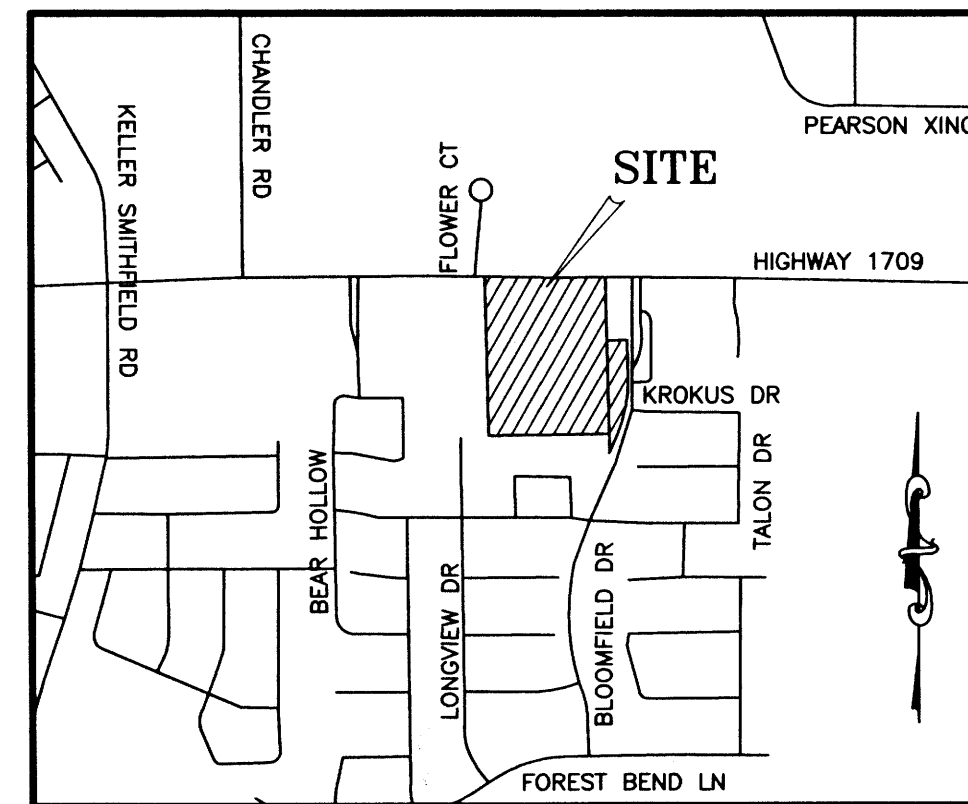
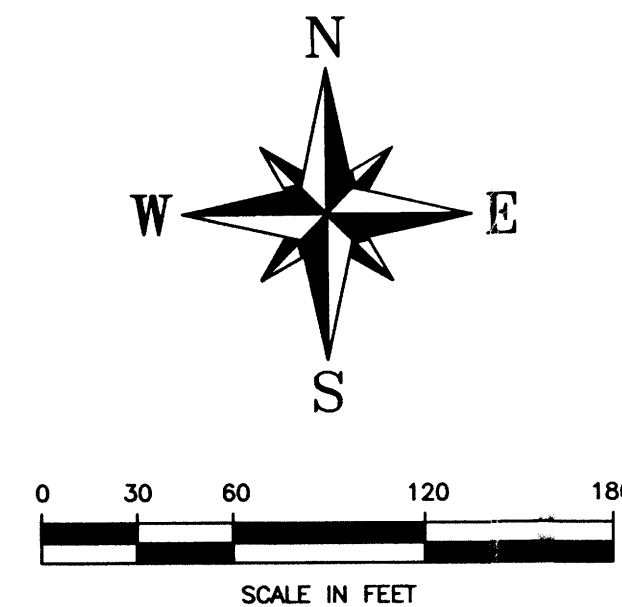
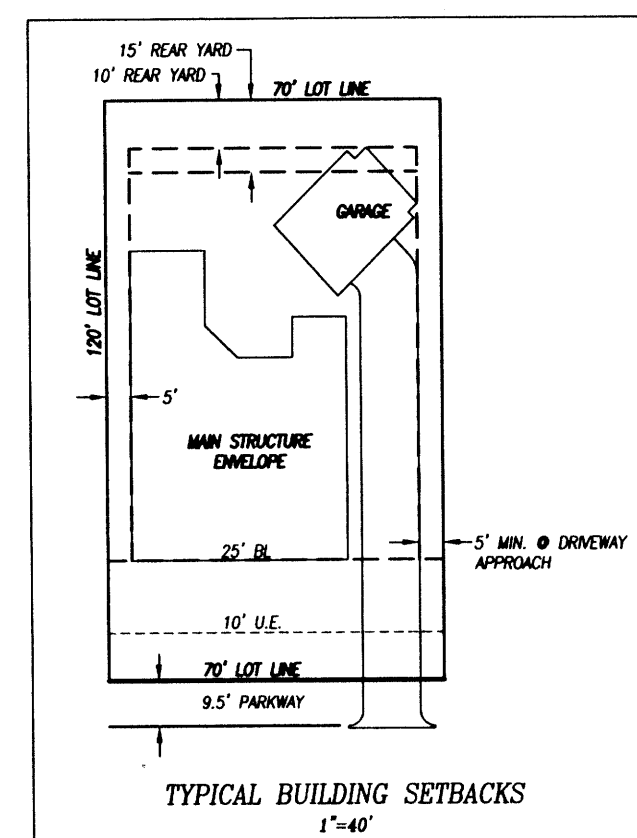




PLANNED DEVELOPMENT STANDARDS FOR PD SF-8.4

1. MINIMUM LOT SIZE 8,400 S.F.
2. MINIMUM LOT WIDTH 65'
3. MINIMUM LOT DEPTH 110'
4. MINIMUM FRONT YARD 25'
5. MINIMUM SIDE YARD 5' TYPE YARD; 15' FOR CORNER LOT ADJACENT TO STREET.
6. MINIMUM REAR YARD 10' TYPE GARAGES; 15' FOR MAIN STRUCTURE
7. GARAGES - TYPE GARAGES ARE ALLOWED AND FRONT-FACING GARAGES MAY BE ALLOWED WITH APPROVAL OF CITY DEVELOPMENT REVIEW COMMITTEE ONLY. PRESERVE TREES. ALL GARAGE DOORS SHALL CONTAIN DECORATIVE WOOD VENEER.
8. MAXIMUM LOT COVERAGE MAXIMUM LOT COVERAGE 40% BY MAIN BUILDINGS.
9. MAXIMUM DWELLING UNIT AREA 1,800 S.F.

PLANNED DEVELOPMENT STANDARDS FOR PD-0 (OFFICE)

1. MINIMUM LOT SIZE 33,000 S.F.
2. MINIMUM LOT WIDTH 150'
3. MINIMUM FRONT YARD 10'
4. MINIMUM SIDE YARD 10'
5. MINIMUM REAR YARD 10'
6. MAXIMUM HEIGHT 60'
7. (2) STORES, THIRTY-FIVE (35%) IN HEIGHT
8. LANDSCAPE BUFFERS SHALL BE 30' ALONG FRONT YARD (FM 1709), 10' ALONG SIDE YARDS, AND 15' ALONG REAR YARD.
9. BUFFERS WITHIN THE 30' LANDSCAPE BUFFER ALONG FM 1709 SHALL BE 4-INCH CALPURN TREES SPACED EVERY 25 FEET; TWO (2) ORNAMENTAL TREES PLANTED IN CLUSTERS SPACING EVERY 50 FEET AND EVERGREEN SHRUBS PLANTED BETWEEN BUILDINGS 5 & 6 TO 30 FEET PARKING FROM FM 1709.
10. BUFFERS WITHIN THE 10' SIDE BUFFER YARDS SHALL BE 3-INCH CALPURN TREES SPACED EVERY 30- FEET; TREES WITHIN THE 15' REAR BUFFER YARD SHALL BE 3-INCH CALPURN TREES SPACED EVERY 30- FEET.
11. ALL BUILDINGS SHALL HAVE THE SAME ARCHITECTURAL STYLE AND MATERIALS.
12. DOWNPOUTS WILL BE SCREENED BY A 6" MASONRY SCREENING WALL WITH SOLID WHITE METAL GATES AS WELL AS THE TOP OF THE 6" MASONRY SCREENING WALLS AND THE COLOR OF THE COLOR OF MATERIALS OF THE PROPOSED OFFICE BUILDING AND THE SOLID METAL GATES SHALL BE PAINTED TO MATCH THE COLORS OF THE PROPOSED BUILDINGS.
13. ALL BUILDINGS SCREENED BY A WALLS ALONG THE SOUTH PROPERTY LINE OF LOT 1, BLOCK C SHALL BE BUILT DURING THE DEVELOPMENT OF THE RESIDENTIAL LOTS OF ADJACENT AT BLOOMFIELD.
14. ALL LOTS COMBINED IN THE DEVELOPMENT OF THE OFFICE BUILDING SHALL BE 100' WIDE.
15. ALL SITE SIGNAGE AND SITE LIGHTING SHALL CONFORM TO THE CITY OF KELLER UNPAVED DEVELOPMENT CODE.
16. ALL SITE LANDSCAPING, EXCEPT AS NOTED ON THIS ZONING ORDINANCE, SHALL CONFORM TO THE LANDSCAPING REQUIREMENTS SET FORTH IN THE CITY OF KELLER UNPAVED DEVELOPMENT CODE.
17. THE BUILDING OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SCREENING WALLS, AND PRIVATE ENTRANCE FACILITIES WITHIN LOT 1, BLOCK C OF ADJACENT AT BLOOMFIELD.
18. THE CITY OF KELLER SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPERTY TO THE WEST AND EAST DEVELOPMENT IN THE AREA.
19. THE SITE PLAN APPLICATION WILL BE SUBMITTED FOR EACH PHASE OF THE OFFICE PARK DEVELOPMENT.
20. A TYPED DRAINAGE PERMIT SHALL BE APPROVED PRIOR TO BUILDING THE DRIVEWAY APPROACH AT FM 1709.

SITE DATA SUMMARY

EXISTING ZONING	- PD SF-LO LOW DENSITY
PROPOSED ZONING	- PD SF-8.4 & PD-O (OFFICE)
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL & PROFESSIONAL OFFICE PARK
TOTAL SITE AREA	- 11.84 AC.
TOTAL LOTS WITHIN PD	- 30 RESIDENTIAL LOTS, 1 OPEN SPACE LOT & 1 OFFICE LOT
TOTAL AREA WITHIN PD SF-8.4	- 8.33 AC.
TOTAL AREA WITH PD-O	- 3.31 AC.
PD SF-8.4 DENSITY	- 3.72 LOTS/ACRE
AVERAGE LOT SIZE WITHIN PD-SF-8.4	- 12,500 S.F.
AVERAGE BLOCK SIZE WITHIN PD-O	- 3,683 S.F.
AVERAGE LOT SIZE WITHIN PD-SF-8.4	- 0.19 AC WITHIN SITE WITH AN ADDITIONAL 0.95 AC.

*ZONING EXHIBIT
FOR
ADALINA AT BLOOMFIELD
A
11.64 ACRE TRACT
CONTAINING
30 RESIDENTIAL LOTS, 1 OPEN SPACE LOT
&
1 OFFICE LOT
LOCATED IN THE
D.E. ELSTON SURVEY,
ABSTRACT NO. A-498 AND IN THE JOSEPH A.
DURHAM SURVEY, ABSTRACT NO. A-424
IN THE
CITY OF KELLER
TARRANT COUNTY, TEXAS*

EXISTING ZONING: SF-LD
PROPOSED ZONING: PD SF-8.4 & PD-0 (OFFICE)

OWNER/DEVELOPER:

**QUEST BUILDER GROUP,
100 FLOWER COURT
KELLER, TEXAS 7624
817-944-4980
FAX: 817-337-3232
CONTACT: GREG WRIG**

ENGINEER:

CSWW, INC.
3960 FOSSIL CREEK BLVD., SUITE 21
FORT WORTH, TEXAS 76137
(817) 306-1444
FAX: 817-306-1555
CONTACT: JOSEPH REUE, P.E.

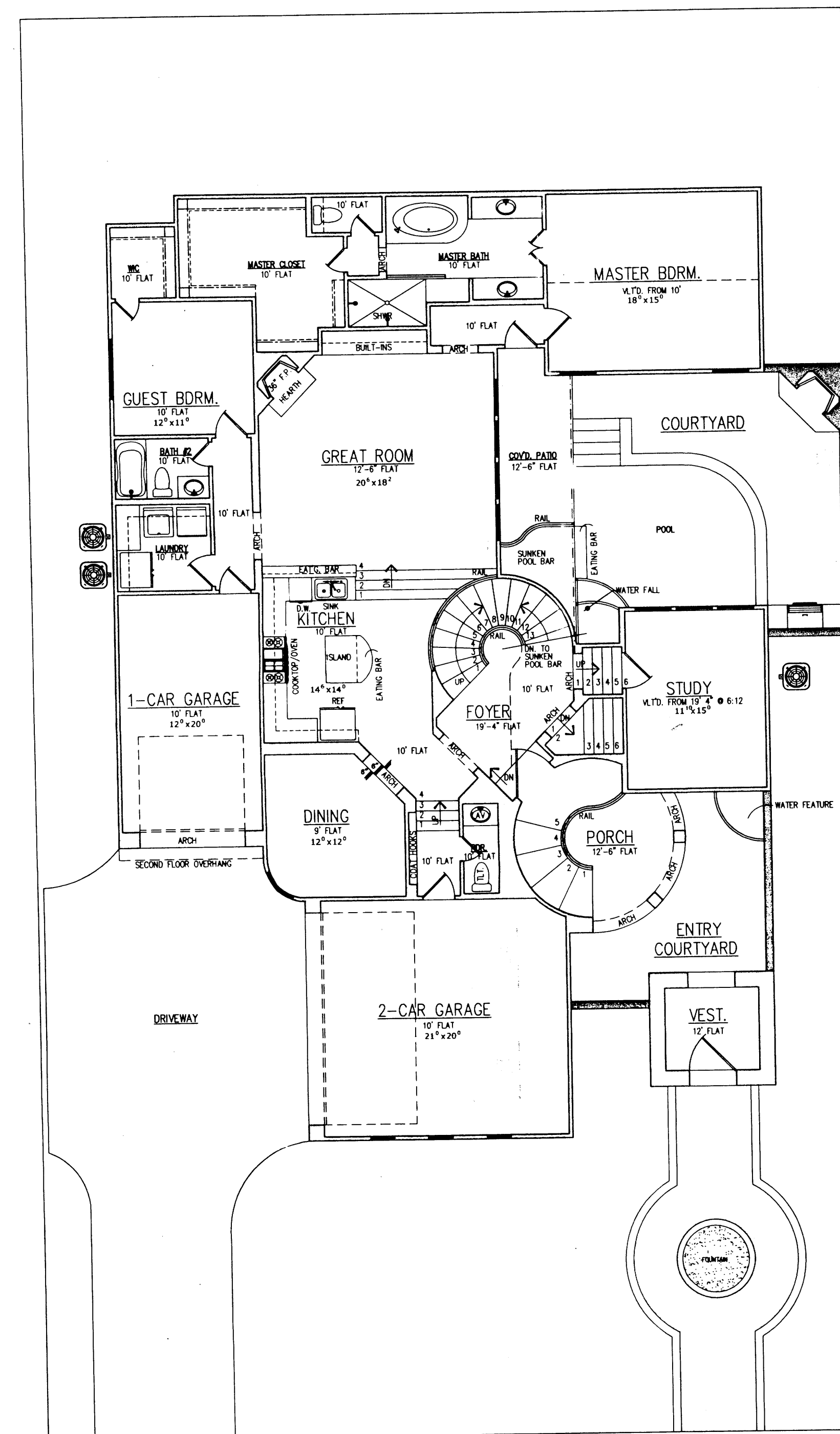
SEPTEMBER 2008
JOB NO. 484-003
FILE NAME: ZONING.dwg

