

ORDINANCE NO. PDA25-0003b

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A PLANNED DEVELOPMENT AMENDMENT TO ESTABLISH SPECIAL SIGN STANDARDS FOR APPROXIMATELY 4.291 ACRES OUT OF PLANNED DEVELOPMENT 139, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF VINTAGE BOULEVARD AND I-35W, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING SAVINGS AND SEVERABILITY CLAUSES AND AN EFFECTIVE DATE. (PDA25-0003b)

WHEREAS, Reece Flanagan, on behalf of the property owner, Vintage Denton Series, LLC, applied for a planned development amendment for Planned Development 139 (PD-139) to establish special sign standards on approximately 4.291 acres of land legally described in **Exhibit "A,"** attached hereto and incorporated herein by reference (hereinafter, the "Property") to; and

WHEREAS, on March 5, 1991, the City Council adopted Ordinance 91-034, approving a change in zoning for 450 acres of land to Planned Development 139 (PD-139) Zoning District, including the Property, as more particularly described therein; and

WHEREAS, on September 7, 1999, the City Council adopted Ordinance 1999-317, approving an amendment to the concept plan for 401.23 acres of land in Planned Development 139 (PD-139) Zoning District, including the Property, as more particularly described herein; and

WHEREAS, on May 14, 2002, the City Council adopted Ordinance 2002-147, approving an amendment to the concept plan for 401 acres of land in Planned Development 139 (PD-139) Zoning District, including the Property, as more particularly described herein; and

WHEREAS, on February 1, 2022, the City Council adopted Ordinance PD21-0004b, approving a detailed development plan for approximately 12 acres of land in Planned Development 139 (PD-139) Zoning District, including a portion of the Property, as more particularly described herein; and

WHEREAS, on June 18, 2024, the City Council adopted Ordinance PDA23-0005a, approving a detailed development plan for the Property, as more particularly described herein; and

WHEREAS, on June 25, 2025 the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and held a public hearing for all property owners interested in this regard, and have recommended approval (5-0-1) of the request; and

WHEREAS, on July 15, 2025 the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards for a Planned Development Amendment set forth in Section 2.7.3 of the Denton Development Code and Section 33-18 of the Denton Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, have determined that the proposed Planned Development Amendment to establish special sign standards is in the best interest of the health, safety, and general welfare of the City of Denton, and accordingly, the City council of the City of Denton is of the opinion and finds that the special sign standards are in the public interest and should be granted as set forth herein; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The Planned Development Regulations for PD-139 are hereby amended to include the special sign standards as detailed in **Exhibit “B”** and shown in the Comprehensive Sign Plan provided in **Exhibit “C”**.

SECTION 3. The provisions of this ordinance, as they apply to the portion of PD-139 shown in Exhibit B are herein approved and shall govern and control over any conflicting provision of Ordinances No. 91-034, 1999-317, 2002-147, and PD21-0004b, but all provisions of Ordinances No. 91-034, 1999-317, 2002-147, PD21-0004b, and PDA23-0005a as they apply to that remaining portion of the PD District not herein affected shall continue in force and effect and apply to the remainder of the PD District.

SECTION 4. Any future changes, corrections, or amendments to this Planned Development Amendment to establish special sign standards shall follow the Major Amendment process as codified in Denton Development Code 2.7.3.D.6.d.ii.

SECTION 5. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 6. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 7. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
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Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: 

Exhibit A

METES AND BOUNDS DESCRIPTION:

BEING A 4.289 ACRE TRACT OF LAND SITUATED IN THE S. PRITCHETT SURVEY, ABSTRACT NUMBER 1021, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO VINTAGE DENTON SERIES, LLC, IN SPECIAL WARRANTY WITH VENDOR'S LIEN RECORDED IN DOCUMENT (DOC.) NUMBER (NO.) 2024-67817, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063);

BEGINNING, AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF LOT 1, BLOCK 1, VINTAGE RANCH ADDITION, AN ADDITION TO THE CITY OF DENTON, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 2022-471, O.P.R.D.C.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID VINTAGE DENTON TRACT, AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (A VARIABLE-WIDTH RIGHT-OF-WAY);

THENCE, NORTH 26 DEGREES 27 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W, AND THE NORTHWEST LINE OF SAID VINTAGE DENTON TRACT, A DISTANCE OF 477.09 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 4818" FOUND FOR THE NORTHWEST CORNER OF SAID VINTAGE DENTON TRACT, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF VINTAGE BOULEVARD (A 120-FOOT RIGHT-OF-WAY);

THENCE, SOUTH 64 DEGREES 06 MINUTES 06 SECONDS, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID VINTAGE BOULEVARD, AND THE NORTHEAST LINE OF SAID VINTAGE DENTON TRACT, PASSING AT A DISTANCE OF 15.63 FEET A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND ON LINE, AND CONTINUING A TOTAL DISTANCE OF 439.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR CORNER, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 48 MINUTES 41 SECONDS EAST - 80.04 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, WITH THE CURVING SOUTHWEST RIGHT-OF-WAY LINE OF SAID VINTAGE BOULEVARD, AND THE NORTHEAST LINE OF SAID VINTAGE DENTON TRACT, AN ARC LENGTH OF 80.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF SAID VINTAGE DENTON TRACT;

THENCE, SOUTH 14 DEGREES 59 MINUTES 59 SECONDS WEST, WITH A NORTHWEST LINE OF SAID LOT 1, AND THE SOUTHEAST LINE OF SAID VINTAGE DENTON TRACT, A DISTANCE OF 209.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR THE SOUTHEAST CORNER OF SAID VINTAGE DENTON TRACT, SAID POINT BEING AN INTERIOR "ELL" CORNER OF SAID LOT 1;

THENCE, NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, WITH THE WESTERNMOST NORTH LINE OF SAID LOT 1, AND THE SOUTH LINE OF SAID VINTAGE DENTON TRACT, A DISTANCE OF 626.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 186,842 SQUARE FEET, OR 4.289 ACRES OF LAND, MORE OR LESS.

Exhibit B
Vintage Travel Plaza Special Sign Standards

Vintage Travel Plaza Special Sign Standards

Section I. IN GENERAL

Sec 1.1 Titles, Purpose, and Intent.

- (a) The purpose and intent of establishing the Vintage Travel Plaza Special Sign Standards (VTPSSS) as an amendment to the adopted Planned Development District PD 139 (Ordinance PD23-0005a) is to grant and regulate a signage plan that will allow property within the VTPSSS to deviate from the sign regulations of Chapter 33 of the Denton Code of Ordinances (Denton Sign Code), as amended, in compliance with an alternative comprehensive plan that is standardized in design, and which is equal to or superior to what could be accomplished under the standard regulations of the Denton Sign Code, as amended, in the promotion of a safe and legible environment for employees and visitors. The VTPSSS provides a plan for ground signs that is necessary to direct vehicular traffic which is designed to be cohesive with the travel plaza architecture and minimize impacts to surrounding property.
- (b) Except as otherwise provided for herein, all signs in the VTPSSS must comply with the Denton Sign Code, as amended. In the event of a conflict between the VTPSSS and the Denton Sign Code, as amended, that are not mandated by state or federal law, the requirements set forth in the VTPSSS apply.
- (c) All signage defined herein may be deemed to be dual faced.

