

~ 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	S45°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'

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

J.J. ROBERTS SURVEY
ABSTRACT NO. 1305

MARSHALL RIDGE ADDITION
FUTURE PHASE 2

MATCH LINE
SEE SHEET 2

A-1305
A-5--

POINT OF BEGINNING

A-1305
A-5--

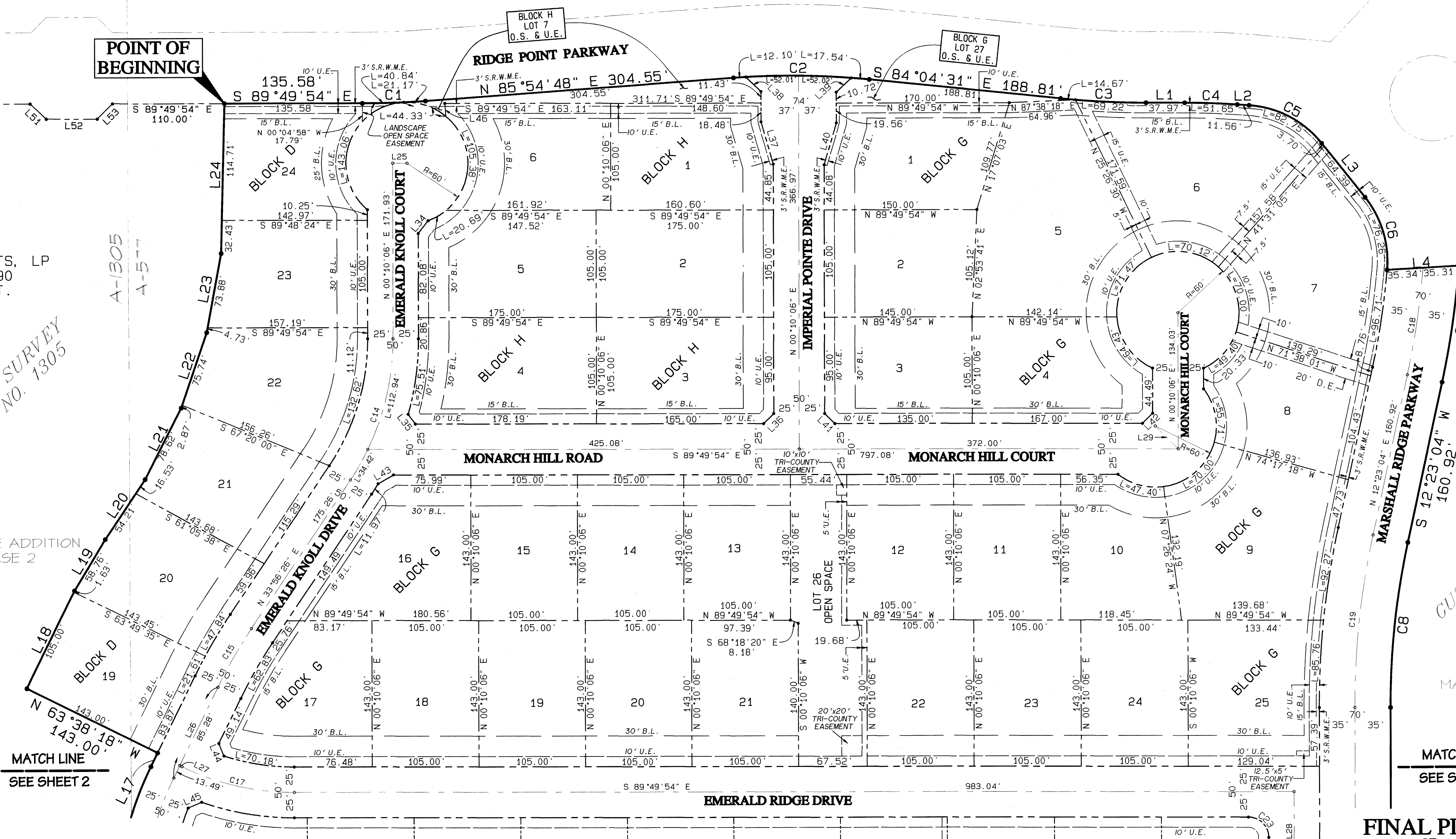
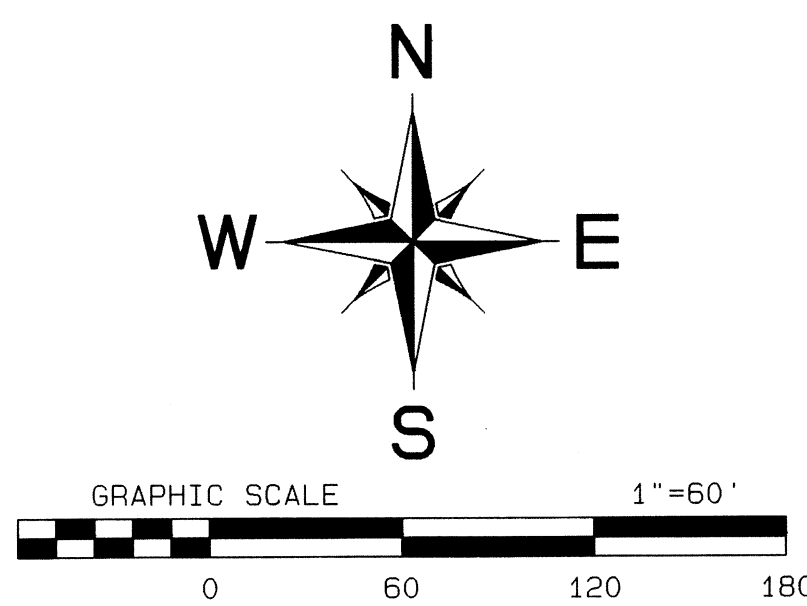
MARSHALL RIDGE ADDITION
FUTURE PHASE I NORTH

