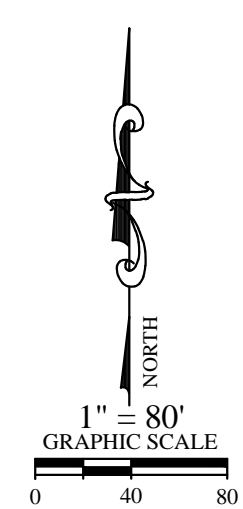
CHAIRPERSON, PLANNING AND ZONING COMMISSION _____

CITY SECRETARY _____

FINAL PLAT
ROBSON RANCH - UNIT 47
LOTS 1-18, BLOCK A - LOTS 19-35,
BLOCK B - LOTS 36-63, BLOCK C - LOTS
6-X & 7-X, BLOCK A - 19-X,
BLOCK B - 36-X, BLOCK C

BEING 11.08 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.

CITY OF DENTON PROJECT NUMBER
FP13-0000



KAZ SURVEYING

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

JOB NUMBER: 130230
DRAWN BY: PJW
12-18-2013

R.P.L.S.
PAUL JUSTIN WHITLOCK

B = BENCHMARK	G = GAS METER	BUB = BURIED ELECTRIC BOX	DUE = DRAINAGE UTILITY EASEMENT	BPOB = BURIED FIBER OPTIC SIGN	CARRIF = CAPPED IRON ROD FOUND	OH = OVERHEAD UTILITY
CB = CABLE RESSER	LP = LIGHT POLE	CB = BURIED CABLE SIGN	SUE = SOUTH UTILITY EASEMENT	GRS = GAS PIPING SIGN	W = WIRE FENCE	CON = CONCRETE
EB = ELECTRIC RISER	PP = POWER POLE	W = WATER METER	PUE = PUBLIC UTILITY EASEMENT	IP = IRON ROD FOUND	WV = WOOD FENCE	ROCK = ROCK
ET = ELECTRIC TRANSFORMER	PT = POTENTIAL TRANSFORMER	WV = WATER VALVE	LUE = UTILITY EASEMENT	IP = IRON ROD FOUND	WV = WOOD FENCE	BRK = BRICK
FR = FIRE HYDRANT	TR = TELEPHONE RISER	BL = BUILDING LINE	WTFP = WETLAND FENCE CORNER POST	WV = WOOD FENCE CORNER POST	WV = WOOD FENCE	
		DE = DRAINAGE EASEMENT	WV = WOOD FENCE CORNER POST	WV = WOOD FENCE CORNER POST	WV = WOOD FENCE	