

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ALDI (TEXAS) L.L.C. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 4.1878 ACRE TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED TO ALDI (TEXAS) L.L.C., RECORDED IN VOLUME 6797, PAGE 180, OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 4.1878 ACRE TRACT, AND BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF OAK DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHWEST LINE OF A 20 FOOT ALLEY PER PLAT OF FOXCHASE PHASE 1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C AT SLIDE 49 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 82° 24' 24" WEST AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID OAK DRIVE AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ALLEY FOR A DISTANCE OF 153.13 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE EAST CORNER OF LOT 2-RA, BLOCK A OF THE AMENDED PLAT FOR BUFFALO CREEK SHOPPING VILLAGE NO. 2, BEING A REPLAT OF LOT 1, BLOCK A, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C AT SLIDE 385, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 27° 35' 38" WEST AND FOLLOWING ALONG THE EASTERLY LINE OF SAID LOT 2-RA, BLOCK A OF SAID LOT 2-RA, BLOCK A;

THENCE SOUTH 62° 24' 24" WEST AND FOLLOWING ALONG THE NORTHWEST LINE OF SAID LOT 2-RA, BLOCK A FOR A DISTANCE OF 426.45 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF RIDGE ROAD - F.M. 740 (A VARIABLE WIDTH RIGHT-OF-WAY), AS ESTABLISHED BY DEED CONVEYED TO THE STATE OF TEXAS CALLED 0.1365 ACRES AS RECORDED IN DOCUMENT NUMBER 2009-00411059 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 21° 15' 49" WEST AND FOLLOWING ALONG THE EAST RIGHT OF WAY LINE OF SAID RIDGE ROAD - F.M. 740 AS CONVEYED TO THE STATE OF TEXAS AS RECORDED IN DOCUMENT NUMBER 2009-00411059 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 94.36 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 754.00 FEET WITH A CENTRAL ANGLE OF 13° 04' 52" AND A CHORD BEARING NORTH 08° 45' 08" WEST AT A DISTANCE OF 171.77 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RIDGE ROAD - F.M. 740, FOR AN ARC DISTANCE OF 172.14 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 06° 02' 19" EAST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RIDGE ROAD - F.M. 740, FOR A DISTANCE OF 107.37 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3780.17 FEET WITH A CENTRAL ANGLE OF 00° 48' 02" AND A CHORD BEARING NORTH 06° 28' 25" EAST AT A DISTANCE OF 52.81 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RIDGE ROAD - F.M. 740, FOR AN ARC DISTANCE OF 52.81 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTH END OF A CORNER CLIP FOUND AT THE INTERSECTION OF EAST RIGHT-OF-WAY LINE OF SAID RIDGE ROAD - F.M. 740 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SUMMER LEE DRIVE AS ESTABLISHED BY RIGHT OF WAY DEED TO THE CITY OF ROCKWALL AS RECORDED IN DOCUMENT NO. 2008-00396193 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 53° 10' 06" EAST AND FOLLOWING ALONG SAID CORNER CLIP, FOR A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAME BEING THE NORTH END OF SAID CORNER CLIP IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SUMMER LEE DRIVE (65 FOOT WIDE);

THENCE SOUTH 81° 49' 51" EAST AND FOLLOWING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE, FOR A DISTANCE OF 41.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1447.50 FEET WITH A CENTRAL ANGLE OF 12° 28' 45" AND A CHORD BEARING SOUTH 75° 35' 28" EAST AT A DISTANCE OF 314.65 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND FOLLOWING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE, FOR AN ARC DISTANCE OF 315.27 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 4308.50 FEET WITH A CENTRAL ANGLE OF 03° 44' 10" AND A CHORD BEARING OF SOUTH 71° 13' 11" EAST AT A DISTANCE OF 280.90 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE, FOR AN ARC DISTANCE OF 280.95 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2761.77 FEET WITH A CENTRAL ANGLE OF 01° 21' 30" AND A CHORD BEARING OF SOUTH 72° 24' 30" EAST AT A DISTANCE OF 65.47 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE, FOR AN ARC DISTANCE OF 65.47 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE AND THE NORTHWEST RIGHT-OF-WAY LINE OF AFOREMENTIONED OAK DRIVE;

THENCE SOUTH 18° 14' 14" WEST AND DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF AFOREMENTIONED OAK DRIVE, FOR A DISTANCE OF 157.16 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 4.1878 ACRES OR 182,419 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RIDGE/SUMMER LEE ADDITION 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, WATER COURSES, 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 RIDGE/SUMMER LEE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSE 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 OF 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, FORM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OF 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 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 EXACTION'S MADE HEREIN.

WITNESS, MY HAND AT Denton, TEXAS, THIS THE 29 DAY OF May, 2012.

ALDI (TEXAS), L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY

BY: ALDI INC. (PENNSYLVANIA),  
A PENNSYLVANIA CORPORATION,  
ITS: SOLE MEMBER

BY: Scott W. Huska  
NAME: SCOTT W. HUSKA  
TITLE: VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT W. HUSKA, 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 29 DAY OF May, 2012.

Notary Public in and for the State of Texas  
MY COMMISSION EXPIRES 4-17-13



SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID R. PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION.

DATED THIS THE 28th DAY OF MAY, 2012.

David R. Petree  
DAVID R. PETREE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID R. PETREE, 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 28th DAY OF MAY, 2012.

Notary Public in and for the State of Texas  
MY COMMISSION EXPIRES 01/31/16



RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

DATE 03-27-12

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING PLAT OF AND ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 29th DAY OF April, 2012.

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) DAY FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS 20th DAY OF June, 2012.

Paul Sweet Mayor, City of Rockwall  
Kristy Johnson City Secretary  
Chad Hill City Engineer

OWNER: ALDI (TEXAS) L.L.C., 2500 WESTCOURT ROAD, DENTON, TEXAS 76207, (940) 220-5400, CONTACT: SCOTT W. HUSKA  
ENGINEER: BURGER ENGINEERING, LLC, 17103 PRESTON ROAD, SUITE 180N, DALLAS, TEXAS 75248, (972) 630-3360, CONTACT: BRYAN M. BURGER, P.E.



SURVEYOR  
DAVID R. PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
(214) 358-4500

AS-BUILT  
DATE: 01-09-13

FINAL PLAT  
OF  
RIDGE/SUMMER LEE ADDITION  
LOTS 1 & 2, BLOCK A

BEING 4.1878 ACRES OUT OF THE  
EDWARD TEAL SURVEY, ABSTRACT NO. 207,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS