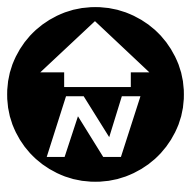
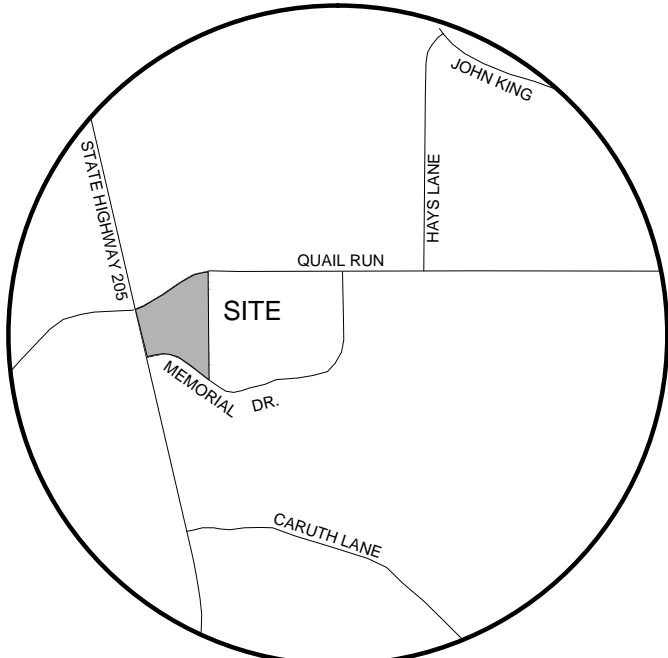


City of Rockwall

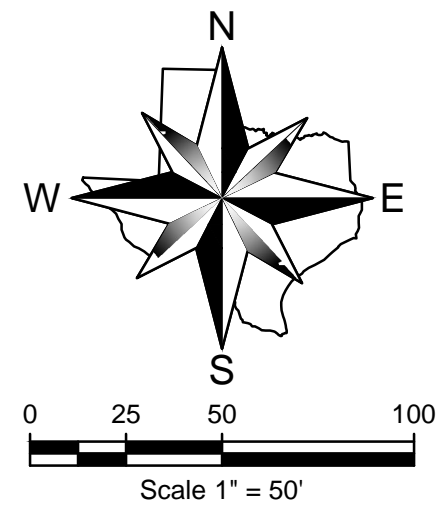
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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VICINITY MAP
NOT TO SCALE

