

July 2023



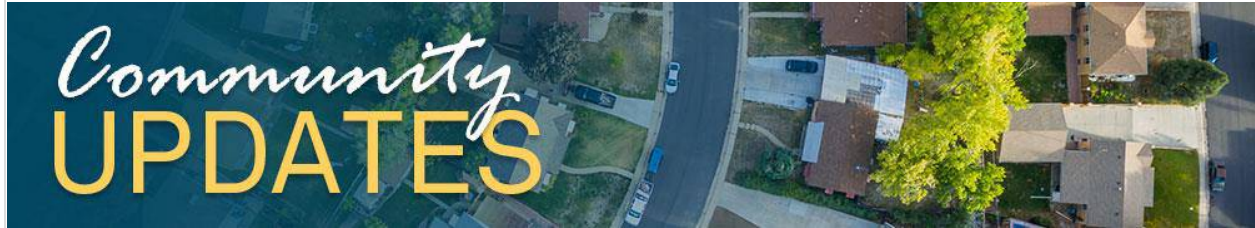
### **SEWER UPSIZING PROJECT**

The project is in the restoration phase for sections I & II. The new sidewalk has been poured down. GreyStar is working on landscaping and cleanup. Marshall Ridge's landscaping vendor SITE Landscape Development has been contracted to complete the new irrigation to the easement area.

The Board is asking homeowners to still document any concerns they see with pictures/videos, which can be provided to the city. The city engineer Chad Bartel [cbartee@cityofkeller.com](mailto:cbartee@cityofkeller.com) has provided his contact email to send any concerns to the city directly and the Board's ask that you include the association email [marshall.ridge@fsresidential.com](mailto:marshall.ridge@fsresidential.com) to add to the list of items to address with City of Keller. In addition, please include JR Thulin at [jthulin@greystar.com](mailto:jthulin@greystar.com) with Greystar construction.

Included in this notice, the recorded easement agreement with GreyStar, City of Keller, Marshall Ridge & Insurance Certificate for the contractors. This is available online via the resident portal if you would like a copy.

**\*\*The information provided is subject to change, management will provide updates or information at the discretion of the Board once received. \*\***



## **LIFEGUARD HOURS**

Monday, Wednesday & Fridays - 3:00p.m. to 8:00p.m.  
Tuesday & Thursdays - 11:00a.m. to 4:00p.m.  
Weekends & Holidays - 12:00p.m. to 8:00p.m.

## **POOL UMBRELLAS**

Please remember to close and tie the umbrella after use! Marshall Ridge had 6 umbrellas at the start of pool season and now there are 3 remaining for the pool. It's an extra expense that can be avoided if residents and their guests take care of HOA property.

## **LOST AND FOUND**

It has been noticed that items are being left behind at the pool to include clothes, swim toys, swim diapers, etc. Each week if items are not claimed, those items will be discarded. Items are located by the pool bathrooms for pick up.

## **AMENITY ACCESS – POOL AREA & FITNESS ROOM**

The community utilizes two methods for access to the amenity center:

1. PDK (ProDataKey) - mobile access through Bluetooth and phone APP. This can be done by emailing management and providing your name, address, and preferred email for access. *\*\*Please note that each resident must have their own email address associated with the smartphone device. This is the same system installed in 2021, but if you've purchased a new phone a new access activation is needed. \*\**
2. Residents can purchase a key fob for \$35 at the amenity center. Please contact Management at [marshall.ridge@fsresidential.com](mailto:marshall.ridge@fsresidential.com) to set-up a time to get a key fob or request mobile access.



## **IF YOU SEE SOMETHING, SAY SOMETHING**

If you see any of the following, please report it to [marshall.ridge@fsresidential.com](mailto:marshall.ridge@fsresidential.com).

- Streetlights are not working properly
- Pond fountain is not working, or the light is out
- Lights at monument signs and clubhouse exterior
- Irrigation; flooding or sprinklers head damage
- Vandalism or graffiti
- Fitness room equipment not functioning properly
- Lifeguards staff concerns

## **MARSHALL RIDGE CLUBHOUSE HOURS**

Monday-Friday 8:00AM-5:00PM (Open to all residents).

During this time, residents are also welcome to enjoy the clubhouse at their own leisure during business hours. Stop by the clubhouse to read, work, study (wi-fi is available) or to grab a cold drink or coffee!

Residents will have additional access to the clubhouse after hours by making a reservation. For small private gatherings, homeowners can make reservations for FREE up to 2 hours at the amenity center by visiting the Connect Portal at <https://marshallridge.connectresident.com>.



## **2024 BUDGET COMMITTEE**

Its that time of year, your HOA Board is preparing the 2024 Budget and looking for volunteers. Budget committees play a critical role in the operations of a homeowners association. Members of this committee help the board plan the annual budget. The first budget meeting will be held in mid-August. If you are interested in servicing, please contact management at [marshall.ridge@fsresidential.com](mailto:marshall.ridge@fsresidential.com) for the scheduled date. Since the work of a budget committee generally has to do with finance, members should have some level of familiarity with the subject matter.

If you would like to review the financials and past budgets, please visit the resident portal at <https://marshallridge.connectresident.com>. Financials are posted the 20<sup>th</sup> of each month.



**BOARD OF DIRECTORS MEETING**

Wednesday, July 26<sup>th</sup>, 2023, at 6:00p.m.

**ANNUAL/ELECTION MEETING**

Wednesday, September 13<sup>th</sup>, 2023 at 6:00p.m.

**ELECTION TO THE BOARD OF DIRECTORS 2023**

Nominations are open for the positions available at the 2023 Annual Meeting and Election. If you are a fair-minded individual with a vested interest in the success of the neighborhood, please submit your candidacy for an opportunity to be of service. The form was mailed, please keep a look out in your mailbox. You may access the form on the resident portal as well.

Candidate Application return: August 2,2023 by 5:00 p.m.

# POLICY *Spotlight*



## **AMENITY CENTER PARKING RULES**

Please park in the parking-lot at the amenity center. The arbor is a loading and unloading zone for residents and management only!

## **ARE YOU A GOOD NEIGHBOR?**

Several ways to comply with the initiative to keep Marshall Ridge beautiful and a wonderful neighborhood to live:

- Remove the overgrown weeds from your flowerbeds in the front & side yard of your yard on a weekly basis
- Remove stems growing from the base of the trees (*they will eventually kill your tree*)
- Remove any debris (*sliding or roofing pieces that are visible from your slatted side yard*)
- Remember no additional pots to be placed in flower beds
- Remove weeds from your lawn and keep it mowed as part of your weekly maintenance schedule
- Remove the sludge that builds up in the street in front of your yard (*this is a breeding ground for mosquitos and is a hazard for children riding their bikes*)
- Trim your overgrown trees.
- Ensure trees and shrubs are not blocking your address sign on the front of your home
- PLEASE,PLEASE,PLEASE pick up after your pets, especially in areas where kids play and people walk for leisure. We provide pet waste stations throughout the neighborhood for your convenience!

Thank you so much for your time and attention in helping keep Marshall Ridge a beautiful community to live in!



### **KEEPING YOU CONNECTED - ON THE GO, 24/7**

The Connect© Resident Portal is your gateway to what's going on in your community and individual account. By registering, you will have access to:

- Real-time account balance, history, and ability to make a payment via ClickPay (access for owners only).
- FAQs, governing documents, and other forms
- View commonly used links
- View community calendar for meeting and event dates
- Update your contact information, 'opt-in' to the community directory and customize your communication preferences

You can find more information on what you can do, and register by [clicking here](#).

### **FirstService Residential Property Management Team**

#### **Rechelle Bogle, Sr. Community Association Manager**

Rechelle will be managing a portfolio of commercial and residential HOAs, but will still be overseeing the day-to-day operations, attending Board meetings of Marshall Ridge working alongside Maycee.



#### **Maycee Cheek, Marshall Ridge's Dedicated On-site Assistant**

Maycee will be onsite at the amenity center Monday - Friday from 8:00 am to 5:00 pm. She will be assisting with residents' access to the amenities, compliance drives, property inspection, amenity center reservations, committee assistance, resident HOA accounts, and will be there to respond to all residents' needs.

Please feel free to email us at [marshall.ridge@fsresidential.com](mailto:marshall.ridge@fsresidential.com) with any questions or concerns regarding your community or call the 24/7 Customer Care Center at 1.877.378.2388.