Article II. SIGN REGULATIONS

Section 2.1 Types of Signs Allowed.

All sign types permitted under Chapter 33 (Denton Sign Code) are allowed within the VTPSSS once a permit is obtained in compliance with Section 33.9 of the Denton Sign Code, as amended, and the standards as specified herein are met. Signs located in the VTPSSS may only be used to promote the business and associated activities located in VTPSSS and to direct visitors to a variety of locations within the site.

Section 2.2 Definitions

All words, terms, and phrases used in Chapter 33 (Denton Sign Code) shall have the meaning ascribed to them in Section 33.2 of the Denton Sign Code, as amended.

Section 2.3 Prohibited Signs.

Signs prohibited within the district shall be as consistent with Section 33.4 of the Denton Sign Code, as amended.

(Continue on next page)

Section 2.4 Number of Signs Allowed.

- (a) The number of ground signs allowed is limited to the following and as illustrated in the Comprehensive Sign Plan provided as Exhibit “C”:
 - 1. One (1) Pole Sign (A) – shared pole signs for three businesses on site
 - 2. One (1) Monument Sign (B) – shared monument signs for three businesses on site
 - 3. Two (2) Directional Signs (F) – restaurant entrance / exit signs
 - 4. Two (2) Directional Sign (L) – auto wash entrance / exit signs
- (b) The number of wall, attached, temporary, and wind device signs is not limited by VTPSSS, but each wall, attached, temporary, and wind device signs within the district must conform to the minimum regulations in Chapter 33 (Denton Sign Code), as amended.

Section 2.5 Maximum Effective Area Allowed.

- (a) The maximum effective area of ground signs within VTPSSS, including the supporting structure, shall be as follows and as shown in Exhibit “C”:
 - 1. Pole Sign (A) 466 square feet
 - 2. Monument Sign (B) 64 square feet
 - 3. Directional Signs (F) 5 square feet
 - 4. Directional Sign (L) 12 square feet
- (b) The maximum effective area of wall, attached, temporary, and wind device signs within the district must conform to the minimum regulations in Chapter 33 (Denton Sign Code), as amended.

Section 2.6 Maximum Height Allowed.

- (a) The maximum height of ground signs within JWASSD shall be as follows and as shown in Exhibit “C”:
 - 1. Pole Sign (A) 60 feet
 - 2. Monument Sign (B) 8 feet
 - 3. Directional Signs (F) 3 feet
 - 4. Directional Sign (L) 5 feet
- (b) The maximum height of wall, attached, temporary, and wind device signs within the district must conform to the minimum regulations in Chapter 33 (Denton Sign Code), as amended.

Section 2.7 Location and Minimum Setbacks of Signs.

- (a) The location, number, and minimum setbacks of ground signs shall be regulated as follows and as shown in Exhibit “C”:
 - 1. **Pole Sign (A).** Pole Sign (A) shall have a minimum setback of 20 ft. from the property line along I35W and Vintage Boulevard.
 - 2. **Monument Sign (B).** Monument Sign (B) shall have a minimum setback of 20 ft. from the property line along Vintage Boulevard.

3. **Directional Signs (F).** Directional Signs (F) shall have a minimum setback of 1 ft. from the vehicular pathway.
4. **Directional Sign (L).** Directional Sign (L) shall have with a minimum setback of 1 ft. from the vehicular pathway.

(b) The location and minimum setbacks of wall, attached, temporary, and wind device signs within the district must conform to the minimum regulations in Chapter 33 (Denton Sign Code), as amended and the Comprehensive Sign Plan provided as Exhibit C.

Section 2.8 Sign Construction.

- (a) The construction of ground signs shall be regulated as follow and as shown in Exhibit "C":
 1. **Pole Sign (A).** The appearance of the signs must comply with the elevations, with the exception of the sign content. Routine maintenance, repair, and refacing is permitted. Replacement shall be consistent with the requirements for monument signs in Chapter 33 of the Denton Code of Ordinances (Denton Sign Code), as amended.
 2. **Monument Sign (B).** The appearance of the signs must comply with the elevations, with the exception of the sign content. Routine maintenance, repair, and refacing is permitted. Replacement shall be consistent with the requirements for monument signs in Chapter 33 of the Denton Code of Ordinances (Denton Sign Code), as amended.
 3. **Directional Signs (F).** The appearance of the signs must comply with the Sign District elevations, with the exception of the sign content. Routine maintenance, repair, and refacing is permitted. Replacement shall be consistent with the requirements for monument signs in Chapter 33 of the Denton Code of Ordinances (Denton Sign Code), as amended.
 4. **Directional Sign (L).** The appearance of the signs must comply with the Sign District elevations, with the exception of the sign content. Routine maintenance, repair, and refacing is permitted. Replacement shall be consistent with the requirements for monument signs in Chapter 33 of the Denton Code of Ordinances (Denton Sign Code), as amended.