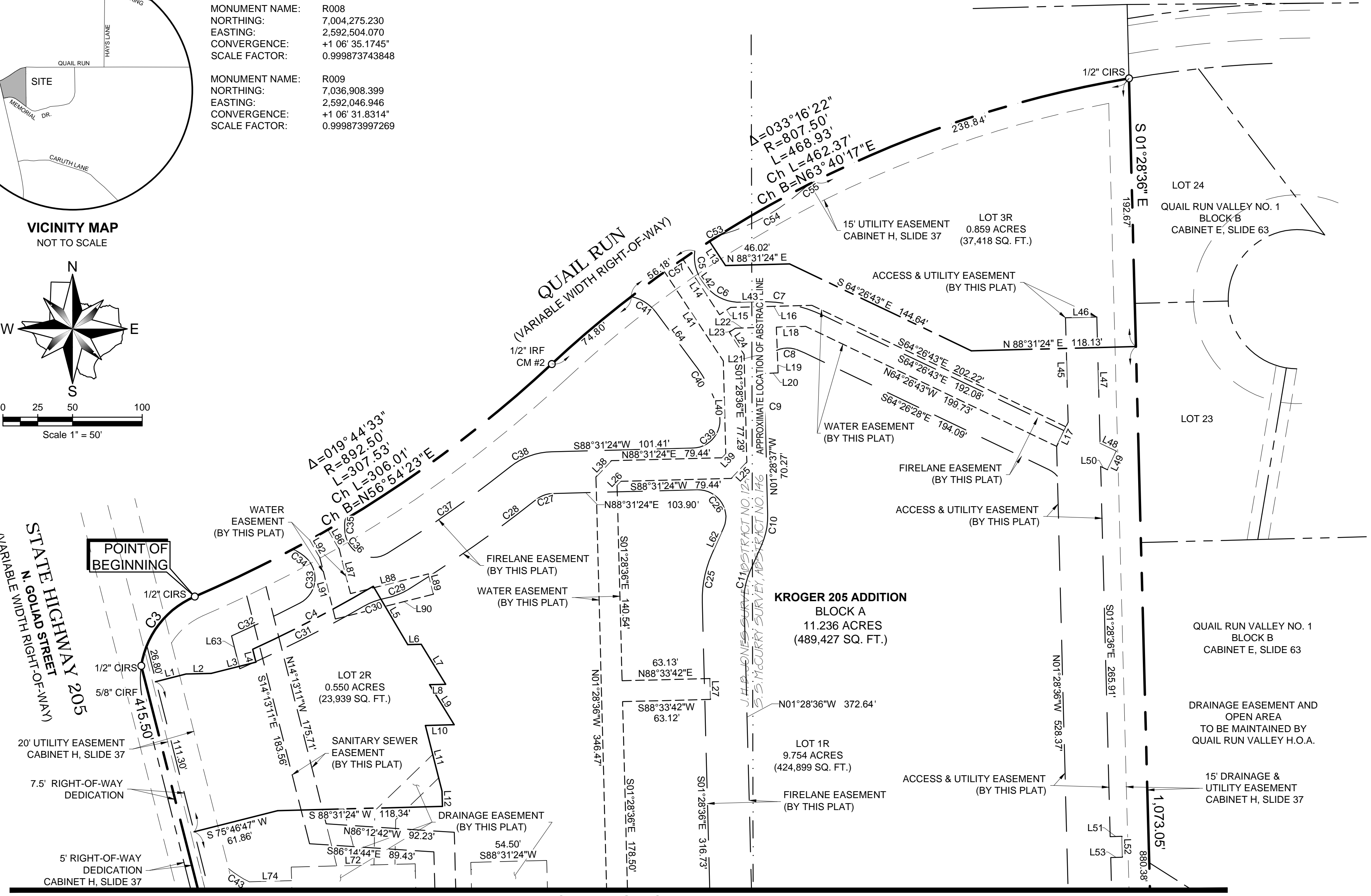


CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

MONUMENT NAME: R008
NORTHING: 7,004,275.230
EASTING: 2,592,504.070
CONVERGENCE: +1 06' 35.1745"
SCALE FACTOR: 0.999873743848

MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269

VARIABLE WIDTH RIGHT-OF-WAY
STATE HIGHWAY 205
N. GOULD STREET



MATCHLINE ~ SEE SHEET 2

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE

SHEET INDEX

NO.	DESCRIPTION
1	PROPOSED LOT AND EASEMENT CONFIGURATION
2	PROPOSED LOT AND EASEMENT CONFIGURATION; LINE AND CURVE TABLES
3	EXISTING LOT CONFIGURATION; EXISTING EASEMENTS ABANDONED BY THIS PLAT
4	EXISTING EASEMENTS ABANDONED BY THIS PLAT CONTINUED
5	OWNERS CERTIFICATE AND DEDICATION; SIGNATURE AND APPROVAL BLOCKS

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

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

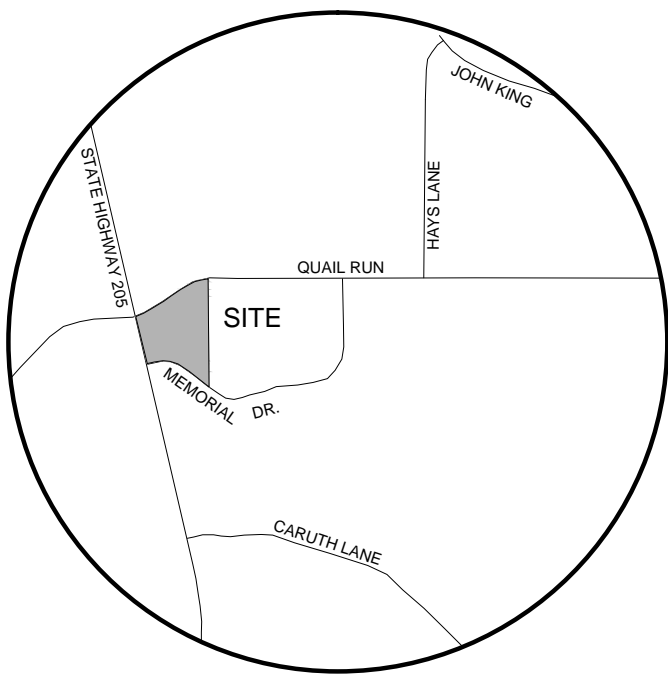
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
SURVEYORS
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. BB 001915
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S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. 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 : 07.02.15
Scale : 1" = 50'
File : 31585-PPLT
Project No. : 31585

