MARSHALL RIDGE
Phase I - South
Approved: 2/26/2007 (Sheet 1 of 3)

FINAL PLAT
OF
MARSHALL RIDGE, PHASE 1 SOUTH

LOTS 19–24, BLOCK D, LOTS 1–10, BLOCK F, LOTS 1–27, BLOCK G AND LOTS 1–7, BLOCK H
BEING 25.166 ACRES
SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVOUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF–15
JANUARY 2007

PAGE 1 OF 3

THIS PLAT FILED IN CABINET A, SLIDE# 12224, DATE 9/28/07

OWNER:
LO LAND ASSETS, L.P.
2020 MAIN STREET #1100
IRVINE, CA 92614
CONTACT: PAUL MANNING
PHONE: (949)724-5900
FAX: (949)724-1919

DEVELOPED BY:
MERITAGE HOMES CORPORATION
4050 WEST PARK BLVD.
PLANO, TEXAS 75093
CONTACT: BRYAN ROBERTSON
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BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
CONTACT: DON W. HICKEY
PHONE: (817)279-0232
FAX: (817)279-9694

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373 Fax (817) 329-4453
Contact: Jason Weaver

E:\10185\cogo\Plotbase.pro Plotted: Fri Sep 21 12:22:26 2007 (PHASE I SOUTH)

ABBREVIATION LEGEND	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
O.S.	OPEN SPACE
S.R.W.M.E.	SCREENING, RETAINING WALL MAINTENANCE EASEMENT

≈ CURVE TABLE ≈

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	4°15'18"	835.00'	62.01'	N88°02'27"E	62.00'	31.02'
C2	10°00'41"	765.00'	133.67'	S89°04'51"E	133.50'	67.01'
C3	5°45'23"	835.00'	83.89'	S86°57'13"E	83.86'	41.98'
C4	3°52'06"	765.00'	51.65'	S87°53'51"E	51.64'	25.84'
C5	47°24'49"	100.00'	82.75'	S62°15'23"E	80.41'	43.91'
C6	43°41'28"	100.00'	76.26'	S16°42'15"E	74.42'	40.09'
C7	7°55'41"	835.00'	115.54'	S08°25'14"W	115.45'	57.86'
C8	12°12'56"	765.00'	163.11'	S06°16'35"W	162.80'	81.86'
C9	6°22'23"	835.00'	92.88'	S03°21'18"W	92.83'	46.49'
C10	8°46'38"	765.00'	117.19'	S02°09'10"W	117.08'	58.71'
C11	8°46'38"	835.00'	127.91'	N02°09'10"E	127.79'	64.08'
C12	6°22'23"	765.00'	85.09'	N03°21'18"E	85.05'	42.59'
C13	35°04'35"	325.00'	198.96'	N08°49'25"E	195.87'	102.71'
C14	33°46'20"	250.00'	147.36'	N17°03'16"E	145.24'	75.89'
C15	7°34'44"	500.00'	66.14'	N30°09'04"E	66.09'	33.12'
C16	35°49'24"	300.00'	187.57'	N08°27'00"E	184.53'	96.96'
C17	26°11'36"	250.00'	114.29'	S76°44'06"E	113.30'	58.15'
C18	7°36'02"	800.00'	106.12'	N08°35'03"E	106.05'	53.14'
C19	12°12'56"	800.00'	170.57'	N06°16'35"E	170.25'	85.61'
C20	6°22'23"	800.00'	88.99'	N03°21'18"E	88.94'	44.54'
C21	8°46'38"	800.00'	122.55'	N02°09'10"E	122.43'	61.40'
C22	2°24'14"	800.00'	33.57'	N01°02'01"W	33.56'	16.78'
C23	90°00'00"	20.00'	31.42'	S44°49'54"E	28.28'	20.00'
C24	40°40'47"	650.00'	461.50'	S85°30'36"E	451.86'	240.96'
C25	16°01'06"	765.00'	213.87'	N82°09'33"E	213.18'	107.64'

