

VICINITY MAP
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CURVE TABLE

	LINE TABLE	Æ			LINE TABLE	m	Γ		LINE TABLE	m
ENE #	BEARING	DISTANCE	<u>=</u>	LINE #	BEARING	DISTANCE	_	LINE #	BEARING	DISTANCE
드	S59*49'38"W	65.43	_1	25	\$31*01*28*E	7.56		1.49	N58"57"18"E	172.01
2	N34"08"06"W	55.93*		28	S58*58'32'W	15.00		L50	S31*01'28"E	47.23
ធ	N55"51"E	33.10		127	N31*01'28"W	11.24		Ę	W31*01'28'W	29.57
2	W-80-90-FEN	24.75	_	28	N31"01"27"W	114.12"		L52	S58°58'32'W	15.00
			1	28	N60°07'53"E	15.00	-	8	S31*01′28*€	29.57
-G	N58*58'32*E	36.29	_	28	S31*01'27*E	113.82"		ž	S31*01'28"E	15.00
5	S58*58'32"W	36.29		뎐	S58*58*33*W	15.00		ᅜ	S58*58:32*W	16.81
8	S58*58'32"W	81.44		23	\$31°01'28"E	11.25		F56	N31"01'28"W	15.00
5	S58*58'32"W	81.44	_	33	S58°58'32"W	39.48*		157	N58*58'32"E	16.81
급	S58*26'15"W	93.68"	_1	134	N31°01'27"W	11.25	_	8	S30*10'22"E	7.20
Ξ	S58°58"32"W	46.26		L35	S31*01'28*E	11.24'		1.59	N59°50'02"E	135.52
L12	S31"01'28"E	24.40		136	S58*58'32"W	15.00"		8	S47"26"34"W	33.60
13	N31*01'28"W	28.21'		L37	N31*01'28"W	9.91	1	L61	N79"06"43"W	27.21
7	N31*01'07"W	47.36		L38	N55"58"54"E	20.39	1	L62	S79"06'43"E	39.02
L15	N76°01'28"W	30.97	Γ_	139	S34*01'06*€	15.00		<b>65</b>	N31*01'28"W	15.00
116	W-72.10.1EN	22.30'		L40	S55°58'54"W	20.02	1	64	N24*41'42"E	30.55
L17	N58*58'34"E	22.52		7	S59°49'38'W	75.75		8	N31"01'28"W	Г
L18	W-65.8C.00N	28.55	_	142	S00"09'58"E	25.65	_	88	N58°58'32"E	30.00
F19	N13"58"31"E	143,41'		143	M_85.60.00N	42.97	_	L67	S31*01'28"E	T-
28	N34"01"06"W	20.90		4	N59*49'38"E	84.31		168	S31°01'28'E	15.00
걸	S38"32"16"W	35.08*		5	N58*59'20"E	111.74		26	S31*01*28*E	1
122	S59"49'00"W	25.06"		46	S58*59'25"W	88.59*		L70	S58*58'32"W	30.00
23	S13*58'31"W	161.57		L47	S58*58'34"W	74.84"		7.7	N31*01'28"W	
댗	N58*58'32*E	20.00		L48	N31*01'28"W	47.23		۲72	S24*41'42'W	30.56

