

BARRY SMITH & PATTY SMITH  
VOLUME 1449, PAGE 81

**ABBREVIATION LEGEND**

ABBREVIATION	DEFINITION
IRF	IRON ROD FOUND
CRS	IRON ROD SET W/CAP STAMPED "WAT"
W/CAP	IRON ROD SET W/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE SET
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CCQ	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT

LOT AREA TABLE	TRACT	SQ. FT.	ACRES
LOT 1	879,989	15.541	
LOT 2	110,750	2.542	
LOT 3	41,219	0.948	
LOT 4	74,284	1.705	
LOT 5	58,182	1.335	

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 483910385E, dated September 26, 2008, this property is within Flood Zone X.  
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.  
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**F.M. HIGHWAY 4**  
(VARIABLE WIDTH RIGHT-OF-WAY)

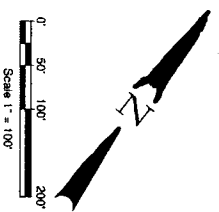
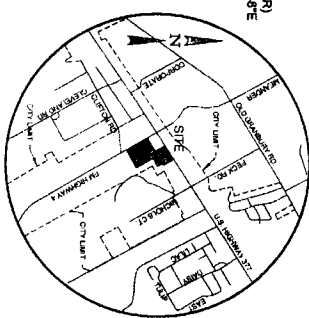
**SHEET 1**  
PLAT BOUNDARY & LOT LAYOUT  
SHEET INDEX

SHEET #	SHEET TITLE
1	PLAT BOUNDARY & LOT LAYOUT
2	FIRELAME, ACCESS & UTILITY EASEMENTS
3	WATER, SEWER, DRAINAGE & UTILITY EASEMENTS
4	LINE & CURVE TABLES
5	OWNERS CERTIFICATE, DEDICATION & PLAT LANGUAGE

**KROGER MARKETPLACE ADDITION**  
FINAL PLAT  
LOTS 1-5, BLOCK 1  
BEING 22.070 ACRES OUT OF THE W. R. MCCREARY SURVEY, ABSTRACT NO. 385 AND THE ROBERT MERRITT SURVEY, HOOD COUNTY, TEXAS  
CITY PLAN FILE # **P-472**

**FILED**  
FEB 25 2014 10:10 AM  
The Surveyors  
of  
Hood County, Texas

**VICINITY MAP**  
NOT TO SCALE



No.	DATE	REVISION	APPROV.

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
8700 HILLCREST PLAZA DRIVE, SUITE 325 (972) 480-7080  
DALLAS, TEXAS 75248 (972) 480-7099 FAX  
Texas Engineer Registration No. 89  
Texas Surveyor Registration No. 10086-02 Expires: 12/31/2014  
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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