APPROVED BY CITY COUNCIL ACTION

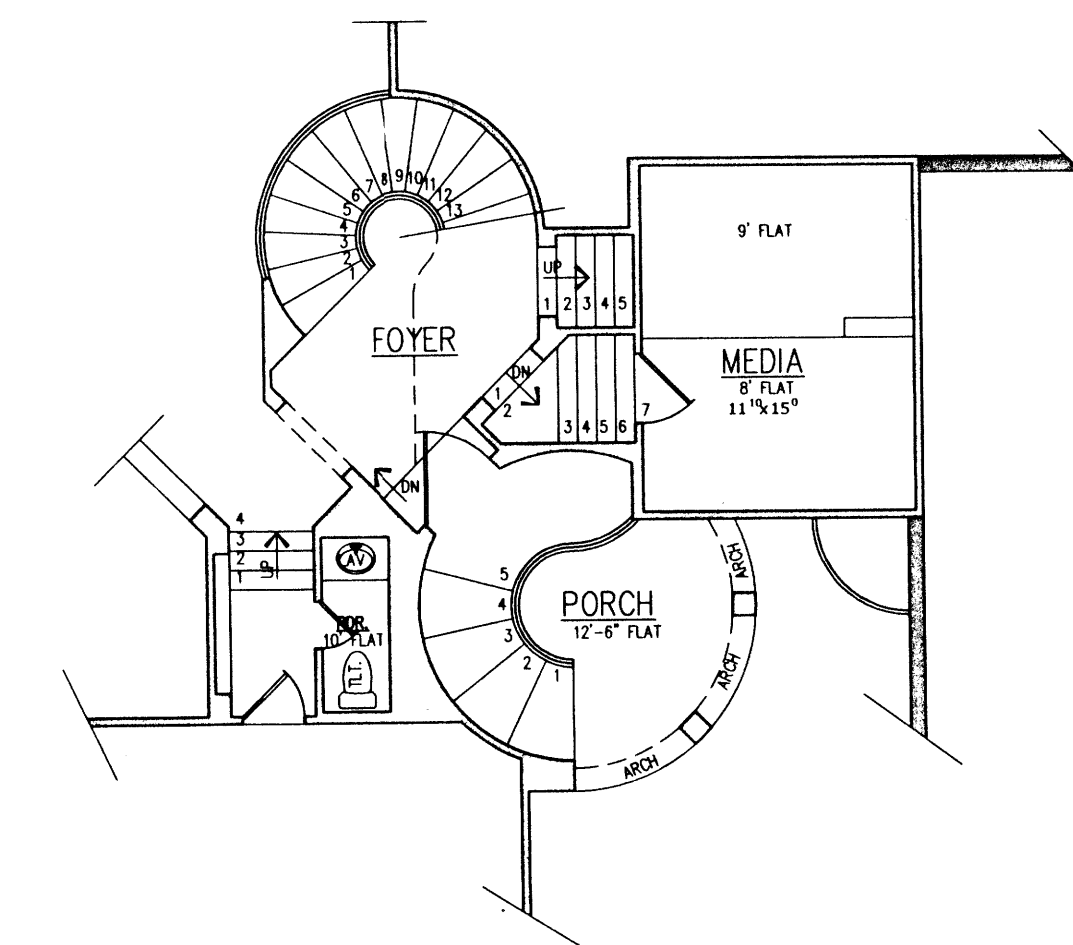
DATE: 11-7-06
ORDINANCE NO. 1353

DALL⁹ ALTO

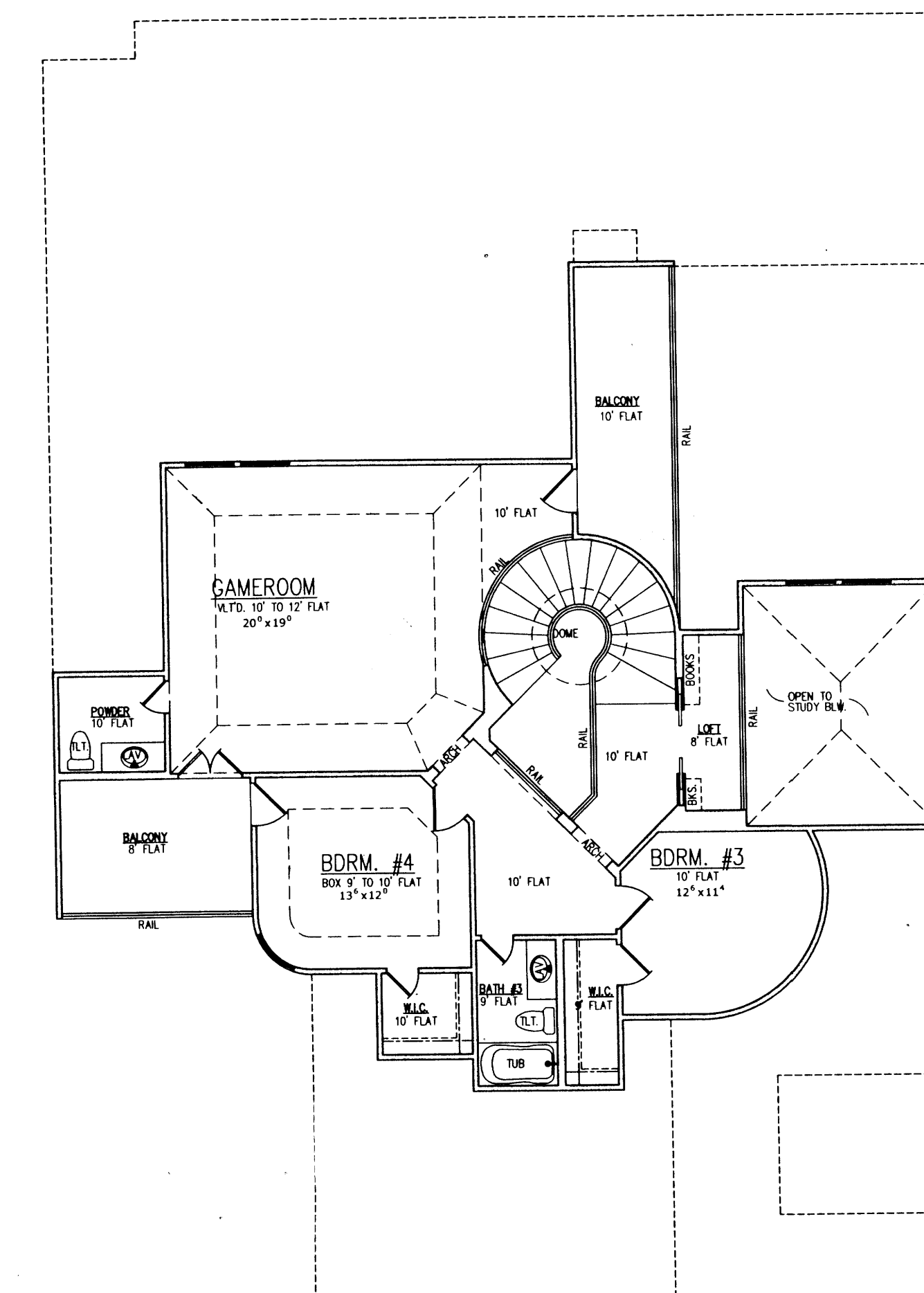
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FIRST FLOOR	2542
SECOND FLOOR	1101
APPROXIMATE LIVING	3643
COVERED PATIO	----
PORCH	----
GARAGE	----
APPROXIMATE TOTAL A.U.R.	----



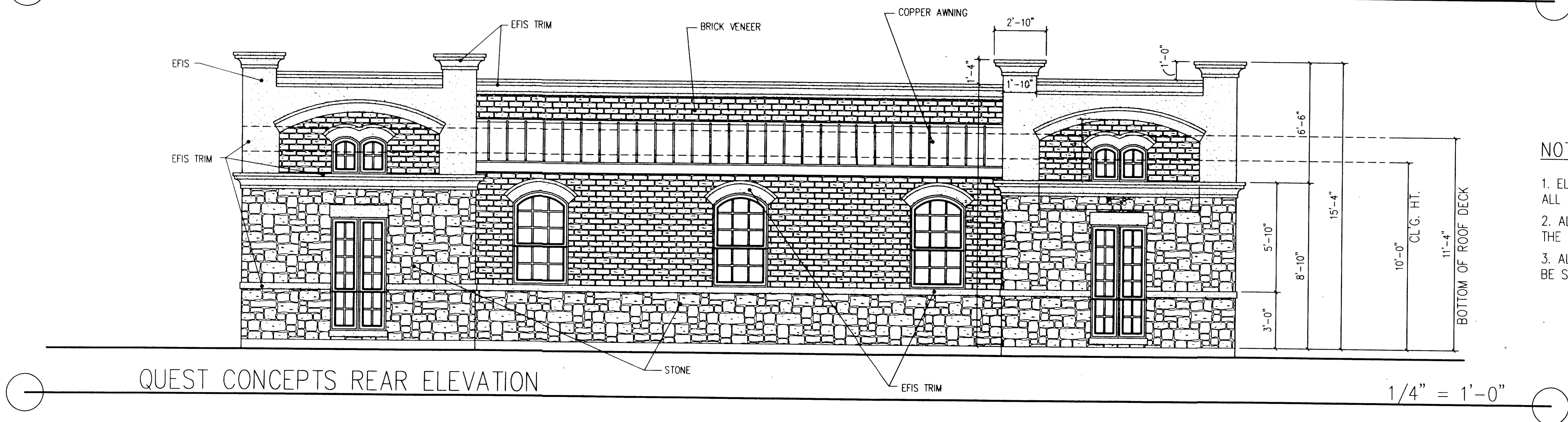
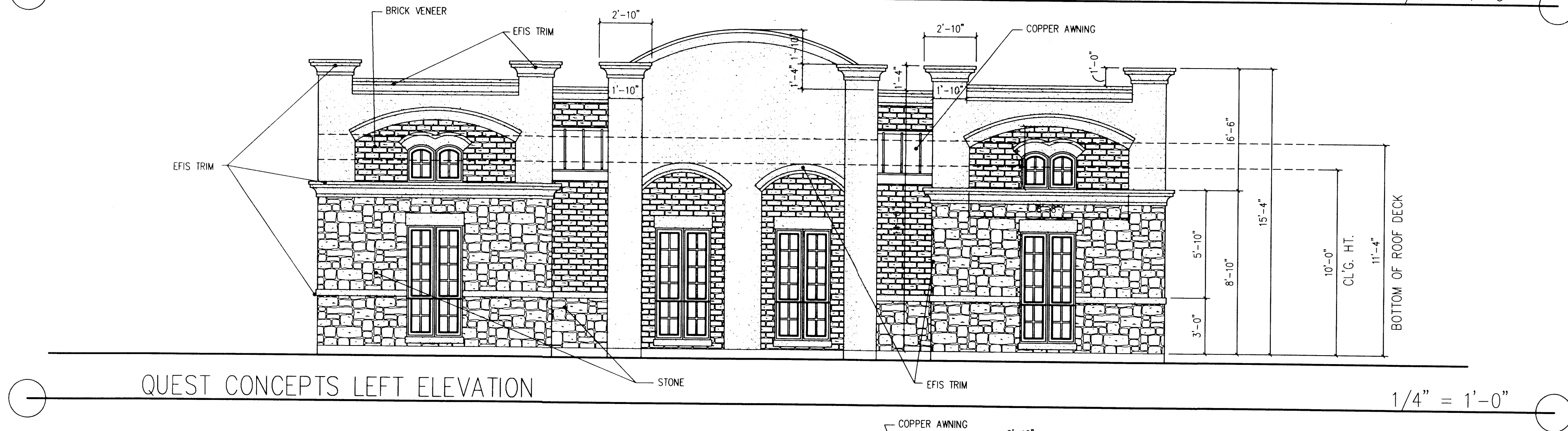
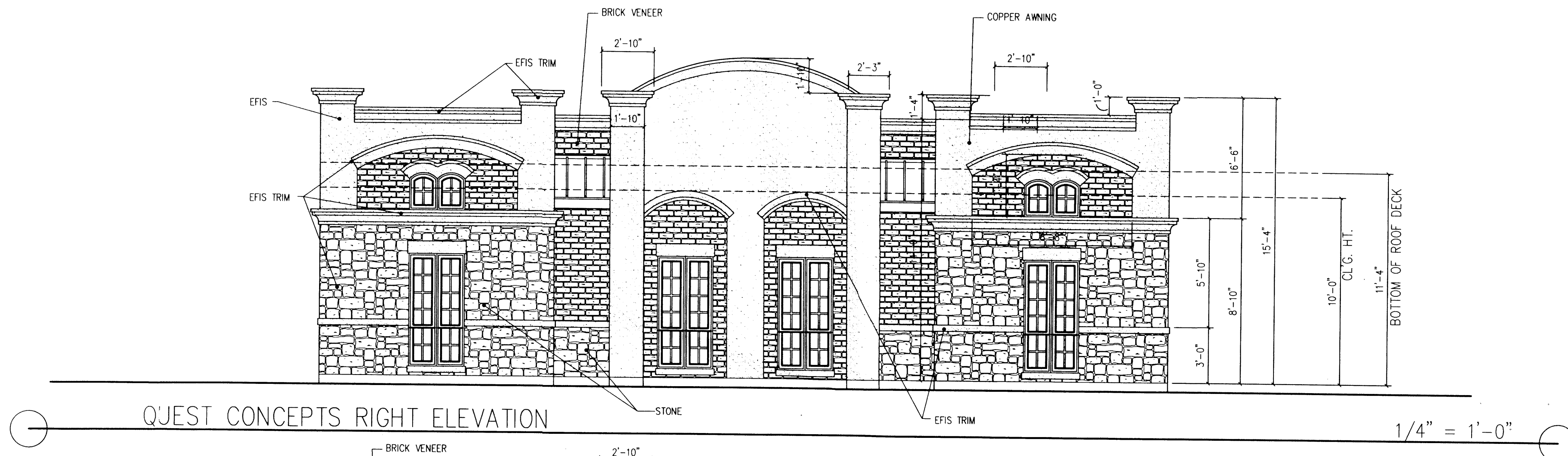
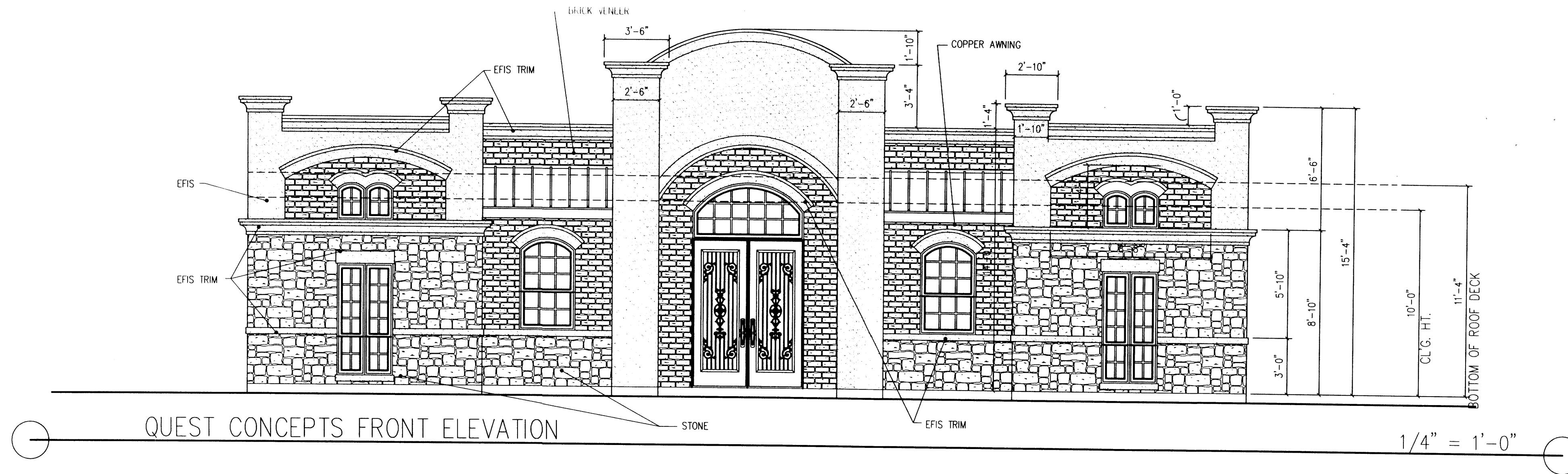
FIRST FLOOR



