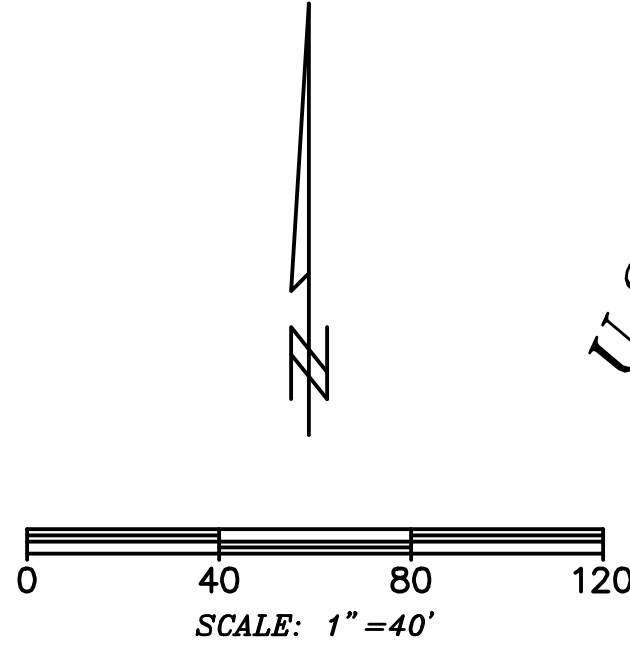


VICINITY MAP
1"=1000'



U.S. HWY 377
(N. MAIN HWY)
INST. NO. D20827982
(VARIABLE WIDTH RIGHT-OF-WAY)

J. J. ROBERTS SURVEY
ABSTRACT NO. 1305

LOT 8, BLOCK A
CENTER STAGE
INST. NO. D221231335
O.P.R.T.C.T.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOT 2, BLOCK A
CENTER STAGE
INST. NO. D221231335
O.P.R.T.C.T.

N89°54'34"E
50.00'

PUBLIC UTILITY AND
DRAINAGE EASEMENT
INST. NO. D221231335
O.P.R.T.C.T.

VARIABLE WIDTH FIRE
LANE ACCESS EASEMENT
BY SEPARATE INSTRUMENT

N00°05'26"W
119.00'

N89°54'34"E 284.00'

ALLEYWAY 1

N00°05'26"W
110.00'

N44°54'22"E
21.21'

N89°54'34"E
79.77'

DRAINAGE EASEMENT
INST. NO. D215244795
O.P.R.T.C.T.

LOT 1, BLOCK A
MILESTONE CHURCH ADDITION
INST. NO. D216110483
O.P.R.T.C.T.

50.0' FIRE LANE
ACCESS & CITY OF
KELLER UTILITY
ACCESS EASEMENT

LIMITS OF
NORTHWOOD DRIVE

S00°05'26"E
725.77'

