

**OWNER'S CERTIFICATION**

WHEREAS RICHARD STROUP IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE V.E. GAILOR SURVEY, ABSTRACT NUMBER 452, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A OF TRIPTYCH ADDITION, AN ADDITION IN E.T.J. OF THE CITY OF DENTON, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2017-109, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (COORDINATES: N7, 149.911.00, E2, 386.844.98, NAD83) MAINTAINING THE NORTHWEST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF A 6.063 ACRE TRACT OF LAND CONVEYED TO ALTH LLC SERIES SEVEN MILE PROPERTY GROUP BY DEED OF RECORD IN DOCUMENT NUMBER 2021-175658, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET);

THENCE NORTH 87 DEGREES 47 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID 6.063 ACRE TRACT, A DISTANCE OF 727.21 FEET TO A 1/2 INCH SQUARE TUBE FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A OF GWJ ADDITION, AN ADDITION IN DENTON COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN CABINET M, PAGE 299 OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 (TRIPTYCH ADDITION) AND THE WEST LINE OF SAID LOT 1 (GWJ ADDITION), A DISTANCE OF 604.16 FEET TO A 1/2 INCH SQUARE TUBE FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (TRIPTYCH ADDITION), THE SOUTHWEST CORNER OF SAID LOT 1 (GWJ ADDITION), AND IN THE NORTH LINE OF A 43.25 ACRE TRACT OF LAND CONVEYED TO MELVIN R. HAISLER BY DEED OF RECORD IN VOLUME 2465, PAGE 953 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1 (TRIPTYCH ADDITION) AND THE NORTH LINE OF SAID 43.25 ACRE TRACT, A DISTANCE OF 725.59 FEET TO A 1/2 INCH SQUARE TUBE FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (TRIPTYCH ADDITION), THE SOUTHWEST CORNER OF SAID LOT 1 (GWJ ADDITION), AND IN THE EAST LINE OF SAID FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET);

THENCE NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (TRIPTYCH ADDITION) AND THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET), A DISTANCE OF 580.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.873 ACRES OF LAND, MORE OR LESS

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD STROUP, DOES HEREBY ADOPT THIS FINAL REPLAT PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1R-1 & 1R-2, BLOCK A, TRIPTYCH ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND STREETS AS SHOWN HEREON, NO BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, ALL AND ANY PUBLIC UTILITIES AND THE CITY OF DENTON SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

RICHARD STROUP \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD STROUP EXECUTOR OF THE ESTATE OF ROBERT SMITH, DECEASED, 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 \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

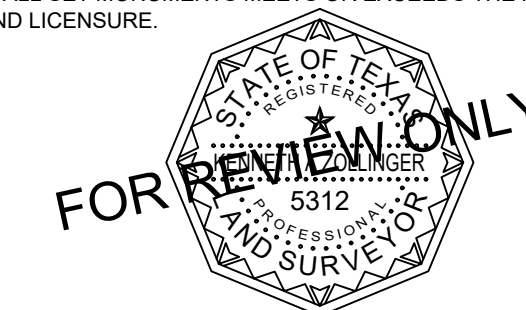
MY COMMISSION EXPIRES \_\_\_\_\_.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT ALL PREVIOUSLY EXISTING PROPERTY MONUMENTS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MONUMENTS MEETS OR EXCEEDS THE REQUIREMENTS OF SECTION 138.87, THE STATE OF TEXAS, TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS AND RULES CONCERNING PRACTICE AND LICENSURE.

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 DATE \_\_\_\_\_  
TEXAS REGISTRATION NO. 10002100



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 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 \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_.