LOWER FLOOR



SECOND FLOOR



NOTES:

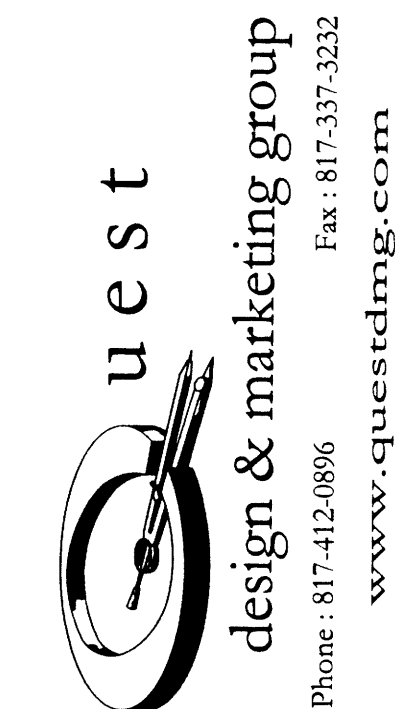
1. ELEVATIONS SHOWN ARE TO BE USED FOR ALL 5 OFFICE BUILDINGS WITHIN THIS DEVELOPEMENT
2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE U.D.C. AT THE TIME OF SIGN PERMIT APPLICATION.
3. ALL ABOVE-ROOF MECHANICAL EQUIPMENT SHALL BE SCREENED BY BUILDING WALLS.

INITIAL WALK THROUGH, AGREED AND ACCEPTED:

These plans are the property of Quest Design & Marketing Group Inc., and are not to be reproduced, traced or reused for construction without the written permission of Quest Design & Marketing Group Inc. The undersigned hereby certifies that the construction of the building is intended to provide the necessary construction for the Owner. Owner shall verify and check all aspects of the construction. Any and all changes will be the responsibility of the Owner. Quest Design & Marketing Group Inc. is not to exceed fee paid for plans. © 2005 Quest Design & Marketing Group

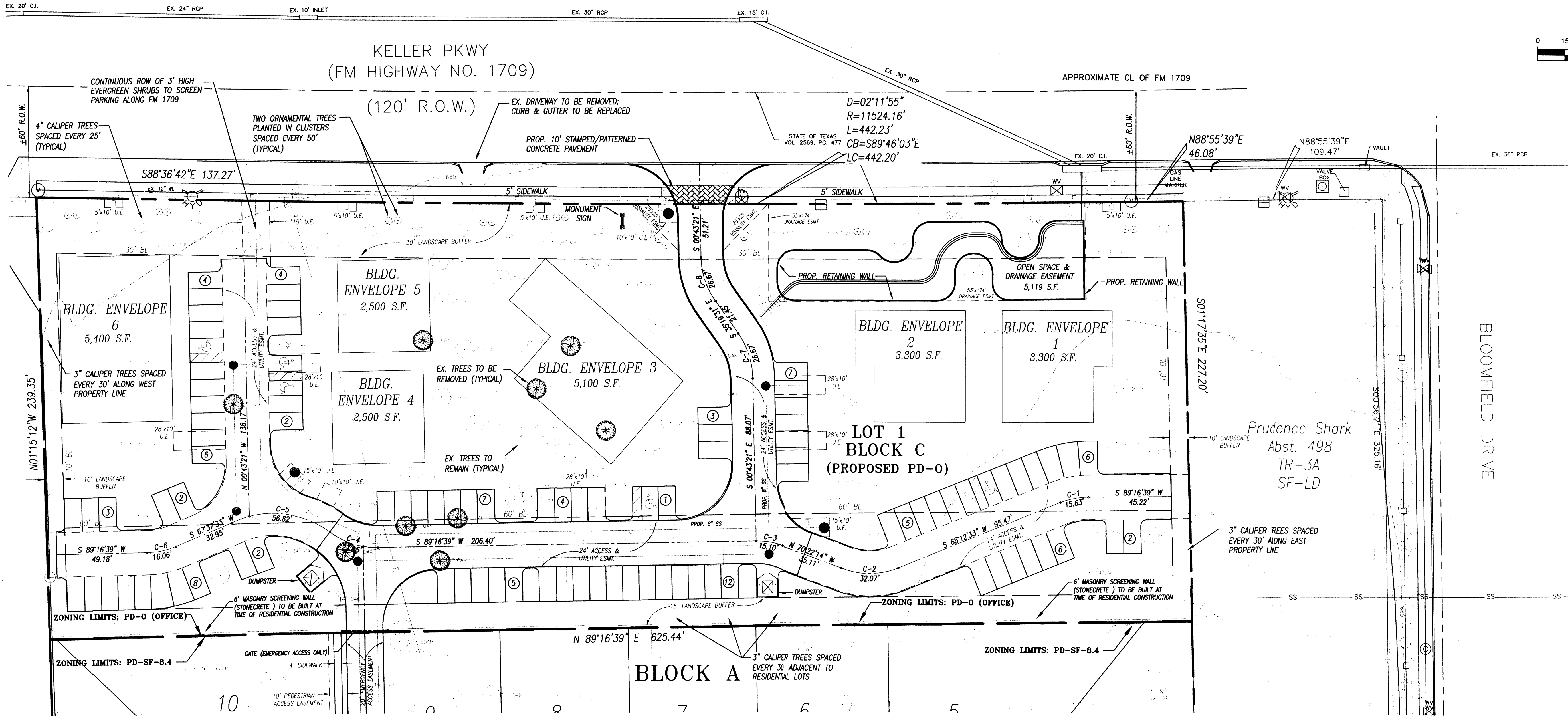
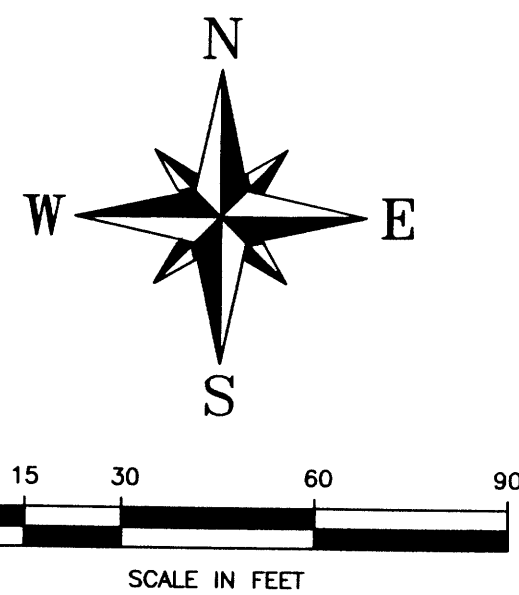
QUEST CONCEPTS
BUILDING #4
FLOWER COURT

BUYER SUPERINTENDENT/SALES ADVISOR DATE



PLAN #
05034

SHEET # A-1



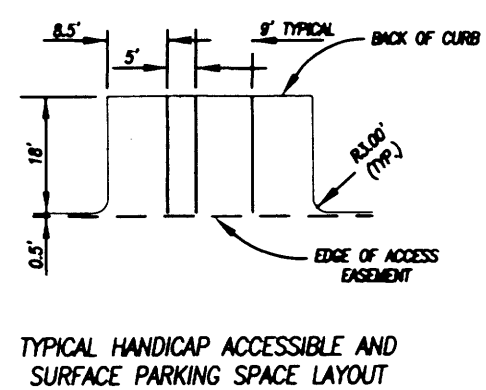
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C-1 Δ = 21°04'06" R = 42.50' T = 7.90' L = 15.63' CB = S 78°44'36" W Ch = 15.54'	C-2 Δ = 43°14'21" R = 42.50' T = 16.84' L = 32.07' CB = S 89°49'44" W Ch = 31.32'	C-3 Δ = 20°21'06" R = 42.50' T = 7.63' L = 15.10' CB = N 80°32'47" W Ch = 15.02'	C-4 Δ = 37°40'57" R = 42.50' T = 14.50' L = 27.95' CB = N 71°52'52" W Ch = 27.45'
C-5 Δ = 62°00'32" R = 52.50' T = 31.55' L = 56.82' CB = N 84°02'39" W Ch = 54.09'	C-6 Δ = 21°39'06" R = 42.50' T = 8.13' L = 16.08' CB = S 78°27'06" W Ch = 15.97'	C-7 Δ = 34°36'10" R = 42.50' T = 13.24' L = 25.67' CB = S 18°01'26" E Ch = 25.28'	C-8 Δ = 34°36'10" R = 42.50' T = 13.24' L = 25.67' CB = S 18°01'26" E Ch = 25.28'

PARKING DATA TABLE

BLDG.	BLDG. AREA	PARKING REQUIRED (10/250 S.F.)	PARKING PROVIDED
BLDG. #1	5,400	22	22
BLDG. #2	2,500	10	10
BLDG. #3	2,500	10	10
BLDG. #4	5,100	21	21
BLDG. #5	3,300	13	13
BLDG. #6	3,300	13	13
TOTAL	22,100	89	89

*PARKING RATIO IS BASED ON OVERALL BUILDING AREA OF DEVELOPMENT BEING OVER 10,000 S.F., WHICH ALLOWS 1 PARKING SPACE FOR EVERY 250 S.F. OF OFFICE SPACE. THERE ARE ALSO 6 HANDICAP ACCESSIBLE SPACES PROVIDED.



Bench Mark = City Monument No. 9, The Bernsten top security monument with access cover is located 9.5' south of the south edge of a sidewalk on the south side of Bearcreek Parkway. The monument is 8.5' west of the west end of a brick wall and 625' +/- east of the centerline intersection of Town Center Lane and Bearcreek Parkway. elevation = 652.54

PLANNED DEVELOPMENT STANDARDS FOR PD-O (OFFICE)

