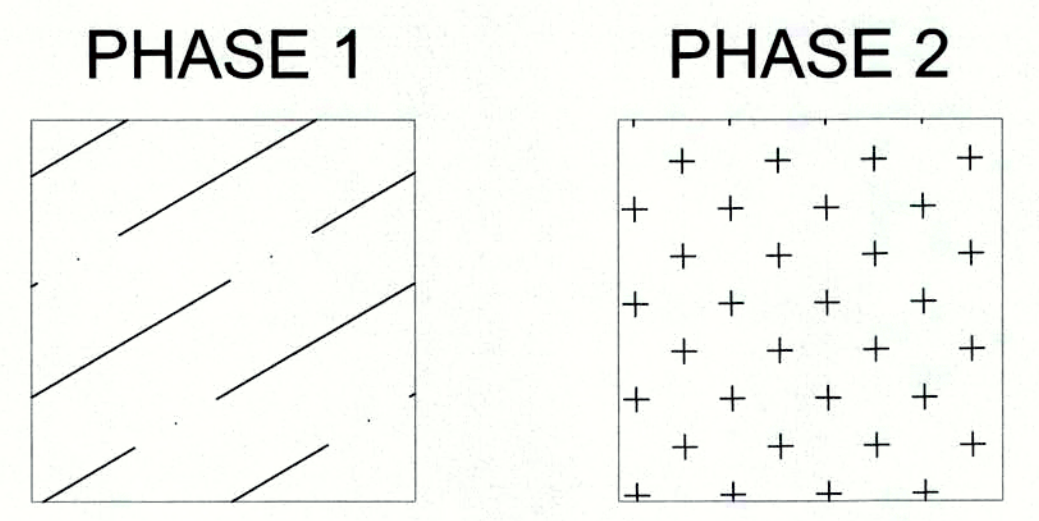
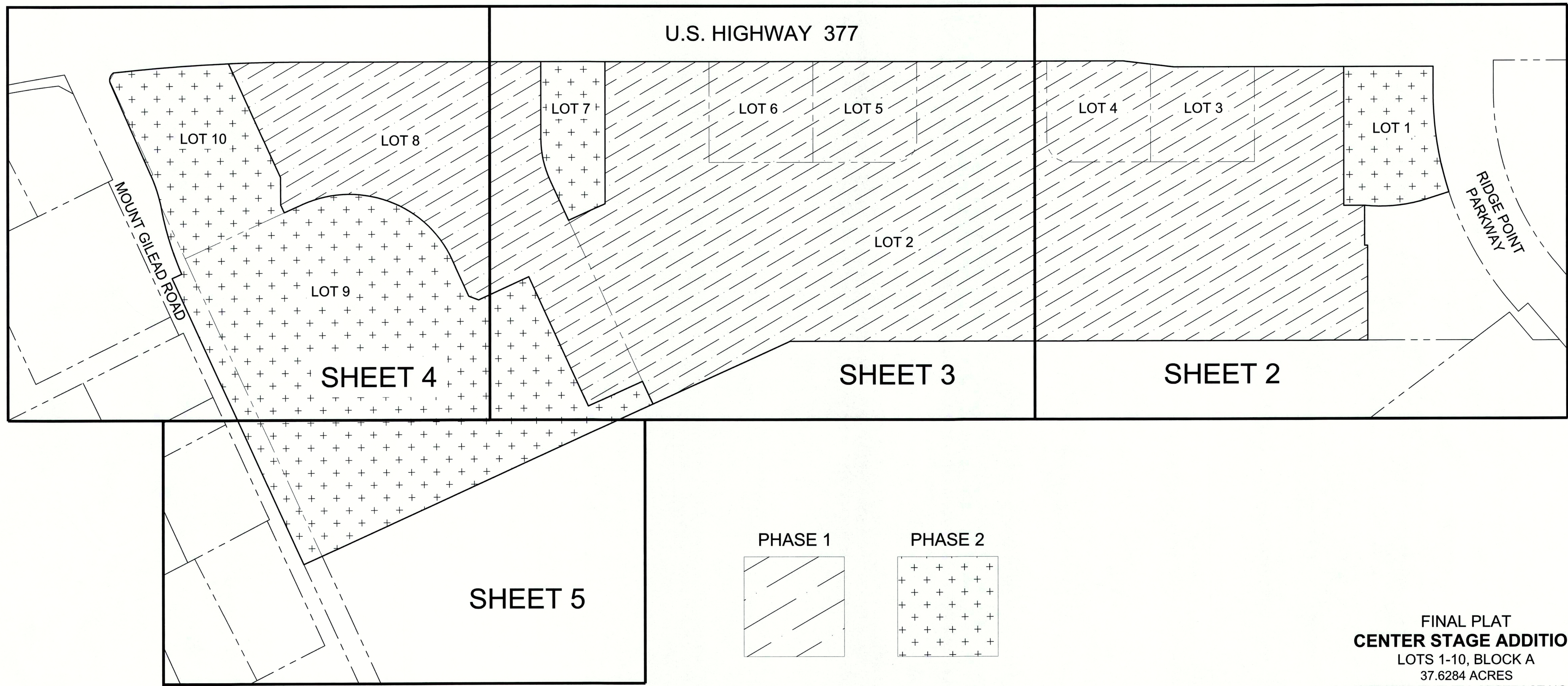


PLAN SUMMARY TABLE	
NUMBER OF LOTS	10
NUMBER OF LOTS PER ZONING CATEGORY	10 (PD-1962-MU)
TOTAL ACREAGE PHASE 1 (LOTS 2-6, 8)	25.0075 ACRES (1,089,321 SF)
TOTAL ACREAGE PHASE 2 (LOTS 1, 7, 9 & 10)	11.9895 ACRES (522,263 SF)
TOTAL RIGHT-OF-WAY DEDICATION ACREAGE	0.6315 ACRES (27,509 SF)
NUMBER OF LOTS PHASE 1 (LOTS 2-6, 8)	6
NUMBER OF LOTS PHASE 2 (LOTS 1, 7, 9 & 10)	4
MINIMUM LOT SIZE	0.8252 ACRES (35,944 SF)
MINIMUM DWELLING UNIT SIZE (LOT 2 ONLY)	528 SF
DENSITY PER ACRE (LOTS 1-7)	22
OPEN SPACE (LOTS 1-7)	6 ACRES (261,560 SF)

KEY MAP & PHASE LIMITS



FINAL PLAT
CENTER STAGE ADDITION
 LOTS 1-10, BLOCK A
 37.6284 ACRES
 J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
 CITY OF KELLER, TARRANT COUNTY, TEXAS
 ZONED PD-1962-MU
 PHASE I



SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: DAVE DEWEIRD
 EMAIL: DAVE.DEWEIRD@KIMLEY-HORN.COM
 PHONE: 972-770-1300