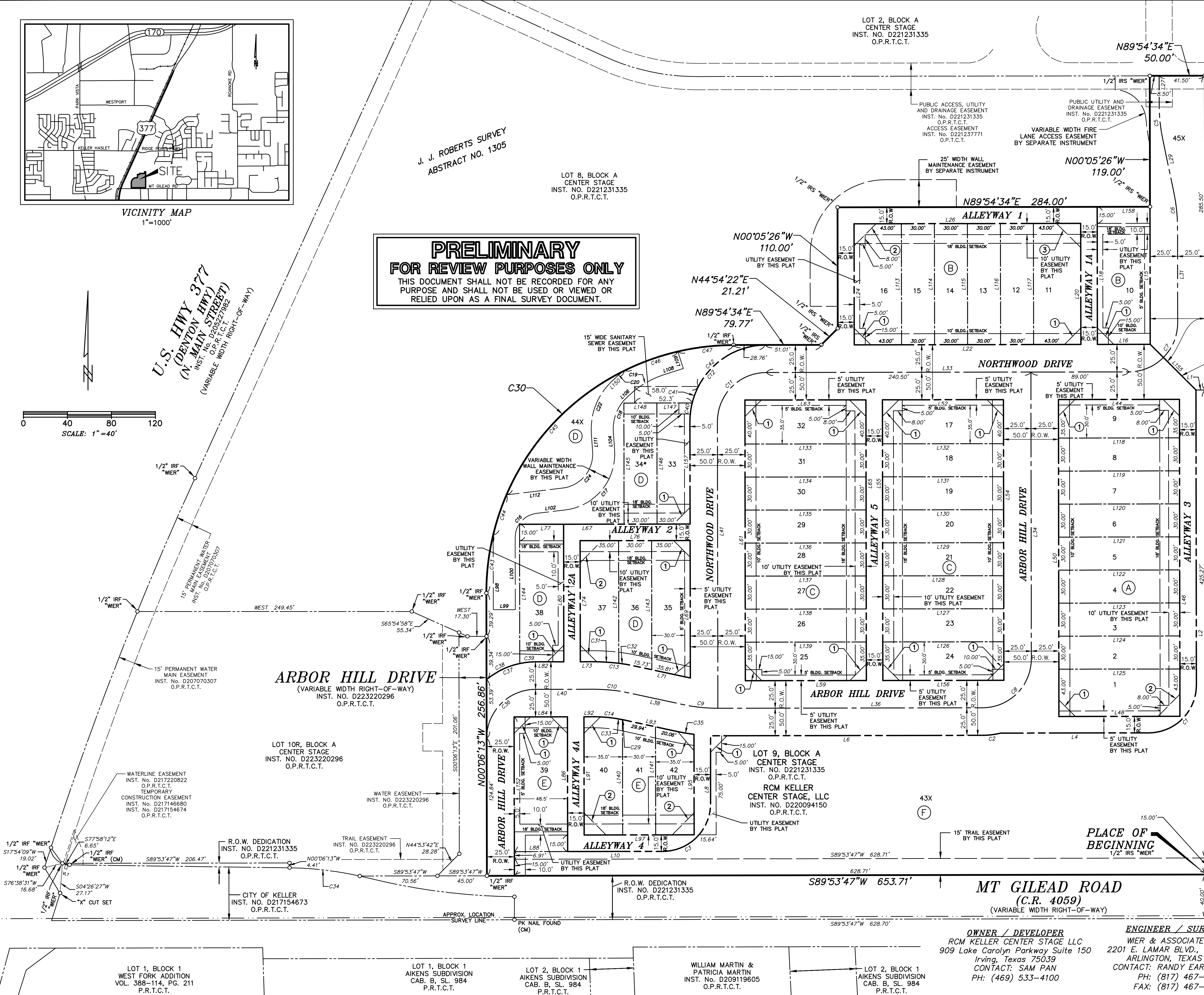
PLAN SUMMARY TABLE	
TOTAL NUMBER OF LOTS	45
OPEN SPACE LOTS	3
LOTS PER ZONING CATEGORY	45 LOTS ZONED PD-1962
TOTAL ACREAGE PER PHASE	8.080 ACRES
NUMBER OF LOTS PER PHASE	45
MINIMUM LOT SIZE	2,700 SQUARE FEET
DENSITY PER ACRE	7.05
LOT USE TYPE	RESIDENTIAL

* LEGEND *	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
"X"	CUT FOUND
WIER & ASSOC INC	WIER & ASSOC INC
R.O.W.	RIGHT-OF-WAY
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
①	15'X15' UTILITY, VISIBILITY, AND ACCESS EASEMENT BY THIS PLAT
②	20'X20' UTILITY, VISIBILITY, AND ACCESS EASEMENT BY THIS PLAT
③	22'X22' UTILITY, VISIBILITY, AND ACCESS EASEMENT BY THIS PLAT
34*	LOT 34 SHALL HAVE A LEGIBLE BUILDING ADDRESS SIGN PLACED IN A POSITION THAT IS VISIBLE FROM THE ADJACENT STREET RIGHT-OF-WAY

FINAL PLAT OF THE SUMMIT AT CENTER STAGE

BEING A REPLAT OF
LOT 9, BLOCK A, CENTER STAGE ADDITION
RECORDED IN DOCUMENT NO. D221231335
PLAT RECORDS, TARRANT COUNTY, TEXAS
8.080 ACRES OF LAND
SITUATED IN THE J. RIGLY SURVEY,
ABSTRACT NO. 1268, TARRANT COUNTY, TEXAS
THREE NON-RESIDENTIAL LOTS
FORTY TWO SINGLE-FAMILY LOTS
CASE NUMBER: FP-24-XXX

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010
361 HEADQUARTERS DR., SUITE 105 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900



OWNER / DEVELOPER
RCM KELLER CENTER STAGE LLC
909 Lake Carolyn Parkway Suite 150
Irving, Texas 75039
CONTACT: SAM PAN
PH: (469) 533-4100

ENGINEER / SURVEYOR
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ARLINGTON, TEXAS 76010
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FAX: (817) 467-7713

WILLIAM MARTIN &
PATRICIA MARTIN
INST. NO. D209119605
O.P.R.T.C.T.

LOT 2, BLOCK 1
AIKENS SUBDIVISION
CAB. B, SL. 984
P.R.T.C.T.

LOT 2, BLOCK 1
AIKENS SUBDIVISION
CAB. B, SL. 984
P.R.T.C.T.

