



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT

ACTING HEREIN BY AND THROUGH IT'S DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS

VINTAGE/35 ADDITION LOT 1, BLOCK 1

AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF DENTON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF DENTON IS USE THEREOF. THE CITY OF DENTON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF DENTON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DENTON, TEXAS

WITNESS MY HAND THIS _____ DAY OF _____, 2025

VINTAGE DENTON SERIES, LLC, A SERIES OF JOALI INVESTMENTS I, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY

BY: _____
WALID ALAMEDDINE, VICE PRESIDENT

STATE OF _____

COUNTY OF _____

BEFORE ME, A NOTARY 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____

I, MARK N. PEEPLES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS INDICATED HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DENTON, TEXAS.

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

STATE OF _____

COUNTY OF _____

BEFORE ME, A NOTARY 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____

CITY OF DENTON, TEXAS

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2025, BY
THE CITY SECRETARY FOR THE CITY OF DENTON.

SIGNED: _____ ATTEST: _____

CITY OF DENTON, TEXAS

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2025, BY
THE PLANNING AND ZONING COMMISSION FOR THE CITY OF DENTON.

SIGNED: _____ ATTEST: _____

Line Data Table		
Line #	Bearing	Distance
L1	S25°37'48"W	7.59'
L2	S64°06'06"E	199.36'
L3	S14°59'59"W	30.55'
L4	S64°06'06"E	257.90'
L5	S25°37'48"W	57.50'
L6	S64°06'06"E	33.00'
L7	S64°06'06"E	326.47'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.32'	20.00'	089°43'53"	S19°14'09"E	28.22'

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- MON MONUMENT

OWNER NAME:
VINTAGE DENTON SERIES, LLC
A SERIES OF JOALI INVESTMENTS I, LLC
CONTACT: WALID ALAMEDDINE
PHONE: 469-517-2000
P.O. BOX 2599
WAXAHACHIE, TEXAS 75168

DEVELOPER:
VICTRON ENERGY, INC.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168

ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
PHONE: 940-3327-7963
306 W 7TH ST., STE. 303
FORT WORTH, TEXAS 76102

SURVEYOR:
FLANAGAN LAND SURVEYING
CONTACT: MARK PEEPLES, RPLS
PHONE: 817-973-5553
306 W 7TH ST., STE. 303
FORT WORTH, TEXAS 76102

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 5/8-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 477.09 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 92 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, PASSING AT A DISTANCE OF 80.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR CORNER, SAID POINT BEING AN INTERIOR "ELL" CORNER OF SAID LOT 1;

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.

SURVEYOR'S NOTES:

- 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.
- ALL MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- 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 CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 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. SUCH CLEARANCE PROVISIONS SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION WHEN REAL PROPERTY IS DEVELOPED OR ALTERED. SUCH CLEARANCES SHALL BE RECORDED BY THE PROPERTY DEVELOPER OR BY THE RECORD OWNER ON SUBDIVISION PLATS; OR SHALL BE EVIDENCE BY WRITTEN INSTRUMENT, DULY RECORDED, IN THE PUBLIC RECORDS OF DENTON COUNTY, TEXAS. UNOBSTRUCTED AND ADEQUATE SPACE SHALL BE PROVIDED FOR ALL CLEARANCE AREAS IN SUCH WAY THAT WILL ALLOW THE INGRESS AND EGRESS FOR UTILITY-RELATED PERSONNEL AND EQUIPMENT TO PERFORM OPERATIONS, MAINTENANCE AND REPLACEMENT OF ELECTRICAL SUPPLY AND COMMUNICATIONS LINES; MAINTENANCE CLEARANCE AREAS AND OR EASEMENTS SHOWN ON THIS PLAT ARE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF DENTON.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C03700, COMMUNITY-PANEL NO. 480774, EFFECTIVE DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE X ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
 - ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
 - PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS.
 - PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND ACCESS IMPROVEMENTS LOCATED WITHIN THE PUBLIC ACCESS EASEMENT.
 - THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF AN UNPLATTED PARCEL.
 - A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4 MUST BE MET PRIOR TO THE RELEASE OF ANY PERMITS.
 - THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES, AND SUCCESSORS. THE 25' DRAINAGE EASEMENT WITHIN THE LIMITS OF THIS ADDITION SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE 25' DRAINAGE EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE 25' DRAINAGE EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE 25' DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.
 - THIS SITE WILL BE SERVED THROUGH CITY OF DENTON WATER/SEWER.

FINAL PLAT OF
VINTAGE/35 ADDITION
LOT 1, & LOT 2, BLOCK 1
SITUATED IN THE S. PRITCHETT SURVEY
ABSTRACT NO. 1021
DENTON COUNTY, TEXAS

GROSS AREA = 4.289 ACRES / 186,842 SQUARE FEET
PLAT PREPARED FEBRUARY 18, 2025

FLANAGAN
SURVEYING
Fort Worth, Texas | P 817.704.0480 | flanagan-ls.com | TBPUS Firm No. 10194766
Contact: Mark Peebles, R.P.L.S.

FILED BY: MW FP25-0001 - FINAL PLAT JOB NO. 2023-06-06
DRAWN BY: MNP DATE: 3/18/2025 SHEET NO. 1 OF 1