**Emergency- 911**  
**24-Hour Dispatch for Police Non-Emergency- 817-743-4522**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/10/2023

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Marsh USA, Inc. 4400 Comerica Bank Tower Attn: Greystar Construction 1717 Main Street Dallas, TX 75201-7357 CN102368349-GAWUX-23-24	<b>CONTACT NAME:</b> Breanna Riggle <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> greystarconstruction@marsh.com													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Indian Harbor Insurance Company</td> <td>36940</td> </tr> <tr> <td>INSURER B : Sompco America Insurance Company</td> <td>11126</td> </tr> <tr> <td>INSURER C : Allied World Assurance Company</td> <td>19489</td> </tr> <tr> <td>INSURER D : Navigators Specialty Insurance Company</td> <td>36055</td> </tr> <tr> <td>INSURER E : Sompco America Fire &amp; Marine Insurance Company</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Indian Harbor Insurance Company	36940	INSURER B : Sompco America Insurance Company	11126	INSURER C : Allied World Assurance Company	19489	INSURER D : Navigators Specialty Insurance Company	36055	INSURER E : Sompco America Fire & Marine Insurance Company		INSURER F :
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INSURER F :														

**COVERAGES**                      **CERTIFICATE NUMBER:** HOU-003959884-07                      **REVISION NUMBER: 2**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER			ESG0062993	03/01/2023	03/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY			GAR30030141600	01/01/2023	01/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$      RETENTION \$			0305-3690	03/01/2023	03/01/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
E	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WCDS108610 (AOS) WCRS1088K0 (WI)	01/01/2023 01/01/2023	01/01/2024 01/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liability			CH23EXC7464591C	03/01/2023	03/01/2024	Each Occurrence 15,000,000 Aggregate 15,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Keller Center Stage  
Project Location: 1400 N Main Street, Keller, TX 76248

### CERTIFICATE HOLDER

Marshall Ridge  
 Homeowners Association, Inc,  
 9800 Hillwood Parkway, Suite 210  
 Fort Worth, TX 76177

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
 of Marsh USA Inc

*Donna K. Davis*

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*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

CITY OF KELLER, TEXAS  
SANITARY SEWER EASEMENT

THE STATE OF TEXAS §  
COUNTY OF TARRANT §  
KNOW ALL MEN BY THESE PRESENTS:

That Marshall Ridge HOA, Grantor, of the County of Tarrant and State of Texas, for and in consideration of Ten Dollars (\$10.00) in hand paid by Grantee herein, have granted, sold and conveyed, and by these presents does grant, sell and convey unto the CITY OF KELLER, Grantee herein, a municipal corporation of Tarrant County, Texas, a permanent and perpetual easement for the purpose of installing, repairing, maintaining and altering a sanitary sewer line and appurtenances and removal of necessary soil and rock in and upon that land in Tarrant County, Texas, described as follows, to-wit:

SEE EXHIBIT "A" for DESCRIPTION and EXHIBIT "B" for DRAWING

TO HAVE AND TO HOLD the above described permanent easement, together with all and singular the rights and privileges thereto unto the said Grantee, its successors and assigns forever; and Grantor(s) do(es) hereby bind (himself) (themselves) itself, its (heirs) (successors) and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 15<sup>th</sup> day of March, 2022.

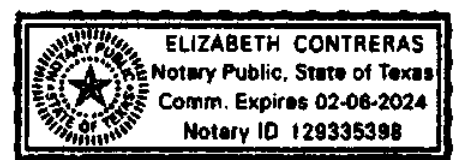
BY: *Hope Zimlich Miranda*

Grantor's Address:  
1830 Sterling Trace Dr.  
Keller, TX 76248

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Hope Zimlich Miranda, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15<sup>th</sup> day of March, 2022.



*Elizabeth Contreras*  
Notary Public in and for the State of Texas

Grantee's Address:  
City of Keller  
P.O. Box 770  
Keller TX 76244

Return to:  
City of Keller  
P.O. Box 770  
Keller TX 76244



**FIELD NOTE DESCRIPTION**

**TRACT 1**

**BEING** a tract of land situated in the G. Gilbert Survey, Abstract No. 577, the J.W. Haynes Survey, Abstract No. 782, and the Ruth Baker Survey, Abstract No. 108, City of Keller, Tarrant County, Texas and being a part of Lot 27 and Lot 31, Block S, of Marshall Ridge, Phase 3A and 3C, an addition to the City of Keller, according to the plat thereof recorded in Instrument No. D209009392, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and a part of Lot 29R and Lot 30R, Block S, of Lots 29R, 30R, 33R-1, 34R-36R, Block S, of Marshall Ridge, Phase 3A and 3C, an addition to the City of Keller, according to the plat thereof recorded in Instrument No. D211221247, O.P.R.T.C.T., and a part of Lot 1, Lot 2, and Lot 3, Block S, of Marshall Ridge, Phase 1 North, an addition to the City of Keller, according to the plat thereof recorded in Instrument No. D207347995, O.P.R.T.C.T., and being more particularly described as follows:

**COMMENCING** at the northeast corner of said Lot 27, Block S;

**THENCE** South 89°37'25" West, with the north line of said Lot 27, Block S, a distance of 363.33 feet to the **POINT OF BEGINNING** at the northwest corner of a 15' sanitary sewer easement recorded in Instrument No. D199018482, O.P.R.T.C.T.;

**THENCE** South 00°23'50" East, with the west line of said 15' sanitary sewer easement, over and across said Lot 27, Block S, a distance of 15.00 feet to a point for corner;

**THENCE** South 89°37'25" West, along the north line of Lots 25 and 26, Block S of said Marshall Ridge, Phase 3A and 3C, passing the northwest corner of said Lot 25, Block S at a distance of 179.74 feet, continuing over and across said Lot 29R, Block S, a total distance of 181.08 feet to a point for corner;

**THENCE** South 59°44'29" West, continuing over and across said Lots 29R and 30R, Block S, a distance of 388.51 feet to a point for corner on the line common to said Lot 30R and Lot 33R-1, Block S;

**THENCE** with the common line of said Lot 30R, Block S and Lots 5 through Lot 24, and Lots 31 and 32, Block S, of said Marshall Ridge, Phase 3A and 3C, recorded in Instrument No. D209009392, O.P.R.T.C.T., the following courses and distances:

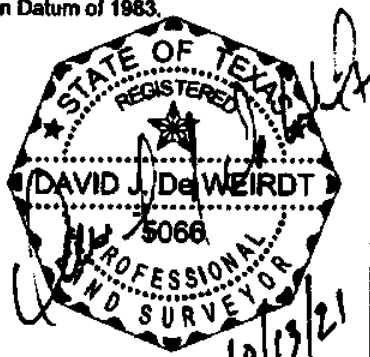
- South 65°55'31" West, a distance of 24.33 feet to a point for corner;
- South 89°55'29" West, passing at a distance of 25.00 feet, a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for the northwest corner of said Lot 33R-1, Block S, and the northeast corner of said Lot 24, Block S, and passing at a distance of 250.00 feet, a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for the northwest corner of said Lot 22, Block S, and the northeast corner of said Lot 21, Block S, continuing in all a total distance of 256.66 feet to a point for corner;

continued on next page

NOTE

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

DAVID J. DEWEIRD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
dave.deweirdt@kimley-horn.com



**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
J.W. HAYNES SURVEY, ABSTRACT NO. 782  
RUTH BAKER SURVEY, ABSTRACT NO. 108  
CITY OF KELLER, TARRANT COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115800 Tel. No. (972) 770-1300 Fax No. (972) 230-3820

Scale NA	Drawn by NSM	Checked by DJD	Date OCT. 2021	Project No. 067771875	Sheet No. 1 OF 18
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**FIELD NOTE DESCRIPTION**