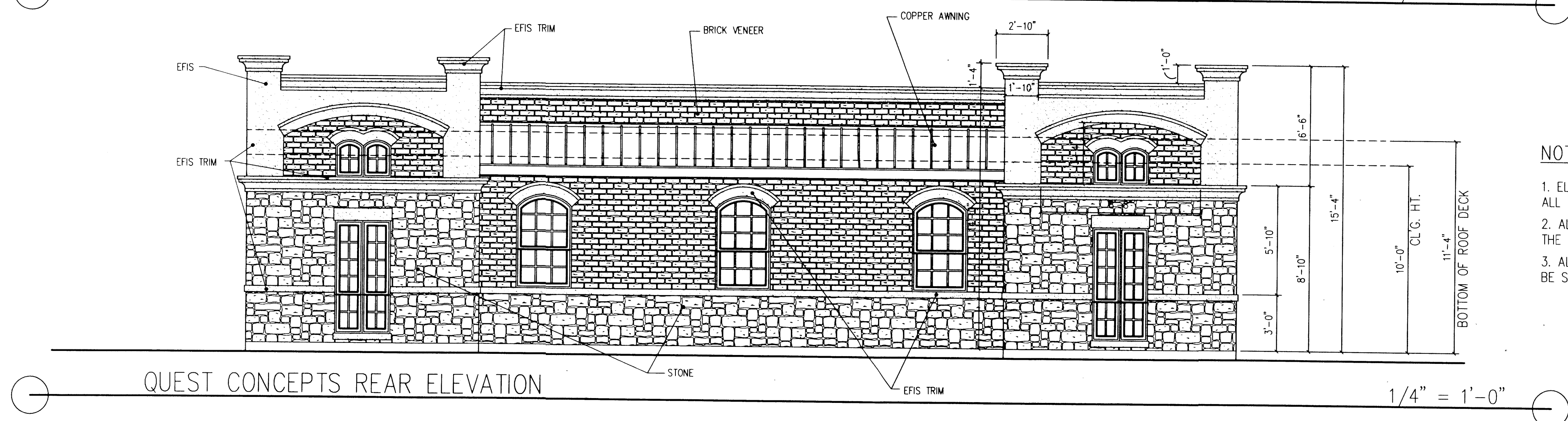
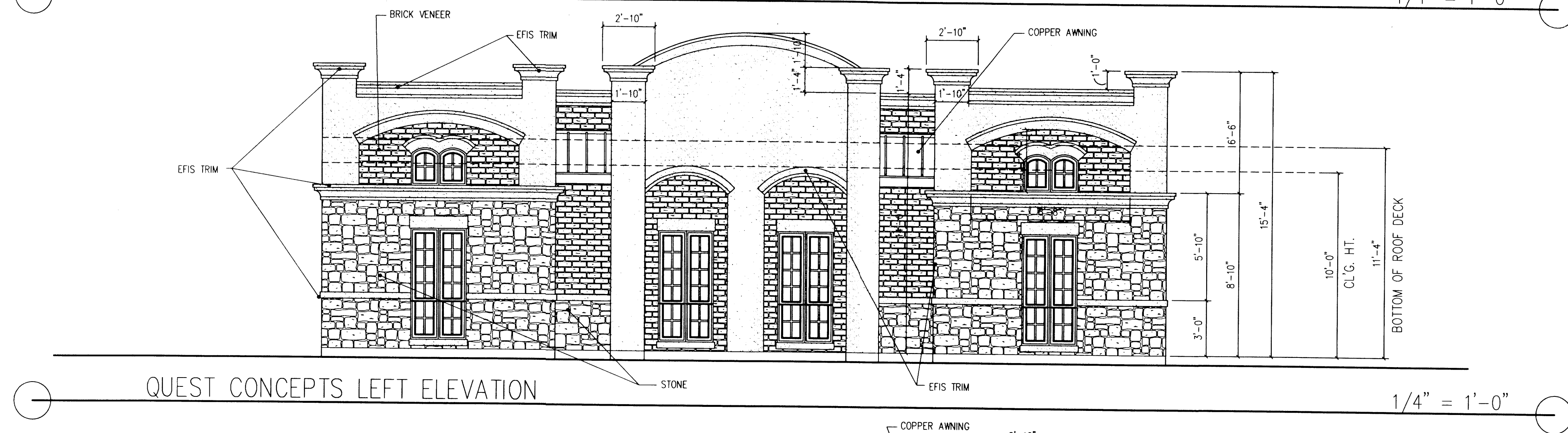
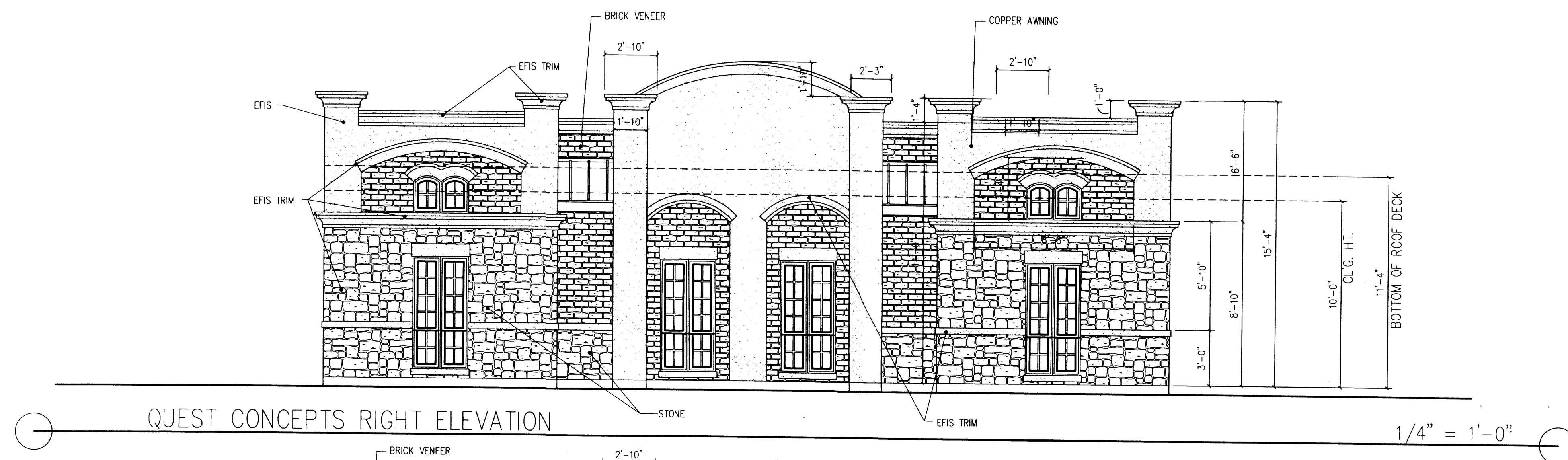
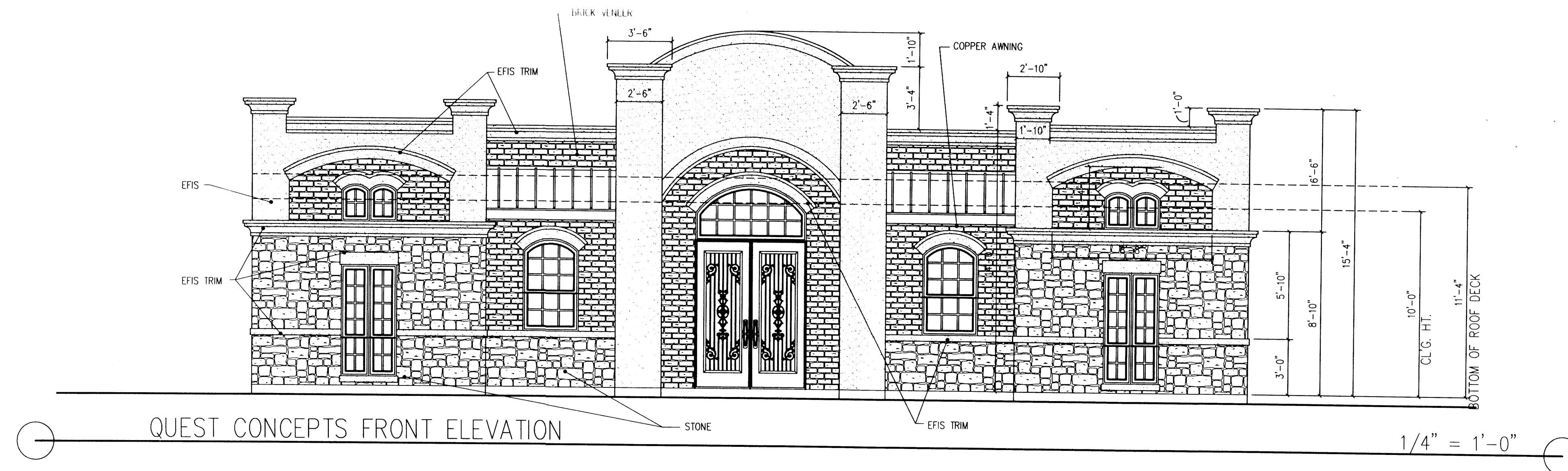
- MINIMUM LOT SIZE: 33,000 S.F.
- MINIMUM LOT WIDTH: 150'
- MINIMUM FRONT YARD: 30'
- MINIMUM SIDE YARD: 10'
- MINIMUM REAR YARD: 60'
- MAXIMUM HEIGHT: TWO (2) STORIES, THIRTY-FIVE (35') IN HEIGHT
- LANDSCAPE BUFFERS SHALL BE 30' ALONG FRONT YARD (FM 1709); 10' ALONG SIDE YARDS, AND 15' ALONG REAR YARD.
- BUFFER TREES WITHIN THE 30' LANDSCAPE BUFFER ALONG FM 1709 SHALL BE 4-INCH CALIPER TREES SPACED EVERY 25 FEET; TWO (2) ORNAMENTAL TREES PLANTED IN CLUSTERS SPACED EVERY 50 FEET AND EVERGREEN SHRUBS PLANTED BETWEEN BUILDINGS 5 & 6 TO SCREEN PARKING FROM FM 1709. BUFFER TREES WITHIN THE 10' SIDE BUFFER YARDS SHALL BE 3-INCH CALIPER TREES SPACED EVERY 30 FEET. BUFFER TREES WITHIN THE 15' REAR BUFFER YARD SHALL BE 3-INCH CALIPER TREES SPACED EVERY 30 FEET.
- ALL BUILDINGS SHALL HAVE THE SAME ARCHITECTURAL STYLE AND MATERIALS.
- DUMPSTERS WILL BE SCREENED BY A 6' MASONRY SCREENING WALL WITH SOLID METAL GATES AS REQUIRED BY THE CITY OF KELLER. THE SCREENING WALL SHALL MATCH THE COLORS AND MATERIALS OF THE PROPOSED OFFICE BUILDING AND THE SOLID METAL GATES SHALL BE PAINTED TO MATCH THE COLORS OF THE PROPOSED BUILDINGS.
- THE 6-FOOT MASONRY SCREENING WALL ALONG THE SOUTH PROPERTY LINE OF LOT 1, BLOCK C SHALL BE BUILT DURING THE DEVELOPMENT OF THE RESIDENTIAL LOTS OF ADALINA AT BLOOMFIELD.
- ALL USES PERMITTED IN THE OFFICE ZONING DISTRICT WILL BE ALLOWED IN THIS DEVELOPMENT.
- ALL SITE SIGNAGE AND SITE LIGHTING SHALL CONFORM TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
- ALL SITE LANDSCAPING, EXCEPT AS NOTED ON THIS ZONING EXHIBIT, SHALL CONFORM TO THE LANDSCAPING REQUIREMENTS SET FORTH IN THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
- A BUILDING OWNERS ASSOCIATION WILL BE ESTABLISHED FOR THIS OFFICE DEVELOPMENT. THE BUILDING OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SCREENING WALLS, AND PRIVATE DETENTION FACILITIES WITHIN LOT 1, BLOCK C OF ADALINA AT BLOOMFIELD.
- CROSS ACCESS CONNECTION WILL BE CONSTRUCTED WHEN THE PROPERTY TO THE WEST AND EAST DEVELOP IN THE FUTURE.
- A DETAILED SITE PLAN APPLICATION WILL BE SUBMITTED FOR EACH PHASE OF THE OFFICE PARK DEVELOPMENT.
- A TxDOT DRIVEWAY PERMIT SHALL BE APPROVED PRIOR TO BUILDING THE DRIVEWAY APPROACH AT FM 1709.

**A
CONCEPT PLAN
FOR
LOT 1, BLOCK C
PROFESSIONAL OFFICE PARK
AT ADALINA AT BLOOMFIELD
3.31 ACRE TRACT
LOCATED IN THE
D.E. ELSTON SURVEY,
ABSTRACT NO. A-498 AND IN THE JOSEPH A
DURHAM SURVEY, ABSTRACT NO. A-424
IN THE
CITY OF KELLER
TARRANT COUNTY, TEXAS**

OWNER/DEVELOPER:
QUEST BUILDER GROUP, L.P.
100 FLOWER COURT
KELLER, TEXAS 76248
817-944-4980
FAX: 817-337-3232
CONTACT: GREG WRIGHT

ENGINEER:
GSWM, INC.
3950 FOSSIL CREEK BLVD., SUITE 210
FORT WORTH, TEXAS 76137
(817) 308-1444
FAX: 817-308-1555
CONTACT: JOSEPH REUB, P.E.

SEPTEMBER 2006
JOB NO. 444-003
FILE NAME: Office Park.dwg



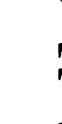
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QUEST CONCEPTS
BUILDING #4
FLOWER COURT

SUPERINTENDENT/SALES ADVISOR

DATE _____ SUPERINTENDENT _____

 **quest**

design & marketing group

Phone: 817-412-0896 Fax: 817-337-3232
www.questdmg.com

NOTES:

1. ELEVATIONS SHOWN ARE TO BE USED FOR ALL 5 OFFICE BUILDINGS WITHIN THIS DEVELOPEMENT
2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE U.D.C. AT THE TIME OF SIGN PERMIT APPLICATION.
3. ALL ABOVE-ROOF MECHANICAL EQUIPMENT SHALL BE SCREENED BY BUILDING WALLS.

