

TRACT I:

BEING A 10.517 ACRE TRACT OF LAND SITUATED IN THE W.M. C. BROOKFIELD SURVEY, ABSTRACT NO. 34, DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO QUEST BUILDER GROUP, L.P., BY DEED RECORDED IN DOCUMENT NO. 2006-22649 D.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON FOUND FOR CORNER IN THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 6, OF SAID 54.087 ACRE TRACT DESCRIBED IN A DEED RECORDED IN CABINET X, PAGE 428 D.R.D.C.T.;

THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 525.62 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 00 DEGREES 50 MINUTES 59 SECONDS EAST, A DISTANCE OF 825.69 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 46 DEGREES 05 MINUTES 09 SECONDS EAST, A DISTANCE OF 224.11 FEET TO A POINT FOR CORNER;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34 DEGREES 45 MINUTES 06 SECONDS, A RADIUS OF 617.96 FEET, AN ARC LENGTH OF 374.81 FEET, AND A CHORD WHICH BEARS SOUTH 63 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 369.09 FEET TO A POINT FOR CORNER;

THENCE SOUTH 07 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 189.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 631.09 FEET CONTAINING 10.517 ACRES OF LAND MORE OR LESS.

TRACT II:

BEING A 125.647 ACRE TRACT OF LAND SITUATED IN THE W.M. C. BROOKFIELD SURVEY, ABSTRACT NO. 34, DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO QUEST BUILDER GROUP, L.P., BY DEED RECORDED IN DOCUMENT NO. 2006-22649 D.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON FOUND FOR CORNER IN THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 4, OF SAID 54.087 ACRE TRACT DESCRIBED IN A DEED RECORDED IN CABINET X, PAGE 428 D.R.D.C.T.;

THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS EAST, A DISTANCE OF 2193.81 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 2130.28 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 18 MINUTES 38 SECONDS WEST, A DISTANCE OF 2899.67 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 299.51 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 18 MINUTES 12 SECONDS EAST, A DISTANCE OF 37.06 FEET TO A POINT FOR CORNER;

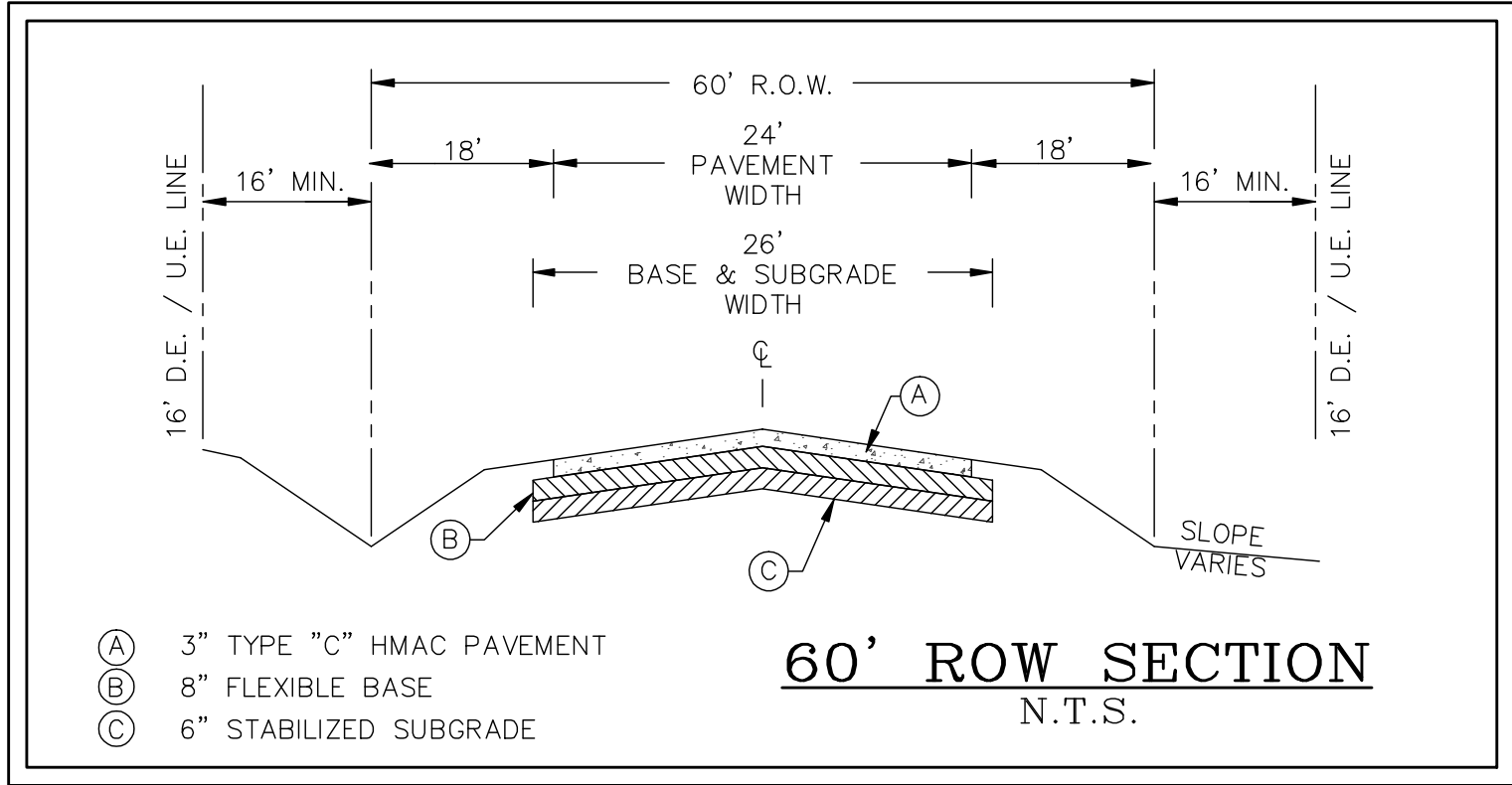
THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 783.83 FEET TO A POINT FOR CORNER;

THENCE SOUTH 0 DEGREES 16 MINUTES 40 SECONDS EAST, A DISTANCE OF 670.03 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 1043.95 FEET CONTAINING 125.647 ACRES OF LAND MORE OR LESS.

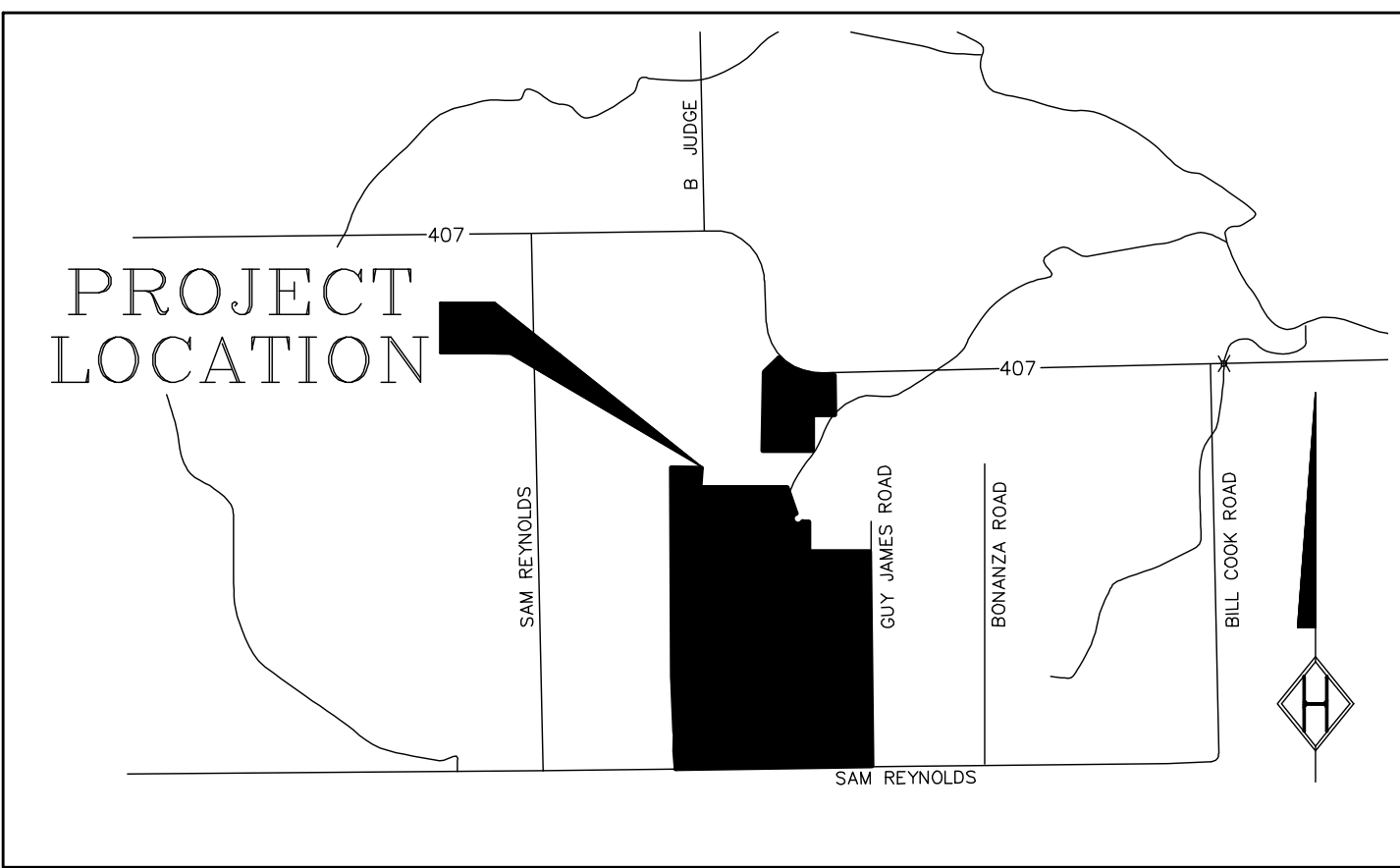
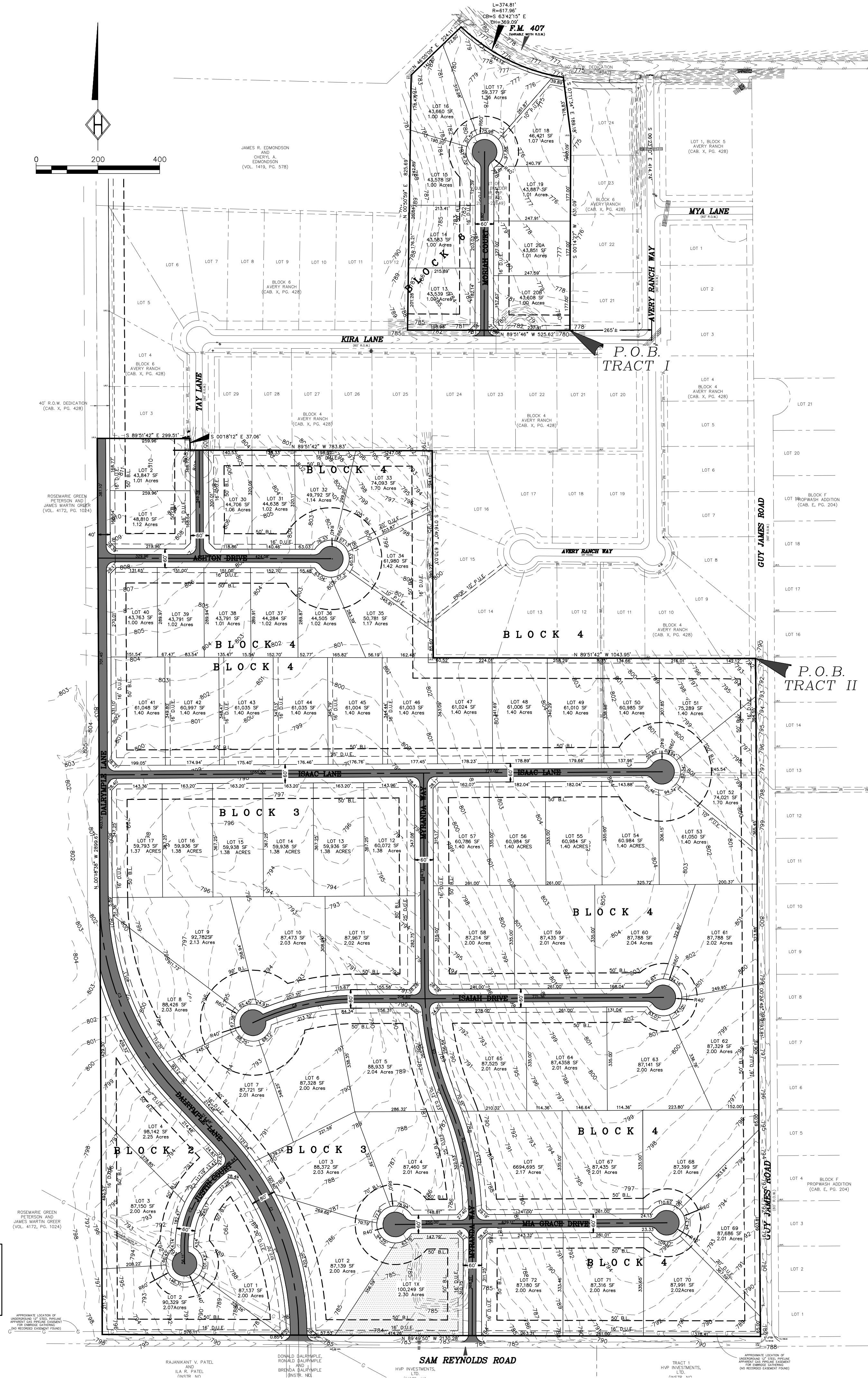
BLOCK AND STREET TABLE			
BLOCK	STREET	LENGTH	
6	MORIAH COURT	595.80'	
6	DALRYMPLE LANE	387.10'	
4	ASHTON DRIVE	424.08'	
4	ASHTON DRIVE	329.96'	
4	TAY LANE	701.45'	
4	DALRYMPLE LANE	349.78'	
4	ISAAC LANE	1822.50'	
4	MYRANDA WAY	1841.03'	
4	ISAIAH DRIVE	771.36'	
4	MIA GRACE DRIVE	629.11'	
3	ISAIAH DRIVE	568.90'	
3	MIA GRACE COURT	250.00'	
2	JUSTIN COURT	402.46'	