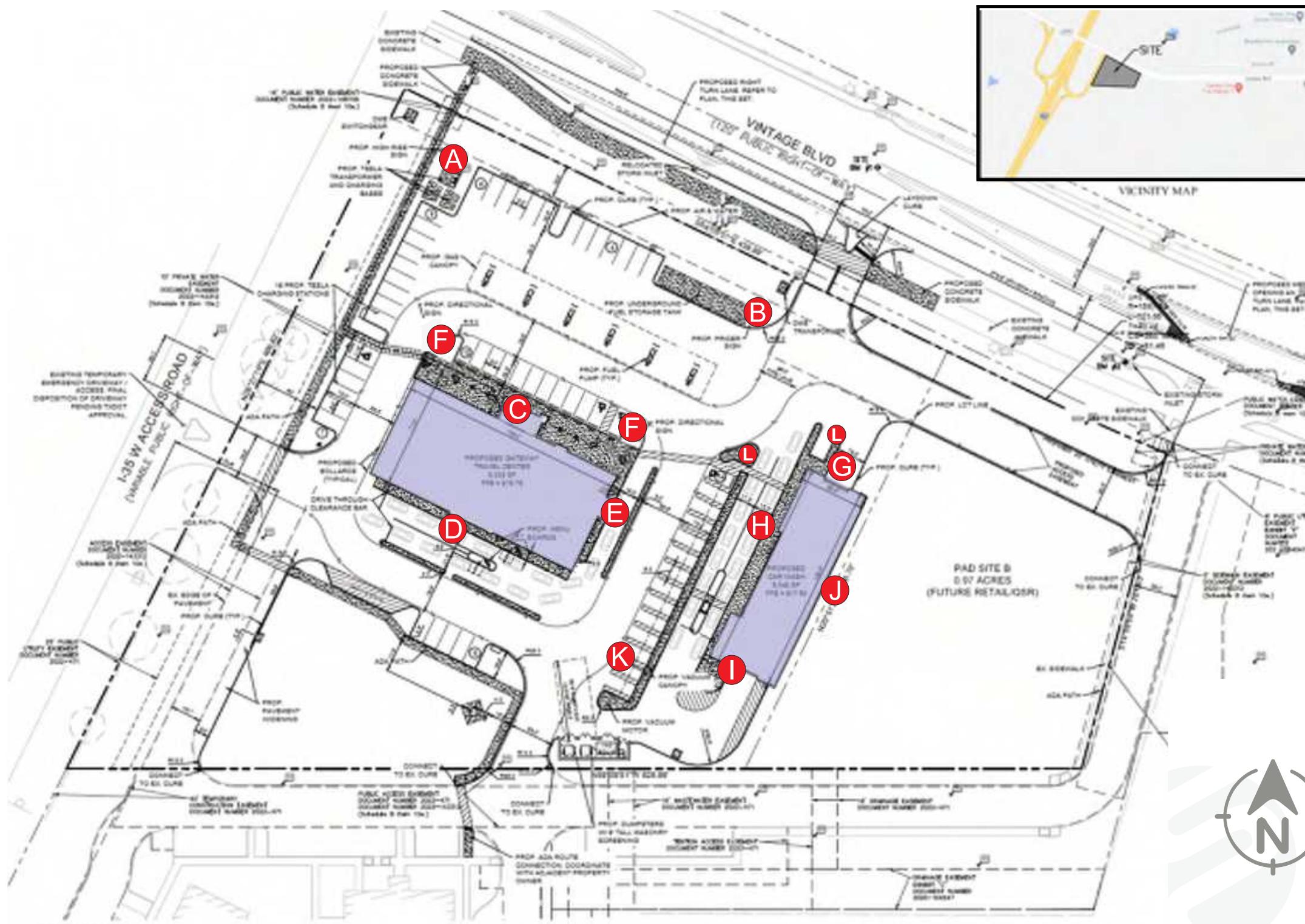
(b) The construction of wall, attached, temporary, and wind device signs within the district must conform to the minimum regulations in Chapter 33 (Denton Sign Code), as amended and the Comprehensive Sign Plan provided as Exhibit C.

Section 2.9 Illumination.

- (a) The ground signs shall exhibit the following illumination, which must conform to the minimum regulations in Chapter 33 (Denton Sign Code):
 1. **Pole Sign (A).** Internally illuminated.
 2. **Monument Sign (B).** Internally illuminated.
 3. **Directional Signs (F).** Externally illuminated.
 4. **Directional Sign (L):** Externally illuminated.

(b) Illumination for all wall, attached, temporary, and wind device signs within the district must conform to the minimum regulations in Chapter 33 (Denton Sign Code), as amended.

Exhibit C
Vintage Travel Plaza Comprehensive Sign Plan



SITE PLAN

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CUSTOMER **Gateway Of Denton**
 COMPANY **Victron Energy**
 LOCATION **4550 Vintage Blvd**
 CITY, STATE **Denton, TX 76226**

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Tess or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.
Customer Signature:

PHONE: (972) - 205 - 9090

EMAIL: SALES@MYFUTURESIGNS.COM

ADDRESS: 11624 Chairman Dr Dallas, TX 75243

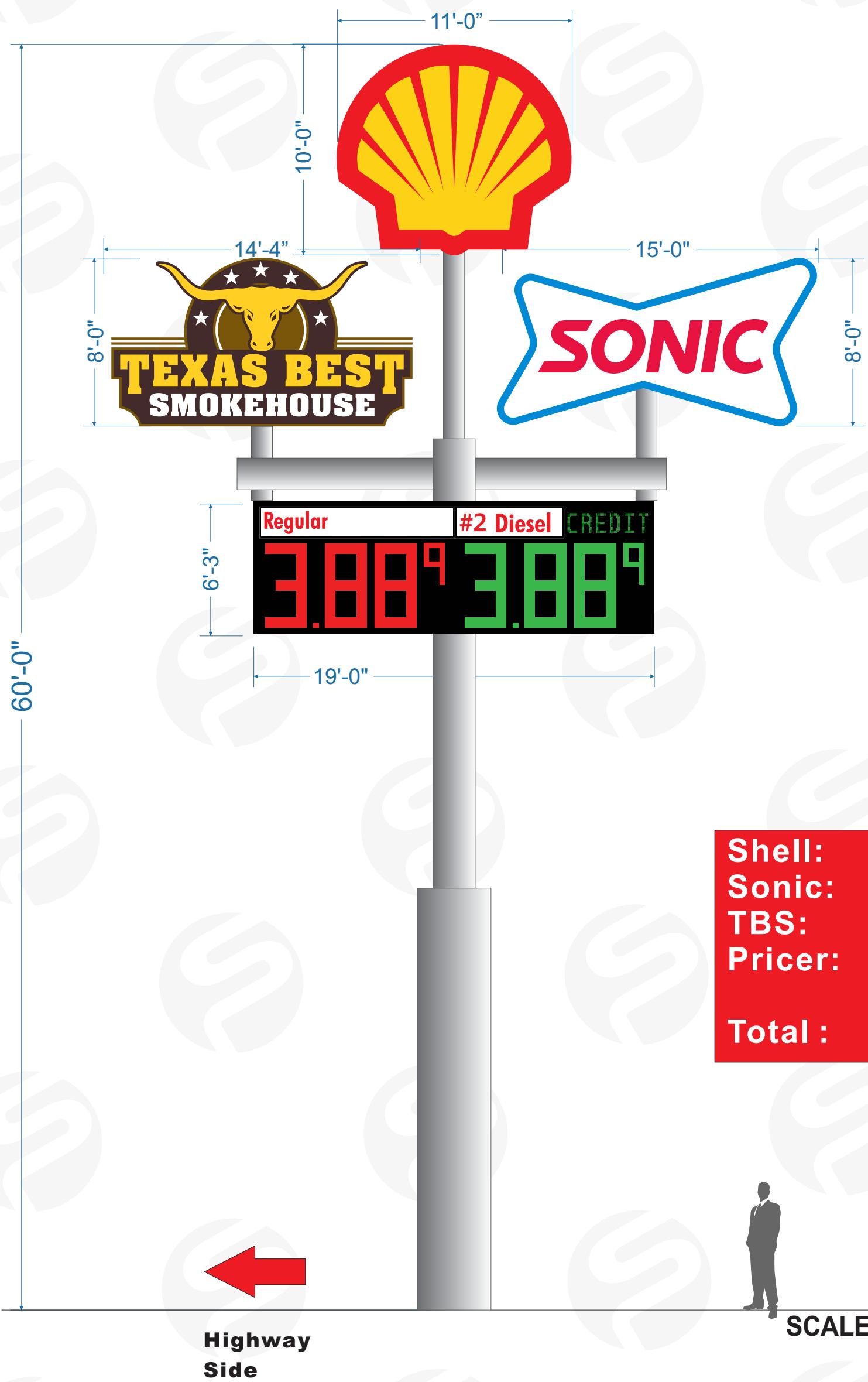
CUSTOMER DATE

LANDLORD DATE

WEB: myfuturesigns.com

Regulated by the Texas Department of Licensing & Regulation
 Website: www.license.state.tx.us

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A

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Customer
Company
Location
City, StateGateway Of Denton
Victron Energy, Inc.
4550 Vintage Blvd
Denton, TX:76226

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary permits, fees, and any other costs on which a Seller is required for installing the sign. Seller shall not be responsible for damage to any property or other obstructions, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dina Tess or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.