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

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

**SHEET 1 OF 5**





VICINITY MAP  
NOT TO SCALE

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S89°49'38"W	66.43'	L29	S31°01'28"E	7.99'	L49	N69°57'18"E	172.01'
L2	N31°01'28"W	55.53'	L30	S31°01'28"E	15.00'	L50	S31°01'28"E	47.23'
L3	N65°51'54"E	33.10'	L31	S68°58'32"W	15.00'	L51	N31°01'28"W	29.57'
L4	N31°01'28"W	24.75'	L32	N31°01'28"W	11.24'	L52	N31°01'28"W	15.00'
L5	S89°49'38"W	36.29'	L33	N31°01'28"W	11.25'	L53	S68°58'32"W	29.57'
L6	S89°49'38"W	36.29'	L34	S31°01'28"E	11.24'	L54	S31°01'28"E	15.00'
L7	S89°49'38"W	81.44'	L35	S68°58'32"W	15.00'	L55	S68°58'32"W	16.81'
L8	S89°49'38"W	81.44'	L36	S31°01'28"E	11.25'	L56	N31°01'28"W	15.00'
L9	S89°49'38"W	81.44'	L37	S68°58'32"W	39.48'	L57	N69°58'32"E	16.81'
L10	S89°49'38"W	81.44'	L38	N31°01'28"W	11.25'	L58	S30°10'22"E	7.20'
L11	S89°49'38"W	81.44'	L39	S31°01'28"E	11.24'	L59	S69°50'02"E	135.52'
L12	S31°01'28"E	24.40'	L40	S68°58'32"W	15.00'	L60	S47°26'34"W	33.60'
L13	N31°01'28"W	28.21'	L41	N31°01'28"W	15.00'	L61	N79°08'43"W	27.21'
L14	N31°01'28"W	47.36'	L42	S68°58'32"W	9.91'	L62	S79°08'43"E	39.02'
L15	N76°01'28"W	30.97'	L43	S34°10'08"E	15.00'	L63	N31°01'28"W	15.00'
L16	N31°01'28"W	22.30'	L44	S68°58'32"W	9.91'	L64	N24°41'42"E	30.55'
L17	N69°58'32"E	22.52'	L45	S69°49'38"W	75.75'	L65	N31°01'28"W	7.00'
L18	N69°58'32"E	22.55'	L46	S90°08'59"E	25.65'	L66	N68°58'32"E	30.00'
L19	N13°58'31"E	143.41'	L47	S90°08'59"E	42.97'	L67	S31°01'28"E	9.50'
L20	N34°01'08"W	20.80'	L48	N89°49'38"E	84.31'	L68	S31°01'28"E	15.00'
L21	S89°49'38"W	35.08'	L49	N68°58'32"E	111.74'	L69	S31°01'28"E	5.50'
L22	S89°49'38"W	25.06'	L50	S69°59'25"W	88.59'	L70	S68°58'32"W	30.00'
L23	S13°58'31"W	161.57'	L51	S68°58'32"W	74.64'	L71	N31°01'28"W	8.00'
L24	N68°58'32"E	20.00'	L52	N31°01'28"W	47.23'	L72	S44°41'42"W	30.55'

NO.	DELTA	RADIUS	LENGTH	CH. L.	CH. B.
C1	72°40'21"	120.00'	162.21'	142.21'	N02°12'05"E
C2	89°10'05"	180.00'	193.38'	181.83'	S00°54'43"W
C3	33°27'28"	38.98'	23.33'	23.00'	N42°16'00"E
C4	36°28'58"	70.00'	44.53'	43.78'	N40°45'03"E
C5	32°15'13"	114.64'	64.54'	63.68'	S37°46'37"W
C6	96°22'56"	84.01'	53.34'	52.45'	S40°44'44"W
C7	89°06'57"	25.00'	39.88'	35.09'	N13°32'39"E
C8	87°22'16"	30.00'	45.75'	41.44'	N77°20'20"W
C9	31°42'09"	20.00'	11.07'	10.93'	S46°52'32"E
C10	33°41'17"	20.14'	11.94'	11.57'	N45°50'23"W
C11	65°16'22"	190.00'	216.45'	204.94'	S02°01'09"W
C12	89°15'06"	20.00'	24.17'	22.73'	N00°01'47"E
C13	106°51'59"	20.00'	37.30'	32.13'	S88°01'45"E
C14	82°11'15"	25.00'	40.33'	36.12'	N15°05'59"E
C15	80°30'43"	35.05'	49.25'	45.30'	N09°14'07"E
C16	80°31'21"	30.00'	42.16'	38.78'	S09°14'00"W
C17	90°00'00"	25.00'	39.27'	35.36'	N76°01'28"W
C18	26°29'21"	25.00'	11.58'	11.46'	S44°16'08"E
C19	113°29'40"	45.06'	89.28'	75.38'	N27°38'07"E