PLAN #
05034

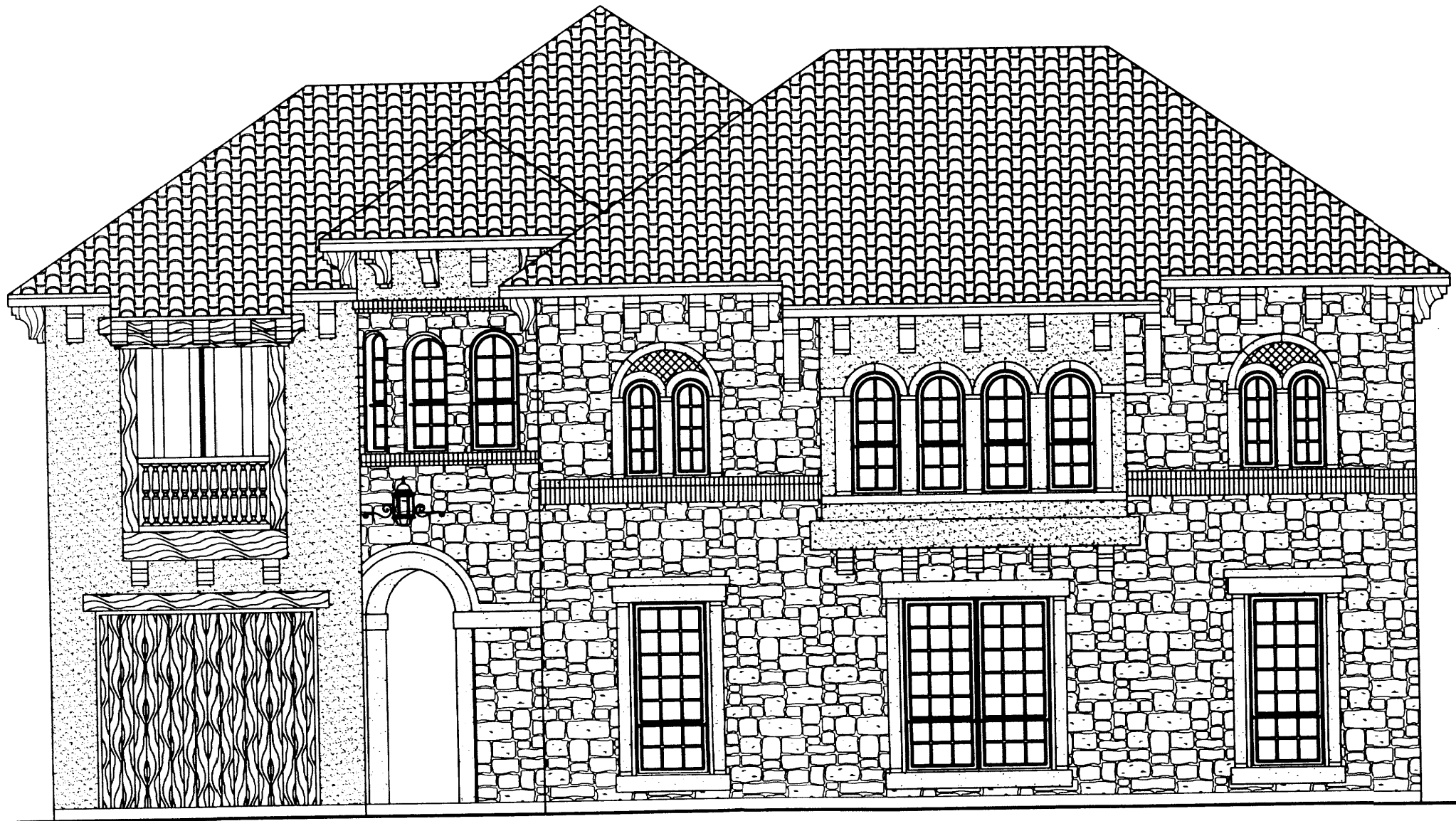
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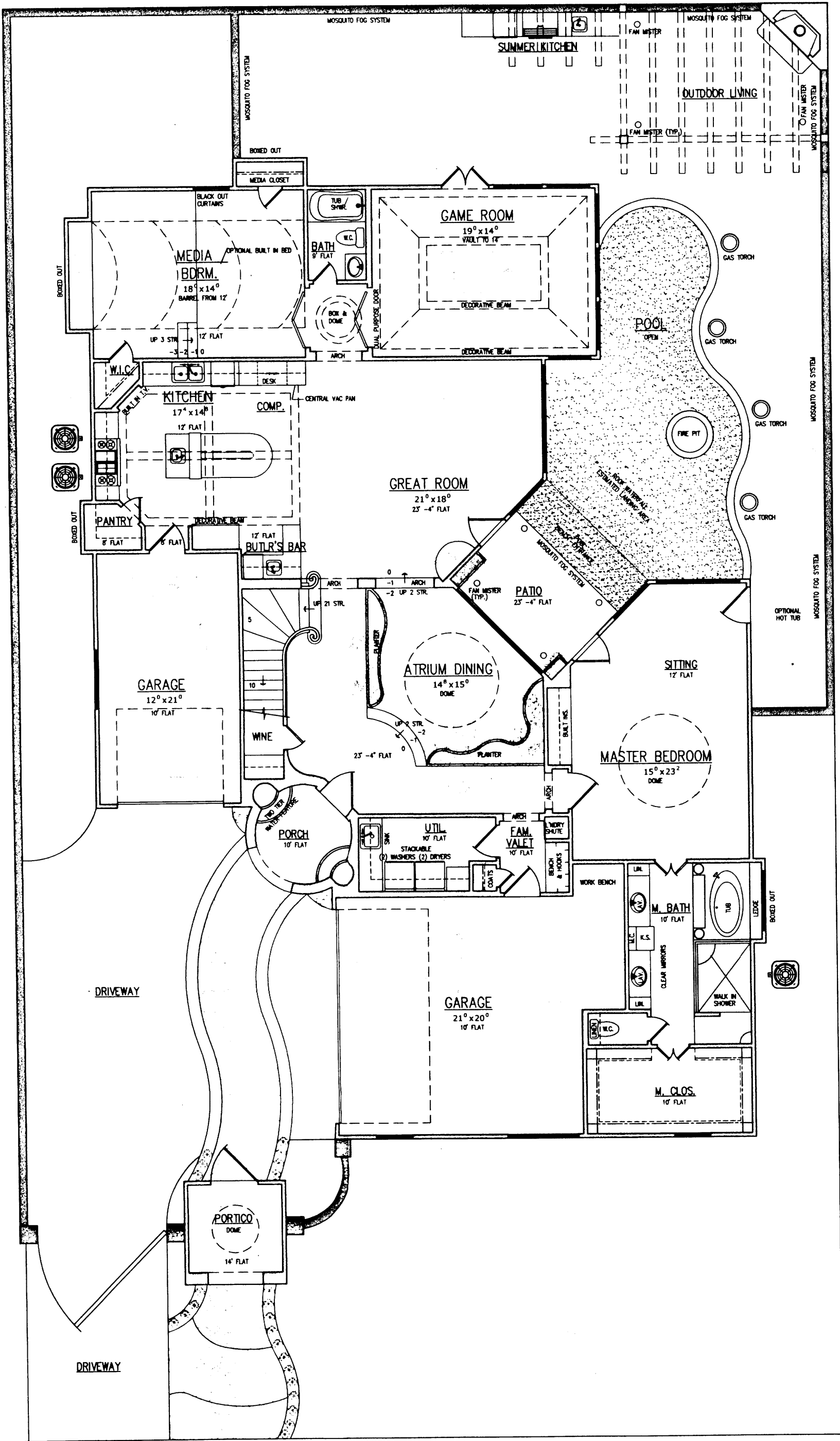
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SHEET # A-1

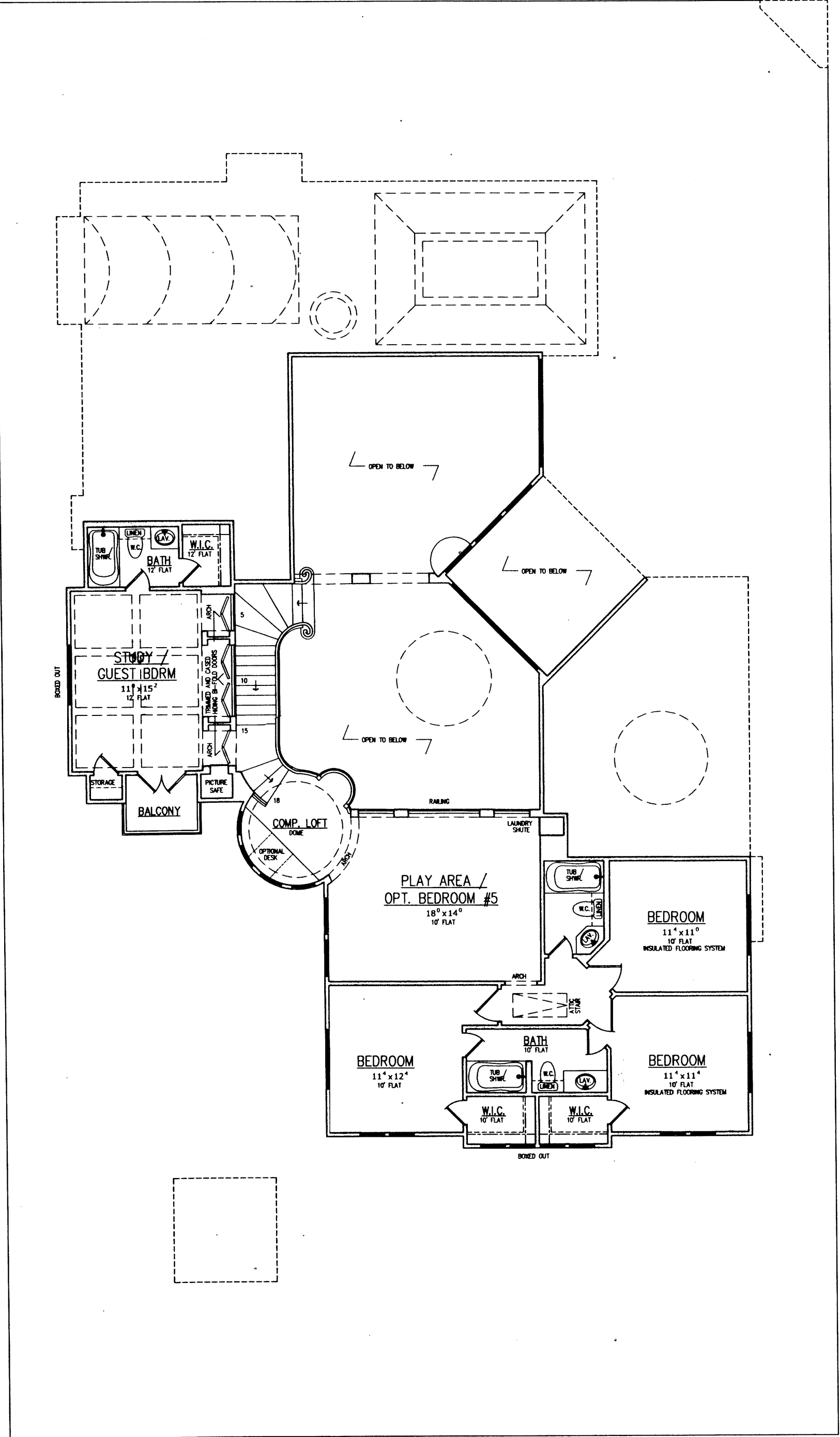
LA SCINTILLA DIVINA



AREAS:	
FIRST FLOOR	2513
SECOND FLOOR	1318
APPROXIMATE LIVING	3831
COVERED PATIO	----
PORCH	----
GARAGE	----
APPROXIMATE TOTAL A.U.R.	----