SHEET
1
OF
6

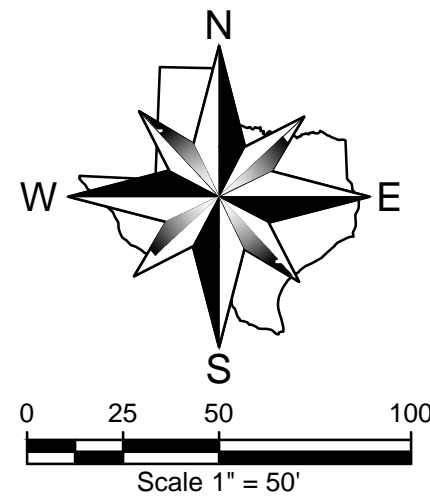


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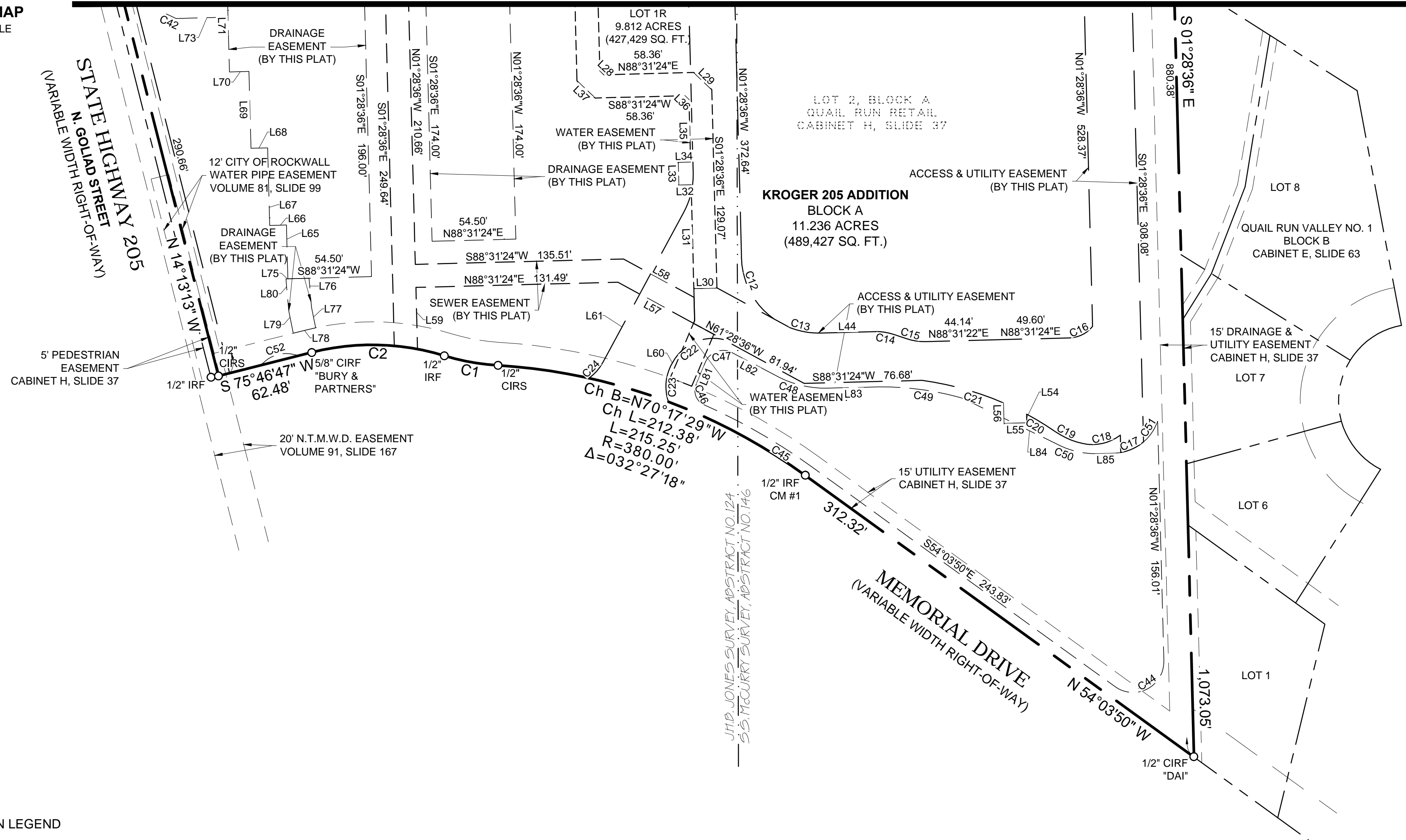
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NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

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MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269



MATCHLINE ~ SEE SHEET 1



ABBREVIATION LEGEND

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IRF	IRON ROD FOUND
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CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
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B. L.	BUILDING LINE

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OWNER:
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1331 E. Airport Frwy.
Irving, Texas 75602

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. 124
and the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER # _____

S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

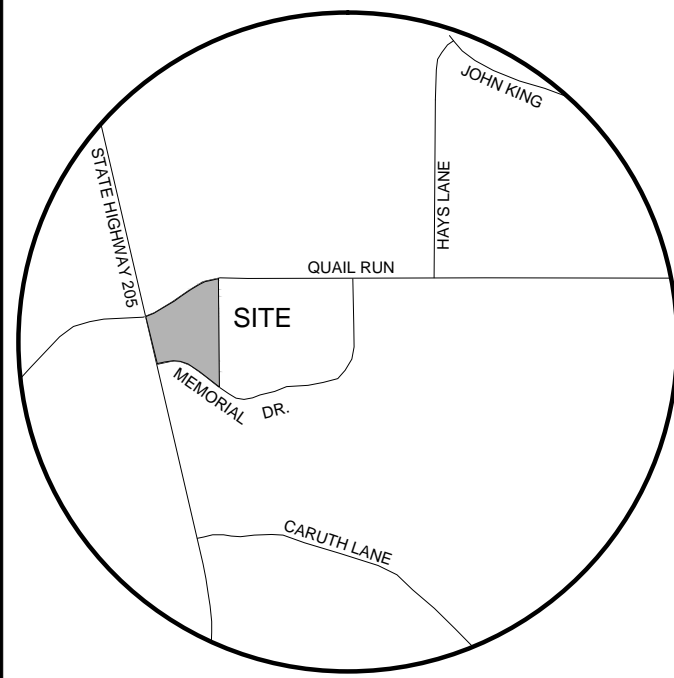
KROGER TEXAS L.P.
1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