NO.	DELTA	RADIUS	LENGTH	CH. L.	CH. B.
C20	30°24'24"	25.00'	13.27'	13.11'	S74°10'45"W
C21	42°11'37"	25.00'	18.41'	18.00'	S37°52'44"W
C22	41°58'42"	55.00'	40.28'	39.37'	S38°00'09"W
C23	42°27'53"	50.00'	37.06'	36.22'	N37°44'37"E
C24	42°11'37"	80.00'	58.91'	57.58'	N37°52'44"E
C25	32°19'38"	40.00'	22.57'	22.27'	N42°41'22"E
C26	32°20'59"	20.00'	11.29'	11.14'	S42°48'03"W
C27	35°27'06"	50.17'	31.04'	30.55'	N41°13'07"E
C28	33°32'39"	50.00'	29.27'	28.86'	S42°14'32"W
C29	36°26'01"	20.17'	12.83'	12.61'	N40°48'40"E
C30	34°02'18"	79.97'	47.51'	46.81'	S41°59'17"W
C31	88°16'23"	160.00'	190.65'	179.57'	S04°28'04"W
C32	63°43'32"	35.35'	39.32'	37.35'	N02°50'48"W
C33	87°27'19"	160.00'	23.61'	23.59'	S29°30'29"E
C34	0°58'42"	160.00'	2.73'	2.73'	S30°13'23"E
C35	0°18'59"	180.00'	0.87'	0.87'	S30°52'08"E
C36	36°44'36"	134.29'	86.12'	84.65'	S34°48'57"W
C37	0°34'37"	160.00'	1.61'	1.61'	S38°14'57"W
C38	21°21'51"	52.78'	19.88'	19.57'	N27°56'48"E
C39	87°23'34"	55.00'	8.06'	8.05'	S27°28'40"W

No.	DATE	REVISION	APPROV.

**SHEET 4**  
LINE & CURVE TABLES  
SHEET INDEX

**KROGER MARKETPLACE ADDITION**  
FINAL PLAT  
LOTS 1-5, BLOCK 1

SHEET # 1 PLAT BOUNDARY & LOT LAYOUT  
2 FIRELANE, ACCESS & UTILITY EASEMENTS  
3 WATER, SEWER, DRAINAGE & UTILITY EASEMENTS  
4 LINE & CURVE TABLES  
5 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  
CITY PLAN FILE # **P-472**

Date: 02.25.13  
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

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
8750 HILLCREST PLAZA DRIVE, SUITE 302 DALLAS, TEXAS 75240  
Phone: (972) 490-7000 Fax: (972) 490-7000  
Texas Engineer Registration No. 89  
Texas Surveyors No. 10366-00 Expires 12/31/2014  
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OWNERS' CERTIFICATE

STATE OF TEXAS

COUNTY OF HOOD

WHEREAS, we, Kroger Texas, L.P., an Ohio limited partnership, and Star-Horse Investments, L.L.C., a Texas limited liability company, are the sole owners of the tract of land situated in the W. R. MCCREARY SURVEY, ABSTRACT NO. 385 and THE ROBERT MERRITT SURVEY, ABSTRACT NO. 355, both in Hood County, Texas, as depicted on Volume 1247, Official Public Records, Hood County, Texas, and being all of a tract of land as described in deed to Grandbury 4 Investments, L.P., recorded in Volume 2012, Page 504, Official Public Records, Hood County, Texas, and being more particularly described as follows:

THEHENCE North 55 degrees 54 minutes 54 seconds East, along said Southeast right-of-way line and the Northwest line of said 3925 Partners tract, a distance of 599.95 feet to a 58-inch iron rod with plastic cap stamped "Brooks Baker" found for corner, said iron rod being the most Northern corner of said 3925 Partners tract;

THEHENCE South 26 degrees 54 minutes 30 seconds East, along the Southeast right-of-way line of said U.S. Highway No. 377 and along the Northwest line of said 3925 Partners tract, a distance of 433.54 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.L." set for the most Eastern corner of said 3925 Partners tract from which a 58-inch iron rod with plastic cap stamped "Brooks Baker" found bears North 48 deg 37 min 30 sec East, 0.42 feet;

THEHENCE South 60 deg 07 min 53 sec West, along the Southeast line of said Grandbury 4 Investments tract, a distance of 715.67 feet to a Texas Department of Transportation (TXDOT) aluminum capped monument found for the most Southerly corner of said Grandbury 4 Investments tract, said point being in the Northeastly right-of-way line of F.M. Highway 4, a variable width right-of-way;