**TRACT 1, continued**

South 84°17'59" West, a distance of 91.15 feet to a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for the northwest corner of said Lot 21, Block S, and the northeast corner of said Lot 20, Block S;  
 South 72°27'45" West, a distance of 100.64 feet for the northwest corner of said Lot 20, Block S, and the northeast corner of said Lot 19, Block S, from which a 1/2" iron rod found bears South 66°18'12" West, a distance of 0.35 feet;  
 South 60°36'51" West, 91.33 feet to a point for corner;  
 South 54°58'41" West, passing at a distance of 6.53 feet, a 1/2" iron rod found for the west corner of said Lot 19, Block S, and the north corner of said Lot 32, Block S, and passing at a distance of 326.53 feet, a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for the west corner of said Lot 15, Block S, and the north corner of said Lot 14, Block S, continuing in all a total distance of 473.17 feet to a point for corner;  
 South 52°32'48" West, a distance of 7.77 feet for the west corner of said Lot 13, Block S, and the north corner of said Lot 12, Block S, from which a 1/2" iron rod found bears North 50°00'28" West, a distance of 0.27 feet;  
 South 49°05'09" West, a distance of 94.83 feet to a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for the west corner of said Lot 12, Block S, and the north corner of said Lot 11, Block S;  
 South 40°35'45" West, a distance of 102.07 feet to a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for the west corner of said Lot 11, Block S, and the north corner of said Lot 10, Block S;  
 South 32°10'06" West, a distance of 93.38 feet to a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for the west corner of said Lot 10, Block S, and the north corner of said Lot 9, Block S;  
 South 27°21'58" West, a distance of 75.24 feet for the west corner of said Lot 9, Block S, and the north corner of said Lot 8, Block S;  
 South 33°58'08" West, a distance of 74.93 feet for the west corner of said Lot 8, Block S, and the north corner of said Lot 7, Block S, from which a 1/2" iron rod found bears North 2°47'33" East, a distance of 0.33 feet;  
 South 41°46'50" West, a distance of 74.93 feet for the west corner of said Lot 7, Block S, and the north corner of said Lot 6, Block S, from which a 1/2" iron rod found bears South 19°21'49" East, a distance of 0.25 feet;  
 South 49°35'31" West, a distance of 74.93 feet for the west corner of said Lot 6, Block S, and the north corner of said Lot 5, Block S;  
 South 54°32'23" West, a distance of 20.00 feet for the south corner of said Lot 31, Block S, and the east corner of said Lot 3, Block S of said Marshall Ridge, Phase 1 North;

**THENCE** South 60°01'19" West, with the common line of said Lot 3, Block S and Lot 5, Block S, a distance of 4.54 feet to a point for corner;


**THENCE** South 76°48'34" West, over and across said Lot 3, Block S, and Lots 1 and 2, Block S, of said Marshall Ridge, Phase 1 North, a distance of 229.88 feet to a point for corner on the northeast right-of-way line of Marshall Ridge Parkway (50' right-of-way) and being at the beginning of a non-tangent curve to the left, having a central angle of 2°44'04", a radius of 500.00 feet, a chord bearing and distance of North 48°05'57" West, 23.86 feet;

continued on next page

**NOTE**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**SANITARY SEWER EASEMENT**  
 G. GILBERT SURVEY, ABSTRACT NO. 577  
 J.W. HAYNES SURVEY, ABSTRACT NO. 782  
 RUTH BAKER SURVEY, ABSTRACT NO. 108  
 CITY OF KELLER, TARRANT COUNTY, TEXAS

		13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
		Scale NA	Drawn by MSM	Checked by DJD	Date OCT. 2021	Project No. 067771676	Sheet No. 2 OF 18

**FIELD NOTE DESCRIPTION**

**TRACT 1, continued**

**THENCE** in a northwesterly direction, with said northeast right-of-way line of Marshall Ridge Parkway, with said curve to the left, an arc distance of 23.86 feet to a point for corner;

**THENCE** North 49°27'59" West, continuing with said northeast right-of-way line, a distance of 155.63 feet to a point for corner;

**THENCE** over and across said Lots 1, 2 and 3, Block S, and Lots 29R, 30R, and 31, Block S, the following courses and distances:

- North 82°04'37" East, a distance of 34.69 feet to a point for corner;
- South 53°26'42" East, a distance of 153.11 feet to a point for corner;
- North 76°48'34" East, a distance of 190.10 feet to a point for corner;
- North 45°36'00" East, a distance of 219.09 feet to a point for corner;
- North 28°56'03" East, a distance of 198.38 feet to a 1/2" iron rod found for corner on the common line of said Lot 29R and Lot 30R, Block S;

**THENCE** North 42°07'46" East, with said common line, a distance of 103.17 feet to a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for corner;

**THENCE** North 45°22'24" East, continuing with said common line, a distance of 75.79 feet to a point for corner;

**THENCE** North 55°34'42" East, over and across said Lot 30R and Lot 31, Block S, a distance of 252.98 feet to a point for corner;

**THENCE** North 57°00'13" East, continuing over and across said Lot 30R and Lot 31, Block S, a distance of 174.50 feet to a 1/2 inch iron rod with cap stamped "Goodwin & Marshall" found for corner on the common line of said Lot 29R and Lot 30R, Block S;

**THENCE** with said common line, the following courses and distances:

- North 54°58'41" East, a distance of 73.70 feet to a point for corner at the beginning of a tangent curve to the right, having a central angle of 34°56'48", a radius of 485.00 feet, a chord bearing and distance of South 72°27'06" West, 291.25 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 295.82 feet to a point for corner;
- North 89°55'29" East, a distance of 246.54 feet to a point for corner;

**THENCE** North 59°44'29" East, over and across said Lot 29R, Block S, a distance of 398.00 feet to a point for corner on the north line of said Lot 29R, Block S;

**THENCE** North 89°37'25" East, with said north line, a distance of 205.15 feet to the **POINT OF BEGINNING** and containing 1.465 acres or 63,818 square feet.

Together with Temporary Construction Easements labeled as Tract 1A, Tract 1B, Tract 1C and Tract 1D as shown on the accompanying sketches.

**SANITARY SEWER EASEMENT**  
 G. GILBERT SURVEY, ABSTRACT NO. 577  
 J.W. HAYNES SURVEY, ABSTRACT NO. 782  
 RUTH BAKER SURVEY, ABSTRACT NO. 108  
 CITY OF KELLER, TARRANT COUNTY, TEXAS

**NOTE**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10116500      Tel. No. (972) 770-1300 Fax No. (972) 238-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MSM	DJD	OCT. 2021	087771875	3 OF 18

**FIELD NOTE DESCRIPTION**

**TRACT 2**

**BEING** a tract of land situated in the G. Gilbert Survey, Abstract No. 577, City of Keller, Tarrant County, Texas and being a part of Lot 1, Lot 13 (a Trail Right-of-Way), and Lot 14 (Open Space, Public Drainage and Floodplain Easement), Block JJ, Marshall Ridge, Phase 1 North, an addition to the City of Keller, according to the plat thereof recorded in Instrument No. D207347995, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

**COMMENCING** at the north end of corner clip at the intersection of the southwest right-of way line of Marshall Ridge Parkway (50' right-of-way) with the north right-of-way line of Sterling Trace Drive (50' right-of-way), being at the beginning of a non-tangent curve to the left, having a central angle of 22°11'43", a radius of 450.00 feet, a chord bearing and distance of North 38°22'08" West, 173.23 feet;

**THENCE** in a northwesterly direction, with said southwest right-of-way line of Marshall Ridge Parkway, with said curve to the left, an arc distance of 174.32 feet to a point for corner;

**THENCE** North 49°27'59" West, continuing with said southwest right-of-way line, a distance of 166.53 feet to the **POINT OF BEGINNING**;

**THENCE** South 82°04'37" West, over and across said Lot 13, Block JJ, a distance of 27.26 feet to a point for corner on the common line of said Lot 1 and Lot 13, Block JJ, and at the beginning of a non-tangent curve to the left, having a central angle of 62°28'44", a radius of 20.00 feet, a chord bearing and distance of South 88°13'51" West, 20.74 feet;

In a northwesterly direction, with said common line, with said curve to the left, an arc distance of 21.81 feet to a point for corner;

**THENCE** South 57°16'56" West, continuing with said common line, a distance of 48.07 feet to a point for corner;

**THENCE** over and across said Lot 1, Lot 13 and Lot 14, Block JJ, the following courses and distances:

- South 38°54'41" West, a distance of 48.02 feet to a point for corner;
- South 50°11'20" West, a distance of 32.32 feet to a point for corner;
- South 48°05'03" West, a distance of 22.70 feet to a point for corner;
- South 38°56'58" East, a distance of 4.08 feet to a point for corner;
- South 50°01'53" West, a distance of 56.10 feet to a point for corner at the beginning of a tangent curve to the left, having a central angle of 39°25'24", a radius of 70.00 feet, a chord bearing and distance of South 30°19'11" West, 47.22 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 48.16 feet to a point for corner;

continued on next page

**NOTE**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**SANITARY SEWER EASEMENT  
G. GILBERT SURVEY, ABSTRACT NO. 577  
CITY OF KELLER, TARRANT COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115600      Tel. No. (972) 770-1300 Fax No. (972) 238-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MSM	DJJ	OCT. 2021	067771676	4 OF 18