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

Date : 07.02.15
Scale : 1" = 50'
File : 31585-PPLT
Project No. : 31585

SHEET
2
OF
6

Winkelmann & Associates, Inc.
SURVEYORS
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineers Registration No. BB 00916
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VICINITY MAP
NOT TO SCALE

CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

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MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N75°46'47"E	22.70'
L2	N88°50'49"E	18.00'
L3	N75°48'05"E	33.21'
L4	N14°13'11"W	9.50'
L5	S30°33'22"E	48.64'
L6	N88°31'24"E	9.65'
L7	S31°28'36"E	33.71'
L8	S88°31'24"W	11.55'
L9	S31°28'36"E	33.73'
L10	S88°31'24"W	20.64'
L11	S14°13'13"E	48.60'
L12	S01°28'36"E	11.00'
L13	S33°23'46"E	20.90'
L14	S33°23'46"E	47.90'
L15	N56°36'14"E	9.51'
L16	N88°31'28"E	58.33'
L17	N25°33'17"E	19.25'
L18	S88°31'28"W	21.04'
L19	S02°14'11"E	32.90'
L20	S87°45'49"W	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N02°14'11"W	33.10'
L22	S88°31'28"W	14.39'
L23	S56°36'14"W	5.22'
L24	S33°23'46"E	19.20'
L25	S43°31'24"W	16.21'
L26	S43°31'24"W	3.79'
L27	S01°26'18"E	15.00'
L28	S46°28'36"E	3.79'
L29	S46°28'36"E	16.21'
L30	N88°31'24"E	15.00'
L31	N01°28'36"W	67.40'
L32	S88°34'58"W	8.12'
L33	N01°25'02"W	15.00'
L34	N88°34'58"E	8.10'
L35	N01°28'36"W	40.46'
L36	N46°28'36"W	3.79'
L37	N46°28'36"W	16.21'
L38	N43°31'24"E	16.21'
L39	N43°31'24"E	3.79'
L40	N01°28'36"W	66.78'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N33°23'46"W	76.71'
L42	S36°28'25"E	3.31'
L43	N88°31'24"E	12.63'
L44	N88°31'24"E	35.61'
L45	N01°28'27"W	75.02'
L46	N88°31'23"E	22.50'
L47	S01°28'36"E	90.64'
L48	S64°26'43"E	13.04'
L49	S25°33'17"W	15.00'
L50	N64°26'43"W	5.39'
L51	N88°31'22"E	8.45'
L52	S01°28'38"E	15.00'
L53	S88°31'22"W	8.45'
L54	S01°28'36"E	5.74'
L55	S88°31'24"W	15.00'
L56	N01°28'36"W	13.47'
L57	S61°28'36"E	55.98'
L58	N61°28'36"W	52.24'
L59	N01°28'36"W	40.13'
L60	S28°19'18"W	2.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S28°19'18"W	111.34'
L62	S23°56'27"W	20.71'
L63	S14°11'55"E	24.35'
L64	S36°28'25"E	43.79'
L65	N01°28'36"W	35.00'
L66	S88°31'24"W	10.90'
L67	N01°28'36"W	50.50'
L68	S88°31'24"W	10.90'
L69	N01°28'36"W	50.00'
L70	S88°31'24"W	12.70'
L71	N01°28'36"W	60.50'
L72	N88°31'24"E	89.00'
L73	N88°31'24"E	33.77'
L74	N88°31'24"E	30.40'
L75	S88°31'24"W	15.03'
L76	N05°03'58"W	19.19'
L77	N11°21'57"W	13.37'
L78	N75°46'47"E	8.46'
L79	S11°21'57"E	14.82'
L80	S05°03'58"E	20.96'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S22°13'10"W	16.05'
L82	N62°29'04"W	31.64'
L83	S88°34'45"W	33.68'
L84	N64°01'31"W	67.91'
L85	S88°31'24"W	10.93'
L86	N29°58'29"W	16.16'
L87	N14°13'11"W	32.95'
L88	S75°46'49"W	57.67'
L89	N14°13'11"W	15.00'
L90	N75°46'49"E	72.67'
L91	S14°13'11"E	45.87'
L92	S29°58'29"E	14.08'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°33'50"	150.00'	35.51'	35.43'	N79°44'12"W
C2	31°16'05"	160.50'	87.59'	86.51'	N88°35'08"W
