

**OWNER'S CERTIFICATE**  
(Public Dedication)

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Kroger Texas L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and the J. H. B. JONES SURVEY, ABSTRACT NO. 124, in the City of Rockwall, Rockwall County, Texas, being all of Lots 2 and 3, Block A, Quail Run Retail, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 37, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner at the Northeast end of a radial corner clip at the intersection of the Northeasterly right-of-way of State Highway 205 (N. Goliad Street), a variable width right-of-way with the Southeasterly right-of-way of Quail Run, a variable width right-of-way, said point being the beginning of a curve to the left having a radius of 892.50 feet, a central angle of 19 deg 44 min 33 sec, a chord bearing of North 56 deg 54 min 23 sec East, and a chord length of 306.01 feet;

THENCE along said curve to the left, the Southeasterly right-of-way of said Quail Run, and the Northwesterly line of said Lot 2, an arc distance of 307.53 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the right having a radius of 807.50 feet, a central angle of 33 deg 16 min 22 sec, a chord bearing of North 63 deg 40 min 17 sec East, and a chord length of 462.37 feet;

THENCE along said curve to the right, continuing along the Southeast right-of-way of said Quail Run and the Northwesterly line of said Lot 2, an arc distance of 468.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Northwest corner of Lot 24, Block B, Quail Run Valley No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 63, Official Public Records, Rockwall County, Texas, said point also being the Northeast corner of said Lot 2;

THENCE South 01 deg 28 min 36 sec East, departing the Southeast right-of-way of said Quail Run, along the West line of said Quail Run Valley No. 1 and the East line of said Lot 2, a distance of 1,073.05 feet to a 1/2-inch iron rod with plastic cap stamped "DAI" found for corner on the Northerly right-of-way of Memorial Drive, a variable width right-of-way, said point being the Southwest corner of Lot 1, Block B, of said Quail Valley Run No. 1 and the Southeast corner of said Lot 2;

THENCE North 54 deg 03 min 50 sec West, along the Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2, a distance of 312.32 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 380.00 feet, a central angle of 32 deg 27 min 18 sec, a chord bearing of North 70 deg 17 min 29 sec West, and a chord length of 212.38 feet;

THENCE along said curve to the left, continuing along the Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2, an arc distance of 215.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 150.00, a central angle of 13 deg 33 min 50 sec, a chord bearing of North 79 deg 44 min 12 sec West and a chord length of 35.43 feet;

THENCE along said curve to the right, continuing along Northerly right-of-way said Memorial Drive and the Southerly line of said Lot 2, an arc distance of 35.51 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 160.50 feet, a central angle of 31 deg 16 min 05 sec, a chord bearing of North 88 deg 35 min 08 sec West and a chord length of 86.51 feet;

THENCE along said curve to the left, continuing along the Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2, an arc distance of 87.59 feet to a 5/8-inch iron rod with plastic cap stamped "BURY & PARTNERS" found for corner;

THENCE South 75 deg 46 min 47 sec West, continuing along Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2, a distance of 62.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Southwest corner of said Lot 2, said point being intersection of the Northerly right-of-way of said Memorial Drive with the Northeasterly right-of-way of said State Highway 205 as established by right-of-way dedication shown on said Quail Run Retail;

THENCE North 14 deg 13 min 13 sec West, departing the Northerly right-of-way of said Memorial Drive and along the Northeasterly right-of-way of said State Highway 205, a distance of 415.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the right (radial corner clip), having a radius of 64.50 feet, a central angle of 58 deg 17 min 36 sec, a chord bearing of North 37 deg 38 min 05 sec East and a chord length of 62.83 feet;

THENCE along said non-tangent curve to the right and said radial corner clip, an arc distance of 65.62 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 489,427 square feet or 11.236 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of March, 2015, utilizing a G.P.S. measurement (NAD 83) from the GeoSnack VRS Network.