**FIELD NOTE DESCRIPTION**

**TRACT 2, continued**

South 10°36'29" West, a distance of 51.04 feet to a point for corner at the beginning of a tangent curve to the left, having a central angle of 44°51'08", a radius of 30.82 feet, a chord bearing and distance of South 11°49'05" East, 23.52 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 24.13 feet to a point for corner on aforementioned common line of Lot 1 and Lot 13, Block JJ;

**THENCE** South 15°28'35" West, with said common line, a distance of 6.92 feet to a point for corner;

**THENCE** South 75°45'47" West, over and across said Lot 13 and Lot 14, Block JJ, a distance of 68.38 feet to a point for corner;

**THENCE** North 66°36'00" West, continuing over and across said Lot 13 and Lot 14, Block JJ, a distance of 104.64 feet to a point for corner on the common line of Lot 3, Block JJ, of said Marshall Ridge, Phase 1 North, and said Lot 13, Block JJ;

**THENCE** North 56°49'51" West, with said common line of Lot 3 and Lot 13, Block JJ, a distance of 7.61 feet to a 5/8 inch iron rod with cap stamped "Brookes Baker Surveyor" found for the northwest corner of said Lot 3, Block JJ and the northeast corner of Lot 4, Block JJ of said Marshall Ridge, Phase 1 North;

**THENCE** North 66°41'08" West, with the common line of said Lot 4 and Lot 13, Block JJ, a distance of 80.02 feet to the northwest corner of said Lot 4, Block JJ;

**THENCE** South 24°31'49" West, continuing with said common line of Lot 4 and Lot 13, Block JJ, a distance of 145.00 feet to the southwest corner of said Lot 4, Block JJ, and being on the west right-of-way line of Creekhaven Court (a 50' right-of-way), and being at the beginning of a non-tangent curve to the left, having a central angle of 101°18'31", a radius of 60.00 feet, a chord bearing and distance of South 17°06'17" West, 92.80 feet;

**THENCE** in a southwesterly direction, with said curve to the left, and with the said west right-of-way line of Creekhaven Court, an arc distance of 106.09 feet to the northwest corner of Lot 5, Block JJ of said Marshall Ridge, Phase 1 North, from which a 1/2" iron rod found bears South 87°28'55" East, a distance of 0.26 feet;

continued on next page

**NOTE**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**SANITARY SEWER EASEMENT  
G. GILBERT SURVEY, ABSTRACT NO. 577  
CITY OF KELLER, TARRANT COUNTY, TEXAS**

<b>Kimley»Horn</b>		13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10116500		Tel. No. (972) 770-1300 Fax No. (972) 236-3620	
		<b>Scale</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Date</b>	<b>Project No.</b>	<b>Sheet No.</b>
NA		MSM	DJD	OCT. 2021	067771675	5 OF 18	

**FIELD NOTE DESCRIPTION**

**TRACT 2, continued**

**THENCE** South 24°31'49" West, with the common line of said Lot 5 and Lot 13, Block JJ, passing at a distance of 137.98 feet a 5/8 inch iron rod found for the southwest corner of said Lot 5, Block JJ, and the northwest Lot 12, Block JJ of said Marshall Ridge, Phase 1 North, continuing in all for a total distance of 164.57 feet to a point for corner;

**THENCE** South 81°02'25" West, over and across said Lot 13, Block JJ, a distance of 104.09 feet to a point for corner on the northwesterly right-of-way line of Hidden Cove Court (a 50' right-of-way), and being at the beginning of a non-tangent curve to the left, having a central angle of 78°13'21", a radius of 60.00 feet, a chord bearing and distance of South 60°34'27" West, 75.70 feet;

**THENCE** in a southwesterly direction, with said curve to the left, and with the said northwesterly right-of-way line, an arc distance of 81.91 feet to a point for corner;

**THENCE** South 31°54'17" West, over and across said Lot 13, Block JJ, a distance of 5.19 feet to a point for corner on the common line of said Lot 13, Block JJ, and that called 66.409 acre tract of land described in the Special Warranty Deed to Engler Acquisition Partners, LTD, recorded in Instrument No. D205278853, O.P.R.T.C.T., and being the east line of a 15-foot Sanitary Sewer Easement, as described in Instrument No. D209001767, O.P.R.T.C.T.;

**THENCE** North 00°00'07" West, with the common line of said Lot 13, Block JJ, and said 66.409 acre tract of land, a distance of 29.42 feet to a point for corner;

**THENCE** over and across said Lot 13, Block JJ, the following courses and distances:

North 51°36'49" East, a distance of 53.60 feet to a point for corner;

North 81°02'25" East, a distance of 103.40 feet to a point for corner;

North 23°34'20" East, a distance of 39.26 feet to a point for corner on the common line of said Lot 13 and Lot 14, Block JJ, and at the beginning of a non-tangent curve to the left, having a central angle of 18°54'03", a radius of 80.00 feet, a chord bearing and distance of North 33°21'42" East, 26.27 feet;

continued on next page

**NOTE**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**SANITARY SEWER EASEMENT**  
**G. GILBERT SURVEY, ABSTRACT NO. 577**  
**CITY OF KELLER, TARRANT COUNTY, TEXAS**

		13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 90115500		Tel. No. (972) 776-1300 Fax No. (972) 239-3820	
		Scale NA	Drawn by MSM	Checked by CJD	Date OCT. 2021	Project No. 067771675	Sheet No. 6 OF 18

**FIELD NOTE DESCRIPTION**

**TRACT 2, continued**

**THENCE** with said common line of Lot 13 and Lot 14, Block JJ, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 26.39 feet to a point for corner;  
North 23°54'38" East, a distance of 27.45 feet to a point for corner at the beginning of a tangent curve to the left, having a central angle of 12°36'56", a radius of 190.00 feet, a chord bearing and distance of North 17°36'09" East, 41.75 feet;  
In a northeasterly direction, with said curve to the left, an arc distance of 41.83 feet to a point for corner;  
North 11°17'40" East, a distance of 1.35 feet to a point for corner;

**THENCE** over and across said Lot 1, Lot 13 and Lot 14, Block JJ, the following courses and distances:

North 23°34'20" East, a distance of 281.73 feet to a point for corner;  
South 66°36'00" East, a distance of 211.51 feet to a point for corner;  
North 74°43'38" East, a distance of 41.65 feet to a point for corner;  
North 11°11'41" East, a distance of 98.81 feet to a point for corner;  
North 45°54'34" East, a distance of 232.18 feet to a point for corner;  
North 82°04'37" East, a distance of 44.06 feet to a point for corner on the aforementioned southwest right-of way line of Marshall Ridge Parkway;

**THENCE** South 49°27'59" East, with said southwest right-of way line, a distance of 33.40 feet to the **POINT OF BEGINNING** and containing 0.678 acres or 29,523 square feet.