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

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°12'58"	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	198.87'	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'	98.96'
C17	26°11'36"	250.00'	114.29'	S76°44'06"E	113.30'	58.16'
C18	7°36'02"	800.00'	106.12'	N08°35'03"E	106.05'	53.14'
C19	12°12'58"	800.00'	170.57'	N05°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'



LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

GUSTAVOUS GILBERT SURVEY
ABSTRACT NO. 577

MARSHALL RIDGE ADDITION
FUTURE PHASE 3

MATCH LINE
SEE SHEET 2

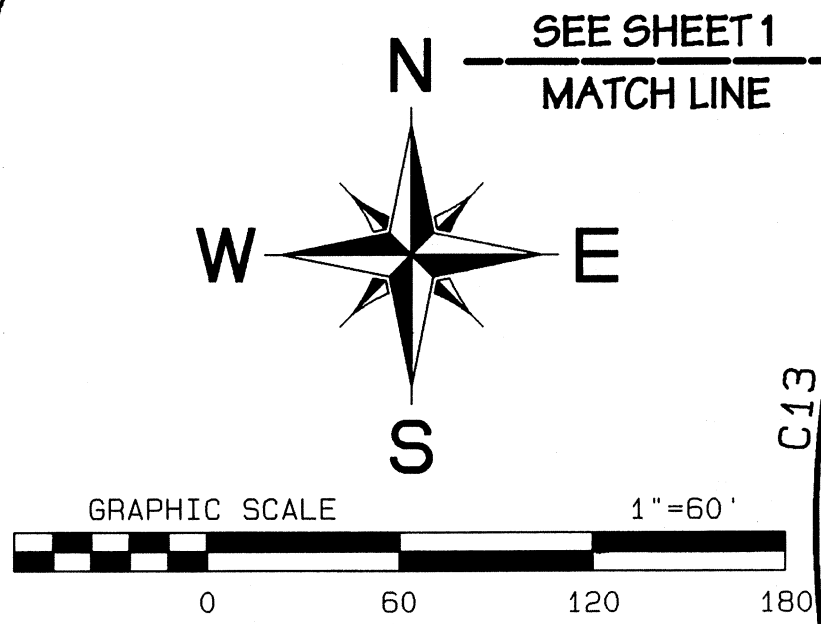
FINAL PLAT
OF
MARSHALL RIDGE, PHASE 1 SOUTH
LOTS 19-24, BLOCK D, LOTS 1-10, BLOCK F, LOTS 1-27, BLOCK G AND LOTS 1-7, BLOCK H
BEING 25.166 ACRES
SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVOUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF-15
JANUARY 2007
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:
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4050 WEST PARK BLVD.
PLANO, TEXAS 75083
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
MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373 Fax (817) 329-4453
Contact: Jason Weaver



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

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

MARSHALL RIDGE ADDITION
FUTURE PHASE 2

~ 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'
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L49	N74°09'00"E	191.15'
L50	S89°49'54"E	119.32'
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ZONED: SF-15
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THIS PLAT FILED IN CABINET A, SLIDE# 12225, DATE 9/28/07