Customer Signature:

Customer
Landlord
Date
Date

PHONE: (972) - 205 - 9090

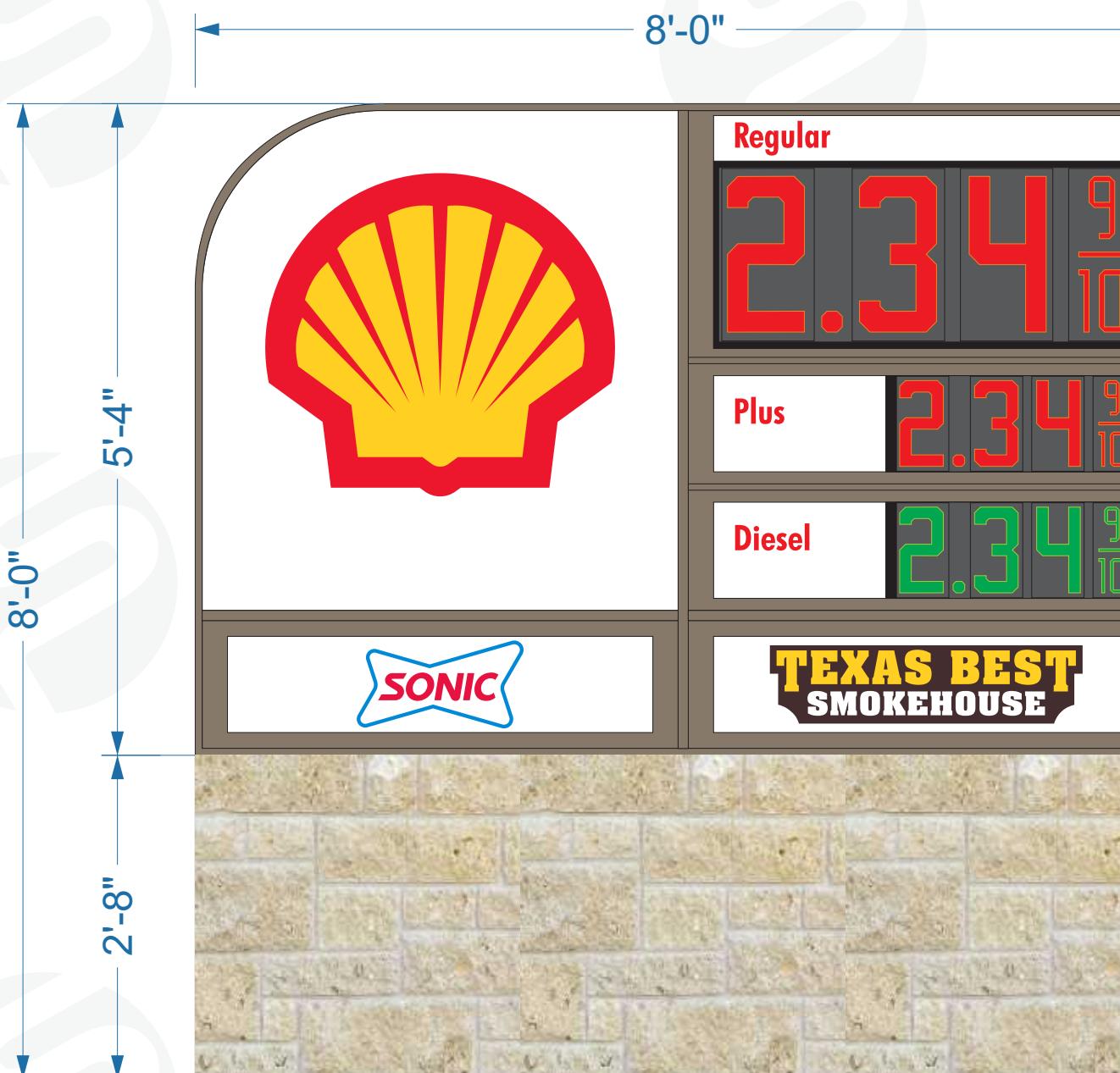
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Street Side

SCALE: 3/4" = 1'-0"

B

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CUSTOMER	Gateway Of Denton
COMPANY	Victron Energy, Inc.
LOCATION	4550 Vintage Blvd
CITY,STATE	Denton, TX 76226

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power and other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstacles including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to Seller's arrival, Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, diversion of such services. When pier drilling is necessary, Seller will contact Dig Tess or other agents for location of all public and private utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the process, additional monies will be requested by the Seller.

CUSTOMER DATA

LANDLORD DATA

PHONE: (972) - 205 - 9090

EMAIL: SALES@MYFUTURESIGNS.C

ADDRESS: 11624 Chairman Dr Dallas, TX 752

WEB: myfuturesigns.com



2 .North Elevation
3/32" = 1'-0"

C

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COMPANY **Victron Energy, Inc.**
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Customer Signature:

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EMAIL: SALES@MYFUTURESIGNS.COM

