

OWNER'S DEDICATION

WHEREAS DAVID RUMMEL AND JESSICA LUTHER ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE V. GAILOR SURVEY, ABSTRACT NUMBER 452, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 6.35 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO DAVID RUMMEL AND JESSICA LUTHER, AS RECORDED IN DOCUMENT UMBER 2015-146055, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND ALL OF A CALLED 3.50 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN THE DEED TO DAVID RUMMEL AND JESSICA LUTHER, AS RECORDED IN DOCUMENT NUMBER 2015-146055, SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NUMBER 2164 (FM 2164) AT THE NORTHWEST CORNER OF SAID 6.35 ACRE TRACT;

THENCE NORTH 87 DEGREES 47 MINUTES 55 SECONDS EAST WITH THE NORTH LINE OF SAID 6.35 ACRE TRACT, PASSING EN ROUTE AT A DISTANCE OF 473.12 FEET A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 6.35 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.50 ACRE TRACT, AND CONTINUING ON SAID COURSE WITH THE NORTH LINE OF SAID 3.50 ACRE TRACT A TOTAL DISTANCE OF 727.16 FEET TO A 1/2" SQUARE IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 3.50 ACRE TRACT;

THENCE SOUTH 00 DEGREES 41 MINUTES 45 SECONDS EAST WITH THE EAST LINE OF SAID 3.50 ACRE TRACT A DISTANCE OF 604.10 FEET TO A 1/2" SQUARE IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 3.50 ACRE TRACT;

THENCE SOUTH 89 DEGREES 41 MINUTES 04 SECONDS WEST WITH THE SOUTH LINE OF SAID 3.50 ACRE TRACT, PASSING EN ROUTE AT A DISTANCE OF 254.13 FEET A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.50 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 6.35 ACRE TRACT; AND CONTINUING ON SAID COURSE WITH THE SOUTH LINE OF SAID 6.35 ACRE TRACT A TOTAL DISTANCE OF 725.54 FEET TO A 1/2" SQUARE IRON ROD FOUND FOR CORNER IN THE EAST RIGHT OF WAY LINE OF SAID FM 2164 AT THE SOUTHWEST CORNER OF SAID 6.35 ACRE TRACT;

THENCE NORTH 00 DEGREES 49 MINUTES 57 SECONDS WEST WITH THE EAST RIGHT OF WAY LINE OF SAID FM 2164 AND THE WEST LINE OF SAID 6.35 ACRE TRACT A DISTANCE OF 580.18 FEET TO THE POINT OF BEGINNING AND ENCLOSING 9.872 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID RUMMEL, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE TRIPTYCH ADDITION, IN DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREET, HIGHWAYS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, PARKS, IF ANY, ANY OTHER LAND DEDICATED FOR PUBLIC USE FOREVER, SIGNED AND ACKNOWLEDGES BEFORE A NOTARY PUBLIC BY SAID OWNER.

_____, DATED: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED DAVID RUMMEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC, TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JESSICA LUTHER, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE TRIPTYCH ADDITION, IN DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREET, HIGHWAYS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, PARKS, IF ANY, ANY OTHER LAND DEDICATED FOR PUBLIC USE FOREVER, SIGNED AND ACKNOWLEDGES BEFORE A NOTARY PUBLIC BY SAID OWNER.

_____, DATED: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED JESSICA LUTHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OF THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC, TEXAS

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, J.E. THOMPSON, II, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE IRON RODS SHOWN HEREON WERE FOUND OR PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, TEXAS.

_____, DATED: _____
J.E. THOMPSON, II
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4857



STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON, II, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, TEXAS

STATE PLANE
COORDS:
N=7149910.91
E=2386844.98
P.O.B.

FM 2164 / N LOCUST STREET

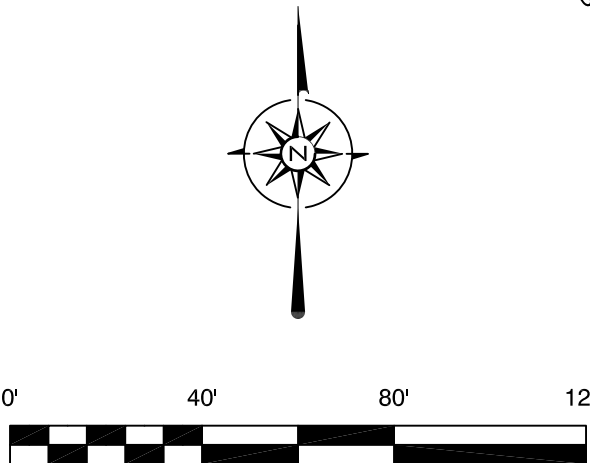
N 00°49'57"W 580.18'

CALLED 6.35 ACRES
TRACT 1
DAVID RUMMEL AND JESSICA LUTHER
DOC. #2015-146055
R.P.R.D.C.T.