	N32*38'07"E	75.36	89.26	45.06	113*28'40"	$\vec{3}$	
T-	S44*16'08"E	11.46	11.56	25.00	26"29'21"	C20	
	N76"01'28"W	35.36	39.27	25.00	90°00'00"	C19	
	S09"14'00"W	38.78*	42.16"	30.00	80°31'21"	C18	
	N09"14'07"E	45.30'	49.25	35.05	80°30'43"	C17	
_	N15°05'56"E	36.12	40.33	25.06	92"11"15"	C16	
_	S88*01'45*E	32.13	37.30	20.00	106°51'59°	C15	
_	N00*01'47"E	22,73	24.17	20.00	90.51.e9	C14	1
	S02*01'09*W	204.94	216.45	190.00	65*16'22"	C13	
_	N45*50'23"W	11.67	11.84	20.14"	33*41'17"	C12	
_	S46*52"32"E	10.93"	11.07	20.00	31*42'09"	C11	
T_	N77"20"20"W	41,44	45.75'	30.00	87*22*16*	C10	
1	N13"32"39"E	35.09	38.89	25.00"	89°06'57"	ි	
	S40*44'44"W	52.45	53.34	84.01	36"22"56"	8	
	S37*46'37"W	63.69*	64.54	114.64	32*15'13"	থ	
1	N40°45'03"E	43.78	44.53	70.00	36*26'59"	ß	
_	N42"18"00"E	23.00"	23,33'	39.96"	33°27'28"	ß	
T_							
			: 55 (4)				7
_	903*54'43"W	181.83'	193.38	180.00	-50 <del>01-80</del>	â	
_	N02*12'05"E	142.21	152.21	120.00	72*40'21"	ŭ	
-	Сн. в	CH. L	LENGTH	RADIUS	DELTA	õ	

				CUR	CURVE TABLE	in	
СН. В	ξ	$\dashv$	DELTA	RADIUS	LENGTH	CH. L	СН, В
02°12'05'€	C)22	$\rightarrow$	30"24"24"	25.00*	13.27	13.11"	S74*10'45"W
03°54'43"W	S		42*11'37"	25.00	18.41	18.00*	S37*52*44*W
	ន្ត		41*56'42"	55.00	40.26	39.37	S38*00'09"W
	S <sub>2</sub>	-	42"27"53"	50.00	37.06	36.22"	N37"44"37"E
12"16"00"E	្ណ	-	42"11'37"	80.00*	58.91"	57.59	N37"52"44"E
45°03"E	027		32"19'36"	40.00°	22.57	22.27	N42"47"22"E
37°46'37'W	C28		32*20'59*	20.00	11.29	11.14"	S42"48"03"W
40"44"W	C29	-	35*27'06*	50.17	31.04	30.55	N41-13-07-E
13°32'39'E	යු		33*32'39"	50.00	29.27	28.86	S42"14'32"W
77"20"20"W	ដ		36°26'01"	20.17	12.83	12.61'	N40*43*40*E
46°52'32"E	SS SS		34*02'18"	79.97	47.51	46.81	S41*5917*W
45*50'23"W	СЗЗ		68*16'23*	160.00	190.65	179.57	S04*24*04*W
02*01'09*W	C34		63*43'32"	35.35	39.32	37.33	N02*50'49"W
00"01'47"E	<b>C35</b>		8*27*19"	160.00	23.61	23.59	S25*30'28*E
88"01'45"€	C36	-	0°58'42"	160.00*	2.73	2.73	S30°13'28"E
15°05'56"E	C37	_	0*18'39"	160.00	0.87	0.87	S30*52'08"E
09"14'07"E	ಜ್ಞ	-	36"44"36"	134.29	86.12*	84.65	S34*48'57"W
09"14"00"W	C39		0"34"37"	160.00	1.61	1.61	S38*14'57"W
76°01'28'W	2		21"21'51"	52.78'	19.68'	19.57	N27"55'48"E
44"16"08"E	2		8*23'34"	55.00	8.06	8.05	S21°26'40"W
	1						

### SHEET 4 LINE & CURVE TABLES

SHEET INDEX

PLAT BOUNDARY & LOT LAYOUT
FIRELANE, ACCESS & UTILITY EASEMENTS
WATER, SEWER, DRAINAGE & UTILITY EASEMENTS
LINE & CURVE TABLES
OWNERS CERTIFICATE, DEDICATION & PLAT LANGUAGE

BEING 22 070 ACRES OUT OF THE W. R. MCCREARY SURVEY, ABSTRACT NO. 385 AND THE ROBERT MERRITT SURVEY, ABSTRACT NO. 355 CITY OF GRANBURY, HOOD COUNTY, TEXAS OTY PLAN FLE # -472-LOTS 1-5, BLOCK 1