C3	58°17'36"	64.50'	65.62'	62.83'	N37°38'05"E
C4	5°55'49"	944.00'	97.71'	97.66'	N62°23'39"E
C5	44°21'10"	30.00'	23.22'	22.65'	S14°17'50"E
C6	56°57'39"	30.08'	29.90'	28.69'	S64°59'19"E
C7	27°01'54"	100.00'	47.18'	46.74'	N77°57'40"W
C8	124°45'56"	20.00'	43.56'	35.45'	S48°23'45"W
C9	11°20'29"	125.87'	24.92'	24.87'	N07°33'42"W
C10	25°25'44"	50.00'	22.19'	22.01'	N11°13'35"E
C11	25°25'44"	50.00'	22.19'	22.01'	S11°13'35"W
C12	52°51'04"	50.00'	46.12'	44.50'	S27°54'08"E
C13	22°51'04"	50.00'	19.94'	19.81'	S80°03'05"E
C14	19°53'21"	35.00'	12.15'	12.09'	N81°31'56"W
C15	19°53'23"	35.00'	12.15'	12.09'	S81°31'57"E
C16	49°41'06"	20.00'	17.34'	16.81'	N63°40'50"E
C17	30°37'56"	31.00'	16.57'	16.38'	N64°51'38"E
C18	49°27'54"	30.00'	25.90'	25.10'	N77°34'13"E
C19	22°12'01"	50.00'	19.37'	19.25'	S66°35'49"E
C20	6°18'10"	200.00'	22.00'	21.99'	N58°38'54"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C21	15°46'22"	200.00'	55.06'	54.88'	N74°31'18"W
C22	74°18'34"	30.00'	38.91'	36.24'	S65°28'37"W
C23	45°47'33"	29.98'	23.96'	23.33'	S03°41'56"W
C24	26°13'00"	30.00'	13.73'	13.61'	N41°25'48"E
C25	25°25'44"	80.00'	35.51'	35.21'	S11°13'35"W
C26	88°52'54"	20.00'	31.03'	28.01'	N47°02'09"W
C27	37°01'33"	20.00'	12.92'	12.70'	S70°00'37"W
C28	6°40'13"	959.00'	111.65'	111.58'	N54°49'57"E
C29	20°59'50"	50.00'	18.32'	18.22'	N68°39'59"E
C30	18°57'00"	50.00'	16.54'	16.46'	S69°41'24"W
C31	6°00'06"	953.00'	99.83'	99.78'	N63°12'57"E
C32	3°21'57"	929.00'	54.58'	54.57'	N64°17'01"E
C33	105°35'58"	20.00'	36.86'	31.86'	N09°48'03"E
C34	24°37'50"	29.92'	12.86'	12.76'	N55°52'20"W
C35	23°17'44"	30.00'	12.20'	12.11'	S02°41'42"E
C36	107°30'52"	20.00'	37.53'	32.26'	S68°06'01"E
C37	6°38'43"	929.00'	107.75'	107.69'	N54°49'12"E
C38	37°01'33"	50.00'	32.31'	31.75'	S70°00'37"W
C39	104°09'41"	20.00'	36.36'	31.56'	N36°26'33"E
C40	23°09'31"	102.89'	41.59'	41.30'	N27°21'51"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C41	41°44'28"	30.00'	21.86'	21.38'	N57°20'39"W
C42	4°53'04"	83.15'	7.09'	7.09'	N64°59'29"W
C43	14°52'04"	68.15'	17.68'	17.63'	N57°26'29"W
C44	127°24'46"	20.00'	44.48'	35.86'	N62°13'47"E
C45	11°59'18"	387.00'	80.97'	80.83'	N60°03'29"W
C46	83°24'52"	10.01'	14.58'	13.33'	S24°18'45"E
C47	91°53'13"	12.58'	20.17'	18.08'	S65°23'48"W
C48	31°12'36"	67.67'	36.86'	36.41'	S75°27'42"E
C49	15°24'13"	194.00'	52.16'	52.00'	N82°43'09"W
C50	27°27'05"	52.00'	24.91'	24.68'	S77°45'04"E
C51	30°19'40"	31.00'	16.41'	16.22'	N34°22'50"E
C52	52°52'23"	21.13'	19.49'	18.81'	S75°46'47"W
C53	15°48'01"	33.00'	9.10'	9.07'	N65°20'24"E
C54	25°40'45"	147.00'	65.88'	65.33'	N60°24'02"E
C55	15°47'59"	33.00'	9.10'	9.07'	N55°27'39"E
C57	1°08'24"	807.50'	16.07'	16.07'	N55°01'39"E

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REPLAT
KROGER 205 ADDITION
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QUAIL RUN RETAIL
BEING 11.236 ACRES
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the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER # _____

Date : 07.02.15

Scale : 1" = 50'