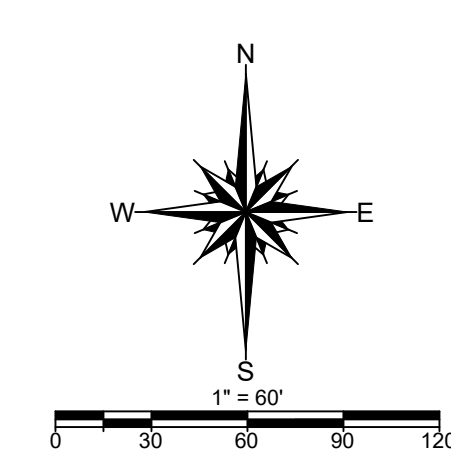
**APPROVAL BLOCK:**

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF TRIPTYCH ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIR, PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
CITY SECRETARY

FR26-0003  
FINAL REPLAT  
LOTS 1R-1 & 1R-2, BLOCK A  
TRIPTYCH ADDITION  
BEING 9.873 ACRES  
IN THE V.E. GAILOR SURVEY,  
ABSTRACT NUMBER 452,  
IN THE E.T.J. OF THE  
CITY OF DENTON,  
DENTON COUNTY, TEXAS  
1-30-2026



**LEGEND**

- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE
- +— = EDGE OF ASPHALT
- +—+— = OVERHEAD UTILITY LINE
- - - - - = EASEMENT LINE
- C— = CENTERLINE OF ROAD
- ( ) = DEED PLAT CALL
- CM = CONTROLLING MONUMENT
- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- POB = POINT OF BEGINNING
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S 89°41'34" W	10.00'
L2	N 00°41'22" W	93.61'
L3	N 73°24'09" E	67.92'
L4	S 1°35'51" E	10.00'
L5	S 73°24'09" W	60.37'
L6	S 00°41'22" E	86.13'
L7	S 89°39'58" W	42.07'
L8	N 00°29'02" W	19.38'
L9	N 89°38'58" E	20.00'
L10	N 90°00'00" W	15.00'
L11	N 00°22'28" W	14.95'
L12	N 90°00'00" E	14.95'
L13	S 89°39'58" W	17.00'
L14	N 00°41'16" E	25.00'
L15	S 89°39'58" W	10.00'
L16	N 00°41'16" W	5.00'
L17	N 89°39'58" E	5.00'
L18	N 00°41'16" W	20.00'

Closure Report Thu Sep 11 10:15:48 2025

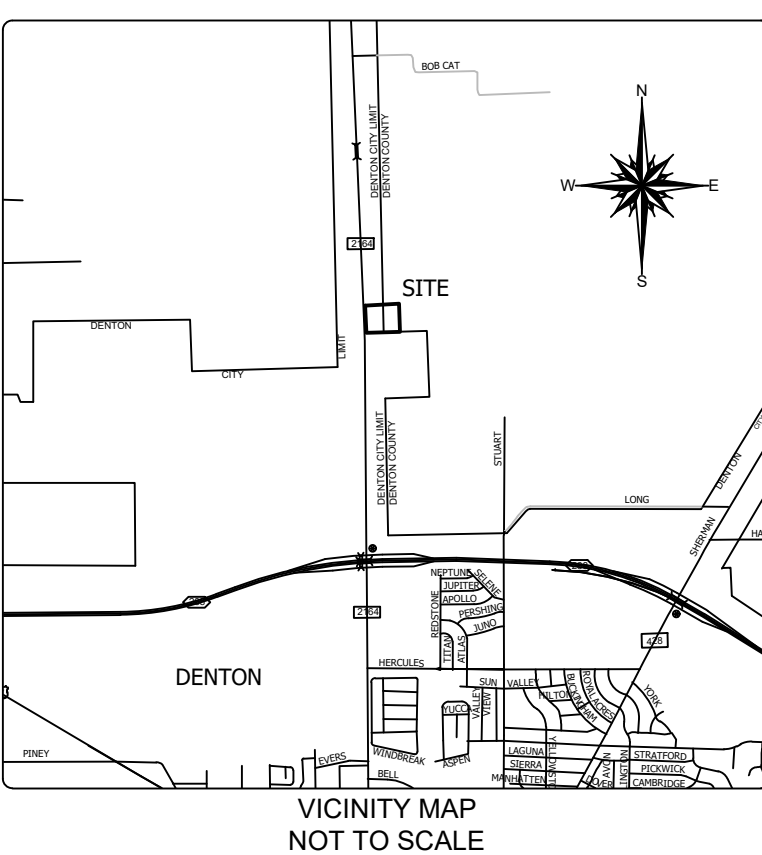
Northing	Easting	Bearing	Distance
7149910.997	2386844.978	N 87°47'50" E	727.214
7149938.948	2387571.655	S 00°41'16" E	604.165
7149334.827	2387578.907	S 89°41'34" W	725.582
7149330.935	2386853.335	N 00°49'31" W	580.122
7149910.997	2386844.978		

Closure Error Distance > 0.00000  
Total Distance > 2637.084  
Polyline Area: 430056 sq ft, 9.873 acres

**NOTE:** A SUBDIVISION VARIANCE FOR THE PROPERTY WAS APPROVED BY THE CITY OF DENTON PLANNING AND ZONING COMMISSION ON \_\_\_\_\_.