≈ LINE TABLE ≈

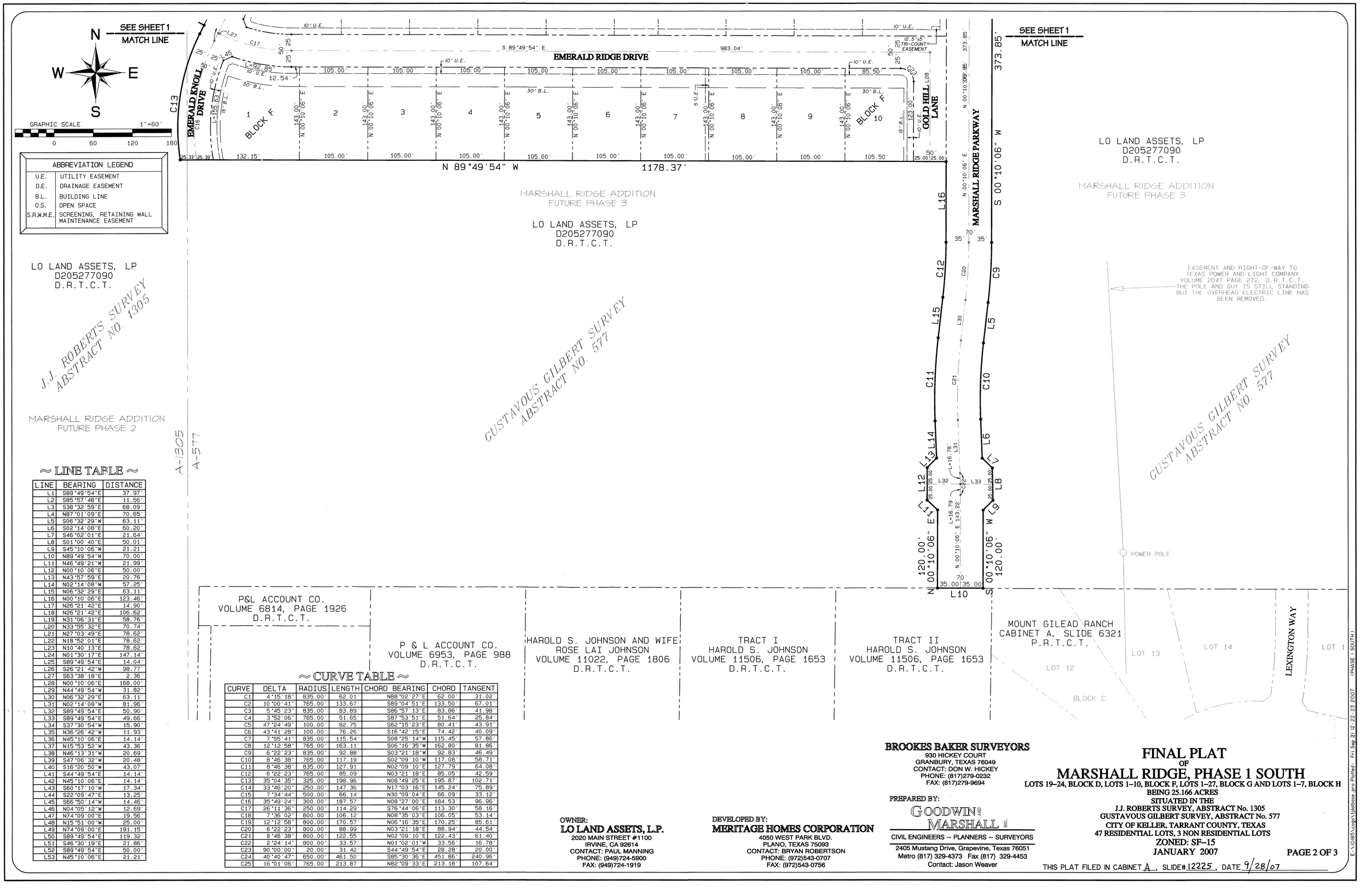
LINE	BEARING	DISTANCE
L1	S89°49'54"E	37.97'
L2	S85°57'48"E	11.56'
L3	S38°32'59"E	68.09'
L4	N87°01'09"E	70.65'
L5	S06°32'29"W	63.11'
L6	S02°14'08"E	60.20'
L7	S46°02'01"E	21.64'
L8	S01°00'40"E	50.01'
L9	S45°10'06"W	21.21'
L10	N89°49'54"W	70.00'
L11	N46°49'21"W	21.99'
L12	N00°10'06"E	50.00'
L13	N43°57'59"E	20.76'
L14	N02°14'08"W	57.25'
L15	N06°32'29"E	63.11'
L16	N00°10'06"E	123.46'
L17	N26°21'42"E	14.90'
L18	N26°21'42"E	106.62'
L19	N31°06'31"E	58.76'
L20	N33°55'32"E	70.74'
L21	N27°03'49"E	78.62'
L22	N18°52'01"E	78.62'
L23	N10°40'13"E	78.62'
L24	N01°30'17"E	147.14'
L25	S89°49'54"E	14.04'
L26	S26°21'42"W	98.77'
L27	S63°38'18"E	2.36'
L28	N00°10'06"E	168.00'
L29	N44°49'54"W	31.82'
L30	N06°32'29"E	63.11'
L31	N02°14'08"W	81.96'
L32	S89°49'54"E	50.90'
L33	S89°49'54"E	49.66'
L34	S37°30'54"W	15.90'
L35	N36°26'42"W	11.93'
L36	N45°10'06"E	14.14'
L37	N15°53'52"W	43.36'
L38	N46°13'31"W	20.69'
L39	S47°06'32"W	20.48'
L40	S16°20'50"W	43.07'
L41	S44°49'54"E	14.14'
L42	N45°10'06"E	14.14'
L43	S60°17'10"W	17.34'
L44	S22°09'47"E	13.25'
L45	S66°50'14"W	14.46'
L46	N04°05'12"W	12.69'
L47	N74°09'00"E	19.56'
L48	N15°51'00"W	25.00'
L49	N74°09'00"E	191.15'
L50	S89°49'54"E	119.32'
L51	S46°30'19"E	21.86'
L52	S89°49'54"E	50.00'
L53	N45°10'06"E	21.21'