ADDRESS: 11624 Chairman Dr Dallas, TX 75243

CUSTOMER DATE

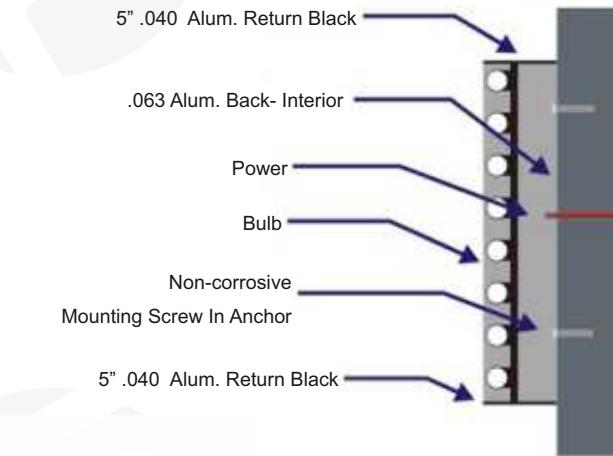
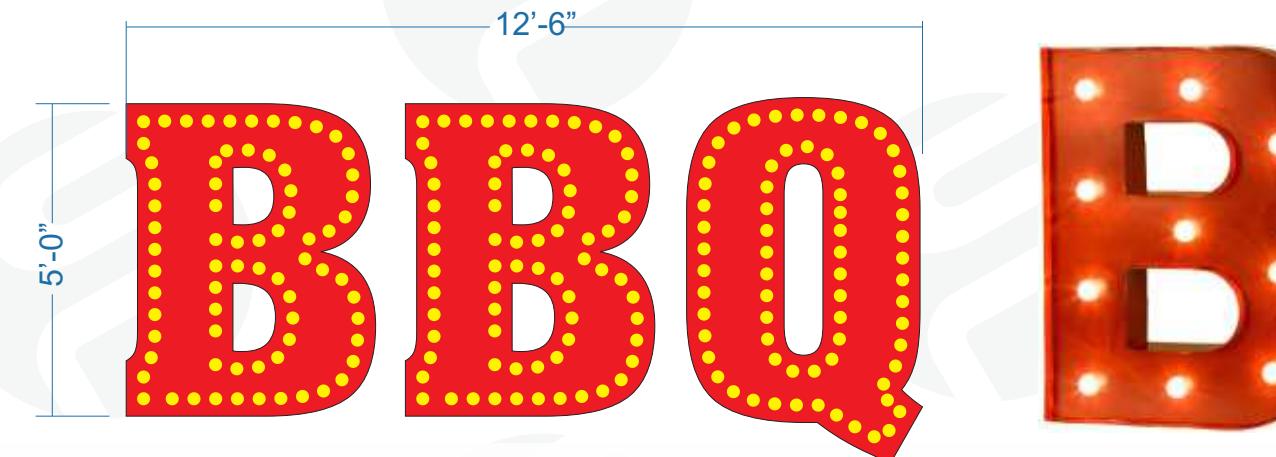
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2 .North Elevation
3/32" = 1'-0"

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CUSTOMER: Gateway Of Denton
COMPANY: Victron Energy, Inc.
LOCATION: 4550 Vintage Blvd
CITY, STATE: Denton, TX 76226

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Customer Signature:

CUSTOMER DATE

LANDLORD DATE

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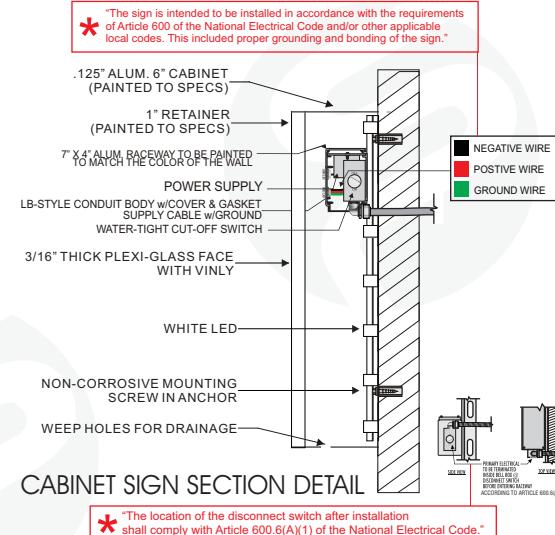
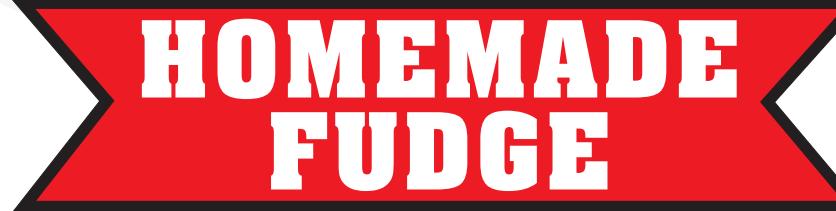
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10'-0"



2 .North Elevation
3/32" = 1'-0"

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COMPANY: Victron Energy, Inc.
LOCATION: 4550 Vintage Blvd
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Customer Signature:

CUSTOMER DATE

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COMPANY **Victron Energy, Inc.**
LOCATION **4550 Vintage Blvd**
CITY,STATE **Denton, TX:76226**

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PHONE: (972) - 205 - 9090

EMAIL: SALES@MYFUTURESIGNS.COM

ADDRESS: 11624 Chairman Dr Dallas, TX 75243

CUSTOMER DATE

LANDLORD DATE

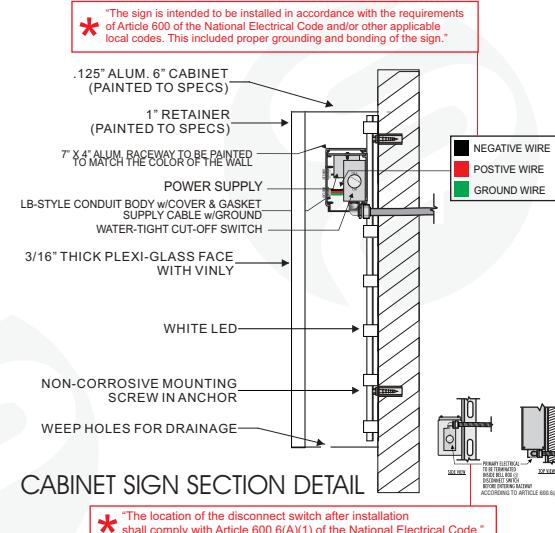
WEB: myfuturesigns.com

UL LISTED E476302

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10'-0"



1 .South Elevation
3/32" = 1'-0"

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CUSTOMER: Gateway Of Denton
COMPANY: Victron Energy, Inc.
LOCATION: 4550 Vintage Blvd
CITY, STATE: Denton, TX 76226

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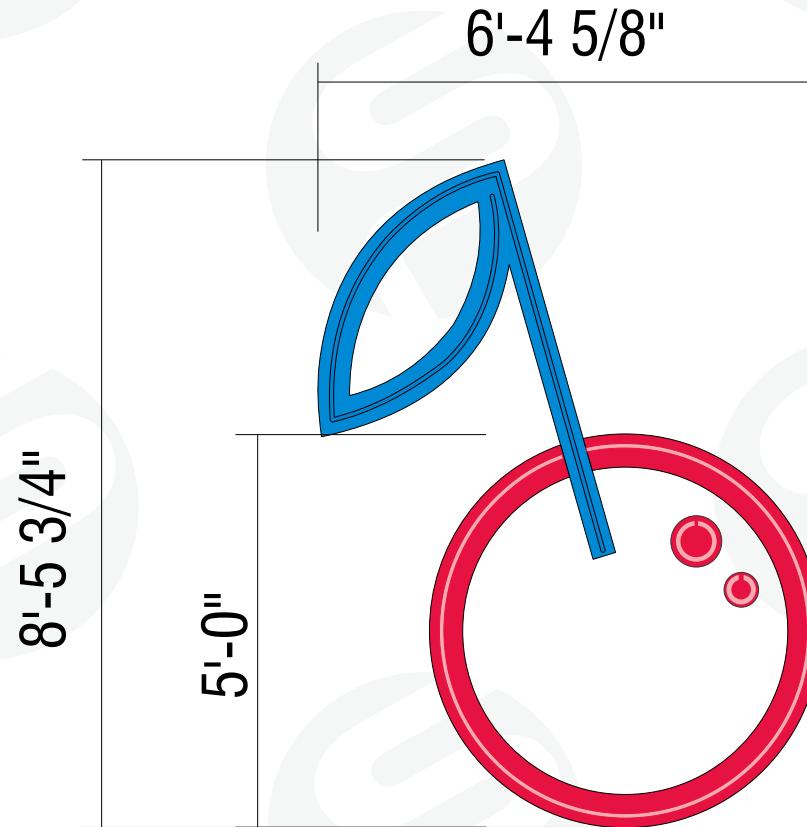
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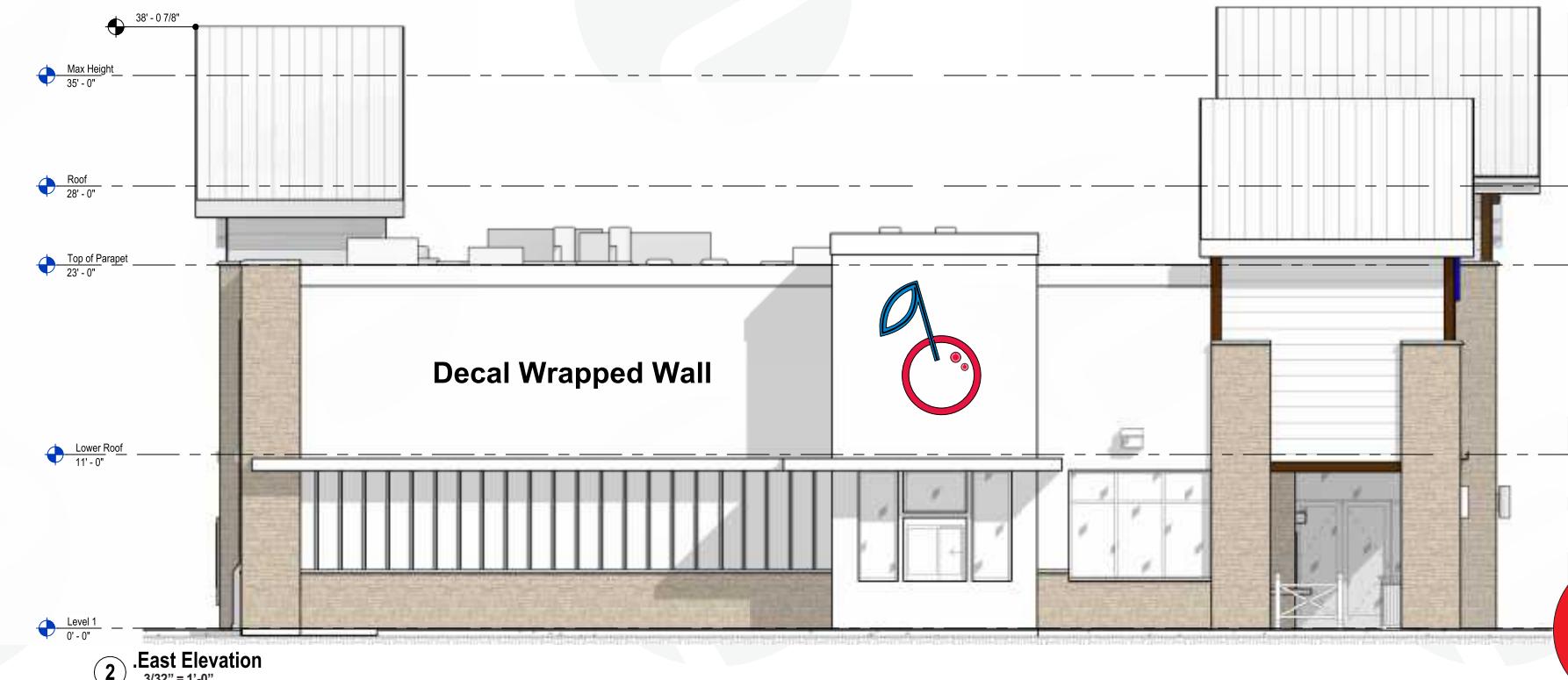
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SIGN TYPE	A (WIDTH)	B (HEIGHT)	C (HEIGHT OF CIRCLE)	DEPTH	SQ. FT	FACE OPTIONS	RECOMMENDED USE
SON-OCL-05 CHERRY LOGO	6'-4 5/8"	8'-5 3/4"	5'-0"	5"	54.19	OPEN CHANNEL ELEMENTS W/ RED/BLUE FLEXIBRITE	STANDARD OPEN CHANNEL ELEMENTS - WALL MOUNT