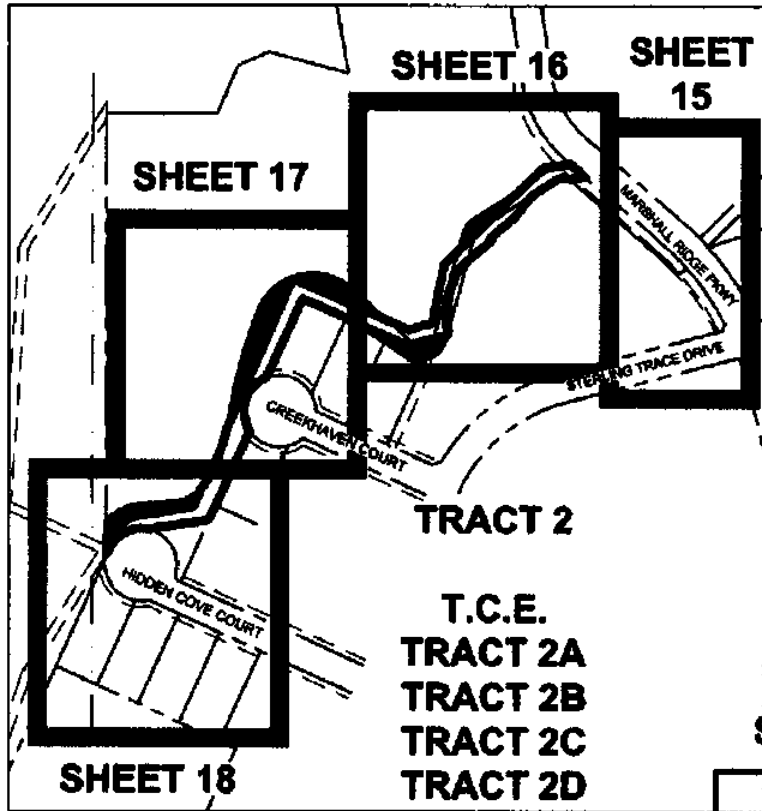
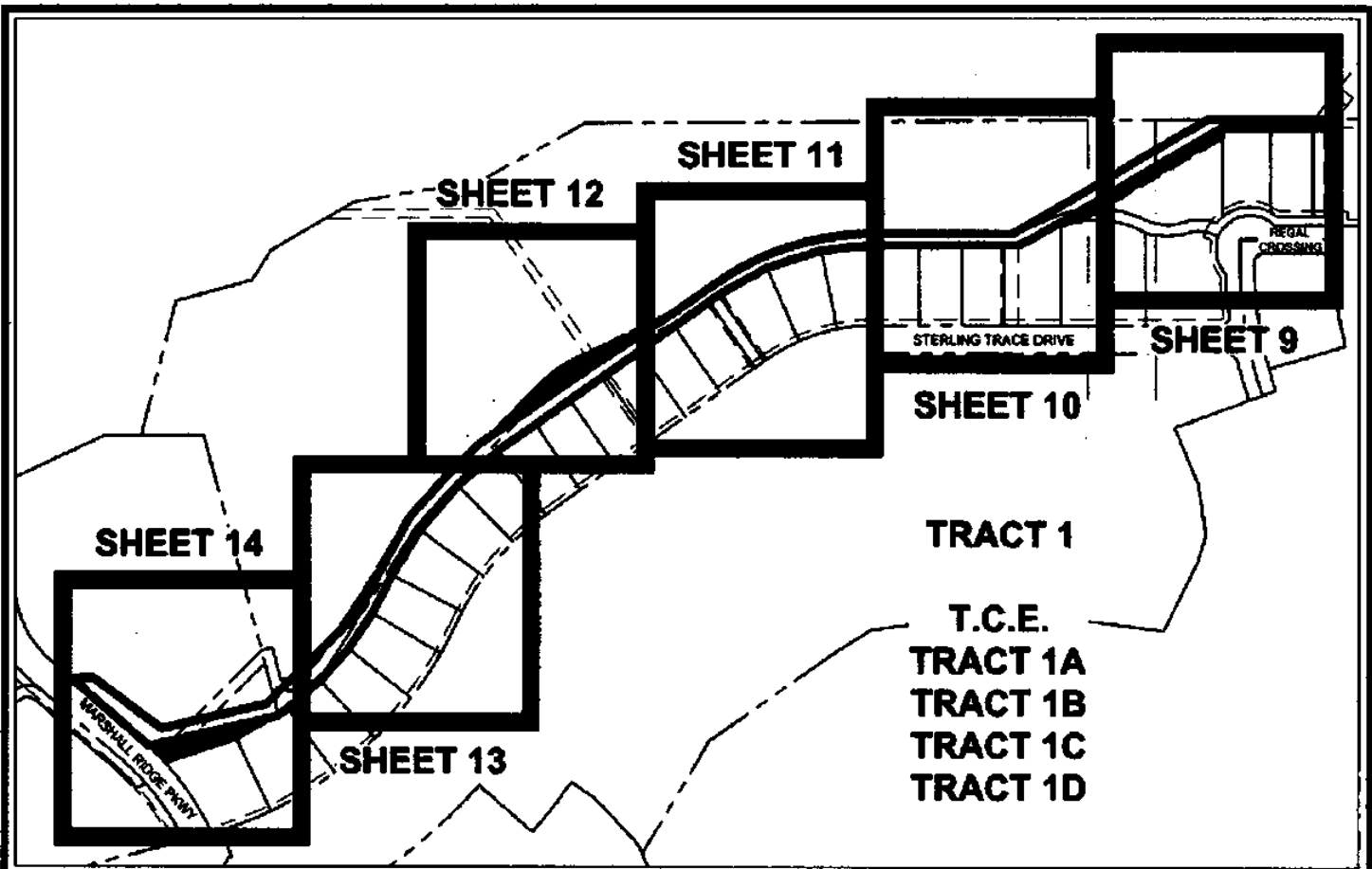
Together with Temporary Construction Easements labeled as Tract 2A, Tract 2B, Tract 2C and Tract 2D as shown on the accompanying sketches.

**NOTE**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
CITY OF KELLER, TARRANT COUNTY, TEXAS

<b>Kimley»Horn</b>		13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MSM	DJD	OCT. 2021	067771675	7 OF 18		



**KEY MAP**

**SANITARY SEWER EASEMENT**

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MSM	DJD	OCT. 2021	067771675	5 OF 18



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°23'50"E	15.00'
L7	S64°14'08"E	7.90'
L8	S75°36'42"E	8.96'
L9	S87°12'54"E	15.67'
L10	N89°37'54"W	15.01'
L11	N75°38'42"W	10.98'
L12	N64°14'08"W	9.88'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHD BRNG	CHORD
C5	23°36'54"	200.00'	82.55'	S76°03'37"E	61.96'
C6	33°11'51"	90.00'	52.15'	N87°47'22"E	51.42'
C7	41°35'40"	80.00'	58.08'	S88°00'44"E	56.81'
C8	18°53'10"	80.00'	19.78'	S32°08'43"W	18.69'
C9	39°10'32"	60.00'	41.02'	N80°13'14"W	40.23'
C10	33°11'57"	110.00'	63.74'	S87°47'22"W	62.85'

HW 2421 LAND LP  
INST. NO. D209181336  
O.P.R.T.C.T.

WILLIAM HUFF SURVEY  
ABSTRACT NO. 648

**P.O.C.**  
TRACT 1

LOT 27 OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT  
INST. NO. D209009392  
O.P.R.T.C.T.

S89°37'25"W  
363.33'

**P.O.B.**  
TRACT 1

TOWN OF WESTLAKE LIMITS  
CITY OF KELLER LIMITS

N89°37'25"E 205.15'

LOT 29R, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

N59°44'29"E 398.00'  
1.34'  
15.00'

**TRACT 1**  
1.465 ACRES  
63,818 SQ. FT.

S0°22'40"E  
16.53'  
15.00'  
1/2" IRFC  
D C & A BEARS  
N79°48'14"W, 0.32'

LOT 25  
BLOCK S

MNF BEARS  
S64°51'24"W, 0.49'  
S89°37'25"W  
181.08'  
LOT 26  
15' SANITARY SEWER  
EASEMENT  
INST. NO. D199018462  
O.P.R.T.C.T.  
15' SANITARY SEWER  
& ACCESS EASEMENT  
INST. NO. D209009392  
O.P.R.T.C.T.

LOT 27, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT  
INST. NO. D209009392  
O.P.R.T.C.T.

**TRACT 1A**  
T.C.E.  
0.223 ACRES  
9,698 SQ. FT.

LOT 29R, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D209009392  
O.P.R.T.C.T.

Δ=49°51'19"  
R=180.00'  
L=156.62'  
CB=N89°09'50"W  
C=151.73'

1/2" IRFC  
GOODWIN &  
MARSHALL

LOT 30R, BLOCK S  
VARIABLE WIDTH  
TRAIL R.O.W.