N
W E
S
GRAPHIC SCALE 1"=60'
0 60 120 180

MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 2

MARSHALL RIDGE
Phase I - South
Approved: 2/26/2007 (Sheet 2 of 3)



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L35	N36°26'42"W	11.93'
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L37	N15°53'52"W	43.36'
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L43	S60°17'10"W	17.34'
L44	S22°09'47"E	13.25'
L45	S66°50'14"W	14.46'
L46	N04°05'12"W	12.69'
L47	N74°09'00"E	19.56'
L48	N15°51'00"W	25.00'
L49	N74°09'00"E	191.15'
L50	S89°49'54"E	119.32'
L51	S46°30'19"E	21.86'
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BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
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PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
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FINAL PLAT
OF
MARSHALL RIDGE, PHASE 1 SOUTH

LOTS 19–24, BLOCK D, LOTS 1–10, BLOCK F, LOTS 1–27, BLOCK G AND LOTS 1–7, BLOCK H
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SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVOUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF–15
JANUARY 2007

THIS PLAT FILED IN CABINET A, SLIDE# 12225, DATE 9/28/07

E:\10185\Logo\Plat\base.pro Plotted: Fri Sep 21 12:22:23 2007 (PHASE I SOUTH)

MARSHALL RIDGE
Phase I - South
Approved: 2/26/2007 (Sheet 3 of 3)

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS LO LAND ASSETS, LP is the owner of a 25-166/1000 acre tract of land, being parts of the J. J. ROBERT SURVEY, Abstract No. 1305 and the GUSTAVUS GILBERT SURVEY, Abstract No. 577 situated in the City of Keller, Tarrant County, Texas; embracing a portion of the 289-857/1000 acres tract described in the deed to LO Land Assets, LP. recorded in Clerks Document No. D205277090 of the Real Records of Tarrant County, Texas and described by metes and bounds as follows:

Commencing at a 5/8" aluminum capped TX DOT iron found for the northwest corner of the 144-198/1000 acres tract described in the deed to LO LAND Assets, LP. recorded in Clerks Document No. D206035783 of the said Real Records in the east right-of-way of U. S. Highway No. 377 and run, along the west line of said 144-198/1000 acres tract and the said east right-of-way of U. S. Highway No. 377, south 24 degrees-49 minutes-18 seconds west 315-64/100 feet to a 5/8" aluminum capped TX DOT iron found for the northwest corner of said 289-857/1000 acres tract, then south 24 degrees-49 minutes-47 seconds west 2760-28/100 feet to a 5/8" capped iron set, then south 65 degrees-10 minutes-13 seconds east 62-67/100 feet to a to a 5/8" capped iron set at the beginning to the curve to the left having a radius of 650 feet, then southeasterly, along the arc of said curve to the left an arc length of 461-50/100 feet to a 5/8" capped iron set, the long chord of said 461-50/100 feet arc bears south 85 degrees-30 minutes-36 seconds east 451-86/100 feet, then north 74 degrees-09 minutes east 19-56/100 feet to 5/8" capped iron set, then north 15 degrees-51 minutes west 25 feet to 5/8" capped iron set, then north 74 degrees-09 minutes west 191-15/100 feet to 5/8" capped iron set at the beginning of a curve to the right having a radius of 765 feet, then northeasterly, along said curve to the right an arc length of 213-87/100 feet to a 5/8" capped iron set, the long chord of said 213-87/100 feet arc bears north 82 degrees-09 minutes-33 seconds east 213-18/100 feet, then south 89 degrees-49 minutes-54 seconds east 139-32/100 feet, then south 45 degrees-30 minutes- 19 seconds east 21-86/100 feet, then south 89 degrees-49 minutes-54 seconds east 50 feet, then north 45 degrees-10 minutes-06 seconds east 21-21/100 feet, then south 89 degrees-49 minutes-54 seconds east 110 feet to a 5/8" capped iron set and the place of beginning of the tract being described.

Thence south 89 degrees-49 minutes-54 seconds east 135-58/100 feet to a 5/8" iron set at the beginning of a curve to the left having a radius of 835 feet.

Thence northeasterly, along the arc of said curve to the left an arc length of 62-01/100 feet to a 5/8" capped iron set. The long chord of said 62-01/100 feet arc bears north 88 degrees-02 minutes-27 seconds east 62 feet.

Thence north 85 degrees-54 minutes-48 seconds east 304-55/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 765 feet.

Thence southeasterly, along the arc of said curve to the right an arc length of 133-67/100 feet to a 5/8" capped iron set. The long chord of said 133-67/100 feet arc bears south 89 degrees-04 minutes-51 seconds east 133-50/100 feet to a 5/8" capped iron set.

Thence south 84 degrees-04 minutes-31 seconds east 188-81/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 835 feet.

Thence southeasterly, along the arc of said curve to the left an arch length 83-89/100 feet to a 5/8" capped iron set. The long chord of said 83-89/100 feet arc bears south 86 degrees-57 minutes-13 seconds east 83-86/100 feet.

Thence south 89 degrees-49 minutes-54 seconds east 37-97/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 765 feet.

Thence southeasterly, along the arc of said curve to the right an arc length of 51-65/100 feet to a 5/8" capped iron set. The long chord of said 51-65/100 feet arc bears south 87 degrees-53 minutes-51 seconds east 51-64/100 feet.

Thence south 85 degrees-57 minutes-48 seconds east 11-56/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 100 feet.

Thence southeasterly, along the arc of said curve to the right an arc length of 82-75/100 feet to a 5/8" capped iron set. The long chord of said 82-75/100 feet arc bears south 62 degrees-15 minutes-23 seconds east 80-41/100 feet.

Thence south 38 degrees-32 minutes-59 seconds east 68-09/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 100 feet.

Thence southeasterly, along the arc of said curve to the right an arc length of 76-26/100 feet to a 5/8" capped iron set. The long chord of said 76-26/100 feet arc bears south 16 degrees-42 minutes-15 seconds east 74-42/100 feet.

Thence north 87 degrees-01 minutes-09 seconds east 70-65/100 feet to a 5/8" capped iron set in a curve to the right having a radius of 835 feet.

Thence southwesterly, along the arc of said curve to the right an arc length of 115-54/100 feet to a 5/8" capped iron set. The long chord of said 115-54/100 feet arc bears south 08 degrees-25 minutes-14 seconds west 115-45/100 feet.