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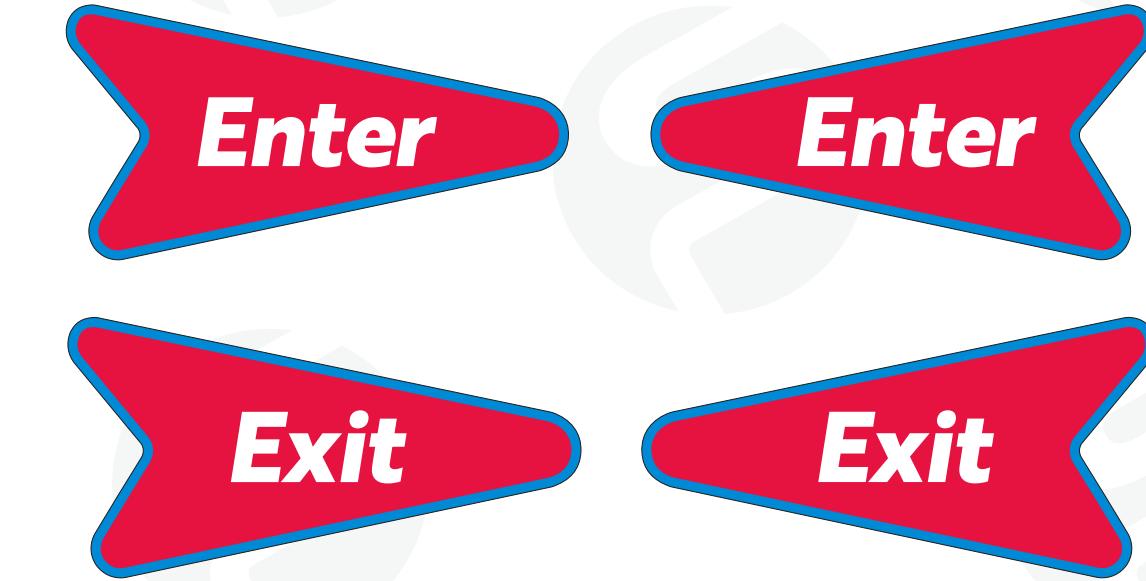
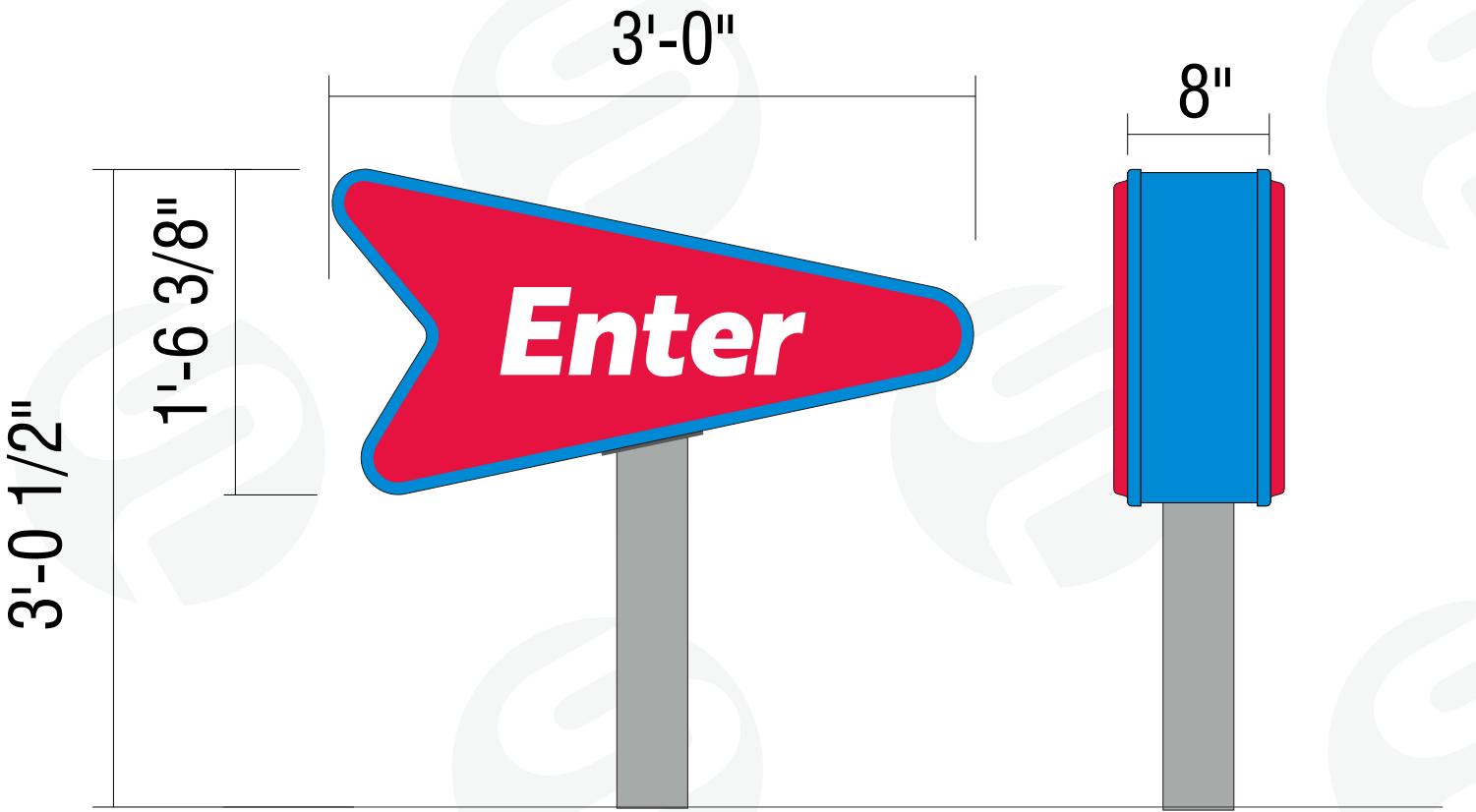
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DELTA DIRECTIONALS



SIGN TYPE	A (WIDTH)	B (HEIGHT)	C (OAH)	D (DEPTH)	SQ.FT	COPY CHOICES
DELTA-DIR-03	3'-0 1/2"	1'-6 3/8"	3'-0"	8"	4.9 SQ FT	ENTER, EXIT, DRIVE-THRU

F

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21'-8"

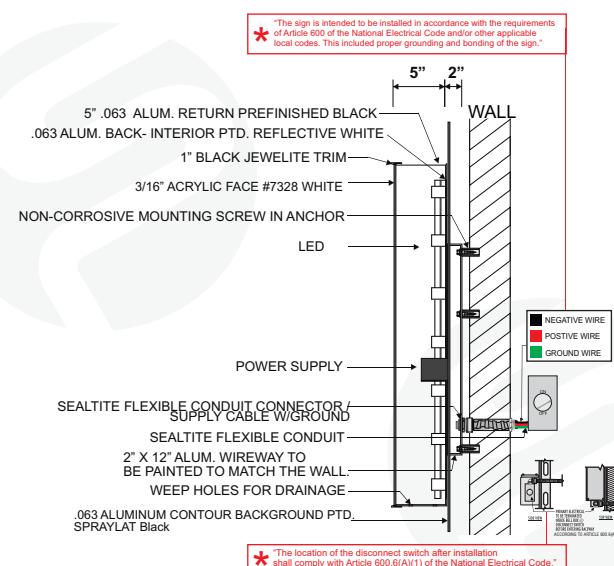
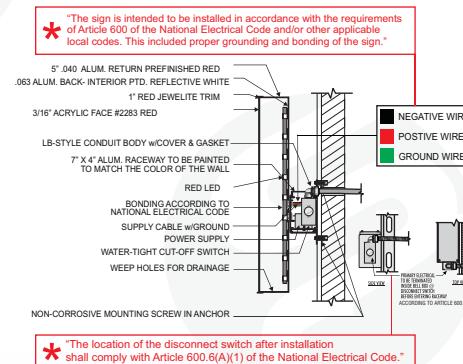
CAR WASH ENTRANCE

1'-6"

15'-0"

CLEAN CAR EXIT

1'-6"



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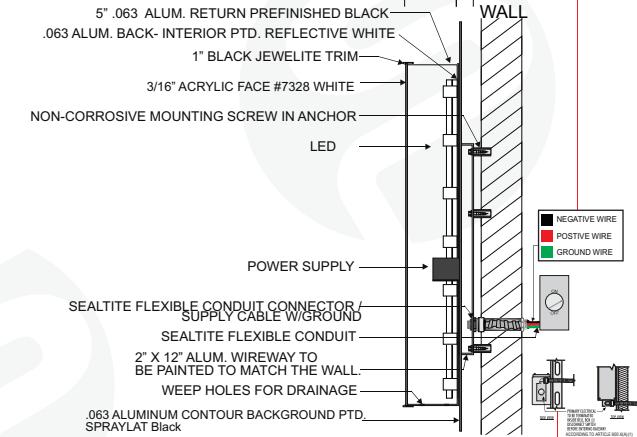