(N 2 4

FINAL PLAT
KROGER MARKETPLACE ADDITION

	-	
	Date :	02.25.13
Ħ	Scale :	1" = 100'
	File :	31562-FPLT
•	Project No. :	31562

FINAL PLAT KROGER MARKETPLACE ADDITION LOTS 1-5, BLOCK 1 22.070 ACRES

W. R. MCCREARY SURVEY, ABSTRACT NO. 385 AND THE ROBERT MERRITT SURVEY, ABSTRACT NO. 355 CITY OF GRANBURY, HOOD COUNTY, TEXAS

KROGER TEXAS, L.P. 1331 E. AIRPORT FREEWAY IRVING, TEXAS 75602

DATE	REVISION A	PPRO
	Winkelmani & Associates, Inc	
	CONSULTING CIVIL ENGINEERS SURVEY.  \$750 HILLERS'S PAJA BRIVE, SUITE 325 (\$72) 460-166 BALLAS, TZAS 752-50 (\$72) 460-176 TANNE SUPPORT REQUIRED (\$72) 460-176 TANNE SUPPORT RESULT (\$72) 460-176 TANNE SUPPORT RESULT (\$72) 460-176 TANNE SUPPORT RESULT (\$72) 460-176 TANNE SUPPORT SUPPO	10

#### OWNERS' CERTIFICATE

#### STATE OF TEXAS

imited liability company, are the sole owners of a tract of land siluated in the M. R. MCCREARY SURVEY, ABSTRACT No. 385 and the ROBERT MERRITT SURVEY, ABSTRACT No. 385 and the ROBERT MERRITT SURVEY AS FIRACT No. 385, in the City of Granbury, Hood County, Teaks, and being a portion of a tract of land described in a deed to 3825 Partners, Ltd., recorded in Volume 1147, Page 284, Official Public Records, Hood County, Teaks, and being all of a tract of land as described in deed to Granbury & Investments, L. P., reported in Volume 2012, Page 504, Official Public Records, Hood County, Texas, and being more particularly described as follows: WHEREAS, we, Kroger Texas L.P., an Ohio limited partnership, and Star Horse Investments, L.L.C., a Texas imited liability company, are the sole owners of a tract of land situated in the W. R. MCCREARY SURVEY,

BEGINNING at a 5/8-inch fron rod with plastic cap stamped "Brooks Baker" found in the Southeast right-of-way line of U.S. Highway No. 377 and being the most Westerly comer of said 3925 Partners tract

HERKCE North 55 degrees 51 minutes 54 seconds East, along said Southeast right-of-way line and the Vorthwest line of said 3925 Partners tract, a distance of 599.95 leets to a 59-inch from nod with plastic or stamped "Brooks Baker" found for corner, said inon not being the most Northely corner of said 3925.

THENCE South 30 degrees 32 minutes 42 seconds East, departing the Southeast right-of-way line of said U.S. Highway No. 377 and along the Northeast line of east 3825 Partners tract, a distance of 433.54 feet to a U.S. Highway No. 377 and along the Northeast line of east 3825 Partners tract and state of said 3925 Partners 1/2-inon iron row with red plastic cap stamped "An L. sed for the most Eastering conter of said 3925 Partners tract from which a 5/8-inoh iron rod with plastic cap stamped "Brooks Baker" found bears North 48 deg 37 min 30 sec East, 0.42 feet;

HEAVCE South 59 degrees 49 minutes 39 seponds West, a distance of 65.43 feet to a 172-inch Inon ood with rod plastic cap stamped WA.J.; set for an inner eil corner on the Northeast side of said 3925 Pathers tract, from which a 1/2-inch inon rod found bears. South 03 deg 26 min 35 sec East, a distance of 1.00 toot;