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	42°56'26"	920'	689.50'	N 21°39'29" W	673.47'
C2	52°01'38"	300'	272.41'	S 25°43'49" W	263.15'
C3	42°49'04"	920'	687.53'	S 21°43'10" E	671.64'
C4	26°36'48"	780'	362.30'	S 77°34'30" W	359.05'
C5	22°42'53"	970'	384.84'	S 11°40'36" E	382.32'
C6	23°12'43"	970'	392.97'	N 11°26'11" W	390.29'



DEVELOPMENT TABLE	
GROSS SITE AREA (ACREAGE):	136.164 AC
TOTAL NUMBER OF LOTS:	76
TOTAL RESIDENTIAL LOTS:	75
NUMBER/ ACREAGE	117.91
SINGLE FAMILY DETACHED	75/117.91 AC
TOTAL NO. DWELLING UNITS:	75
TOTAL NON-RESIDENTIAL LOTS:	1
NUMBER/ ACREAGE	2.30
OPEN SPACE LOTS	1 / 2.30 AC
RIGHT OF WAY	16.18 AC

LEGEND	
	HOA LOT/ DETENTION AREA



VICINITY MAP
SCALE 1"=2000'

1. A WAIVER IS BEING REQUESTED TO ALLOW DOUBLE FRONTAGE LOTS ALONG GUY JAMES ROAD AND SAM REYNOLDS ROAD.
2. A WAIVER IS BEING REQUESTED TO ALLOW GUY JAMES ROAD TO REMAIN A PRIVATE ROADWAY WITHOUT MODIFYING ITS NON-CONFORMING STATUS.

- NOTES:
1. THE DEVELOPMENT IS LOCATED WITHIN THE CITY OF FORT WORTH'S EXTRA TERRITORIAL JURISDICTION.
 2. THE PROPOSED DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION ESTABLISHED BY THE DEVELOPER.
 3. THE DEVELOPMENT IS NOT LOCATED WITHIN A FEMA 100-YR FLOOD ZONE PER FEMA MAP PANEL 48121C0500 F DATED MARCH 30, 1998
 4. UTILITY SERVICE PROVIDERS
-WATER & SEWER SERVICE TO BE PROVIDED BY AQUA TEXAS INC.: 9450 SILVER CREEK RD., FT WORTH, TX 76108 (817) 367-3625
-ELECTRIC SERVICE PROVIDED BY CoSERV ELECTRIC: 7701 SOUTH STEMMONS, CORINTH, TX 76210, (800) 274-4014
-GAS SERVICE PROVIDED BY ATMOS ENERGY: P.O. BOX 650205, DALLAS, TX 750265-0205 (866)-332-8667
-PHONE SERVICE PROVIDED BY VERIZON
 5. INDIVIDUAL LOT ACCESS SHALL BE RESTRICTED FROM DALRYMPLE LANE, SAM REYNOLDS ROAD, GUY JAMES ROAD & FM 407.

DEVELOPER
Quest-Avery Ranch Phase II & III GP, L.L.C.
111 Quest Court
Keller, Texas 76248
Contact: Greg Wright
Phone: 817-379-9759

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, P.E.
Phone: 972-906-9985

CITY PLANNING COMMISSION
CITY OF FORT WORTH, TEXAS

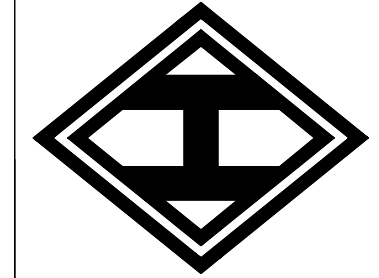
PRELIMINARY PLAT APPROVAL DATE: _____

BY: _____ Chairman

BY: _____ Secretary

PRELIMINARY PLAT
Avery Ranch Phase II
Lots 1-4, Block 2
Lots 1X, 2-17, Block 3;
Lots 30-72 Block 4;
Lots 1, 2, 13-19, 20A, 20B Block 6;
(75 Residential Lots)
(1 HOA Lot)
Being 136.164 Acres
out of the
W. C. Brookfield Survey, Abstract No. 34,
City of Fort Worth ETJ
Denton County, Texas
June 23, 2008

HOMeyer
ENGINEERING, INC.
CIVIL ENGINEERING ♦ PLANNING
SITE & LAND PLANNING
P.O. BOX 294527 • LEWISVILLE • TEXAS 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HOMeyer-ENGINEERING.COM



AVERY RANCH - PHASE II
CITY OF FORT WORTH-ETJ
DENTON COUNTY, TEXAS

PRELIMINARY
PLAT

DRAWN: CDL
DATE: 03/05/07
HEI #: 07-117
SHEET NO:
1 OF 1