

## LEGAL DESCRIPTION

**BEING** a 1.3318 acre (58,014 square foot) tract of land situated in the William Roark Survey, Abstract No. 1087, City of Denton, Denton County, Texas; said tract being a portion of Lot 1X, Block A, Vintage Village Phase 1, an addition to the City of Denton according to the plat recorded in Document Number 2022-366, Plat Records, Denton County, Texas (P.R.D.C.T.); said tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set with a cap stamped "KHA" in the west line of said Lot 1X and the east line of a tract of land described in Correction Special Warranty Deed to Emrie Wilkes and Mont Wilkes recorded in Document Number 2022-85321, Official Records, Denton County, Texas (O.R.D.C.T.), from which the southwest corner of said Lot 1X bears South 02°07'31" East, a distance of 915.82 feet;

**THENCE** North 02°07'31" West, along the said west line of Lot 1X and the said east line of Emrie Wilkes and Mont Wilkes tract, a distance of 58.06 feet to a point for corner;

**THENCE** North 57°19'43" East, departing the said west line of Lot 1X and the said east line of Emrie Wilkes and Mont Wilkes tract, a distance of 39.26 feet to a point for corner;

**THENCE** North 02°07'31" West, a distance of 257.35 feet to a point for corner;

**THENCE** North 39°34'39" East, a distance of 83.38 feet to a point for corner in the south line of a 10-foot public utility easement dedicated in said Vintage Village Phase 1;

**THENCE** North 88°50'49" East, along said south line of 10-foot public utility easement, a distance of 539.60 feet to a point for corner at the beginning of a tangent curve to the left;

**THENCE** in an easterly direction, with said tangent curve to the left, having a radius of 237.50 feet, a central angle of 18°24'15", and a chord bearing and distance of North 79°38'41" East, 75.96 feet and an arc distance of 76.29 feet to a point for corner;

**THENCE** North 88°47'00" East, departing the said south line of the 10-foot public utility easement, a distance of 284.86 feet to a point for corner in the southwest right-of-way line of Vintage Boulevard (a variable width right-of-way), said corner being the beginning of a non-tangent curve to the left;

**THENCE** in a southeasterly direction, with said non-tangent curve to the left and the said southwest right-of-way line of Vintage Boulevard, having a radius of 1,300.00 feet, a central angle of 02°27'39", and a chord bearing and distance of South 27°37'55" East, 55.83 feet an arc distance of 55.83 feet to a 5/8" iron rod set with a cap stamped "KHA", from which the east corner of said Lot 1X bears along a curve to the left with a radius of 1,300.00 feet, a central angle of 15°38'53", and a chord bearing and distance of South 36°41'11" East, 353.94 feet, an arc distance of 355.04 feet;

**THENCE** South 88°47'00" West, departing the said southwest right-of-way line of Vintage Boulevard, a distance of 891.50 feet to a point for corner;

**THENCE** South 39°34'39" West, a distance of 56.59 feet to a point for corner;

**THENCE** South 02°07'31" East, a distance of 266.86 feet to a point for corner;


**THENCE** South 57°19'43" West, a distance of 97.31 feet to the **POINT OF BEGINNING** and containing 58,014 square feet or 1.3318 acres of land, more or less.

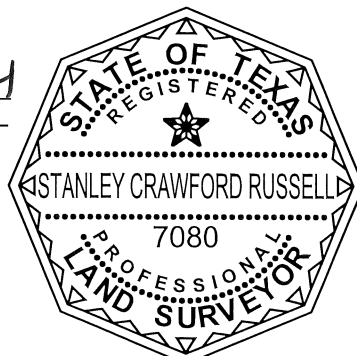
## NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description. The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

## EXHIBIT A

WILLIAM ROARK SURVEY,  
ABSTRACT No. 1087  
CITY OF DENTON  
DENTON COUNTY, TEXAS

 6/5/2024  
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
StanC.Russell@Kimley-Horn.com



**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

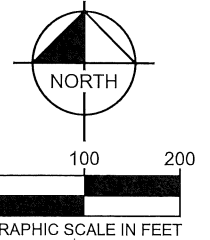
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	6/5/2024	061324500	1 OF 2

# LEGEND

P.O.B. = POINT OF BEGINNING

IRSC = IRON ROD W/CAP SET STAMPED "KHA"



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°24'15"	237.50'	76.29'	N79°38'41"E	75.96'
C2	2°27'39"	1300.00'	55.83'	S27°37'55"E	55.83'

BLOCK C  
VINTAGE VILLAGE, PHASE 1  
DOC. No. 2022-366

VV52 DENTON LP  
DOC. No. 2021-80708

10' PUBLIC UTILITY EASEMENT  
(DOC. No. 2022-366)

BLOCK B

VINTAGE BOULEVARD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 5359, PG. 5326)

CITY OF DENTON  
DOC. No. 2023-2423

EMRIE WILKES &  
MONT WILKES  
DOC. No. 2022-85321

EASEMENT  
1.3318 ACRES  
58,014 SQ. FT.

LOT 1X, BLOCK A  
VINTAGE VILLAGE, PHASE 1  
DOC. No. 2022-366

CITY OF DENTON  
DOC. No. 2022-152125

20' SANITARY  
SEWER EASEMENT  
(VOL. 5359, PG. 5333)

P.O.B.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°07'31"W	58.06'
L2	N57°19'43"E	39.26'
L3	N02°07'31"W	257.35'
L4	N39°34'39"E	83.38'
L5	N88°50'49"E	539.60'
L6	N88°47'00"E	284.86'
L7	S88°47'00"W	891.50'
L8	S39°34'39"W	56.59'
L9	S02°07'31"E	266.86'
L10	S57°19'43"W	97.31'

US HIGHWAY 377  
(VARIABLE WIDTH RIGHT-OF-WAY)

Δ=18°38'53"  
R=1300.00'  
L=3355.04'  
CB=336°41'11"E  
C=333.94'

## NOTES

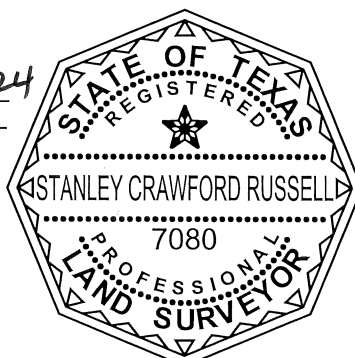
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A metes and bounds description of even survey date herewith accompanies this survey plat. The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

## EXHIBIT B

WILLIAM ROARK SURVEY,  
ABSTRACT No. 1087  
CITY OF DENTON  
DENTON COUNTY, TEXAS

*Stanley Crawford Russell* 6/5/2024  
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	GRW	MCB	6/5/2024	061324500	2 OF 2