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
12/15/2015 04:14:41 PM  
\$300.00  
2015000020042

*Shin*

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **KROGER 205 ADDITION**, Lots 1R, 2R, & 3R, Block A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Kroger 205 Addition subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. All detention systems to be maintained and repaired by property owner.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

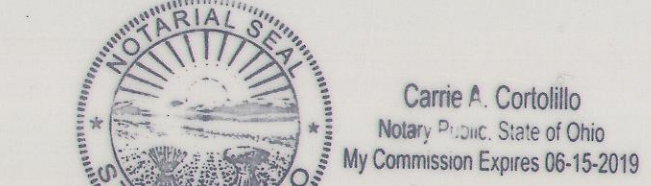
KROGER TEXAS L.P., an Ohio limited partnership  
By: KRGP INC., an Ohio corporation, its general partner  
By: Rick J. Landrum  
Vice President of KRGP Inc.

STATE OF OHIO §  
COUNTY OF HAMILTON §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Rick J. Landrum, Vice President of KRGP Inc., an Ohio corporation and the general partner of Kroger Texas L.P., an Ohio limited partnership, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this 14th day of November, 2015.

*Carrie A. Cortolillo*  
Notary Public in and for the State of Ohio  
My Commission Expires: 6/15/19

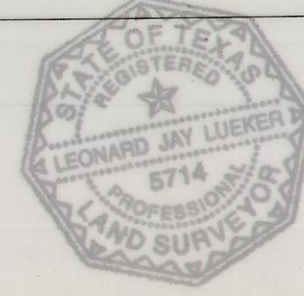


**SURVEYOR'S CERTIFICATION**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS :**

THAT I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 325  
Dallas, Texas 75230  
(972) 490-7090  
l.lueker@winkelmann.com



Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this 11 day of November, 2015.

*Chris Fountain*  
Notary Public in and for the State of Texas

11/22/16  
My Commission Expires:



**RECOMMENDED FOR FINAL APPROVAL**

*Chris Fountain*  
Planning and Zoning Commission  
Date: 11/20/2015

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3 day of August, 2015.

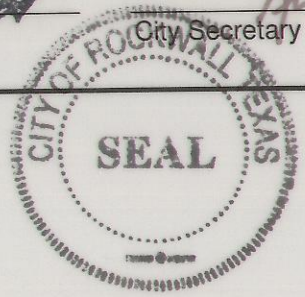
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS this 14th day of Dec., 2015.

*Jim Smith*  
Mayor, City of Rockwall

*Justin Cole*  
Secretary

*Amy Williams*  
City Engineer



**CONSULTING ENGINEERS:**  
Winkelmann & Associates Inc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, TX 75230  
(972) 490-7090

**OWNER:**  
Kroger Texas L.P.  
1331 E. Airport Frwy.  
Irving, Texas 75602

**I-282 REPLAT**  
**KROGER 205 ADDITION**  
LOTS 1R, 2R, & 3R, BLOCK A  
BEING A REPLAT OF LOTS 2 and 3, BLOCK A,  
QUAIL RUN RETAIL  
BEING 11.236 ACRES  
S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and  
the J. H. B. JONES SURVEY, ABSTRACT NO. 124  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER #

**Winkelmann & Associates, Inc.**  
CONSULTING ENGINEERS  
6750 HILLCREST PLAZA DRIVE, SUITE 325  
DALLAS, TEXAS 75230  
(972) 490-7090 FAX  
Texas Surveyor No. 100840 Expires 11/22/2016  
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S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES SURVEY, ABSTRACT NO. 124  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
KROGER TEXAS L.P.  
1331 E. AIRPORT FRWY.  
ROCKWALL COUNTY, TEXAS

REPLAT  
**KROGER 205 ADDITION**  
**LOTS 1R, 2R, & 3R, BLOCK A**  
**11.236 ACRES**

Date : 10-22-15  
Scale : N/A  
File : 31585-PPLT  
Project No. : 31585