Thence south 12 degrees-23 minutes-04 seconds west 160-92/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 765 feet.

Thence southwesterly, along the arc of said curve to the left an arc length 163-11/100 feet to a 5/8" capped iron set. The long chord of said 163-11/100 feet arc bears south 06 degrees-16 minutes-35 seconds west 162-80/100 feet.

Thence south 00 degrees-10 minutes-06 seconds west 373-85/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 835 feet.

Thence southwesterly, along the arc of said curve to the right an arc length of 92-88/100 feet to a 5/8" capped iron set. The long chord of said 92-88/100 feet arc bears south 03 degrees-21 minutes-18 seconds west 92-83/100 feet.

Thence south 06 degrees-32 minutes-29 seconds west 63-11/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 765 feet.

Thence southwesterly, along the arc of said curve to the left an arc length of 117-19/100 feet to a 5/8" capped iron set. The long chord of said 117-19/100 feet arc bears south 02 degrees-09 minutes-10 seconds west 117-08/100 feet.

Thence south 02 degrees-14 minutes-08 seconds east 60-20/100 feet to a 5/8" capped iron set.

Thence south 46 degrees-02 minutes-01 seconds east 21-64/100 feet to a 5/8" capped iron set.

Thence south 01 degrees-00 minutes-40 seconds east 50-01/100 feet to a 5/8" capped iron set.

Thence south 45 degrees-10 minutes-06 seconds west 21-21/100 feet to a 5/8" capped iron set.

Thence south 00 degrees-10 minutes-06 seconds west 120 feet to a 5/8" capped iron set.

Thence north 89 degrees-49 minutes-54 seconds west 70 feet to a 5/8" capped iron set.

Thence north 00 degrees-10 minutes-06 seconds east 120 feet to a 5/8" capped iron set.

Thence north 46 degrees-49 minutes-21 seconds west 21-99/100 feet to a 5/8" capped iron set.

Thence north 00 degrees-10 minutes-06 seconds east 50 feet to a 5/8" capped iron set.

Thence north 43 degrees-57 minutes-59 seconds east 20-76/100 feet to a 5/8" capped iron set.

Thence north 02 degrees-14 minutes-08 seconds west 57-25/100 feet to a 5/8" capped iron set at the beginning of a curve to the right having a radius of 835 feet.

Thence northeasterly, along the arc of said curve to the right an arc length of 127-91/100 feet to a 5/8" capped iron set. The long chord of said 127-91/100 feet arc bears north 02 degrees-09 minutes-10 seconds east 127-79/100 feet.

Thence north 06 degrees-32 minutes-29 seconds east 63-11/100 feet to a 5/8" capped iron set at the beginning of a curve to the left having a radius of 765 feet.

Thence northeasterly, along the arc of said curve to the left an arc length of 85-09/100 feet to a 5/8" capped iron set. The long chord of said 85-09/100 feet arc bears north 03 degrees-21 minutes-18 seconds east 85-05/100 feet.

Thence north 00 degrees-10 minutes-06 seconds east 123-46/100 feet to a 5/8" capped iron set.

Thence north 89 degrees-49 minutes-54 seconds west 1178-37/100 feet to a 5/8" capped iron set in a curve to the right having a radius 325 feet.

Thence northeasterly, along the arc of said curve to the right an arc length of 198-96/100 feet to a 5/8" capped iron set. The long chord of said 198-96/100 feet arc bears north 08 degrees-49 minutes-25 seconds east 195-87/100 feet.

Thence north 26 degrees-21 minutes-42 seconds east 14-90/100 feet to a 5/8" capped iron set.

Thence north 63 degrees-38 minutes-18 seconds west 143 feet to a 5/8" capped iron set.

Thence north 26 degrees-21 minutes-42 seconds east 106-62/100 feet to a 5/8" capped iron set.

Thence north 31 degrees-06 minutes-31 seconds east 58-76/100 feet to a 5/8" capped iron set.

Thence north 33 degrees-55 minutes-32 seconds east 70-74/100 feet to a 5/8" capped iron set.

Thence north 27 degrees-03 minutes-49 seconds east 78-62/100 feet to a 5/8" capped iron set.