THEHENCE North 31 deg 01 min 28 sec West, along the Southeast line of said Grandbury 4 Investments tract and the Northeast right-of-way line of said F.M. Highway 4, a distance of 691.80 feet to a 5/8-inch iron rod with plastic cap stamped "Brooks Baker" found for the most Southern corner of said Grandbury 4 Investments tract and the most Southern corner of said Grandbury 4 Investments tract, said point being in the Southeastly right-of-way line of F.M. Highway 4, a variable width right-of-way;

THEHENCE North 59 deg 53 min 10 sec East, along the Northwest line of said Grandbury 4 Investments tract and the Southeast line of said John Henry Luton tract, passing the most Southerly corner of Lot 3, Block 1, Central Ridge Addition, an addition to the City of Grandbury, Hood County, Texas, according to the plat thereof recorded in Volume P, Page 394, Official Public Records, Hood County, Texas, at a distance of 443.27 feet, and continuing along the Northwest line of said Grandbury 4 Investments tract, a total distance of 543.27 feet to a 2-inch metal post found for corner, said point being the most Northern corner of said 3925 Partners tract and being the most Eastern corner of said John Henry Luton tract;

THEHENCE North 30 deg 41 min 05 sec West, departing the Northwest line of said Grandbury 4 Investments tract, along the Northwest line of said Lot 3, Block 1, Central Ridge Addition, a distance of 392.19 feet to the POINT OF BEGINNING

CONTAINING within these metes and bounds 22,070 acres or 961.354 square feet of land, more or less, situate in Hood County, Texas, as depicted on the plat thereof recorded in Volume 2012, Page 504, Official Public Records, Hood County, Texas, and being more particularly described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Kroger Texas, L.P., an Ohio limited partnership, and Star-Horse Investments, L.L.C., a Texas limited liability company, acting herein by and through fully authorized officers, does hereby adopt this plat designating the herein above described property as KROGER MARKETPLACE ADDITION, an addition to the City of Grandbury, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No utilities, trenches, structures or other improvements or growth shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City of Grandbury, Texas. Utilities Easements may also be used for the normal use and accommodation of all public utilities existing or to be established for the benefit of the Grandbury, Texas area. The City of Grandbury, Texas, shall retain the right to keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Grandbury and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other implements to the access of fire apparatus. The maintenance of paving on the fire lane easements 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-AWAY ZONE".

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

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. Luton, Vice President of KROGER, Inc., an Ohio corporation and the general partner of Kroger Texas Corporation, who acted for the partnership.

Witness my hand and seal of office this 10th day of February, 2014.

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 executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 11th day of February, 2014.

STATE OF TEXAS COUNTY OF DALLAS

Approved by the Planning and Zoning Commission Date August 19, 2013

Approved by the City Council Mayor, City of Grandbury Date 9-3-2013

GENERAL NOTES: 1. FIRE LANE, NO PARKING/TOW-AWAY ZONE... 2. PRIVATE DETENTION & DRAINAGE EASEMENT MAINTENANCE... 3. Unless otherwise depicted as public, all utility easements shall be privately maintained... 4. All lot owners will not be or restrict access along common lot lines... 5. At such time when the City of Grandbury approves a Capital Improvements Program (CIP) or TXDOT signs construction to improve W. Fossil St., fronting the property to an urban standard street (and a gutter along the south side of the existing property owner) conditions a sidewalk along the adjoining street... 6. Applicant understands that any change in permitting or approaches which affects easement placement shown on plat will require a replat.

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS

1331 E. AIRPORT FREEWAY IRVING, TEXAS 75602

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

FINAL PLAT KROGER MARKETPLACE ADDITION LOTS 1-5, BLOCK 1 22,070 ACRES

SHEET 5 OF 5 Date: 02.25.13 Scale: N/A File: 31562-FPLT Project No.: 31562