FIRST FLOOR

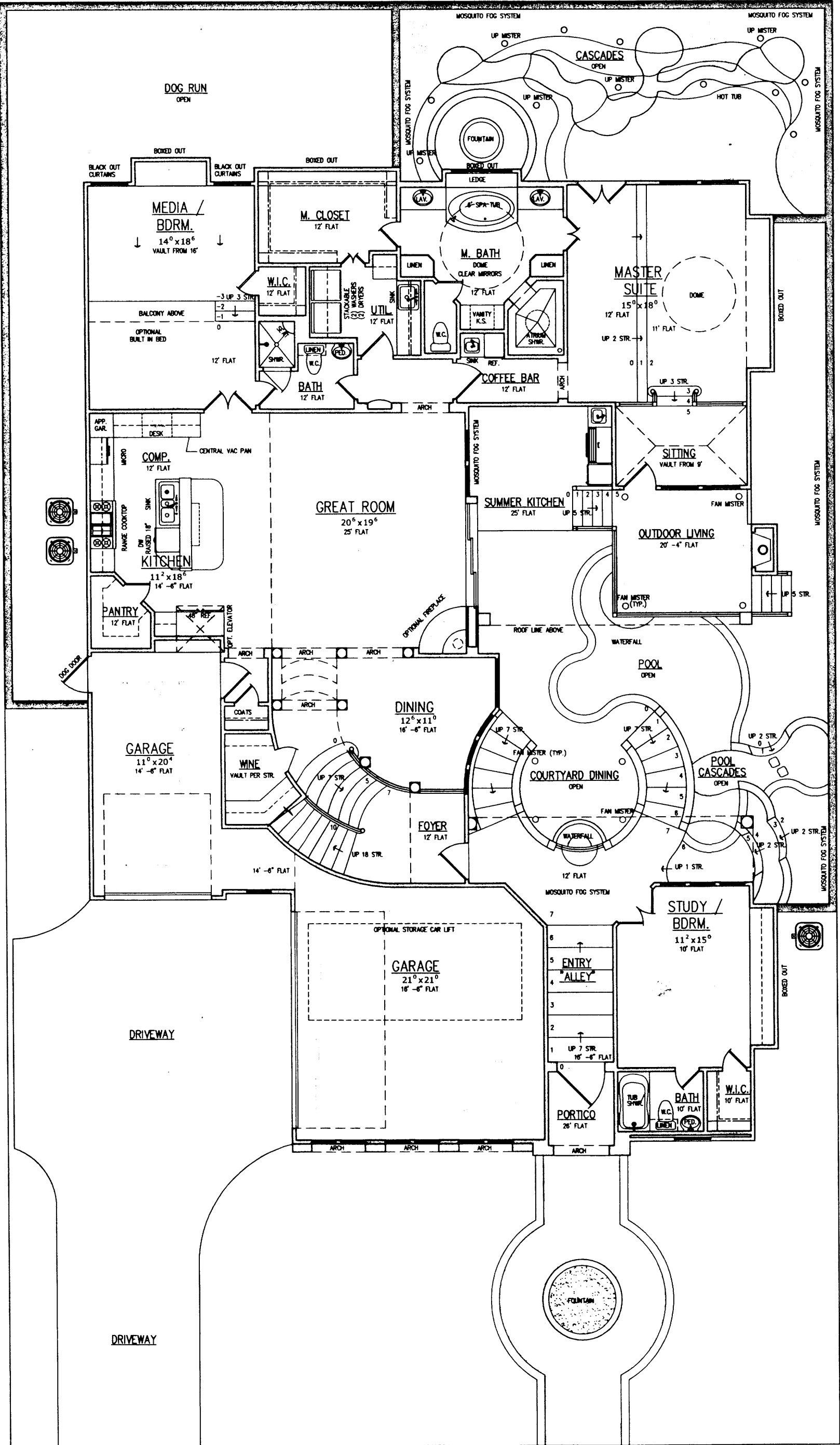


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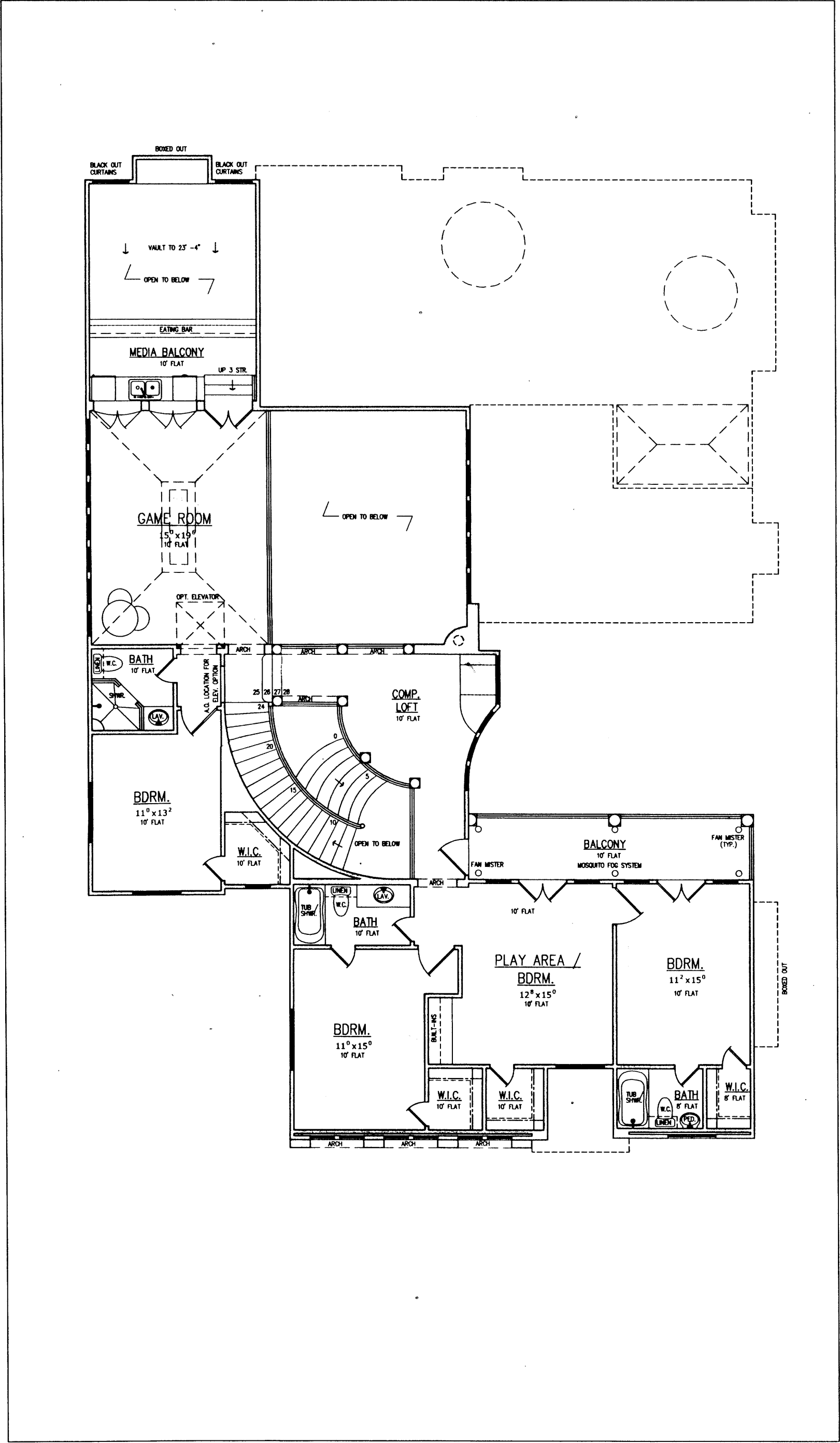
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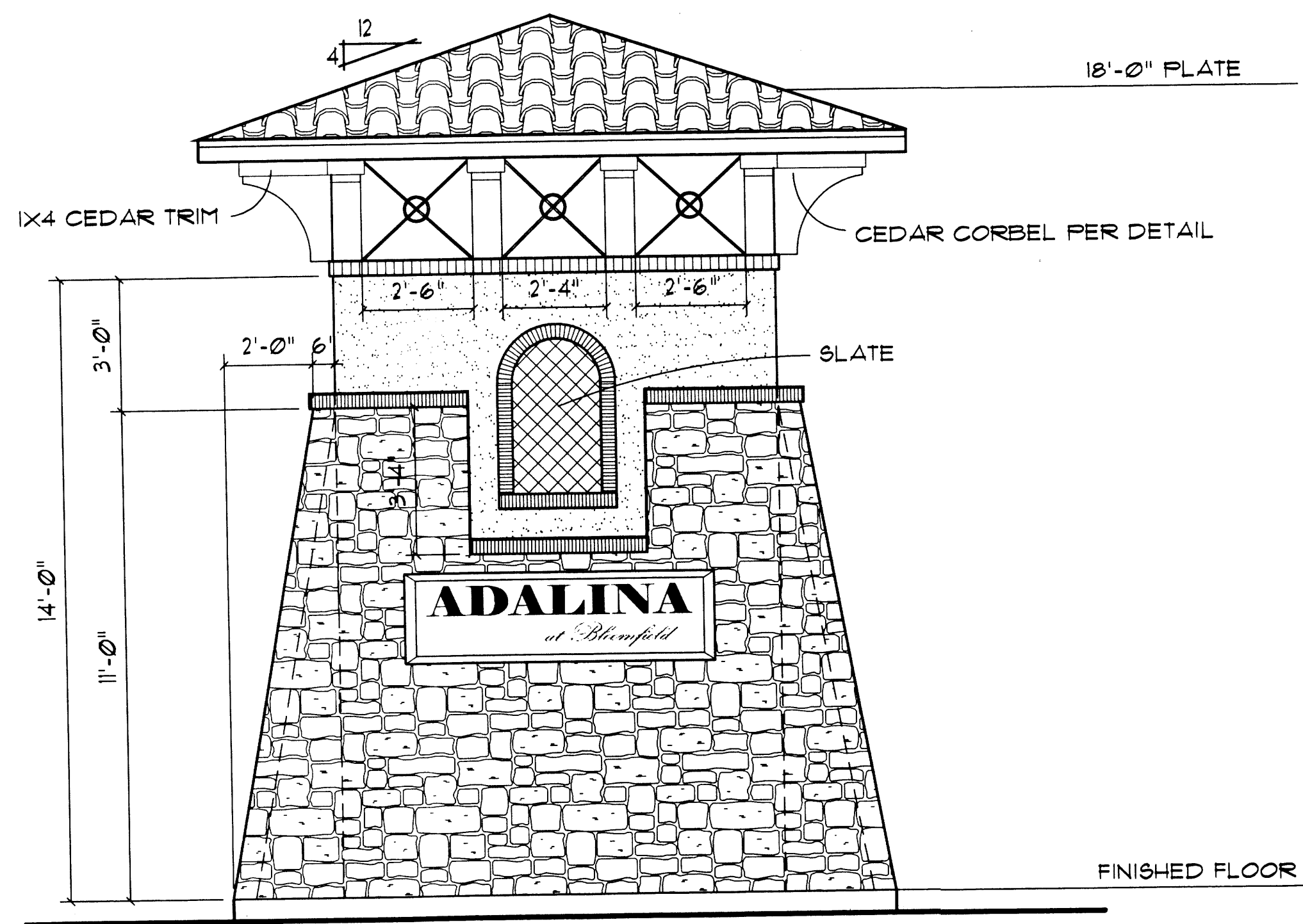
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FIRST FLOOR	2429
SECOND FLOOR	1735
APPROXIMATE LIVING	4164
COVERED PATIO	----
PORCH	----
GARAGE	----
APPROXIMATE TOTAL A.U.R.	----



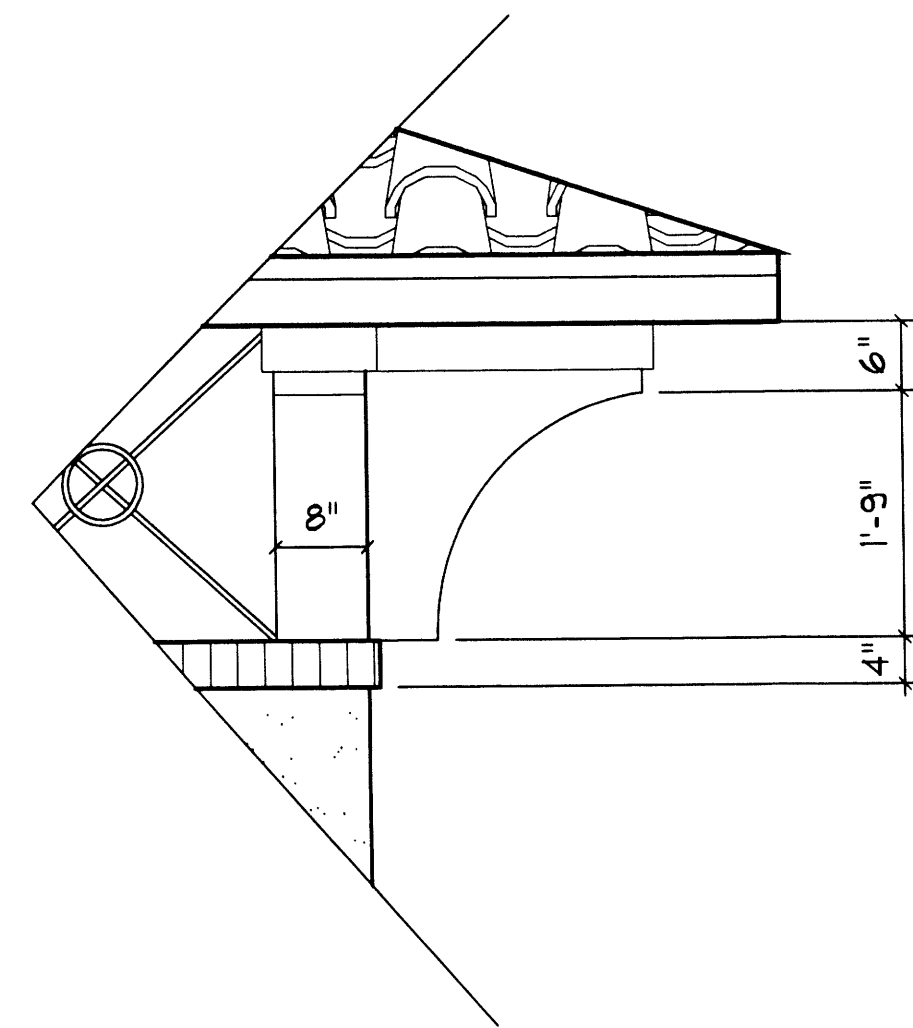
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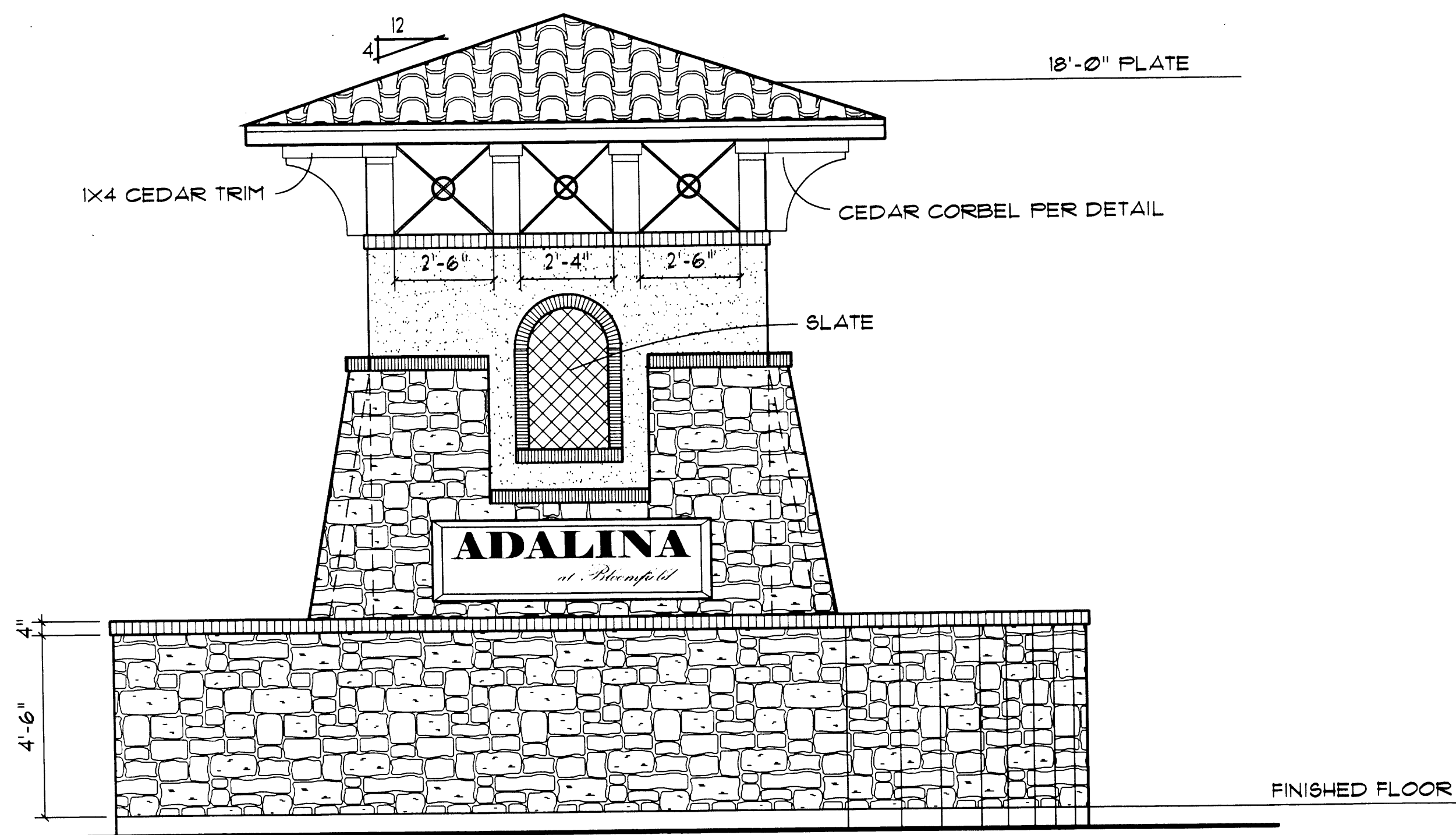
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ALL ELEVATIONS



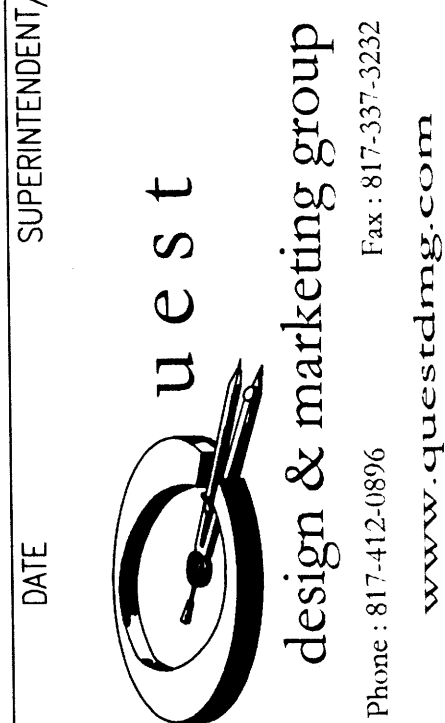
CEDAR CORBEL DETAIL



FRONT & RIGHT ELEVATIONS W/ WALL

INITIAL WALK THROUGH, AGREED AND ACCEPTED:

BUYER _____ SUPERINTENDENT / SALES ADVISOR _____

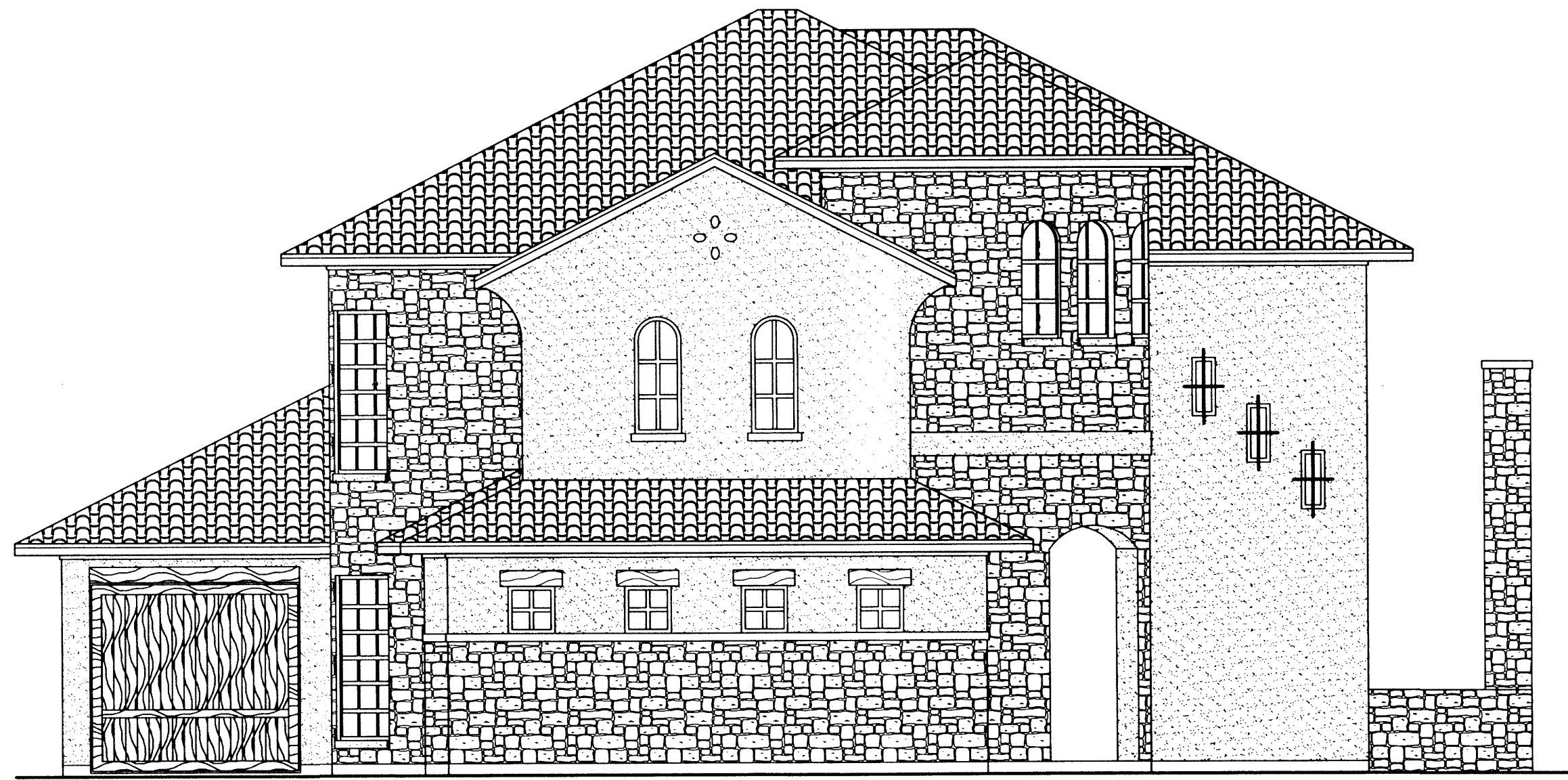


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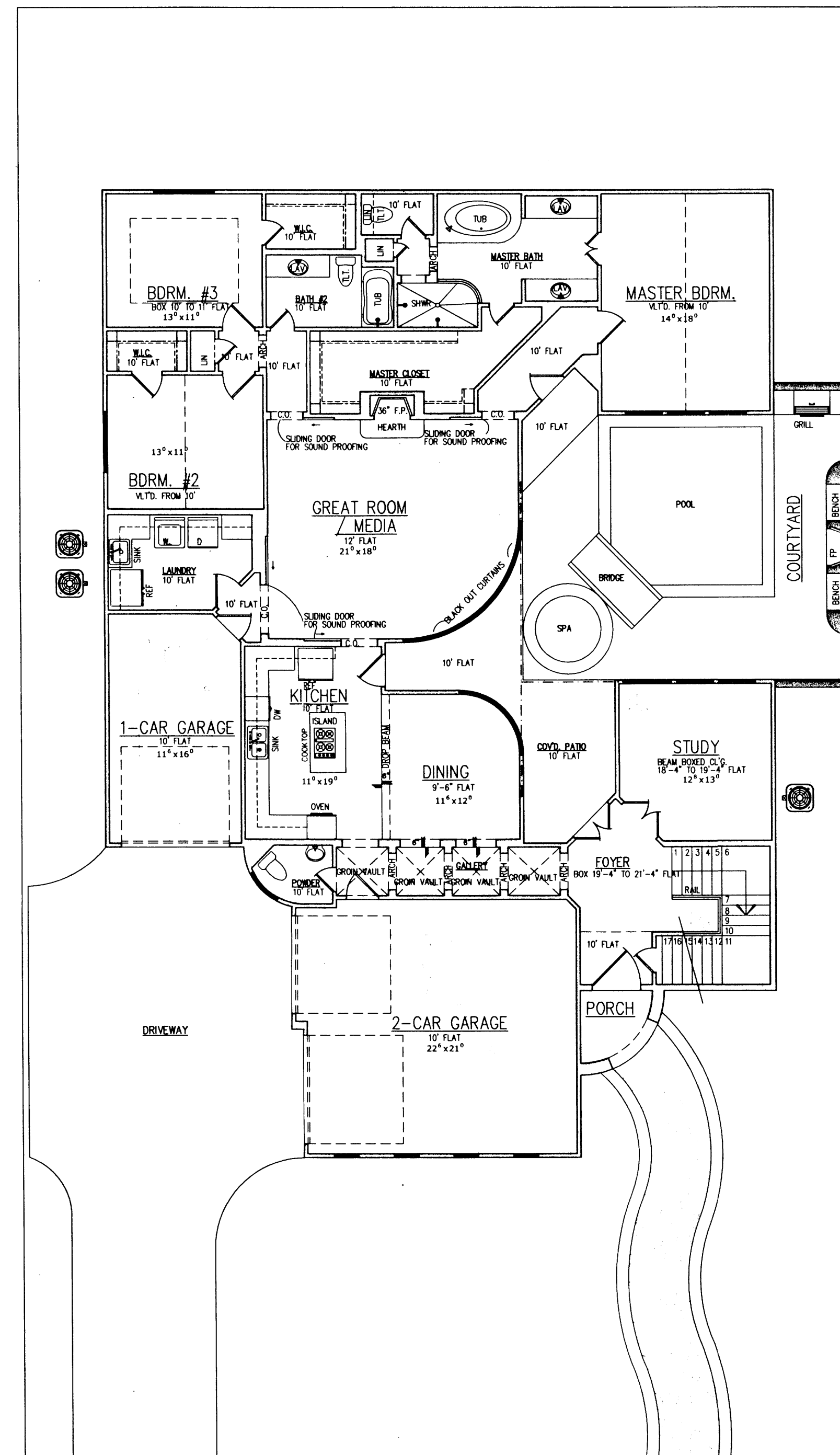
SHEET #A-1

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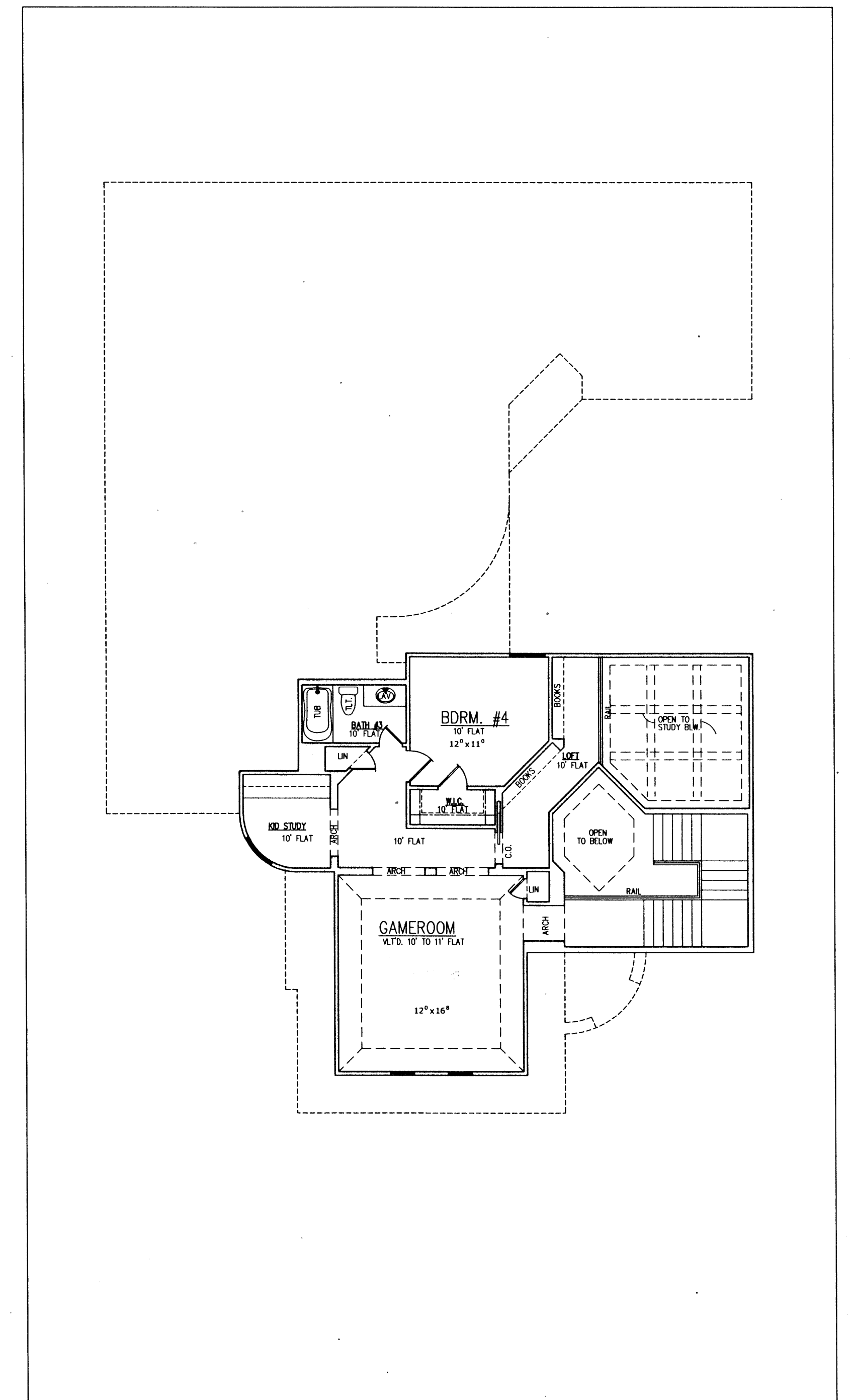
LA DESVAN



AREAS:	
FIRST FLOOR	2504
SECOND FLOOR	829
APPROXIMATE LIVING	3333
COVERED PATIO	----
PORCH	----
GARAGE	----
APPROXIMATE TOTAL A.U.R.	----