Thence north 18 degrees-52 minutes-01 seconds east 78-62/100 feet to a 5/8" capped iron set.

Thence north 10 degrees-40 minutes-13 seconds east 78-62/100 feet to a 5/8" capped iron set.

Thence north 01 degrees-30 minutes-17 seconds east 147-14/100 feet to the place of beginning and containing 25-166/1000 acres .

The basis for bearings is the west line of said 289-857/1000 acres tract per deed call. All 5/8" capped irons set are marked (BROOKES BAKER SURVEYORS).

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT LO LAND ASSETS, L.P. acting herein by and through their duly authorized agent, does hereby adopt this plat designating the herein above described property as MARSHALL RIDGE, PHASE 1 SOUTH, an addition to the City of Keller and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

Witness my hand at Orange County, California, this 26th day of SEPTEMBER 2007.

LO LAND ASSETS, LP, a Delaware limited partnership

By: LE LAND ASSETS, LLC, a Delaware limited liability company, doing business as Texas Land Assets, LLC, its general partner

By: _____
Paul F. Manning
Vice President

STATE OF CALIFORNIA:
COUNTY OF ORANGE:

Before me, the undersigned authority, a Notary Public in for said County and State, on this day personally appeared Paul F. Manning, Vice President of LE LAND ASSETS, LLC, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____day of _____2007.

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

NOTES:

1. All property corners are 5/8" capped irons set marked (BROOKES BAKER SURVEYORS) to be set after construction, unless otherwise noted.

2. The basis for bearings is the west line of the 289-857/1000 acres tract described in the deed to LO Land Assets, LP., recorded in Clerks Document No. D205277090 of the Real Records of Tarrant County, Texas, per deed call.

3. Developer to construct 10 foot wide hike and bike trail in accordance with specifications of the city-wide trail system master plan, to obtain credits in lieu of paying park fees in the amount of $500 per lot.

4. This plat contains a total of 6.503 acres of right-of-way dedications for public streets.

5. All residential lots for Marshall Ridge, Phase 1 South are subject to the S.F.-15 zoning standards per the Engler Settlement and City of Keller UDC.

6. All private open space lots are to be owned and maintained by the Homeowners Association.

7. All easements are by this plat unless otherwise noted.

SURVEYOR'S CERTIFICATE

I, Don W. Hickey, do hereby certify that I made an actual on the ground survey of the land platted hereon by Joel S. Barton and that the corner monuments shown hereon were propperly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Don W. Hickey
Registered Professional Land Surveyor No 1961
Brookes Baker Surveyors
930 Hickey Court
Granbury, Texas 76049

STATE OF TEXAS REGISTERED DON W HICKEY 1961 PROFESSIONAL LAND SURVEYOR

I, Joel S. Barton, do hereby certify that I prepared this plat from an actual on the ground survey of the land by Don W. Hickey.

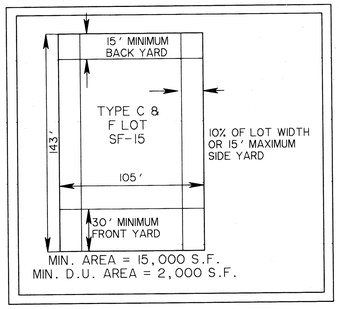
Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329 - 4373
9/24/07

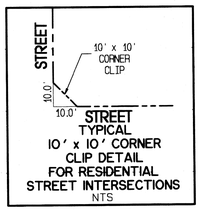
STATE OF TEXAS REGISTERED JOEL S. BARTON 4914 PROFESSIONAL LAND SURVEYOR

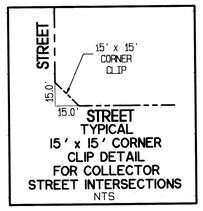
PLAN SUMMARY TABLE

GROSS ACREAGE (TO BOUNDARY LINE)	25.166 ACRES
AREA OF PUBLIC STREETS	6.503 ACRES
NET ACREAGE	18.663 ACRES
TOTAL NUMBER OF LOTS	50 LOTS
OVERALL DENSITY	1.868 DU/ACRE
AVERAGE AREA PER RESIDENTIAL LOT	16,751 SQUARE FEET
PERCENTAGE OF OPEN SPACE	0.023%
47 RESIDENTIAL LOTS ZONED:	S.F.-15
3 NON RESIDENTIAL LOTS	