LOT 35R  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

J.W. HAYNES SURVEY  
ABSTRACT NO. 782

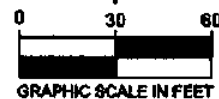
RUTH BAKER SURVEY  
ABSTRACT NO. 108

LOT 36R  
BLOCK S

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

**REGAL CROSSING**  
(60' RIGHT-OF-WAY)

**YOSEMITE LANE**  
(60' RIGHT-OF-WAY)



**NOTE**

Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**LEGEND**

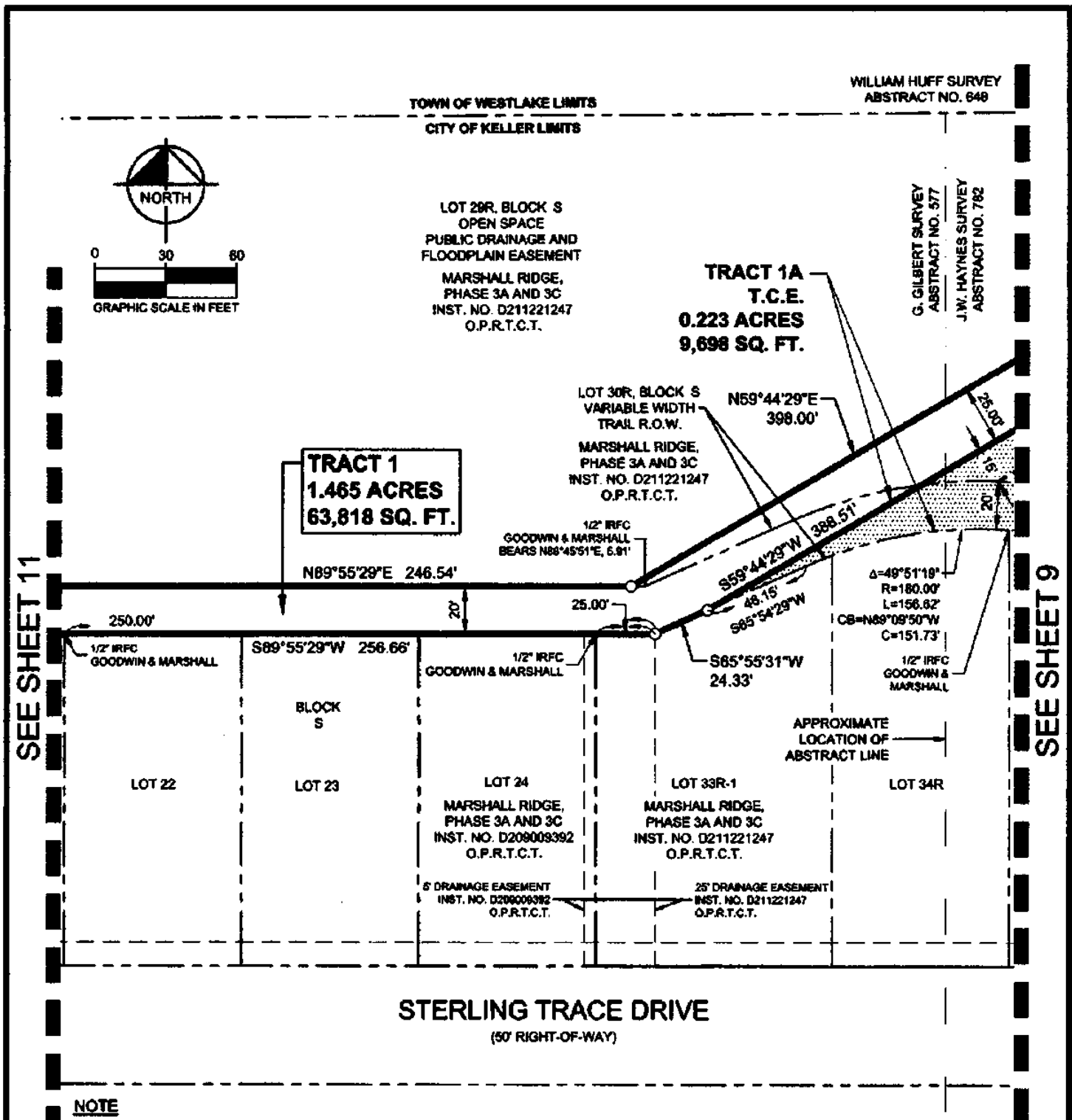
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- MNF = MAG NAIL FOUND
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND
- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
J.W. HAYNES SURVEY, ABSTRACT NO. 782  
RUTH BAKER SURVEY, ABSTRACT NO. 108  
CITY OF KELLER, TARRANT COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	OCT. 2021	067771675	8 OF 18



SEE SHEET 11

SEE SHEET 9

**NOTE**

Bearing system based on the Texas Coordinate System of 1963, North Central Zone (4202), North American Datum of 1993.

**LEGEND**

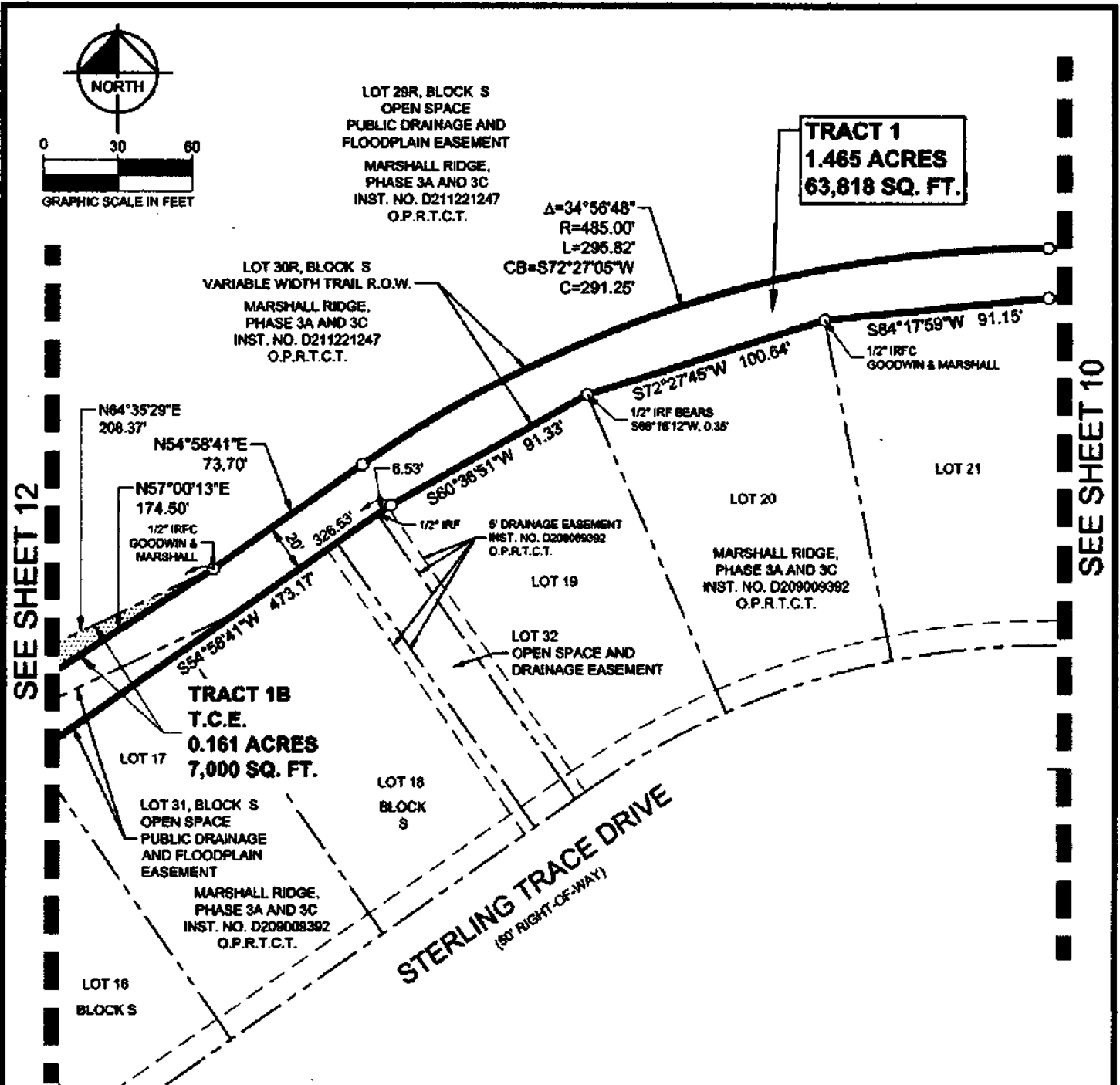
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**SANITARY SEWER EASEMENT**  
 G. GILBERT SURVEY, ABSTRACT NO. 577  
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 CITY OF KELLER, TARRANT COUNTY, TEXAS

## Kimley»Horn

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 Fax No. (972) 239-3620      FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	MSM	DJD	OCT. 2021	067771678	10 OF 18



SEE SHEET 12

SEE SHEET 10

**NOTE**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**LEGEND**

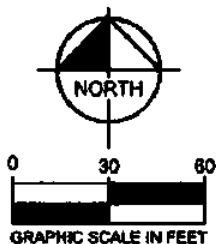
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
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- P.O.C. = POINT OF COMMENCING
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**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
J.W. HAYNES SURVEY, ABSTRACT NO. 782  
RUTH BAKER SURVEY, ABSTRACT NO. 108  
CITY OF KELLER, TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	OCT. 2021	067771675	11 OF 18



LOT 29R, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

**TRACT 1B  
T.C.E.  
0.161 ACRES  
7,000 SQ. FT.**

15' UTILITY EASEMENT  
INST. NO. D211221247  
O.P.R.T.C.T.