THENCE South 26 degrees 54 minutes 30 seconds East, continuing along the Northeast line of said 3925 Partners tract, a distance of 209.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for

6-15-14

which a 1/2-inch iron rod found, bears South 30 deg 14 min 48 sec East, a distance of 0.38 feet; HENCE South 29 degrees 54 minutes 50 seconds East, departing said Southeast line of said 3925 Partners act, along the Northeast line of said Granbury 4 tract, a distance of 705.14 feet to a 1/2-inch Iron rod with HRENCE South 63 degrees 11 minules 11 seconds, along a Southeast line of said 3925 Pathest tract, a Jistance of 332.15 feel to a 508 inch iron rod with plastic cap stamped Ethorics Beker found for corner, being Statuted in the Northeast line or afternmentioned Chambury 4, investments. L.P. tract; tic cap stamped "W.A.I." set for the most Easterly corner of said Granbury 4 investments tract, from

THENCE South 60 deg 07 min 53 sec West, along the Southeast line of said Granbury 4 Investments tract, islance of 715.67 feet to a Texas Department of Transportation (TXDOT) Aluminum capped monument vortheasterly right-of-way line of F.M. Highway 4, a variable width right-of-way: ound for the most Southerly comer of said Granbury 4 Investments tract, said point being in the

od with plastic cap stamped "Books Baker" found for the most Westerly conner of said Clanabury 4 innestiments tract and the most Southerly conner of a tract of land described in deed to John Henry Luton. Trustee, Parcel Two, as recorded in Volume 1776, Page 275, Official Public Records, Hood County, Texas. THENCE North 31 deg 01 min 28 sec West, along the Southwesterly line of said Granbury 4 Investments tract and the Northeast right-of-way line of said F.M. Highway 4, a distance of 891.80 feet to a 5/8-inch iron

THENCE North 59 deg 53 min 10 sec East, along Northwest line of said Granbury 4 Investments tract and the Southeast line of said John Henry Luton Iract; passing the most Southerly conner of Lot 3. Block 1, Cardinal Ridge Addition, an addition to the City of Granbury, Hood County, Texas, according to the plait thereof recorded in Cashner P. Page 384, Official Public Records Hood County, Texas, according to the plait thereof recorded in Cashner P. Page 384, Official Public Records Hood County, Texas, at a distance of 439.27 feet, and continuing along the Northwest line of said Ceratbury 4 investments tract, a total distance of 439.27 feet, and continuing along the Northwest line of said Ceratbury 4 investments tract, a total distance of 543.22 feet to a 2-Invited meals past found for conner, said point being the most Northerly Southwest corner of said John Henry Luton tract:

of 392.19 feet to the POINT OF BEGINNING THENCE North 30 deg 41 min 05 sec West, departing the Northwest line of said Granbury 4 Investments ract, along the Northeast line of said Lot 3, Block and Southwest line of said 3925 Partners tract, a distance

CONTAINING within these meters and bounds 22.070 acres or 961,354 square feet of land, more or less Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 9th day of February, 2014, ujbring a G.P. S. Bearing, NAD 83, Texas North Central Zone 4202, Grid Bearings as related to the City of Granbury Monuments No. 1 and No. 3.

# IOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

the City of Carabury, Texas, and closs hereby decideate, in the simple to the public user forewrithe streets and alleys shown thereon. The streets and alleys are centrated for street purposes. The Experiments and public use areas, as shown, are excitated, for the public use torser, for the purposes indicated on his plat. No buildings, lenoses, trees, structs or other improvements or growins shall be constructed or placed upon, over or across the Essentiant as shown, exceed that indicate improvements may be placed in Landscape casements, if approved by the City of Granbury. In addition, Littly Exsernetts may be placed in Landscape casements, if approved by the City of Granbury, in addition, Littly Exsernets may also be used for the multituding and accommodation of all public unities destings to use or using the same unless the neason that the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Granbury and public utility entities shall have the right to remove and keep removed all or parts of any publicings, lenoes; trees, structs or other improvements or growths which may in any way ordanger or imprinted even the construction, maintenance, or efficiency of their respective systems in earl Examents. The City of Granbury and public utility entities shall intens thereo the built right of improvements or growths which may in any way ordanger or intenties when the construction, maintenance, or efficiency of their respective systems in earlier standards and construction, construction, construction, construction, construction, maintenance, or or efficiency of their respective properties and the properties of the propose of construction, construction, construction, construction, and construction, and construction or the propose of construction, and the properties and adding to or removing all or parts of their respective. That Kroger Texas L. P., an Oho Imitled partnership, and Star Horsa Invastments, L. C., a. Texas Imitad liability company, acting herein by and inrough hafets duly authorized offeen(s), does hereby adopt into glad designating the herein above described property as KROGER, MARKETPLACE ADDITION, an addition to

That the undersigned, property owners, successors or assigns does hereby covenant and agree that he (they) shall c<sub>a</sub>nstruct upon the fire lane easements, as dedicated and shown hereon, an approved, hard repair 21 all times and keep the same free and clear of any structures. and that he (they) shall maintain the tences, trees, shrubs, or other

improvements or obstruction, including our not immited to the parking of motor vehicles, trailers, boats or other imposiments to the access of fire apparatus. The maintenance of parking on the fire late assements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "FIRE LANE, NO PARKING/TOW-AVWAY ZONE."

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

KROGER TEXAS L.P. By: KRGP INC. Jak

### STATE OF OHIO COUNTY OF HAMILTON

Before me, the undersigned Notary Public in and for seld country and state on this day personally appeared Rick J. Landrum. Vice President of KRGP Inc., an Ohio corporation and the general partner of Kroger Texat LP., an Ohio limited pathweship, and addrowsedge that he executed this instrument on behalf of the corporation, which acted for the perinership.

Given under my hand and special office this 10th day of Ebrilan, 2014. Carrie Public in and for Hamilton County A. Corblillo

This plat approved subject to all platting Granbury, Texas. and resolutions of the City of

STAR HORSE INVESTMENTS, L.L.C. WITNESS, my hand, this the Exas limited liability company day of the

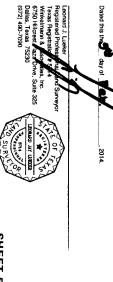
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James P. Christon, Member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he ascented the same for the purpose and considerations therein expressed.



# KNOW ALL MEN BY THESE PRESENTS

That I, Loonad J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments stown thereon as "self" were properly placed under my personal supervision in acquidance with the Systemson Ordinance of the City of Granbury.



### OWNERS CERTIFICATE, DEDICATION & PLAT LANGUAGE SHEET 5

Applicant understands that any change in permitting of approaches which affects easement placement shown on plat will require a replat.

Date: 02.25.13

Project No.: 31562

File: 31562-FPLT

SHEET INDEX

OWNERS CERTIFICATE, DEDICATION & PLAT LANGUAGE PLAT BOUNDARY & LOT LAYOUT FIRELANE, ACCESS & UTILITY EASEMENTS WATER, SEWER, DRAINAGE & UTILITY EASEMENTS

> **ADDITION** LOTS 1-5, BLOCK 1 22.070 ACRES

W. R. MCCREARY SURVEY, ABSTRACT NO. 385 AND THE ROBERT MERRIIT SURVEY, ABSTRACT NO. 355 CITY OF GRANBURY, HOOD COUNTY, TEXAS KROGER TEXAS, L.P. 1331 E. AIRPORT FREEWAY IRVING, TEXAS 75602

## STATE OF TEXAS COUNTY OF DALLAS

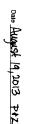
Before me, a notary public, on this day personally appeared Leonard J. Lusker, known to me to be the person whose name is subscribed to the toregoing instrument and advironmentaged to me that he executed the same for the purposes and consideration therein expressed.