TYPICAL LOT DETAILS



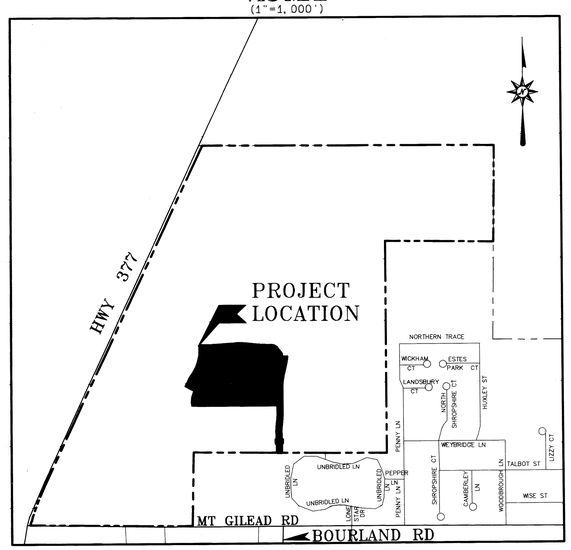




LOT ANALYSIS

BLOCK	LOT	AREA (SQ. FT.)
D	19	15051
D	20	15896
D	21	15763
D	22	18006
D	23	15573
D	24	15074
F	1	19640
F	2	15015
F	3	15015
F	4	15015
F	5	15015
F	6	15015
F	7	15015
F	8	15015
F	9	15015
F	10	15001
G	1	16947
G	2	15488
G	3	15175
G	4	17304
G	5	27616
G	6	24795
G	7	23422
G	8	15879
G	9	24719
G	10	15172
G	11	15015
G	12	15015
G	13	15015
G	14	15015
G	15	15015
G	16	18947
G	17	17439
G	18	15015
G	19	15015
G	20	15015
G	21	15004
G	22	15015
G	23	15015
G	24	15015
G	25	18578
G	26	17594
G	27	3212
H	1	16391
H	2	18375
H	3	18325
H	4	18694
H	5	18111
H	6	15630
H	7	4864
TOTAL		812970

VIC MAP
(1"=1,000')



STATE OF CALIFORNIA)
) ss:
COUNTY OF ORANGE)

On September 26, 2007, before me, Martha A McDonald Notary Public, personally appeared Paul F. Manning, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Martha A. McDonald
Notary Public

MARTHA A. MCDONALD Commission # 1648361 Notary Public - California Orange County My Comm. Expires Feb 28, 2010

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

Jay Brown 9/24/07
CHAIRMAN DATE

Richard E. Luedke 9-24-07
SECRETARY DATE

THIS PLAT WAS FILED IN CABINET A SLIDE # 12224-12226 ON DATE 9/28/07

OWNER:
LO LAND ASSETS, L.P.
2020 MAIN STREET #1100
IRVINE, CA 92614
CONTACT: PAUL MANNING
PHONE: (949)724-5900
FAX: (949)724-1919

DEVELOPED BY:
MERITAGE HOMES CORPORATION
4050 WEST PARK BLVD.
PLANO, TEXAS 75093
CONTACT: BRYAN ROBERTSON
PHONE: (972)543-0707
FAX: (972)543-0756

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
CONTACT: DON W. HICKEY
PHONE: (817)279-0232
FAX: (817)279-9694

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373 Fax (817) 329-4453
Contact: Jason Weaver

FINAL PLAT
OF
MARSHALL RIDGE, PHASE 1 SOUTH

LOTS 19–24, BLOCK D, LOTS 1–10, BLOCK F, LOTS 1–27, BLOCK G AND LOTS 1–7, BLOCK H
BEING 25.166 ACRES
SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVOUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF–15
JANUARY 2007

PAGE 3 OF 3

THIS PLAT FILED IN CABINET A, SLIDE# 12226, DATE 9/28/07

E:\JOBS\cogo\plotbase.pro Plotted: Mon Sep 24 13:59:33 2007 (PHASE I SOUTH)