LOT 1, BLOCK 1
AIKENS SUBDIVISION
CAB. B, SL. 984
P.R.T.C.T.

LOT 1, BLOCK 1
WEST FORK ADDITION
VOL. 388-114, PG. 211
P.R.T.C.T.

PRINTED: 3/6/2025 STB FILE: WER-SURVEY.STB LAST SAVED: 3/6/2025 12:06 PM SAVED BY: ANDREWE FILE: FINAL-PLAT--LOT-9--19061.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS RCM KELLER CENTER STAGE, LLC IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE J.J. ROBERTS SURVEY, ABSTRACT NO. 1305, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 9, BLOCK A, CENTER STAGE, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D2212331335 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF MT GILEAD ROAD (COUNTY ROAD 4059) (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A, MILESTONE CHURCH ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D216110483, O.P.R.T.C.T.;

THENCE S 89°53'47" W, ALONG THE SOUTH LINE OF SAID LOT 9 AND THE NORTH RIGHT-OF-WAY LINE OF SAID MT GILEAD ROAD, A DISTANCE OF 653.71 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC" BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR ARBOR HILL DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN INSTRUMENT No. D223220296, O.P.R.T.C.T.;

THENCE N 00°06'13" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID MT GILEAD ROAD, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ARBOR HILL DRIVE, AND THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 217.57 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC" BEING THE NORTHEAST CORNER OF SAID ARBOR HILL DRIVE AND THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 8, BLOCK A, OF SAID CENTER STAGE ADDITION, CONTINUING ALONG AN EAST LINE OF SAID LOT 8 AND A WEST LINE OF SAID LOT 9, IN ALL A TOTAL DISTANCE OF 256.86 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC" BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG THE COMMON LINE OF SAID LOT 8 AND LOT 9 AS FOLLOWS:

- NORTHEASTERLY, AN ARC LENGTH OF 353.48 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 90°00'50", AND A CHORD BEARING OF N 44°54'10" E, 318.23 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- N 89°54'34" E, A DISTANCE OF 79.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- N 44°54'22" E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- N 00°05'26" W, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- N 89°54'34" E, A DISTANCE OF 284.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- N 00°05'26" W, A DISTANCE OF 119.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 8, THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 9, AND IN THE SOUTH LINE OF LOT 2, BLOCK A, OF SAID CENTER STAGE ADDITION;

THENCE N 89°54'34" E, ALONG THE NORTH LINE OF SAID LOT 9 AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC" IN THE WEST LINE OF SAID LOT 1, SAID IRON ROD BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 9;

THENCE S 00°05'26" E, ALONG THE EAST LINE OF SAID LOT 9 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 725.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.080 ACRES (351,950 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RCM KELLER CENTER STAGE, LLC, OWNERS, DO HEREBY ADOPT THAT PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE SUMMIT AT CENTER STAGE, AN ADDITION TO THE CITY OF KELLER AND DO HEREBY DEDICATE TO THE PUBLIC USE FOR AER THE STREETS AND ALLEYS SHOWN THEREON AND DO 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 FIVEFEET FROM THE UTILITY LINES SHALL REMAIN. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

OWNER: JAMES W. ARCHIE II

TITLE: MANAGING MEMBER

DATE:

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 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT OF MANAGING MEMBER AND THAT HE SHE EXECUTED THE SAME AS THE ACT OF SAID TEXAS HEALTH RESOURCES FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	N89°54'34"E	8.50'
L2	S00°05'26"E	268.00'
L4	S89°54'34"W	134.45'
L6	S89°54'34"W	247.22'
L8	S00°05'26"E	61.50'
L10	S89°54'34"W	86.50'
L15	N00°05'26"W	124.99'
L16	N89°54'34"E	48.00'
L18	N00°05'26"W	124.99'
L20	S00°05'26"E	110.00'
L22	S89°54'34"W	206.00'
L24	N00°05'26"W	110.00'
L26	N89°54'34"E	206.00'
L27	S00°05'26"E	27.00'
L29	S11°51'25"E	50.00'
L31	S00°05'26"E	87.37'
L33	S89°54'34"W	329.50'
L34	S00°05'26"E	260.50'
L36	S89°54'34"W	240.50'
L38	N77°50'40"W	50.00'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L40	S89°54'34"W	53.24'
L41	S00°05'26"E	260.50'
L44	N89°54'34"E	110.00'
L46	N00°05'26"W	288.00'
L48	N89°54'34"E	110.00'
L50	S00°05'26"E	288.00'
L52	N89°54'34"E	110.00'
L54	S00°05'26"E	255.00'
L55	N00°05'26"W	255.00'
L59	S89°54'34"W	110.00'
L61	S00°05'26"E	255.00'
L63	S89°54'34"W	110.00'
L65	N00°05'26"W	255.00'
L67	S89°54'34"W	115.00'
L69	N00°05'26"W	124.92'
L71	N77°50'40"W	51.55'
L73	N89°54'34"E	12.50'
L74	S00°05'26"E	110.00'
L76	S89°54'34"W	100.00'
L77	N89°54'34"E	40.00'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L80	S00°05'26"E	125.00'
L82	S89°54'34"W	25.74'
L84	S89°54'34"W	48.53'
L86	N00°05'26"W	122.43'
L88	N89°54'34"E	48.48'
L91	N00°05'26"W	107.43'
L92	N89°54'34"E	9.23'
L93	N77°50'40"W	50.00'
L95	N00°05'26"W	91.35'
L97	S89°54'34"W	100.00'
L98	S00°05'26"E	67.87'
L99	N89°54'34"E	20.00'
L100	N00°05'26"W	65.59'
L102	N83°08'43"E	26.37'
L104	N03°56'31"W	16.93'
L106	N46°16'29"E	2.55'
L108	N72°16'43"E	18.12'
L109	N17°43'17"W	16.26'
L111	S03°56'31"E	16.93'
L112	S83°09'43"W	51.44'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L113	N00°05'26"W	110.00'
L114	N00°05'26"W	110.00'
L115	N00°05'26"W	110.00'
L116	N00°05'26"W	110.00'
L117	N00°05'26"W	110.00'
L118	S89°54'34"W	110.00'
L119	S89°54'34"W	110.00'
L120	S89°54'34"W	110.00'
L121	S89°54'34"W	110.00'
L122	S89°54'34"W	110.00'
L123	S89°54'34"W	110.00'
L124	S89°54'34"W	110.00'
L125	S89°54'34"W	110.00'
L126	S89°54'34"W	110.00'
L127	S89°54'34"W	110.00'
L128	S89°54'34"W	110.00'
L129	S89°54'34"W	110.00'
L130	S89°54'34"W	110.00'
L131	S89°54'34"W	110.00'
L132	S89°54'34"W	110.00'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L133	S89°54'34"W	110.00'
L134	S89°54'34"W	110.00'
L135	S89°54'34"W	110.00'
L136	S89°54'34"W	110.00'
L137	S89°54'34"W	110.00'
L138	S89°54'34"W	110.00'
L139	S89°54'34"W	110.00'
L140	N00°05'26"W	104.75'
L141	N00°05'26"W	98.24'
L142	N00°05'26"W	111.45'
L143	N00°05'26"W	117.32'
L144	S00°05'26"E	126.48'
L145	S00°05'26"E	110.00'
L146	S00°05'26"E	110.00'
L147	S89°54'34"W	32.09'
L148	S89°54'34"W	30.00'
L150	S46°16'29"W	2.55'
L152	S00°06'28"E	122.43'
L155	S45°05'26"E	58.69'
L156	N89°54'34"E	110.00'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L157	N00°05'26"W	93.07'
L158	S89°54'34"W	48.00'

NOTES

- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48439C0060K, MAP REVISED SEPTEMBER 25, 2009, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE, COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE AND THE APPROVED CENTER STAGE PLANNED DEVELOPMENT STANDARDS.
- ALL HOMES IN LOT 9, BLOCK A OF CENTER STAGE ADDITION REQUIRE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS, REGARDLESS OF SQUARE FOOTAGE.
- A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
- OPEN SPACE LOTS 43X, 44X AND 45X ARE TO BE OWNED AND MAINTAINED BY THE HOA.
- CONSTRUCTION ON THE 25' WIDTH WALL AND FIRE LANE ACCESS CANNOT COMMENCE UNTIL SEPARATE INSTRUMENTS ARE RECORDED AND DOCUMENT NUMBERS PROVIDED TO THE CITY OF KELLER.
- WHEN LOT 8 IS REPLATTED, BOTH EASEMENTS AND THEIR RECORDINGS MENTIONED IN NOTE 8 SHALL BE SHOWN ON THE REPLAT.

SURVEYOR'S STATEMENT

THAT I, GREGG A.E. MADSEN, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON March 6, 2025; IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

GREGG A.E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5798

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GREGG A.E. MADSEN, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

**FINAL PLAT OF
THE SUMMIT
AT CENTER STAGE**
BEING A REPLAT OF
LOT 9, BLOCK A, CENTER STAGE ADDITION
RECORDED IN DOCUMENT No. D221231335
PLAT RECORDS, TARRANT COUNTY, TEXAS
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FAX: (817) 467-7713

SHEET 2 OF 2

DATE: 3/6/2025
W.A. No. 19061