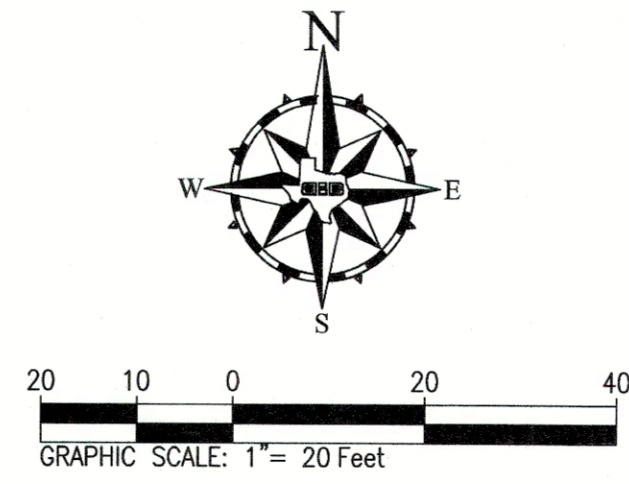


GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
3. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
4. This plat does not alter or remove any deed restrictions, covenants or restrictions that may affect this property.
5. This plat does not alter or remove any existing easements that affect this property and may not be shown.
6. The property as platted is subject to any documents pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Tarrant County Clerk's Office.
7. Selling a portion of this addition by metes and bounds could be a violation of City Ordinance and State Law.
8. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

Approved by the City of Keller Planning and Zoning Commission
 Chairman *[Signature]* Date 11/14/23
 Secretary *[Signature]* Date 12/13/23
 Document # D223220296 Date 12/13/23



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, MT Gilead Development Partners, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J.J. Roberts Survey, Abstract Number 1305, City of Keller, Texas, according to the deed recorded in Document Number D222019008, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEING a tract of land situated in the J.J. Roberts Survey, Abstract Number 1305, City of Keller, Tarrant County, Texas, same being all of Lot 10, Block A, Center Stage Addition, an addition to the City of Keller, Tarrant County, Texas as shown on the plat recorded in Document Number D221231335, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod marked "WIER & ASSOC INC" (CIRF) for the southeast corner of said Lot 10, same being the southwest corner of Lot 9 of said Block A, and being in the north right-of-way line of Mount Gilead Road (a variable width public right-of-way);

TENACE with the common line between said Lot 10 and the said north right-of-way line the following courses and distances:

- South 89°54'06" West, a distance of 115.56 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS);
- along a curve to the left have a central angle of 11°49'41", a radius of 312.00 feet, an arc length of 64.41 feet and a chord which bears North 83°19'14" West, a distance of 64.29 feet to a CIRF;
- North 00°05'54" West, a distance of 4.41 feet to an IRS;
- South 89°54'06" West, a distance of 206.47 feet to a CIRF for the most easterly corner of a corner clip at the northeast corner of the intersection between said Mount Gilead Road and U.S. Highway 377 (a variable width right-of-way);

TENACE North 36°04'39" West, with the common line between the said corner clip and said Lot 10, a distance of 17.63 feet to a CIRF for the most northerly corner of the said corner clip;

TENACE with the common line between said Lot 10 and the east right-of-way line of the aforesaid U.S. Highway 377, and along a curve to the right having a central angle 04°05'35", a radius of 3200.04 feet, an arc length of 228.60 feet and a chord which bears North 20°07'28" East, a distance of 228.55 feet to a CIRF for the northwest corner of said Lot 10, same being the southwest corner of Lot 8 of the aforesaid Block A;

TENACE with the common line between said Lots 8 and 10 the following courses and distances:

- South 89°59'41" East, a distance of 249.45 feet to an IRS;
- South 65°54'39" East, a distance of 55.34 feet to a CIRF;
- South 89°59'41" East, a distance of 17.30 feet to a CIRF for the northeast corner of said Lot 10, same being the southeast corner of said Lot 8, and being in the west line of the aforesaid Lot 9;

TENACE South 00°05'54" East, with the common line between said Lots 9 and 10, a distance of 217.57 feet to the **POINT OF BEGINNING** and containing 83,183 square feet or 1.910 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, MT Gilead Development Partners, LLC thru its authorized agent *[Signature]*, does hereby adopt this plat designating the above described property as **LOT 10R, BLOCK A, CENTER STAGE ADDITION**, an addition to the City of Keller, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements as shown.

WITNESS UNDER MY HAND this 17th day of November, 2023.

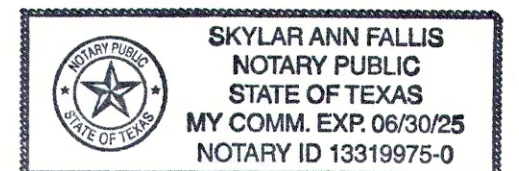
[Signature]
 Andrew Miller, Principal
 MT Gilead Development Partners, LLC

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Andrew Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 17th day of November, 2023.