File : 31585-PPLT

Project No. : 31585

SHEET

3 of 6

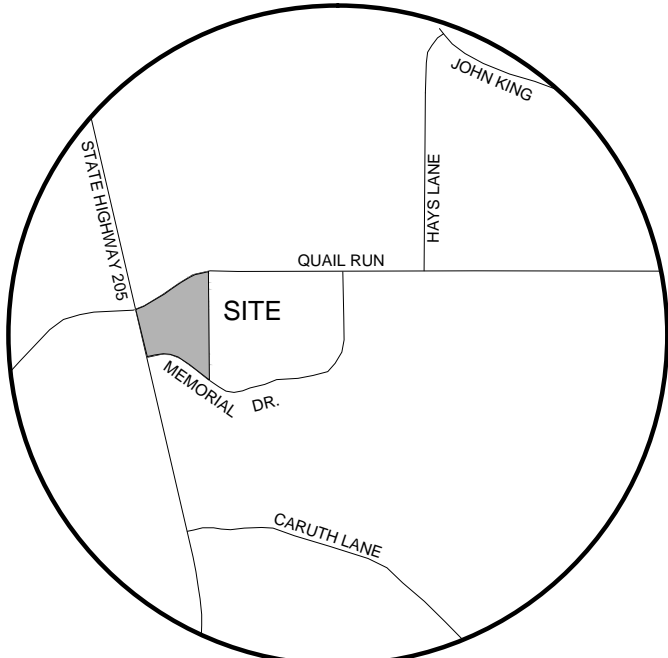
S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES SURVEY, ABSTRACT NO. 124

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

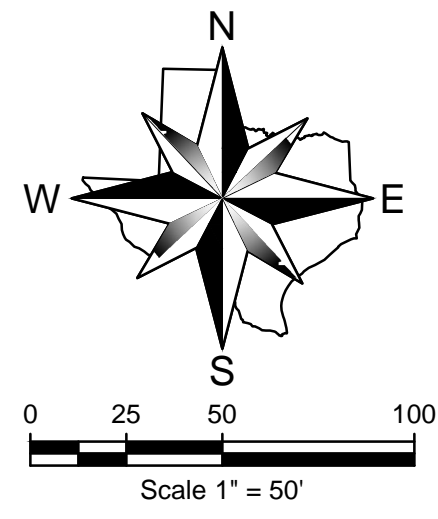
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1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
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VICINITY MAP
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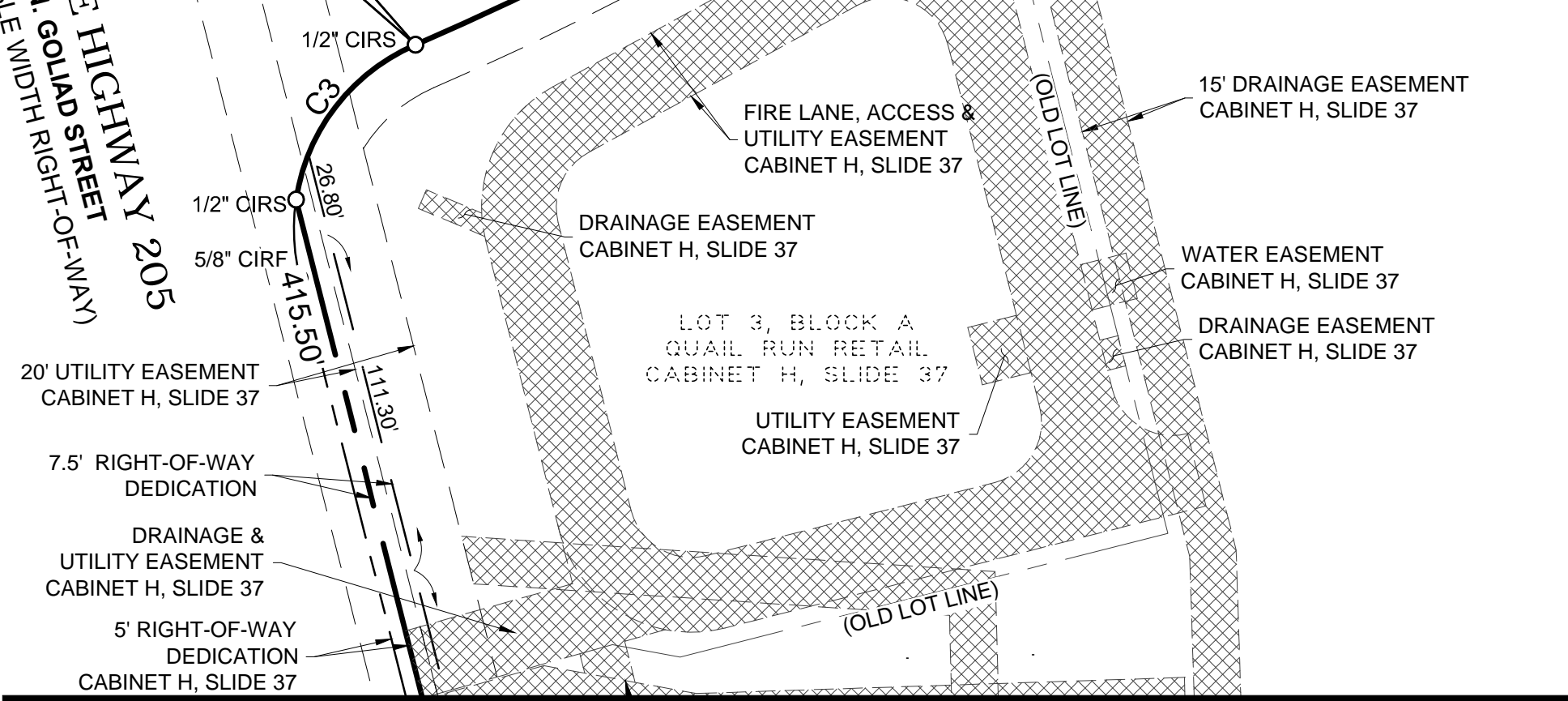
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CONVERGENCE: +1 06' 31.8314"
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VARIABLE WIDTH RIGHT-OF-WAY
STATE HIGHWAY 205
N. GOULD STREET