$\Delta=19^{\circ}11'21''$   
 $R=205.27$   
 $L=68.75'$   
 $CB=S54^{\circ}56'26''W$   
 $C=68.43'$

1/2" IRFC  
GOODWIN &  
MARSHALL, BEARS  
 $N61^{\circ}19'39''W, 0.20'$

LOT 30R, BLOCK S  
VARIABLE WIDTH TRAIL R.O.W.  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

**TRACT 1  
1.465 ACRES  
63,818 SQ. FT.**

$N64^{\circ}35'25''E, 208.37'$   
 $N57^{\circ}00'15''E, 174.50'$

LOT 18  
BLOCK S

$328.53'$   
 $473.17'$

LOT 15

1/2" IRFC  
GOODWIN & MARSHALL

LOT 14

LOT 31, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE  
AND FLOODPLAIN  
EASEMENT

15' UTILITY EASEMENT  
INST. NO. D209008392  
O.P.R.T.C.T.

LOT 13

$S52^{\circ}32'48''W$   
7.77'

1/2" IRF BEARS  
 $N50^{\circ}00'28''W, 0.27'$

$S49^{\circ}05'09''W$   
94.83'

LOT 12

$N45^{\circ}22'24''E$   
75.79'

SEE SHEET 13

SEE SHEET 11

**NOTE**

Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**LEGEND**

- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- $\Delta$  = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- MNF = MAG NAIL FOUND
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND
- O.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
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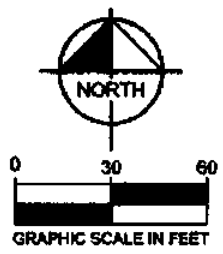
**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
J.W. HAYNES SURVEY, ABSTRACT NO. 782  
RUTH BAKER SURVEY, ABSTRACT NO. 108  
CITY OF KELLER, TARRANT COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
Fax No. (972) 238-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	OJD	OCT. 2021	067771675	12 OF 18

SEE SHEET 12



LOT 29R, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

LOT 30R, BLOCK S  
VARIABLE WIDTH TRAIL R.O.W.  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

**TRACT 1**  
1.465 ACRES  
63,818 SQ. FT.

**TRACT 1C**  
T.C.E.  
0.161 ACRES  
7,000 SQ. FT.

SEE SHEET 14

STERLING TRACE DRIVE  
(80' RIGHT-OF-WAY)

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL  
BEARS N2°47'33"E, 0.33'

1/2" IRFC  
GOODWIN & MARSHALL  
BEARS S19°21'49"E, 0.25'

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

Δ=9°36'58"  
R=55.00'  
L=9.23'  
CB=S37°19'11"W  
C=9.22'

N45°36'00"E 219.09'  
S32°30'38"W 17.51'

S41°46'50"W 74.93'

S49°35'31"W 74.93'

N28°56'03"E 198.38'

N32°30'38"E 245.34'

N45°22'24"E 75.79'

N42°07'45"E 103.17'

S32°10'06"W 83.38'

S27°21'58"W 75.24'

S30°58'08"W 74.93'

S40°35'45"W 102.07'

S49°05'09"W 94.83'

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

1/2" IRFC  
GOODWIN & MARSHALL

**NOTE**  
Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**LEGEND**

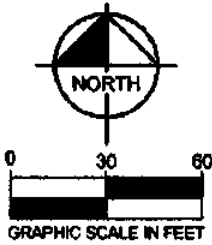
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- Δ = CENTRAL ANGLE
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- P.O.B. = POINT OF BEGINNING
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- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
J.W. HAYNES SURVEY, ABSTRACT NO. 782  
RUTH BAKER SURVEY, ABSTRACT NO. 108  
CITY OF KELLER, TARRANT COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
Fax No. (972) 256-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	OCT. 2021	067771675	13 OF 18



LOT 1, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT

MARSHALL RIDGE,  
PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

G. GILBERT SURVEY  
ABSTRACT NO. 577

LOT 29R, BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE AND  
FLOODPLAIN EASEMENT  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

**TRACT 1**  
**1.465 ACRES**  
**63,818 SQ. FT.**

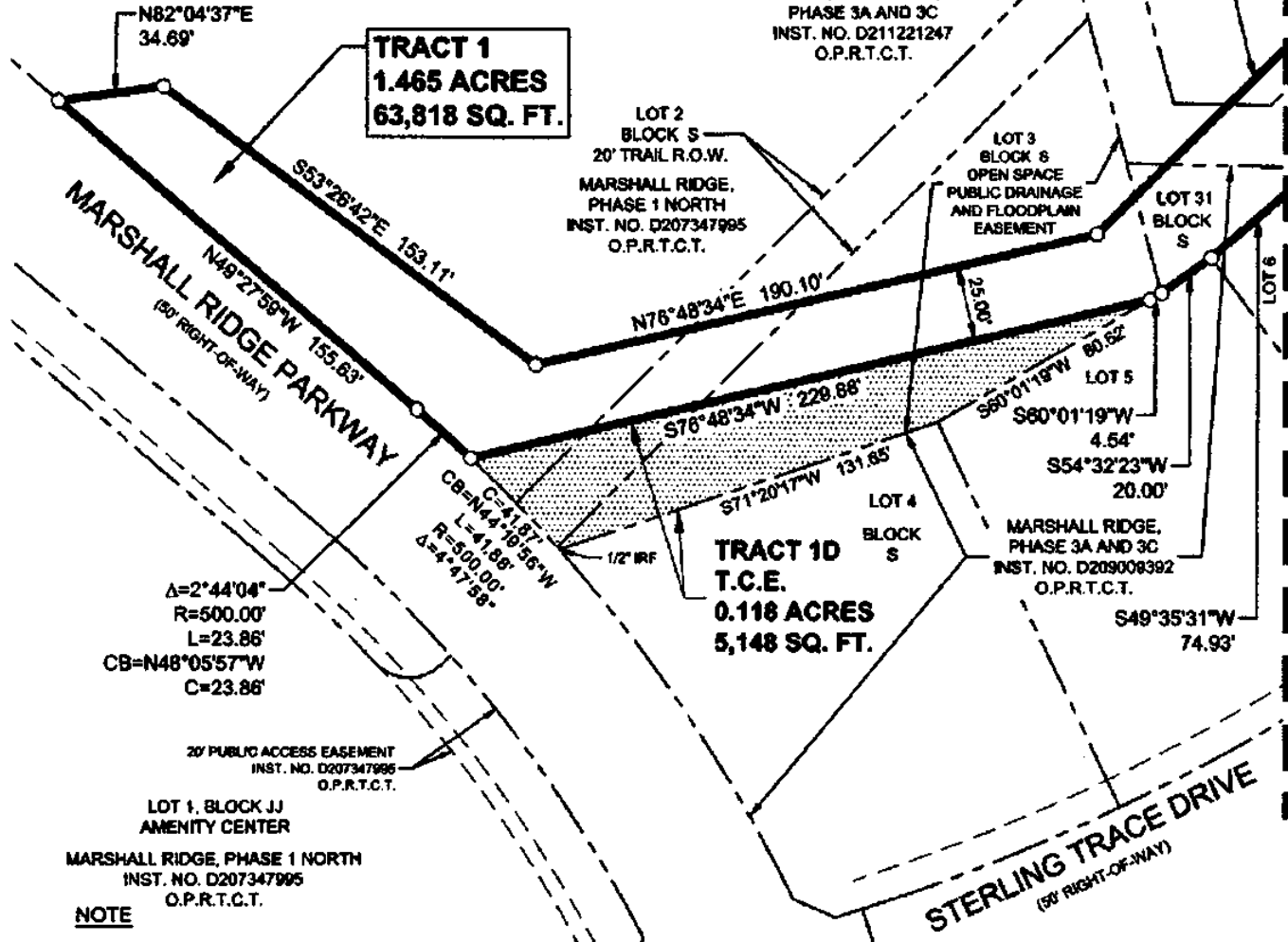
LOT 30R, BLOCK S  
VARIABLE WIDTH TRAIL R.O.W.  
MARSHALL RIDGE,  
PHASE 3A AND 3C  
INST. NO. D211221247  
O.P.R.T.C.T.

LOT 2  
BLOCK S  
20' TRAIL R.O.W.  
MARSHALL RIDGE,  
PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

LOT 3  
BLOCK S  
OPEN SPACE  
PUBLIC DRAINAGE  
AND FLOODPLAIN  
EASEMENT

LOT 31  
BLOCK  
S

SEE SHEET 13



$\Delta = 2^{\circ}44'04''$   
 $R = 500.00'$   
 $L = 23.86'$   
 $CB = N48^{\circ}05'57''W$   
 $C = 23.86'$

20' PUBLIC ACCESS EASEMENT  
INST. NO. D207347995  
O.P.R.T.C.T.