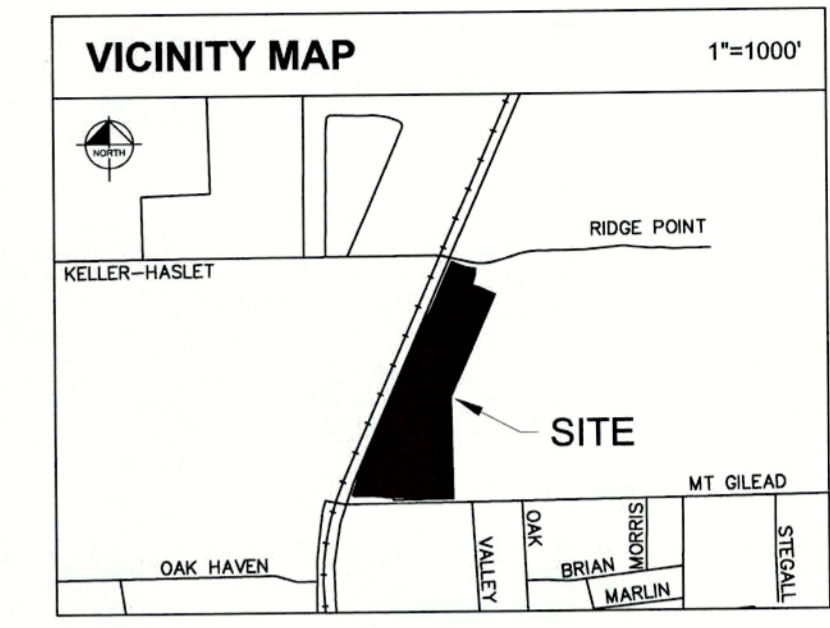
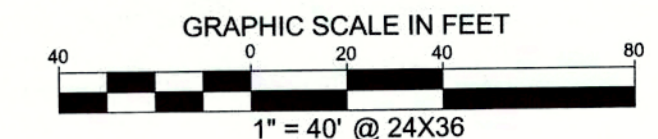
OWNER:
 GS-PG KELLER CENTER STAGE
 OWNER, LLC
 C/O: GREYSTAR DEVELOPMENT
 CENTRAL, LLC
 600 E. LAS COLINAS BLVD. STE. 2100
 IRVING, TEXAS 75039
 CONTACT: JR THULIN
 PHONE: 214-451-5698

OWNER:
 RCM KELLER CENTER STAGE, LLC
 909 LAKE CAROLYN PARKWAY,
 SUITE 150
 IRVING, TX 75039
 CONTACT: AJ GLASS
 PHONE: 469-533-4000

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2201 WEST ROYAL LANE
 SUITE 275
 IRVING, TEXAS 75063
 CONTACT: JOE FRACCARO
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 PHONE: 214-420-5600

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MRW	DJD	AUGUST 2021	067771675	1 OF 5

DWG NAME: K:\CAL_SURVEY\98771675\GREYSTAR ELAN KELLER\PLAN\KELLER_P1.DWG PLOTTED BY: WOFFORD, MATT 8/9/2021 12:18 PM LAST SAVED: 8/9/2021 11:47 AM



LEGEND

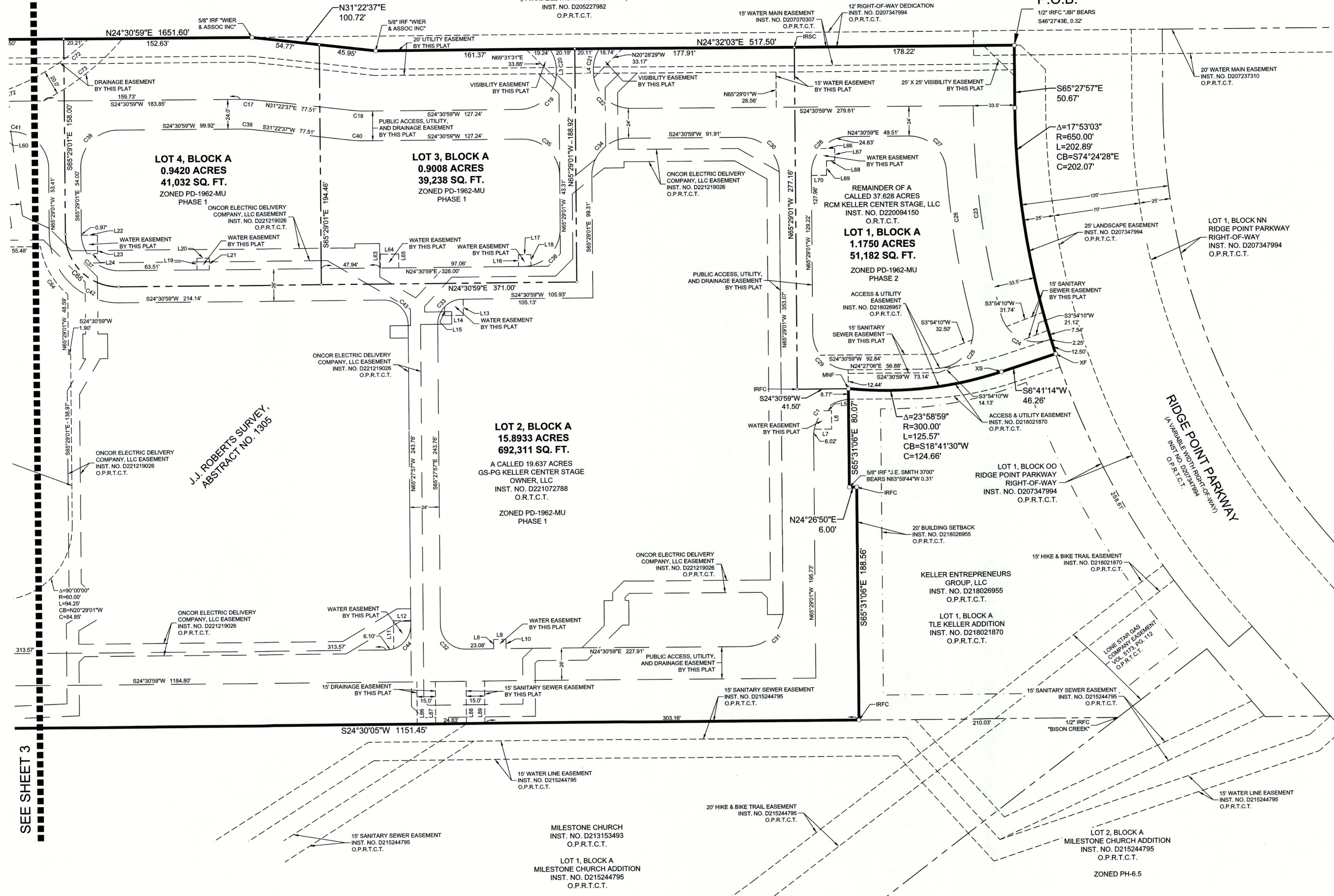
Δ = CENTRAL ANGLE
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 D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
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**U.S. HIGHWAY 377
 (DENTON HIGHWAY)
 (NORTH MAIN STREET)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 INST. NO. D205227982
 O.P.R.T.C.T.**

P.O.B.



**LOT 4, BLOCK A
 0.9420 ACRES
 41,032 SQ. FT.
 ZONED PD-1962-MU
 PHASE 1**

**LOT 3, BLOCK A
 0.9008 ACRES
 39,238 SQ. FT.
 ZONED PD-1962-MU
 PHASE 1**

**LOT 1, BLOCK A
 1.1750 ACRES
 51,182 SQ. FT.
 ZONED PD-1962-MU
 PHASE 2**

**LOT 2, BLOCK A
 15.8933 ACRES
 692,311 SQ. FT.**

A CALLED 19.637 ACRES
**GS-PG KELLER CENTER STAGE
 OWNER, LLC
 INST. NO. D221072788
 O.R.T.C.T.**
 ZONED PD-1962-MU
 PHASE 1

**KELLER ENTREPRENEURS
 GROUP, LLC
 INST. NO. D218026955
 O.P.R.T.C.T.**

**LOT 1, BLOCK A
 TLE KELLER ADDITION
 INST. NO. D218021870
 O.P.R.T.C.T.**

**LOT 2, BLOCK A
 MILESTONE CHURCH ADDITION
 INST. NO. D215244795
 O.P.R.T.C.T.**
 ZONED PH-6.5

**MILESTONE CHURCH
 INST. NO. D213153493
 O.P.R.T.C.T.**

**LOT 1, BLOCK A
 MILESTONE CHURCH ADDITION
 INST. NO. D215244795
 O.P.R.T.C.T.**
 ZONED PH-6.5

**J.J. ROBERTS SURVEY,
 ABSTRACT NO. 1305**

SEE SHEET 3

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: DAVE DEWEIRD
 EMAIL: DAVE.DEWEIRD@KIMLEY-HORN.COM
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**FINAL PLAT
 CENTER STAGE ADDITION
 LOTS 1-10, BLOCK A**

**37.6284 ACRES
 J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
 CITY OF KELLER, TARRANT COUNTY, TEXAS
 ZONED PD-1962-MU
 PHASE I**

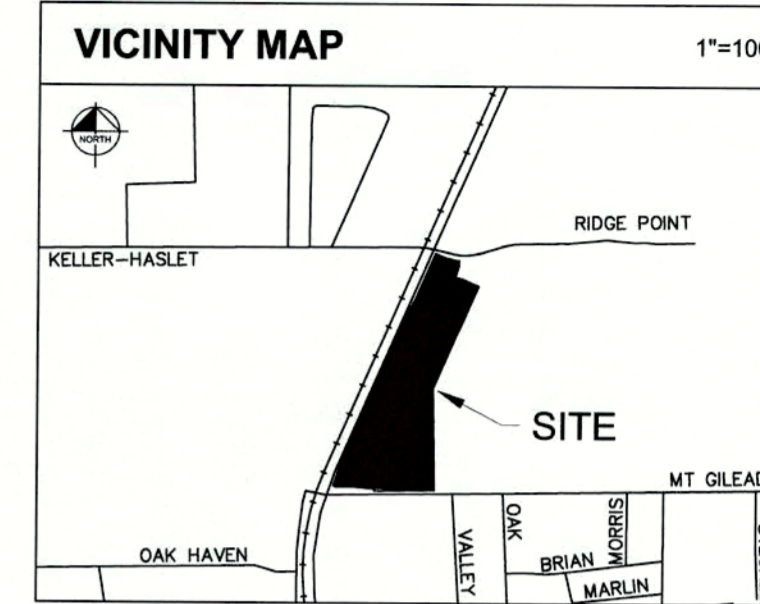
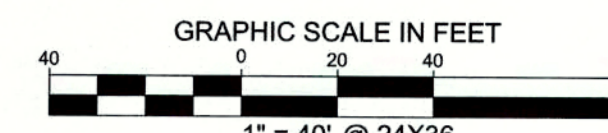
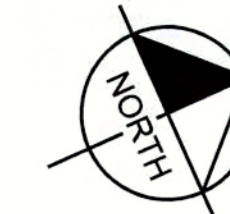
Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

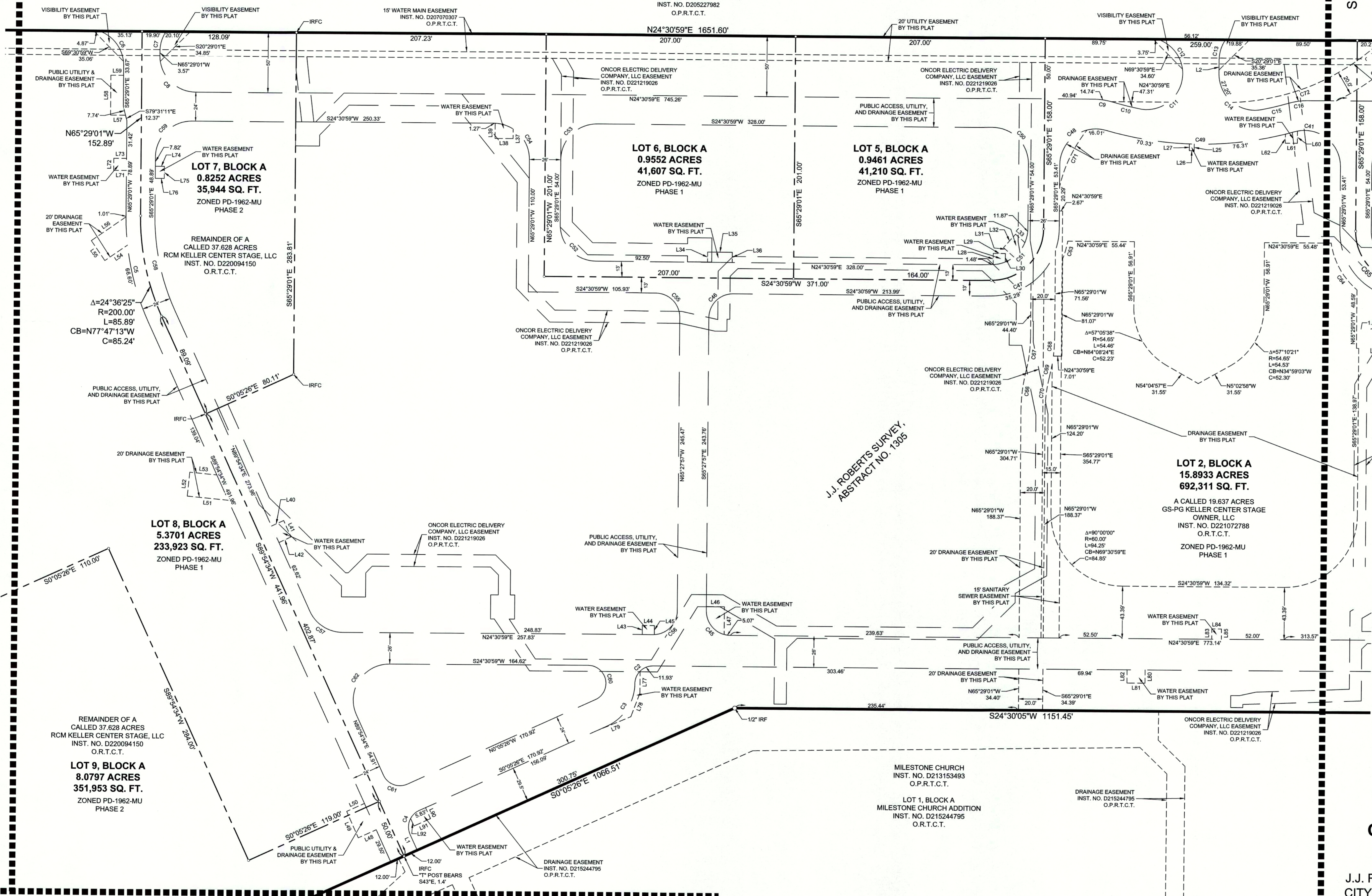
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U.S. HIGHWAY 377
(DENTON HIGHWAY)
(NORTH MAIN STREET)
(A VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. D205227982
O.P.R.T.C.T.



- LEGEND**
- Δ = CENTRAL ANGLE
 - MNF = MAG NAIL FOUND
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CENTER STAGE ADDITION
LOTS 1-10, BLOCK A
37.6284 ACRES
J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED PD-1962-MU
PHASE I

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MRW	DJD	AUGUST 2021	067771675	3 OF 5

SURVEYOR:
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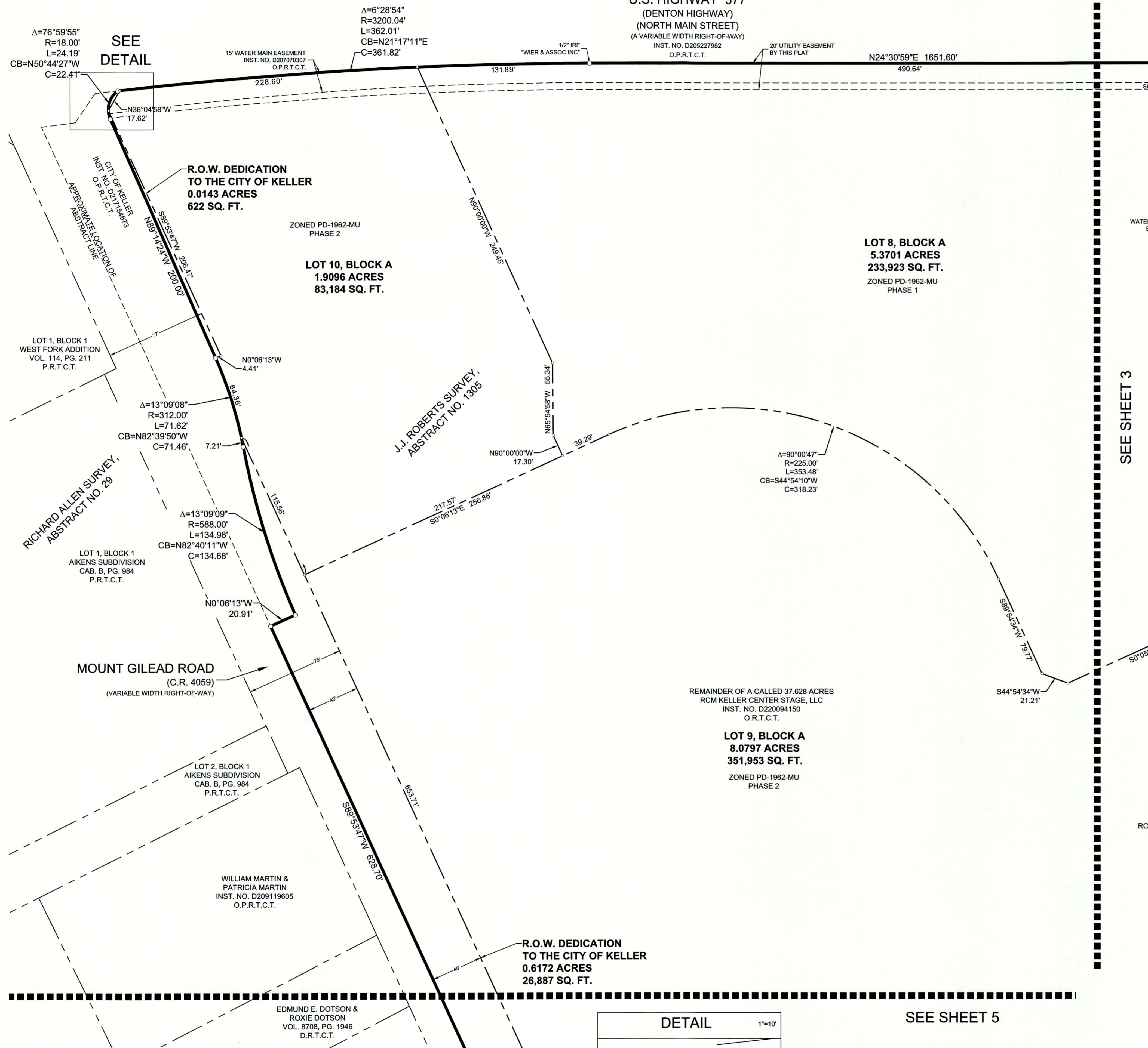
OWNER:
GS-PG KELLER CENTER STAGE
OWNER, LLC
C/O: GREYSTAR DEVELOPMENT
CENTRAL, LLC
800 E. LAS COLINAS BLVD. STE. 2100
IRVING, TEXAS 75039
CONTACT: JR THULIN
PHONE: 214-451-5698

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CONTACT: AJ GLASS
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ENGINEER:
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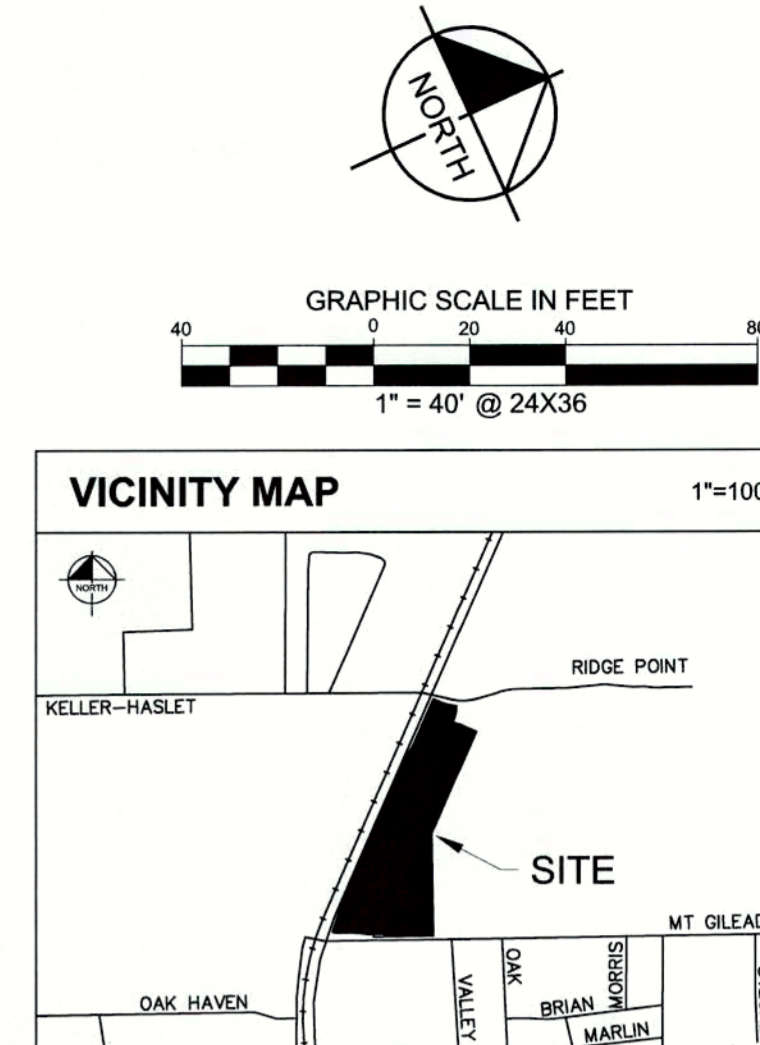
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**U.S. HIGHWAY 377
(DENTON HIGHWAY)
(NORTH MAIN STREET)**
(A VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. D205227982
O.P.R.T.C.T.



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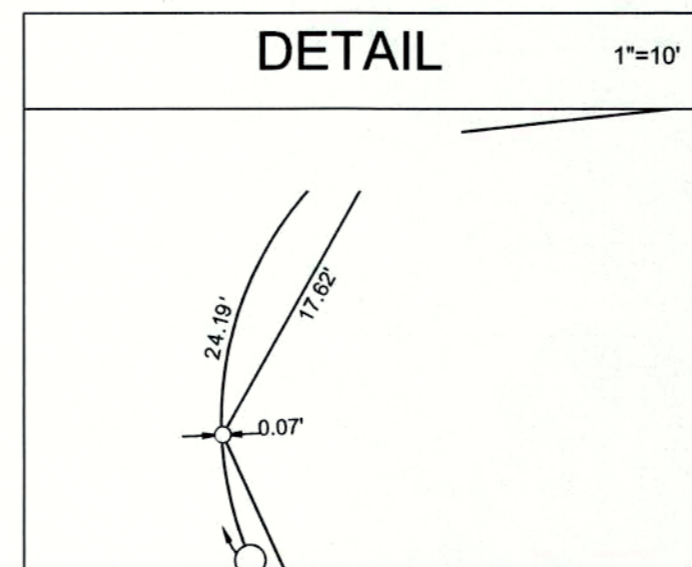


LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE										
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°54'34"W	14.50'	L21	S65°26'50"E	9.43'	L41	S89°41'42"E	15.00'	L61	S24°30'59"W	10.00'	L81	S24°30'59"W	15.00'
L2	N65°29'01"W	11.47'	L22	N24°38'48"E	13.06'	L42	S00°13'03"E	10.93'	L62	N65°29'01"W	7.54'	L82	N65°29'01"W	11.00'
L3	S65°29'01"E	1.85'	L23	S65°21'12"E	15.00'	L43	N65°29'01"W	7.50'	L63	N65°19'25"W	11.15'	L83	N65°29'01"W	8.51'
L4	N65°29'01"W	1.87'	L24	S24°38'48"W	8.43'	L44	N24°30'59"E	10.00'	L64	N24°44'35"E	15.00'	L84	N24°30'59"E	8.00'
L5	N24°43'06"E	6.15'	L25	S65°29'01"E	5.46'	L45	S65°29'01"E	7.47'	L65	S65°15'25"E	11.09'	L85	S65°29'01"E	8.51'
L6	S65°29'01"E	15.00'	L26	S24°31'35"W	4.00'	L46	N24°30'59"E	14.98'	L66	N24°31'05"E	11.04'	L86	N65°29'01"W	34.41'
L7	S24°43'06"W	14.08'	L27	N65°29'01"W	5.58'	L47	S65°29'01"E	23.10'	L67	S65°28'55"E	10.00'	L87	S65°29'01"E	34.25'
L8	N65°29'01"W	7.50'	L28	N65°29'01"W	9.27'	L48	S00°05'28"E	16.38'	L68	S24°31'05"W	6.74'	L88	N65°29'01"W	34.24'
L9	N24°30'59"E	10.00'	L29	N24°30'59"E	10.00'	L49	N89°31'57"W	24.00'	L69	S65°15'25"E	11.75'	L89	S65°29'01"E	34.24'
L10	S65°29'01"E	7.50'	L30	S65°29'01"E	7.02'	L50	N00°05'26"W	16.14'	L70	S24°44'35"W	12.30'	L90	N89°54'34"E	10.00'
L11	N65°29'01"W	22.75'	L31	S65°57'12"W	11.58'	L51	S29°54'24"W	34.19'	L71	S24°30'59"W	10.50'	L91	S00°05'26"E	15.00'
L12	N24°08'46"E	14.00'	L32	N24°10'42"W	15.00'	L52	N60°05'28"W	20.00'	L72	N65°29'01"W	10.00'	L92	S89°54'34"W	6.87'
L13	S65°19'25"E	13.08'	L33	N65°57'12"E	10.50'	L53	N29°54'24"E	22.64'	L73	N24°30'59"E	10.50'			
L14	S24°44'35"W	15.00'	L34	N65°29'01"W	8.50'	L54	S10°18'47"E	22.69'	L74	N24°30'59"E	7.50'			
L15	N65°19'25"W	7.07'	L35	N24°30'59"E	20.53'	L55	S79°41'13"W	20.00'	L75	S65°29'01"E	10.00'			
L16	N65°28'55"W	9.48'	L36	S65°29'01"E	8.50'	L56	N10°18'47"W	34.89'	L76	S24°30'59"W	7.50'			
L17	N24°31'05"E	10.00'	L37	S65°29'01"E	7.92'	L57	S24°30'59"W	12.38'	L77	S65°29'01"E	18.16'			
L18	S65°28'55"E	8.87'	L38	S24°30'59"W	15.00'	L58	N65°29'01"W	33.08'	L78	S45°05'26"E	21.23'			
L19	N65°28'50"W	9.42'	L39	N65°29'01"W	12.69'	L59	N24°30'59"E	10.50'	L79	S01°48'30"W	30.17'			
L20	N24°31'28"E	10.00'	L40	N00°13'03"W	11.07'	L60	S65°29'01"E	10.16'	L80	S65°29'01"E	11.00'			

CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	86°57'00"	30.00'	45.53'	S22°00'30"E	41.28'	C26	10°07'59"	707.50'	125.12'	S74°33'51"E	124.96'	C51	90°00'00"	30.00'	47.12'	N20°29'01"W	42.43'
C2	86°49'26"	15.05'	22.81'	S18°58'21"E	20.69'	C27	85°59'09"	30.00'	45.02'	S67°30'34"W	40.91'	C52	90°00'00"	30.00'	47.12'	N69°30'59"E	42.43'
C3	66°30'55"	39.00'	45.28'	N33°20'53"W	42.78'	C28	90°00'00"	30.00'	47.12'	S20°29'01"E	42.43'	C53	S20°29'01"E	30.00'	47.12'	S20°29'01"E	42.43'
C4	90°00'00"	15.00'	23.56'	S45°05'26"E	21.21'	C29	86°55'08"	30.00'	45.51'	N71°03'25"E	41.27'	C54	90°00'00"	30.00'	47.12'	S69°30'59"W	42.43'
C5	24°36'25"	212.00'	91.05'	S77°47'13"E	90.35'	C30	90°00'00"	30.00'	47.12'	S69°30'59"W	42.43'	C55	90°01'03"	20.00'	31.42'	S69°31'31"W	28.29'
C6	70°47'40"	30.00'	37.07'	S79°07'09"W	34.75'	C31	90°00'00"	30.00'	47.12'	N20°29'01"W	42.43'	C56	85°04'27"	20.00'	29.70'	N18°01'14"W	27.04'
C7	33°12'03"	30.00'	17.38'	S48°52'59"E	17.14'	C32	90°01'03"	20.00'	31.42'	N69°31'31"E	28.29'	C57	65°23'35"	30.00'	34.24'	N57°12'47"E	32.41'
C8	90°00'00"	30.00'	47.12'	N69°30'59"E	42.43'	C33	89°58'57"	20.00'	31.41'	S20°28'29"E	28.28'	C58	24°36'25"	188.00'	80.74'	S77°47'13"E	80.12'
C9	16°13'00"	54.00'	15.28'	S32°37'29"W	15.23'	C34	90°00'00"	30.00'	47.12'	S20°29'01"E	42.43'	C59	90°00'00"	30.00'	47.12'	S20°29'01"E	42.43'
C10	5°35'15"	263.12'	25.66'	N37°56'22"E	25.65'	C35	90°00'00"	30.00'	47.12'	S69°30'59"W	42.43'	C60	156°23'35"	15.00'	40.68'	N77°47'13"W	29.31'
C11	96°54'51"	30.00'	50.74'	N17°10'34"W	44.91'	C36	90°00'00"	30.00'	47.12'	N20°29'01"W	42.43'	C61	90°00'00"	15.00'	23.56'	N44°54'34"E	21.21'
C12	71°48'25"	30.00'	37.60'	S77°52'39"W	35.19'	C37	90°00'00"	30.00'	47.12'	N69°30'59"E	42.43'	C62	114°36'25"	30.00'	60.01'	S32°47'13"E	50.49'
C13	33°58'15"	30.00'	17.79'	S48°29'53"W	17.53'	C38	90°00'00"	30.00'	47.12'	S20°29'01"E	42.43'	C63	13°32'21"	64.00'	15.12'	N49°40'19"W	15.09'
C14	101°07'47"	30.00'	52.95'	N63°57'06"E	46.34'	C39	6°51'37"	88.00'	10.54'	S27°56'48"W	10.53'	C64	40°39'06"	64.00'	45.41'	N65°08'55"E	44.46'
C15	5°05'13"	263.12'	23.36'	N10°50'36"E	23.35'	C40	6°51'37"	112.00'	13.41'	N27°56'48"E	13.40'	C65	90°00'00"	43.00'	67.54'	N69°30'59"E	60.81'
C16	16°13'00"	54.00'	15.28'	S16°24'30"W	15.23'	C41	105°49'44"	30.00'	55.41'	S61°36'08"W	47.86'	C66	13°44'18"	140.00'	33.57'	S58°36'51"E	33.49'
C17	6°51'37"	112.00'	13.41'	S27°56'48"W	13.40'	C42	90°00'00"	56.00'	87.96'	N69°30'59"E	79.20'	C67	13°44'18"	120.00'	28.77'	N58°36'51"W	28.70'
C18	6°51'37"	88.00'	10.54'	N27°56'48"E	10.53'	C43	90°01'03"	20.00'	31.42'	S69°31'31"W	28.29'	C68	6°33'37"	140.00'	16.03'	N62°12'12"W	16.02'
C19	90°00'00"	30.00'	47.12'	N20°29'01"W	42.43'	C44	89°58'57"	20.00'	31.41'	N20°28'29"W	28.28'	C69	4°28'48"	140.00'	10.95'	N53°59'06"W	10.94'
C20	34°00'37"	30.00'	17.81'	N82°37'53"W	17.55'	C45	90°01'03"	20.00'	31.42'	N69°31'31"E	28.29'	C70	13°44'18"	120.00'	28.77'	S58°36'51"E	28.70'
C21	33°54'52"	30.00'	17.76'	S48°27'25"E	17.50'	C46	89°58'57"	20.00'	31.41'	S20°28'29"E	28.28'	C71	25°06'10"	120.00'	52.58'	N40°05'37"W	52.16'
C22	90°00'00"	30.00'	47.12'	N69°30'59"E	42.43'	C47	90°00'00"	56.00'	87.96'	N20°29'01"W	79.20'	C72	41°11'25"	190.00'	136.59'	N01°41'24"E	133.67'
C23	14°07'26"	684.14'	168.65'	S72°33'08"E	168.22'	C48	105°49'44"	30.00'	55.41'	S12°34'09"E	47.86'	C73	22°27'24"	210.00'	82.31'	N13°10'22"W	81.78'
C24	93°41'58"	30.00'	49.06'	N53°31'46"E	43.77'	C49	31°39'27"	287.12'	158.64'	N24°30'59"E	156.63'						
C25	96°18'13"	30.00'	50.42'	N31°28'44"W	44.69'	C50	90°00'00"	30.00'	47.12'	S69°30'59"W	42.43'						

LEGEND

- Δ = CENTRAL ANGLE
- MNF = MAG NAIL FOUND
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND
- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



SEE SHEET 5

**FINAL PLAT
CENTER STAGE ADDITION
LOTS 1-10, BLOCK A
37.6284 ACRES**
J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED PD-1962-MU
PHASE I

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale 1" = 40' Drawn by MRW Checked by DJD Date AUGUST 2021 Project No. 06771675 Sheet No. 4 OF 5

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: DAVE DEWEIRD
EMAIL: DAVE.DEWEIRD@KIMLEY-HORN.COM
PHONE: 972-770-1300

OWNER:
RCM KELLER CENTER STAGE, LLC
808 LAKE CAROLYN PARKWAY,
SUITE 275
IRVING, TEXAS 75039
CONTACT: AJ GLASS
PHONE: 469-533-4000

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2201 WEST ROYAL LANE
SUITE 275
IRVING, TEXAS 75039
CONTACT: JOE FRACCARO
EMAIL: JOE.FRACCARO@KIMLEY-HORN.COM
PHONE: 214-420-5600