POINT OF BEGINNING



MATCHLINE ~ SEE SHEET 4

J.H.B. JONES SURVEY, ABSTRACT NO. 124
S.S. MCCURRY SURVEY, ABSTRACT NO. 146

APPROXIMATE LOCATION OF ABSTRACT LINE

$\Delta=033^{\circ}16'22''$
 $R=807.50'$
 $L=468.93'$
 $Ch L=462.37'$
 $Ch B=N63^{\circ}40'17''E$
238.84'

EASEMENTS ABANDONED BY THIS PLAT.

LOT 2, BLOCK A
QUAIL RUN RETAIL
CABINET H, SLIDE 37

QUAIL RUN VALLEY NO. 1
BLOCK B
CABINET E, SLIDE 63

DRAINAGE EASEMENT AND OPEN AREA TO BE MAINTAINED BY QUAIL RUN VALLEY H.O.A.

15' DRAINAGE & UTILITY EASEMENT CABINET H, SLIDE 37

1,073.05'
880.38'

1/2" CIRCS

S 01°28'36" E
192.67'

LOT 24
QUAIL RUN VALLEY NO. 1
BLOCK B
CABINET E, SLIDE 63

LOT 23

EASEMENT DIMENSIONS, DETAILS AND BOUNDARY TIES WILL BE ADDED TO THE PLAT ONCE THE FINAL LOCATIONS HAVE BEEN APPROVED BUT BEFORE THE PLAT IS FILED WITH THE COUNTY CLERK'S OFFICE.

CONSULTING ENGINEERS:
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6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER:
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1331 E. Airport Frwy.
Irving, Texas 75602

REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
BEING A REPLAT OF LOTS 2 AND 3, BLOCK A,
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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 # _____

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE

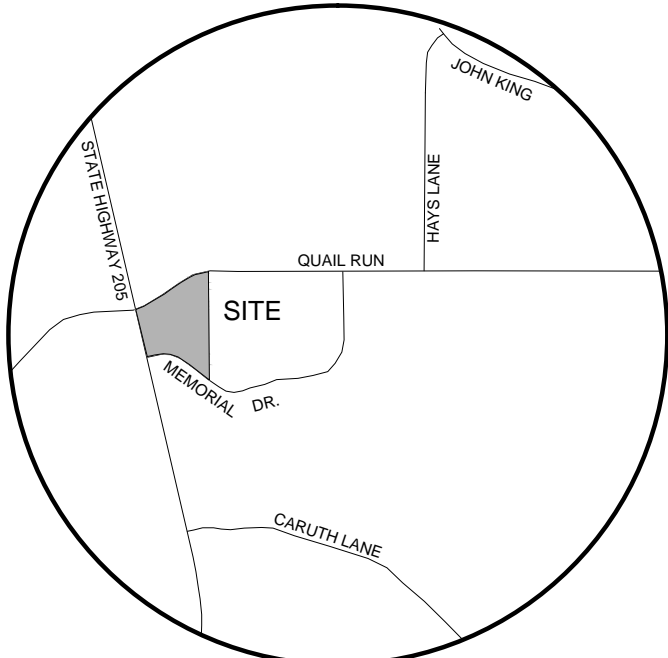
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineers Registration No. 8910915
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S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES SURVEY, ABSTRACT NO. 124
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 : 07.02.15
Scale : 1" = 50'
File : 31585-PPLT
Project No. : 31585