11 | ZZ | I G Given under my hand and spal of office, this day of Many Public in and for the State of Texas

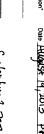


2014





Approved by the Planning and Zoning Comm





Attest, City Secretar Mayor, City of Gra Approved by the City Counci 1.X 9-3-2013

#### GENERAL NOTES

# 1. "FIRE LANE, NO PARKING/TOW-AWAY ZONE"

The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

# 2. PRIVATE DETENTION & DRAINAGE EASEMENT MAINTENANCE

repaining improvements, addressing arosinn problems and maintaining the design hydralitic capacity and function of the estisting datalage improvements as shown on the approved engineering plans designed by Owners engineer and which were filed at the time of engineering review with the City of Granbury. In no revent shall the properly owner or BOA allow construction or modification within the datalage eaternants including, but not limited to a permisent building or other vertical structure. This would include but not be finded to any constituction or attendions such as monument signs, book or masony senses or walte or other structures that require a permit, any topographic attendion to the detention point of capacity of the arrange infrastructure, or any structure not requiring a permit which may threaten the structural integrity or hydralized capacity of the drainage, utility and slope easement and its apporturances. The City of Granbury or their agents are hereby granted the right of access to inspect, and if necessary, perform such maintenance to return the property owners or BOA alones not perform such maintenance. The property owners or BOA agree that upon failure to maintain the property and the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or the property owners or BOA agree that upon failure to maintain the property owners or the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or BOA agree that upon failure to maintain the property owners or the property owners or BOA agree that upon failure to maintain the p the drainage easements and drainage infrastructure contained within said easements as delineated herein the City of Granbury shall be authorized to provide for such maintenance or improvements and to charge tr Drainage easements have been dedicated throughout the property as shown herein. The property owners or an established Business Owner's Association (if properly established and duly recorded) agrees to maintain owner for the costs of same and/or to place a lien upon

Unless otherwise depicted as public, all subgrade utilities shall be privately maintained.

4. All lot owners will not bar or restrict access along common lot lines

begins construction to improve W. Pearl St. fronting the property to an urban statusard attention to section for at such time the adjoining property owner constructs a sidewalk along the adjoining street frontage, the property owner agrees to construct, or frequested by the City, escrow thinds to the City of Granbury to construct a commercial sidewalk recoss the form of the property. Required property owner agrees to construct on the property owner are property owner owners to construct the city of the City sat that time. The property owner construction shall be in accordance with the current policies of the City's at that time. The property owner construction shall be in accordance with the current policies of the City's at that time. The property owner construction shall be in accordance with the current policies of the City's at that time. The property owner construction shall be in accordance with the current policies of the City's at that time. The property owner construction shall be in accordance with the current policies of the City's at that time. The property owner construction shall be in accordance with the current policies of the City's at that time. The stellar construction shall be in accordance with the current policies of the City's at that time. The stellar construction shall be in accordance with the current policies of the City's at that time. upon recording of this plat in the real property running with the land. 5. At such time when the City of Granbury approves a Capital Improvements Program (CIP) or TXDOT begins construction to Improve W. Pearl St. fronting the property to an urban standard street (curb & gutter months from the date of Council approval of the CIP or six (6) months from the completion of the urban standard street by TXXOT, the City shall be authorized to provide for such stression and to charge the then standard street for the cast of same audior to place a lien upon the poperhit osecure said costs, Upon recording of this plat in the real property records of Hood County, this obligation shall be a covenant funds to the City of Granbury upon request equal to the cost of constructing the sidewalk within six

#### FINAL PLAT KROGER MARKETPLACE

Winkelmann

CI ? CI

BEING 22.070 ACRES OUT OF THE W. R. MCCREARY KROGER MARKETPLACE ADDITION

LOTS 1-5, BLOCK 1

FINAL PLAT

SURVEY, ABSTRACT NO. 385 AND THE ROBERT MERRITT SURVEY, ABSTRACT NO. 355 CITY OF GRANBURY, HOOD COUNTY, TEXAS