Note:
The Drainage easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state. The City of Keller will not be responsible for the maintenance of private storm drainage facilities installed within the drainage easement. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works or designee.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, GS-PG KELLER CENTER STAGE OWNER, LLC and RCM KELLER CENTER STAGE, LLC, are the owners of a tract of land situated in the J.J. Roberts Survey, Abstract No. 1305, City of Keller, Tarrant County, Texas and being all of a called 19.637 acre tract of land described in the Special Warranty Deed to GS-PG Keller Center Stage, LLC recorded in Instrument No. D221072788, Official Public Records, Tarrant County, Texas, and being all of the remainder of a called 37.628 acre tract of land described in the Special Warranty Deed with Vendor's Lien to RCM Keller Center Stage, LLC recorded in Instrument No. D220094150, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 1, Block OO, Ridge Point Parkway Right-Of-Way, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D207347994, Official Public Records, Tarrant County, Texas, and the northwest corner of said 37.628 acre tract, and in the easterly right-of-way line of U.S. Highway 377 - North Main Street (a variable width right-of-way) from which a 1/2" iron rod with yellow cap stamped "JB1" found bears South 46°27'43" East, a distance of 0.32 feet;

THENCE with said southerly line of Lot 1, Block OO, the following courses and distances:

South 65°27'57" East, a distance of 50.67 feet to a cut "X" set at the beginning of a tangent curve to the left having a central angle of 17°53'03", a radius of 650.00 feet, a chord bearing and distance of South 74°24'28" East, 202.07 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 202.89 feet to an "X" found for the northwest corner of Lot 1, Block A of TLE Keller Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D218021870, Official Public Records, Tarrant County, Texas;

THENCE with the westerly line of said TLE Keller Addition, the following courses and distances:

South 6°41'14" West, a distance of 46.26 feet to point at the beginning of a non-tangent curve to the right having a central angle of 23°58'59", a radius of 300.00 feet, a chord bearing and distance of South 18°41'30" West, 124.66 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 125.57 feet to a mag nail with shiner stamped "KHA" found for the southwest corner of said TLE Keller Addition;

THENCE with the southerly line of said TLE Keller Addition, the following courses and distances:

South 65°31'06" East, a distance of 80.07 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner from which a 5/8" iron rod with yellow cap stamped "J.E. SMITH 3700" found bears N83°59'44" W 0.31';

North 24°26'50" East, a distance of 6.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

South 65°31'06" East, a distance of 188.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the southeast corner of said TLE Keller Addition and in the westerly line of Lot 1, Block A of Milestone Church Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D215244795, Official Public Records, Tarrant County, Texas;

THENCE with the westerly line of said Milestone Church Addition, the following courses and distances:

South 24°30'05" West, a distance of 1,151.45 feet to a 1/2" iron rod found for corner;

South 0°05'26" East, a distance of 1,066.51 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set in the northerly right-of-way line of Mount Gilead Road (a prescriptive variable width right-of-way) and being the south corner of said 37.628 acre tract;

THENCE with said northerly right-of-way line, South 89°53'47" West, a distance of 628.70 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the southeast corner of a called 0.399 acre tract of land described in the Deed to the City of Keller, recorded in Instrument No. D217154673, Official Public Records, Tarrant County, Texas;

THENCE continuing along the northerly right-of-way line of said Mt. Gilead Road and the east and north lines of said City of Keller tract, the following courses and distances:

North 0°06'13" West, a distance of 20.91 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 13°09'09", a radius of 588.00 feet, a chord bearing and distance of North 82°40'11" West, 134.68 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 134.98 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 13°09'08", a radius of 312.00 feet, a chord bearing and distance of North 82°39'50" West, 71.46 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 71.62 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 89°14'24" West, a distance of 200.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 76°59'55", a radius of 18.00 feet, a chord bearing and distance of North 50°44'27" West, 22.41 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 24.19 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the intersection of said northerly right-of-way line with the easterly right-of-way line of said U.S. Highway 377 and at the beginning of a non-tangent curve to the right having a central angle of 6°28'54", a radius of 3,200.04 feet, a chord bearing and distance of North 21°17'11" East, 361.82 feet;

THENCE with said easterly right-of-way line, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 362.01 feet to a 1/2" iron rod with cap stamped "WIER & ASSOC INC" found for corner;

North 24°30'59" East, a distance of 1,651.60 feet to a 5/8" iron rod with cap stamped "WIER & ASSOC INC" found for corner;