SHEET
4
OF
6

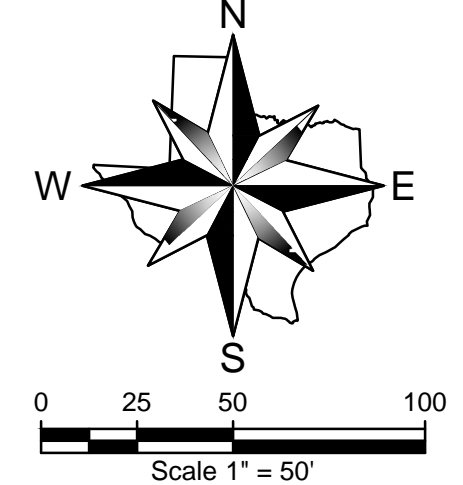


VICINITY MAP
NOT TO SCALE

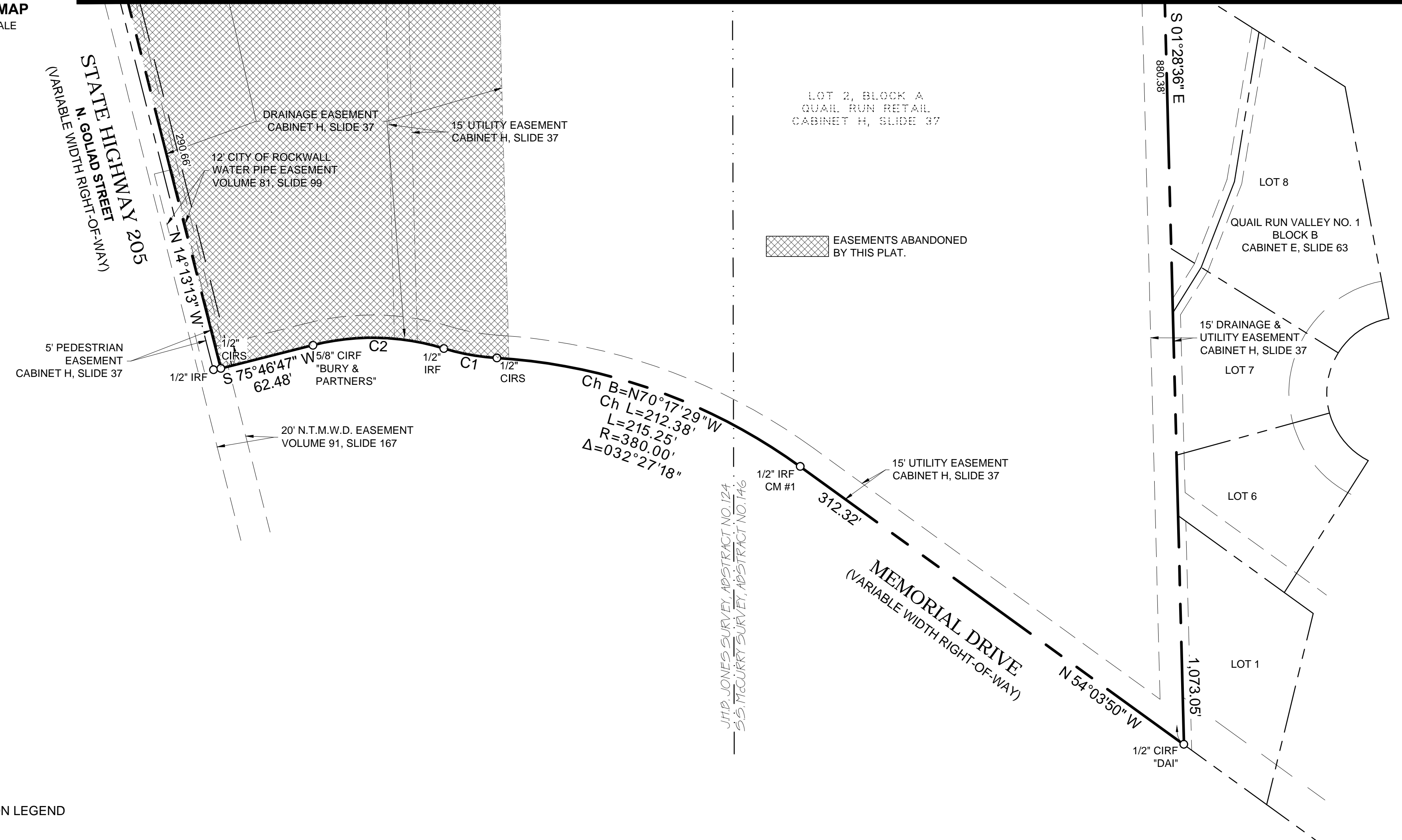
CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

MONUMENT NAME: R008
NORTHING: 7,004,275.230
EASTING: 2,592,504.070
CONVERGENCE: +1 06' 35.1745"
SCALE FACTOR: 0.999873743848

MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269



MATCHLINE ~ SEE SHEET 3



EASEMENTS ABANDONED BY THIS PLAT.

ABBREVIATION LEGEND

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B. L.	BUILDING LINE

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

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. 124
and the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER # _____

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 : 07.02.15
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Project No. : 31585

SHEET
5
6

Winkelmann & Associates, Inc.
SURVEYORS
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 325
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Texas Engineers Registration No. 8910915
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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 rigaht-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, Page 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 GeoShack VRS Network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (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. I (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.

I (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. I (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

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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (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 _____day of _____, 2015.

Notary Public in and for the State of Ohio My Commission Expires:

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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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 _____day of _____, 2015.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

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 _____ day of _____, 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 _____ day of _____.

Mayor, City of Rockwall City Secretary 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

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 CIVIL ENGINEERS SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX

Texas Engineers Registration No. BR 001915
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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 : 07.02.15
Scale : N/A
File : 31585-PPLT
Project No. : 31585

SHEET
6
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6