**NOTE:** DEDICATION OF THE ROW RESERVATION FOR LOT 1R-1 WILL BE REQUIRED WITH THE DEVELOPMENT OF LOT 1R-1 IN ACCORDANCE WITH CITY OF DENTON'S CODES AND ORDINANCES.

**NOTE:** RIGHT OF WAY RESERVATION SHALL BE ABANDONED PROVIDED THAT THE CITY'S MOBILITY PLAN IS AMENDED TO REMOVE OR ALTER THE LOCATION OF THE PROPOSED STREET NECESSITATING THE NEED FOR SAID RESERVATION.



**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD FROM LOT 1, BLOCK A, OF TRIPTYCH ADDITION.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
- THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NAD83, TEXAS NORTH CENTRAL 4202.
- THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND REPUBLIC TITLE, G.F. NO. 1016-398989-RTT, EFFECTIVE DATE AUGUST 28, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- A PORTION OF THIS PLAT LIES WITHIN THE ETJ OF THE CITY OF DENTON. A PORTION OF THIS PLAT LIES WITHIN DENTON COUNTY.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON.
- THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, ON OR ADJACENT TO EASEMENTS AND AT INTERSECTIONS SHALL CONFORM TO THE CITY OF DENTON AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD, OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND OVER, UNDER, OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY OR PAVED PARKING LOT UNDER THE FOLLOWING CONDITIONS:  
A) THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS AND  
B) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.  
C) NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OR FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON.
- MAINTENANCE OF ALL PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES ONSITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF DENTON SHALL HAVE NO RESPONSIBILITY TO MAINTAIN SUCH FACILITIES.
- ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED.
- A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON, EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT PER DDC 7.8.7D HAS BEEN APPROVED BY THE CITY OF DENTON. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF DENTON, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
- WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON FOR LOT 1R-2. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
- WATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE WELL FOR LOT 1R-2. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DENTON OR PRIVATE WATER UTILITY THAT MAY PROVIDE SERVICE TO THE AREA AT THE TIME.
- FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 06-19-2020 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON PANEL 48121C0387 H OF SAID MAP.
- VERTICAL DATUM USED FOR THE MINIMUM FINISHED FLOOR ELEVATIONS IS NAVD 1988 AND IS THE SAME AS THE DATUM USED TO ESTABLISH 100-YEAR BASE FLOOD ELEVATIONS.
- THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- PROPERTY WITHIN THE CITY OF DENTON IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- AS REQUIRED BY SECTION 8.2.5B OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND, OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO SECTION 7.8.9 OF THE DEVELOPMENT CODE AND IN THE RELEVANT SECTION OF THE TRANSPORTATION CRITERIA MANUAL OF THE CITY OF DENTON.
- THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITH 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.
- THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS TRIPTYCH ADDITION LOT 1, BLOCK A, GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT(S).
- ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

**KAZ SURVEYING**  
4321 I-35 SUITE 575  
GAINESVILLE, TX 76205  
(940) 382-3446  
JOB NUMBER: 140851-03  
DRAWN BY: TEP  
DATE: 1-30-2026  
R.P.L.S.  
KENNETH A. ZOLLINGER

SURVEYOR:  
KAZ SURVEYING, INC.  
4321 I-35 SUITE 575  
GAINESVILLE, TEXAS 76205  
PHONE: 940-382-3446  
TBPLS FIRM# 10002100

OWNER:  
RICHARD STROUP  
7400 F.M. 2164 (A.K.A. NORTH LOCUST STREET)  
DENTON, TEXAS  
RICHARD.STROUP@GMAIL.COM

TX FIRM REGISTRATION # 10002100