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FUTURE SIGNS	CUSTOMER	Gateway Of Denton	REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Tress or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.	CUSTOMER	DATE
	COMPANY	Victron Energy, Inc.			
	LOCATION	4550 Vintage Blvd			
	CITY, STATE	Denton, TX: 76226	Customer Signature:	LANDLORD	DATE
PHONE: (972) - 205 - 9090	EMAIL: SALES@MYFUTURESIGNS.COM		ADDRESS: 11624 Chairman Dr Dallas, TX 75243	WEB: myfuturesigns.com	



*The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

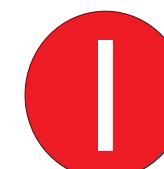


*The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

21'-8" **CAR WASH ENTRANCE** 1'-6"



1 Carwash - Rear Elevation
3/32" = 1'-0"



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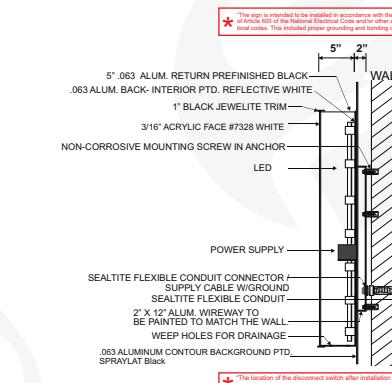
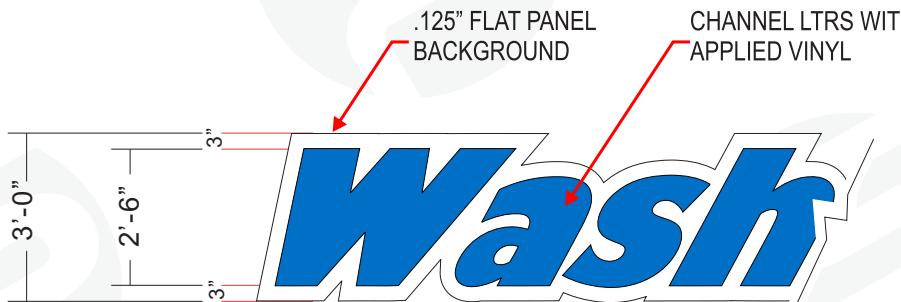
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DETAIL



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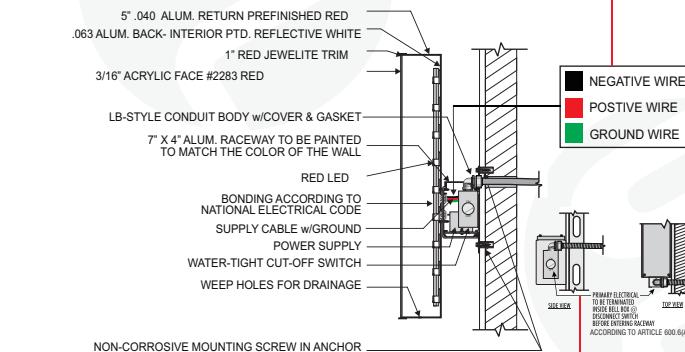
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14'-0"

FREE VACUUMS

1'-6"

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* The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.



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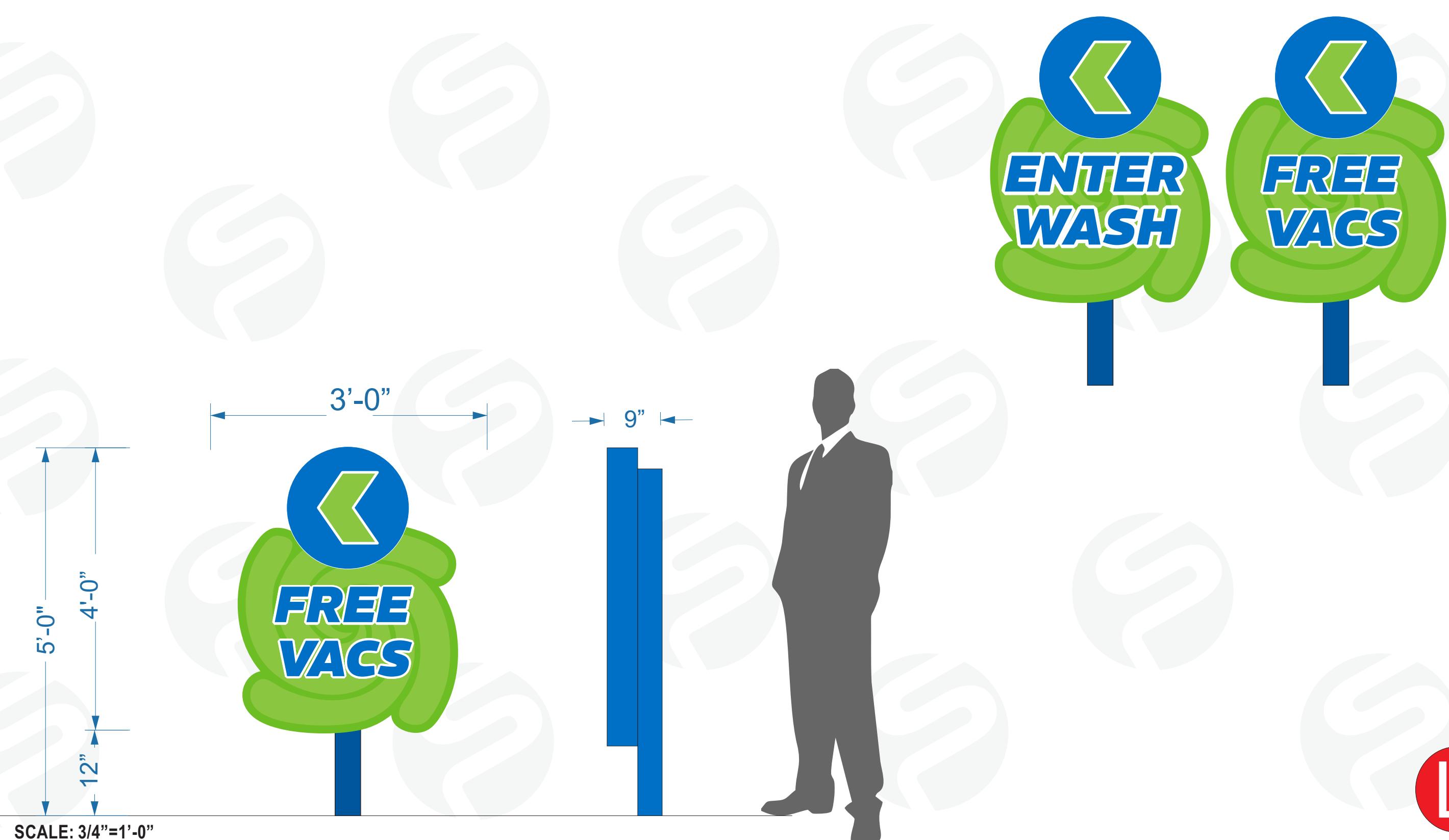
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