LOT 1, BLOCK JJ  
AMENITY CENTER  
MARSHALL RIDGE, PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

**NOTE**

Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**LEGEND**

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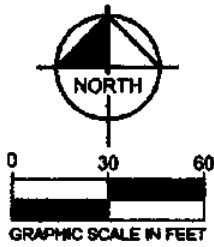
**SANITARY SEWER EASEMENT**

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J.W. HAYNES SURVEY, ABSTRACT NO. 782  
RUTH BAKER SURVEY, ABSTRACT NO. 108  
CITY OF KELLER, TARRANT COUNTY, TEXAS

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Fax No. (972) 239-3420

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	OCT. 2021	067771875	14 OF 18



SEE SHEET 16

LOT 1, BLOCK S  
OPEN SPACE AND  
PUBLIC DRAINAGE EASEMENT

MARSHALL RIDGE,  
PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

MARSHALL RIDGE PARKWAY  
(50' RIGHT-OF-WAY)

LOT 13,  
BLOCK JJ,

20' PUBLIC ACCESS EASEMENT  
INST. NO. D207347995  
O.P.R.T.C.T.

LOT 1, BLOCK JJ  
AMENITY CENTER  
MARSHALL RIDGE, PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

P.O.C.  
TRACT 2

STERLING TRACE DRIVE  
(50' RIGHT-OF-WAY)

**NOTE**

Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**LEGEND**

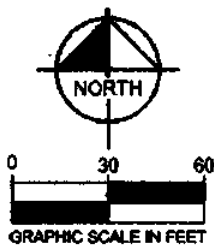
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**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
CITY OF KELLER, TARRANT COUNTY, TEXAS

## Kimley»Horn

13466 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10116500      Tel. No. (972) 770-1300      Fax No. (972) 238-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	OCT. 2021	087771875	16 OF 18



G. GILBERT SURVEY  
ABSTRACT NO. 577

LOT 14, BLOCK JJ  
OPEN SPACE, PUBLIC DRAINAGE  
AND FLOODPLAIN EASEMENT

MARSHALL RIDGE, PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

LOT 13, BLOCK JJ  
TRAIL R.O.W.

MARSHALL  
RIDGE PARKWAY  
(50' RIGHT-OF-WAY)

15' UTILITY EASEMENT  
INST. NO. D207347995  
O.P.R.T.C.T.

**TRACT 2A**  
T.C.E.  
0.042 ACRES  
1,837 SQ. FT.

**TRACT 2**  
0.678 ACRES  
29,523 SQ. FT.

**TRACT 2C**  
T.C.E.  
0.214 ACRES  
9,328 SQ. FT.

**TRACT 2B**  
T.C.E.  
0.067 ACRES  
2,923 SQ. FT.

**P.O.B.**  
TRACT 2

LOT 1, BLOCK JJ

MARSHALL RIDGE, PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L2	S48°05'03"W	22.70'
L3	S38°56'58"E	4.08'
L6	S49°27'59"E	33.40'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	62°28'44"	20.00'	21.81'	S88°13'51"W	20.74'

**NOTE**

Bearing system based on the Texas Coordinate System of 1983,  
North Central Zone (4202), North American Datum of 1983.

**LEGEND**

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**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
CITY OF KELLER, TARRANT COUNTY, TEXAS

**Kimley»Horn**

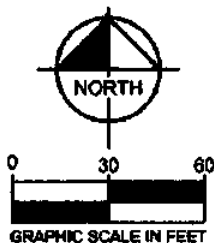
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      Tel. No. (972) 770-1300  
FIRM # 10116500      Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	OCT. 2021	067771673	16 OF 18

SEE SHEET 17

SEE SHEET 15





G. GILBERT SURVEY  
ABSTRACT NO. 577

$\Delta=113^{\circ}39'18''$   
 $R=100.00'$   
 $L=198.36'$   
 $CB=S75^{\circ}25'12''W$   
 $C=167.40'$

**TRACT 2C**  
T.C.E.  
0.214 ACRES  
9,328 SQ. FT.

**TRACT 2**  
0.678 ACRES  
29,523 SQ. FT.

LOT 14, BLOCK JJ  
OPEN SPACE, PUBLIC DRAINAGE  
AND FLOODPLAIN EASEMENT  
MARSHALL RIDGE, PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

$N11^{\circ}17'40''E$  83.84'  
LOT 13, BLOCK JJ TRAIL R.O.W.  
 $N11^{\circ}17'40''E$  1.35'  
 $\Delta=12^{\circ}36'56''$   
 $R=190.00'$   
 $L=41.83'$   
 $CB=N17^{\circ}36'09''E$   
 $C=41.75'$   
 $N23^{\circ}54'38''E$  27.45'

$N18^{\circ}35'33''E$  58.00'  
 $\Delta=7^{\circ}17'54''$   
 $R=510.00'$   
 $L=64.96'$   
 $CB=S14^{\circ}58'37''W$   
 $C=64.92'$

LOT 13, BLOCK JJ TRAIL R.O.W.

$S24^{\circ}31'48''W$  145.00'  
LOT 4  
MARSHALL RIDGE, PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.  
 $N56^{\circ}49'51''W$  7.61'  
 $N88^{\circ}36'00''W$  104.64'  
 $S58^{\circ}49'51''E$  144.11'

$S47^{\circ}45'10''E$  78.23'

$S66^{\circ}36'00''E$  211.51'

56" IRFC BROOKES BAKER SURVEYOR

LOT 3 BLOCK JJ

10" UTILITY EASEMENT  
INST. NO. D207347995  
O.P.R.T.C.T.

$\Delta=101^{\circ}18'31''$   
 $R=80.00'$   
 $L=106.09'$   
 $CB=S17^{\circ}06'17''W$   
 $C=92.80'$

LOT 5  
 $S24^{\circ}31'49''W$  164.57'

LOT 6

CREEKHAVEN COURT  
50' RIGHT-OF-WAY

10" UTILITY ESMT  
INST. NO. D207347995  
O.P.R.T.C.T.

1/2" IRF BEARS  $S87^{\circ}28'55''E$ , 0.26'

SEE SHEET 18

SEE SHEET 16

**NOTE**

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**SANITARY SEWER EASEMENT**  
G. GILBERT SURVEY, ABSTRACT NO. 577  
CITY OF KELLER, TARRANT COUNTY, TEXAS

**Kimley»Horn**

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SEE SHEET 17

**TRACT 2D  
T.C.E.  
0.074 ACRES  
3,209 SQ. FT.**

CALLED 68.408 ACRE TRACT  
ENGLER ACQUISITION  
PARTNERS, LTD  
INST. NO. D205278853  
D.R.T.C.T.

SANITARY SEWER  
EASEMENT  
INST. NO. D209061767  
O.P.R.T.C.T.

LOT 14, BLOCK JJ  
OPEN SPACE, PUBLIC  
DRAINAGE AND  
FLOODPLAIN EASEMENT  
MARSHALL RIDGE,  
PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

N23°54'38"E  
27.45'

N23°34'20"E  
39.26'

N86°28'34"E  
41.93'

LOT 5

S24°31'49"W  
164.57'

**TRACT 2  
0.678 ACRES  
29,523 SQ. FT.**

LOT 13,  
BLOCK JJ  
TRAIL R.O.W.

LOT 12 BLOCK JJ

10' UTILITY EASEMENT  
INST. NO. D207347995  
O.P.R.T.C.T.

MARSHALL RIDGE,  
PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

10' UTILITY EASEMENT  
INST. NO. D207347995  
O.P.R.T.C.T.

**HIDDEN COVE COURT**  
60' RIGHT-OF-WAY

LOT 1

LOT 2

MARSHALL RIDGE,  
PHASE 1 NORTH  
INST. NO. D207347995  
O.P.R.T.C.T.

LOT 3  
BLOCK  
KK

APPROXIMATE  
LOCATION OF  
ABSTRACT LINE

**LINE TABLE**

NO.	BEARING	LENGTH
L4	S31°54'17"W	5.19'
L5	N00°00'07"W	29.42'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	18°54'03"	80.00'	26.39'	N33°21'42"E	26.27'
C3	41°12'28"	100.00'	71.92'	S65°52'16"W	70.36'
C4	43°39'48"	80.00'	60.97'	N64°38'38"E	59.50'



**NOTE**

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G. GILBERT SURVEY, ABSTRACT NO. 577  
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