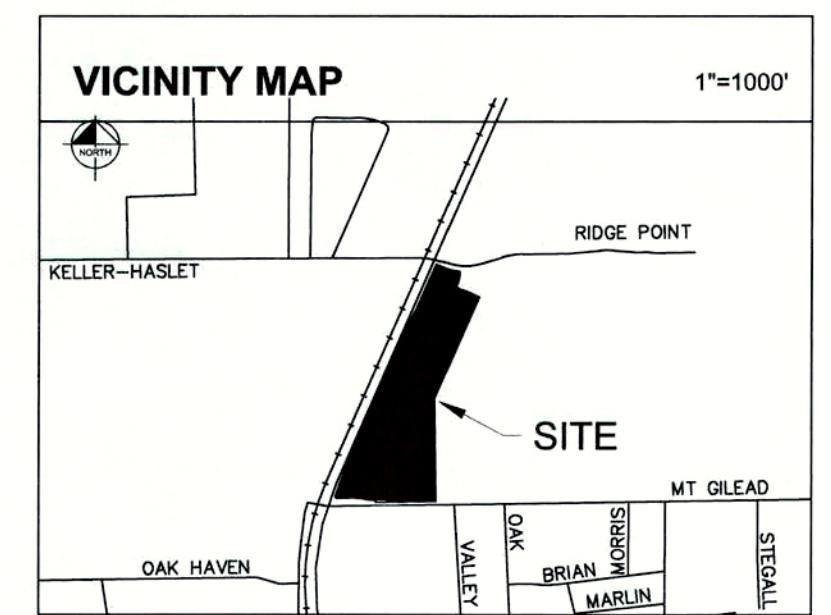
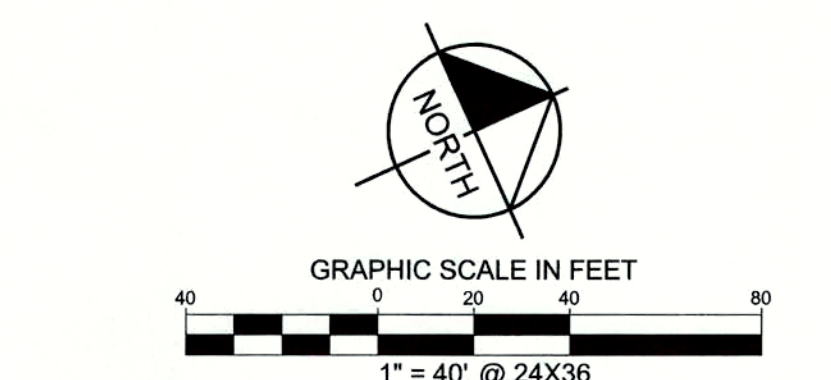
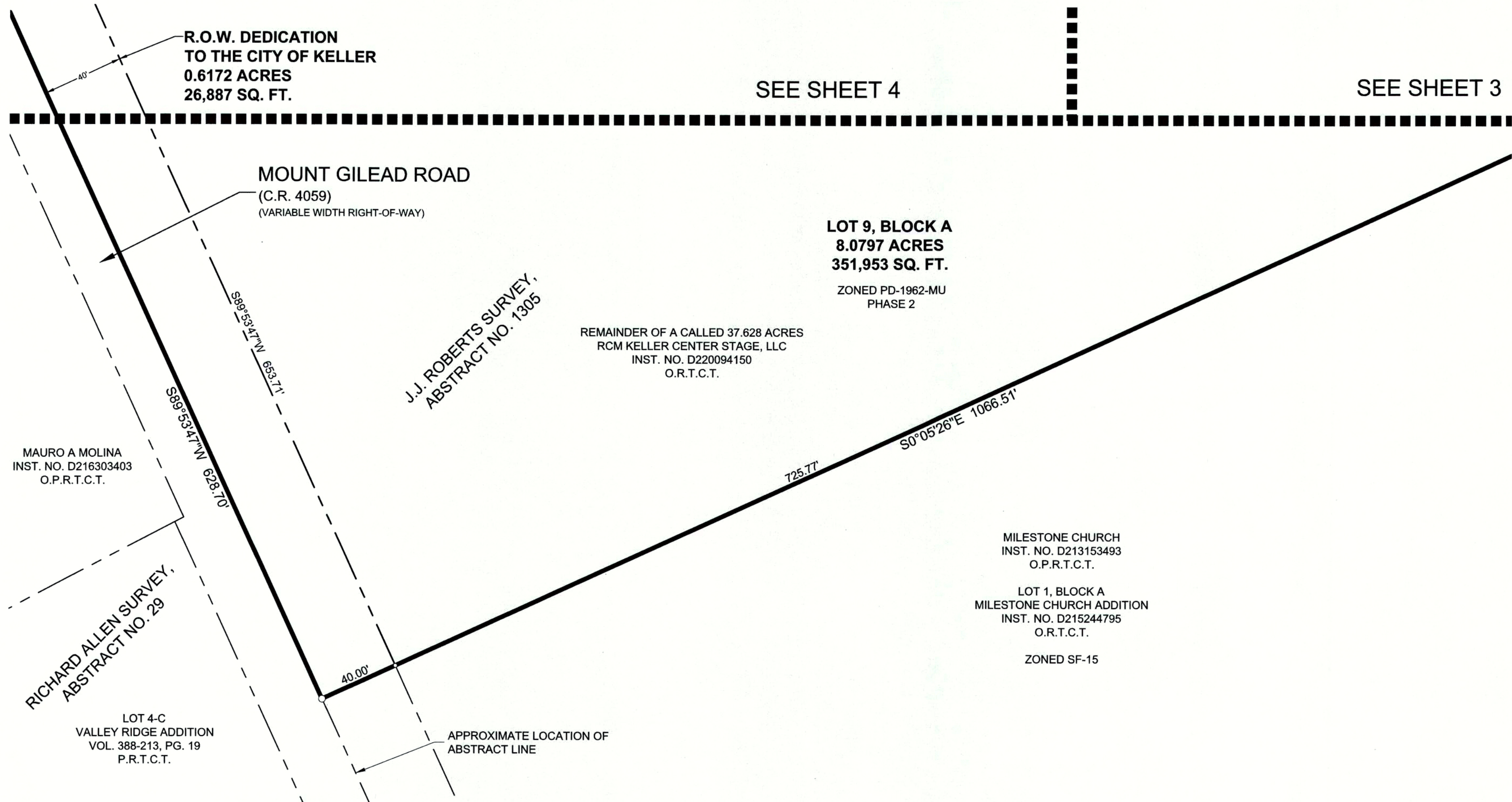
North 31°22'37" East, a distance of 100.72 feet to a 5/8" iron rod with cap stamped "WIER & ASSOC INC" found for corner;

North 24°32'03" East, a distance of 517.50 feet to the POINT OF BEGINNING and containing 37.6284 acres or 1,639,094 square feet of land.

SURVEYOR'S STATEMENT:

That I, David J. De Weirdt, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

David J. De Weirdt, 08/09/21
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
david.dewirtdt@kimley-horn.com



- LEGEND
Delta = CENTRAL ANGLE
MNF = MAG NAIL FOUND
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND
D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

- Notes:
1. Bearings shown hereon are based on the east line of the subject tract being South 24°30'05" West, the same as deed to RCM Keller Center Stage, LLC, recorded in Document No. D220094150, Official Public Records, Tarrant County, Texas.
2. All corners are 5/8" iron rod with red plastic cap stamped "KHA" set unless otherwise noted.
3. See sheet 3 for line and curve tables.
4. All setbacks shall be in accordance with PD-1962.
5. Zoning information shown hereon taken from the City of Keller interactive map.
6. When Lots 9 and 10 are developed, provisions for a trail easement per the City's master trail plan shall be allocated.
7. The Drainage easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state. The City of Keller will not be responsible for the maintenance of private storm drainage facilities installed within the drainage easement. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works or designee.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GS-PG KELLER CENTER STAGE OWNER, LLC and RCM KELLER CENTER STAGE, LLC, Owners, do hereby adopt that plat designating the hereinabove described property as CENTER STAGE ADDITION, 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, or other improvements 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. Trees and shrubs further than five-feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand at Dallas County, Texas, this 9th day of August, 2021.

RCM KELLER CENTERSTAGE, LLC, a Texas limited liability company

By: Realty Capital Management, LLC, its manager
Name: James W. Archie III
Title: Managing Director

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared James W. Archie III, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 9th day of August, 2021.

Kayla Walisch, Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 9th day of August, 2021.

Amanda Newton, Notary Public, State of Texas

AMANDA NEWTON, Notary Public, State of Texas

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
OWNER: GS-PG KELLER CENTER STAGE OWNER, LLC
OWNER: RCM KELLER CENTER STAGE, LLC

OWNER: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

OWNER: RCM KELLER CENTER STAGE, LLC
OWNER: KIMLEY-HORN AND ASSOCIATES, INC.

OWNER: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

Witness my hand at Dallas County, Texas, this 9th day of August, 2021.

GS-PG Keller Center Stage Owner, LLC, a Delaware limited liability company

By: GS-PG Keller Center Stage JV, LLC, a Delaware limited liability company its sole member

By: GS Keller Center Stage Manager, LLC, a Delaware limited liability company its manager

Name: Sidney John Thulin SR
Title: Vice President

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Sidney John Thulin SR, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 9th day of August, 2021.

Sini Marie Case, Notary Public in and for the State of Texas

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION
APPROVED BY: [Signature]
DIRECTOR: [Signature]
SECRETARY: [Signature]
DOCUMENT #: [Blank]
DATE: 8.10.2021

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/11/2021 10:00 AM
D221231335
PLAT
Pages: 7
Fees: \$88.00
SUBMITTER: SIDNEY THULIN

FINAL PLAT
CENTER STAGE ADDITION
LOTS 1-10, BLOCK A
37.6284 ACRES
J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED PD-1962-MU
PHASE I

Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. Tel. (972) 770-1300, Fax No. (972) 239-3820.

Table with 5 columns: Scale (1" = 40'), Drawn by (MRW), Checked by (DJD), Date (AUGUST 2021), Project No. (067771675), Sheet No. (5 OF 5).