LOT 1, BLOCK A
9.872 ACRES

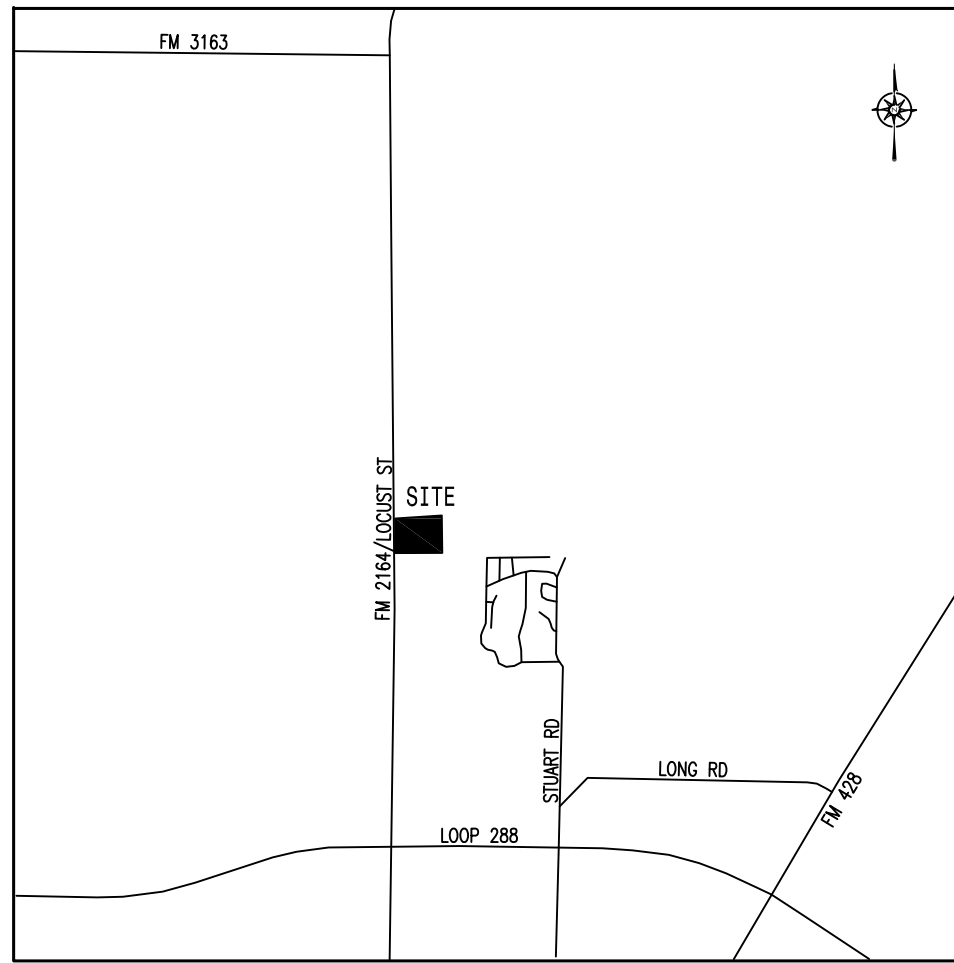
CALLED 3.50 ACRES
TRACT 2
DAVID RUMMEL AND JESSICA LUTHER
DOC. #2015-146055
R.P.R.D.C.T.

CALLED 44.12 ACRES
LOT JACK GRAY
VOL. 2465 PG. 980
D.R.D.C.T.



FINAL PLAT
TRIPTYCH ADDITION
LOT 1, BLOCK A
BEING 9.872 ACRES
V. GAILOR SURVEY, ABSTRACT NO. 452
IN THE CITY OF DENTON AND
THE ETJ OF THE CITY OF DENTON
DENTON COUNTY, TEXAS

PROJECT NO. FP16-0044



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

NOTE: BEARING BASIS DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83. VERTICAL DATUM NAVD 88.

SEWER WILL BE SEPTIC AS APPROVED BY DENTON COUNTY.

NOTE: ELECTRIC SERVICE TO BE PROVIDED BY: COSERV
7701 S. STEMMONS
CORINTH, TX 76210
(940) 270-6823

NOTE: WATER SERVICE TO BE PROVIDED BY PRIVATE WATER WELL FACILITIES.

NOTE: SUBJECT TRACT TO BE SERVED BY PRIVATE SEPTIC SYSTEM COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THE CITY OF DENTON, TEXAS.

NOTE: THERE IS NO VISIBLE EVIDENCE OF PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PROPERTY.

NOTE: THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE WORK.

LEGEND			
●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
+	= BENCHMARK	IRF	= IRON ROD FOUND
⊕	= TELEPHONE/UTILITY RISER (TR/UR)	CRS	= CAPPED IRON ROD SET
⊖	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⊙	= TELEPHONE MANHOLE (TMH)	WFCP	= METAL FENCE CORNER POST
⌵	= POWER/UTILITY POLE (PP/UP)	PL	= PLAT/DEED CALLS
⌵	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
-	= GUY WIRE (GUW)	R.O.W.	= RIGHT-OF-WAY
⌵	= ELECTRIC VAULT (VLT)	CONC	= CONCRETE SURFACE
⌵	= ELECTRIC TRANSFORMER (TRAN)	ASPH	= ASPHALT SURFACE
⊕	= WATER METER (WM)	GRAVEL	= GRAVEL SURFACE
⌵	= WATER VALVE (WV)		

LINETYPE LEGEND	
PROPERTY LINE =	—————
EASEMENT LINE =	—————
DEED/LOT LINES =	—————
ADJACENT LINES =	—————
OVERHEAD UTILITY =	—————
ASPHALT ROAD =	—————
GRAVEL ROAD =	—————
WIRE FENCE LINES =	—————

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY



DRAWN BY: T.A.R. DATE: 10-11-2016 JOB NO. 1605.0037 SCALE: 1" = 40' PAGE: 1 OF 1

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TBPLS FIRM NO. 10048000