[Signature]
 State of Texas Notary Public



SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

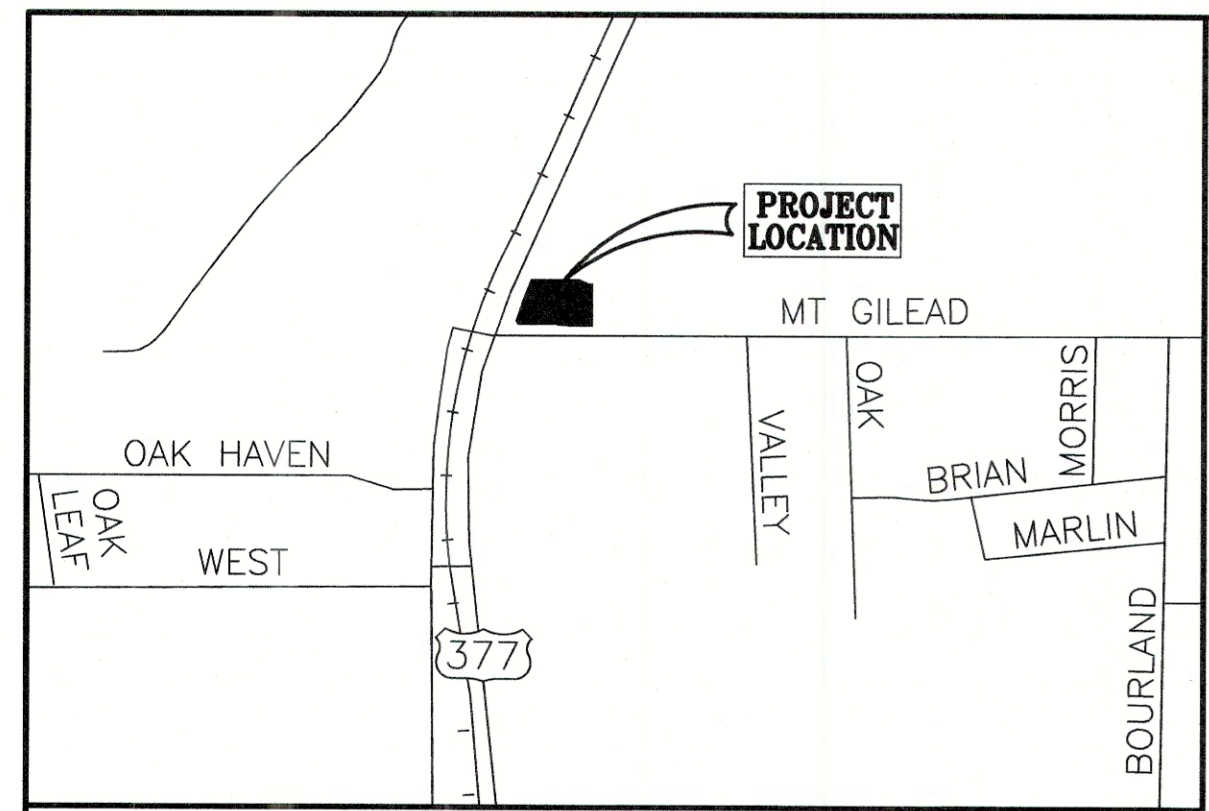
[Signature]
 Robert A. Lee
 State of Texas Registered Professional Land Surveyor
 No. 6895
 November 17, 2023



FINAL PLAT
LOT 10R, BLOCK A
CENTER STAGE ADDITION

BEING A REPLAT OF
LOT 10, BLOCK A, CENTER STAGE ADDITION
AS RECORDED IN DOCUMENT NUMBER D221231335
PLAT RECORDS, TARRANT COUNTY, TEXAS
1.910 ACRES

J.J. Roberts Survey, Abstract No. 1305
City of Keller, Tarrant County, Texas
NOVEMBER 2023



VICINITY MAP KELLER, TEXAS
 SCALE 1" = 1000'

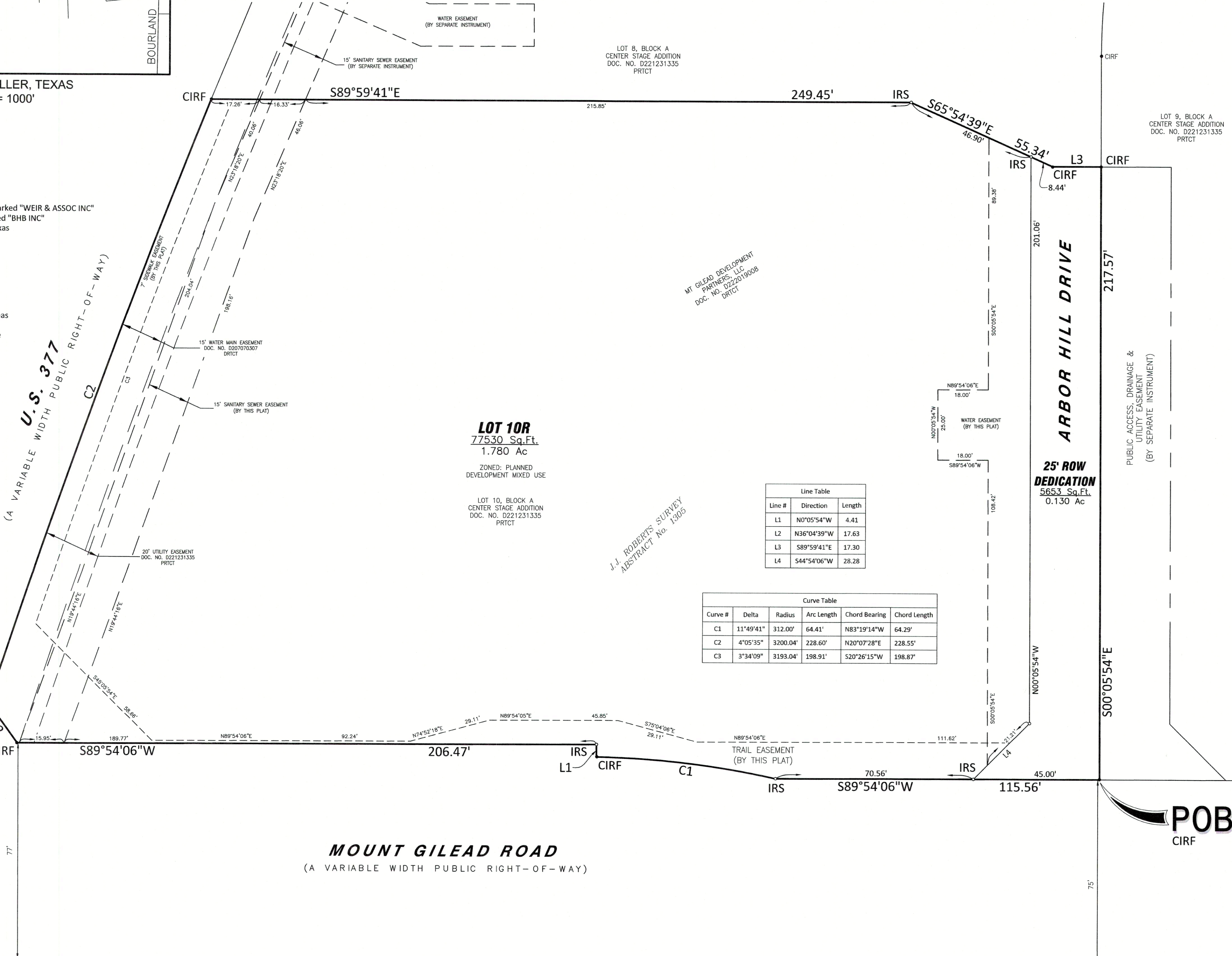
LEGEND

CIRF.....Found 1/2" Capped Iron Rod Marked "WIER & ASSOC INC"
 IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
 DRTCT.....Deed Records, Tarrant County, Texas
 PRTCT.....Plat Record, Tarrant County, Texas

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0060K, Map Revised September 25, 2009.

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 U.S. 377



LOT 10R
 77530 Sq.Ft.
 1.780 Ac

ZONED: PLANNED DEVELOPMENT MIXED USE

LOT 10, BLOCK A
 CENTER STAGE ADDITION
 DOC. NO. D221231335
 PRTCT

Line Table

Line #	Direction	Length
L1	N0°05'54"W	4.41
L2	N36°04'39"W	17.63
L3	S89°59'41"E	17.30
L4	S44°54'06"W	28.28

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	11°49'41"	312.00'	64.41'	N83°19'14"W	64.29'
C2	4°05'35"	3200.04'	228.60'	N20°07'28"E	228.55'
C3	3°34'09"	3193.04'	198.91'	S20°26'15"W	198.87'



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
 ree@bhbc.com • 817.338.1277 • bhbc.com
 TBPELS Firm #44, #10011300

Owner:
 MT GILEAD DEVELOPMENT PARTNERS, LLC.
 251 E. Southlake Blvd. Suite #100
 Southlake, Texas
 76092
 Ph. (817)337-3433

LOT 1, BLOCK 1
 WEST FORK ADDITION
 VOL. 114 PG. 211
 PRTCT

LOT 1, BLOCK 1
 AIKENS SUBDIVISION
 CAB. B, PG. 984
 PRTCT