FIRST FLOOR

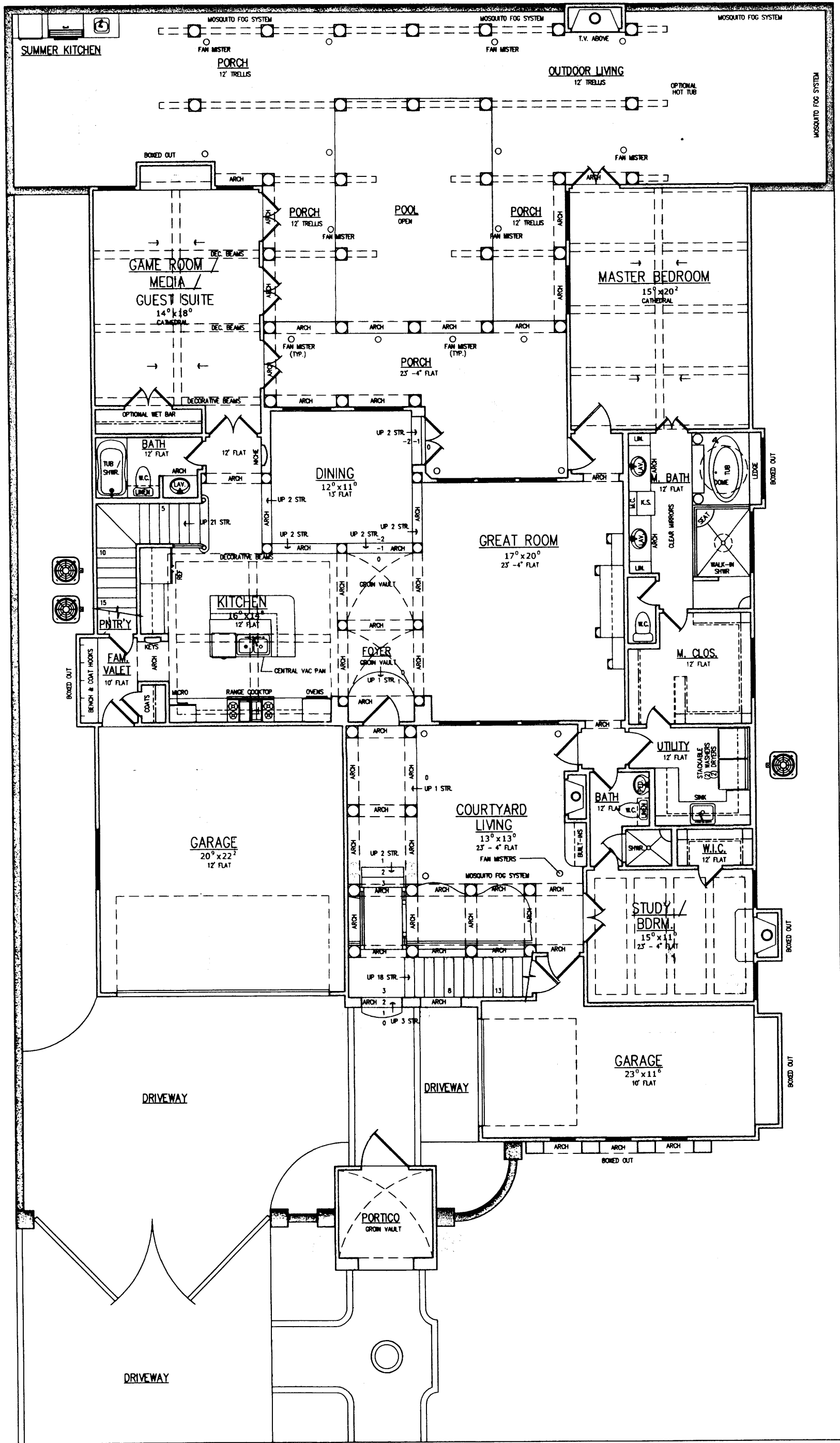


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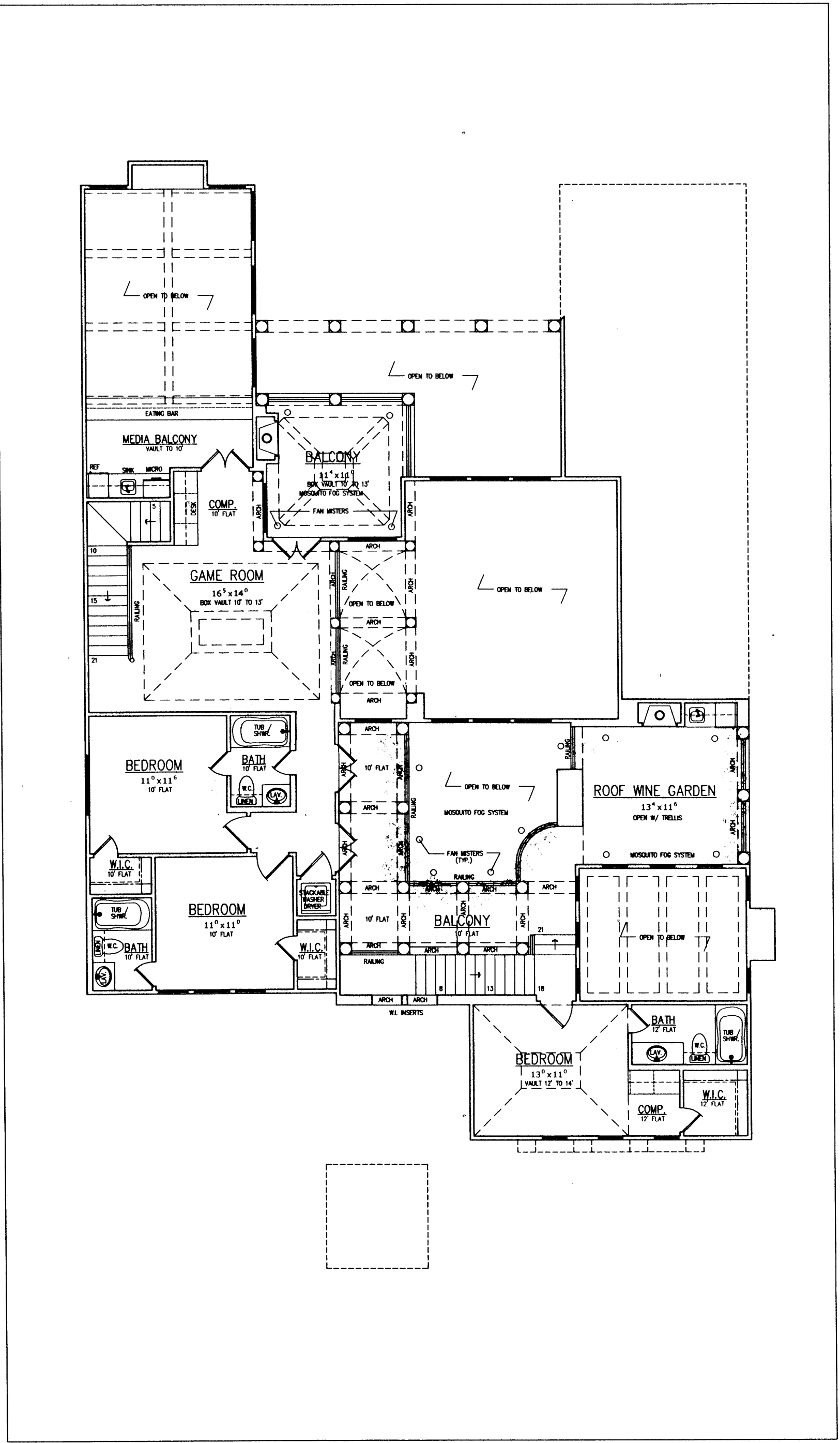
LA BELLA VITA



AREAS:	
FIRST FLOOR	2339
SECOND FLOOR	1212
APPROXIMATE LIVING	3551
COVERED PATIO	----
PORCH	----
GARAGE	----
APPROXIMATE TOTAL A.U.R.	----

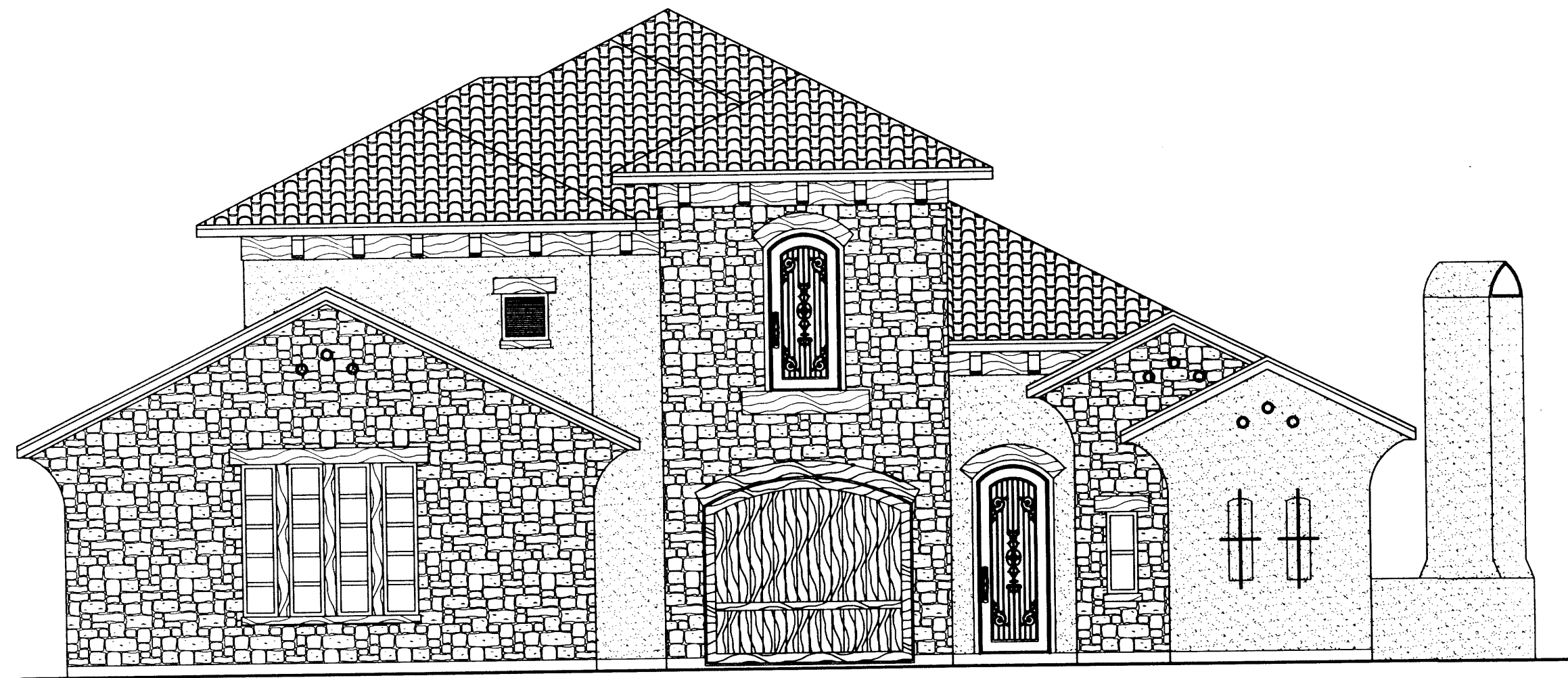


FIRST FLOOR

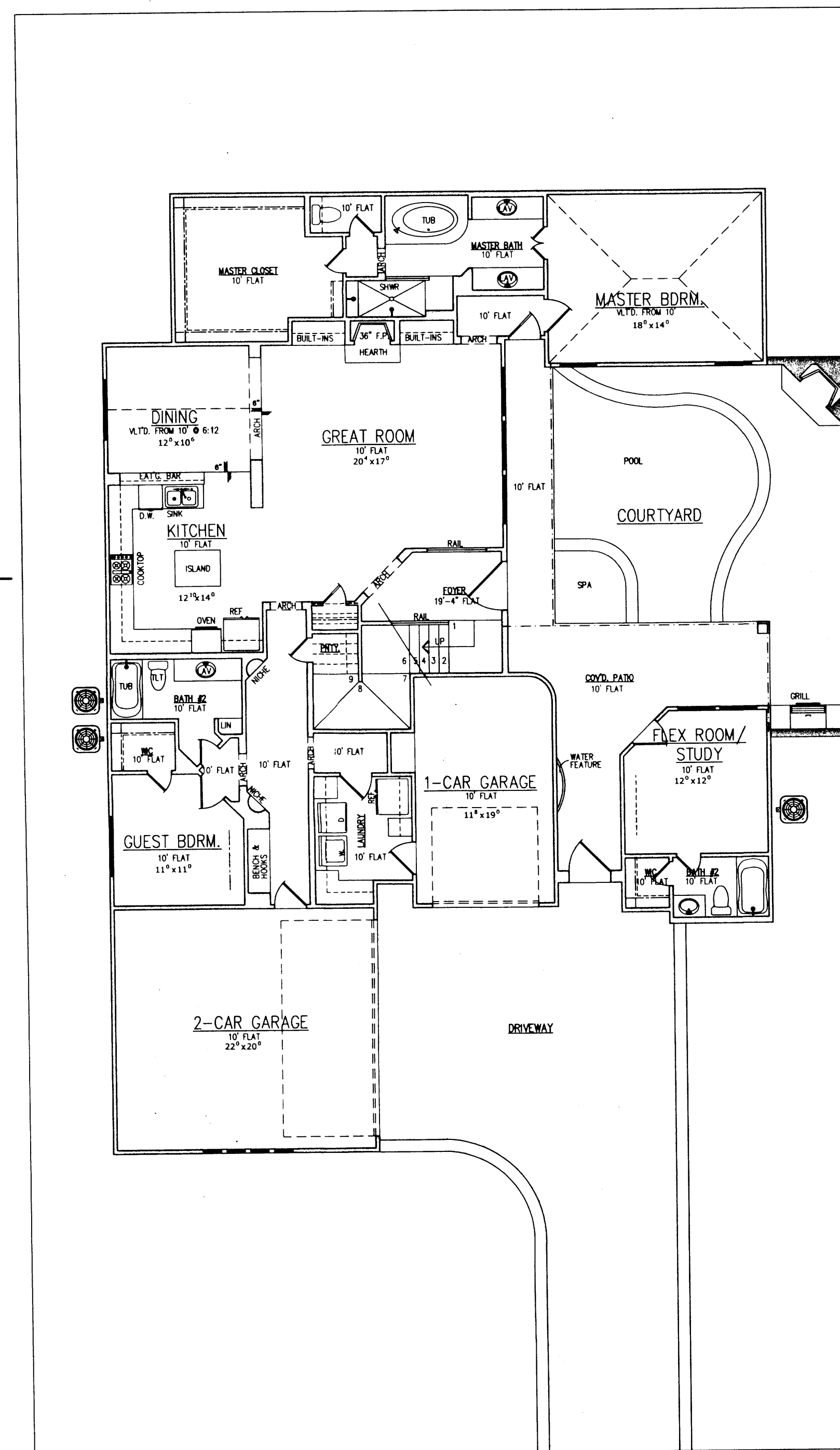


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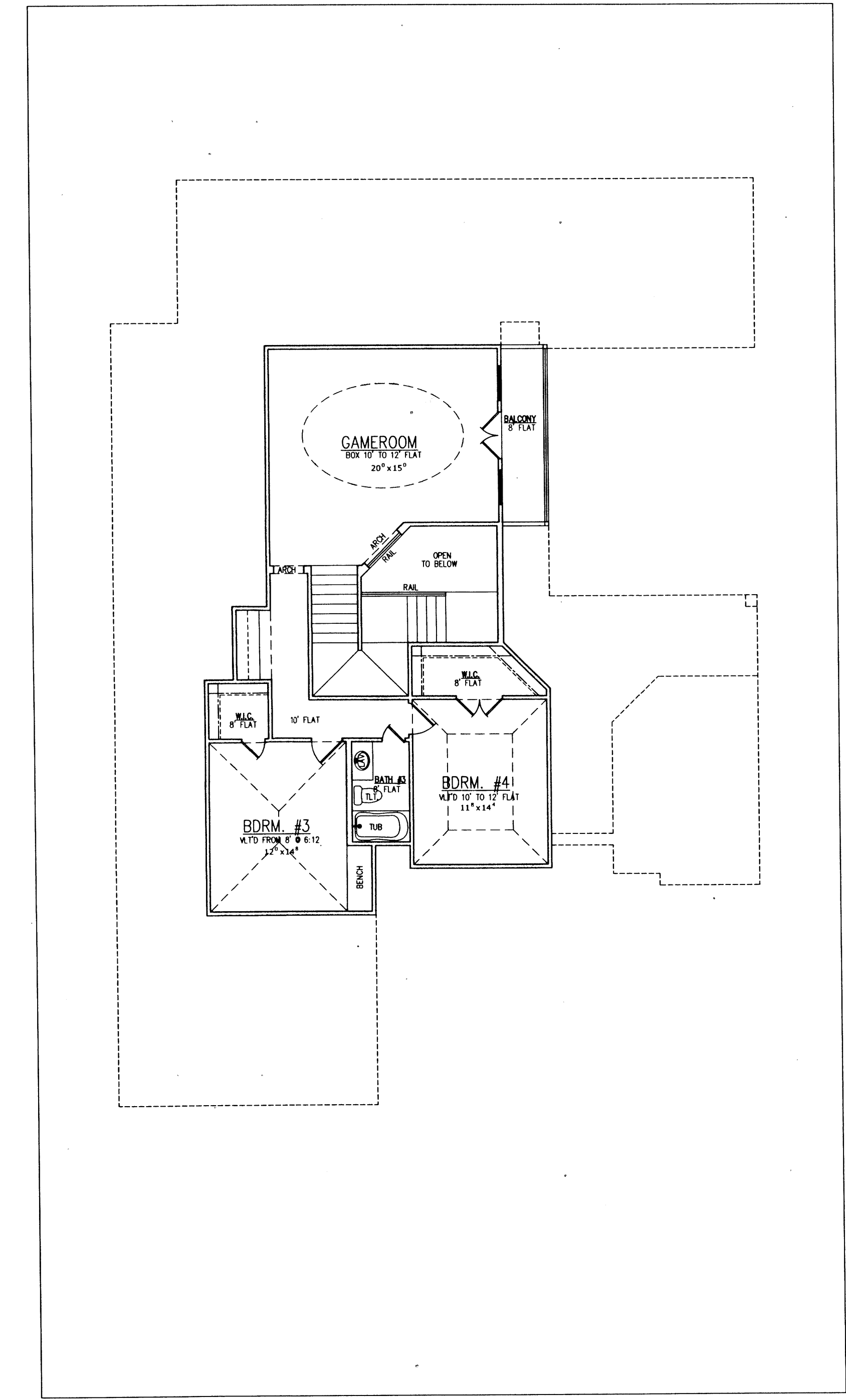
LA BELLEZA



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SECOND FLOOR	988
APPROXIMATE LIVING	3310
COVERED PATIO	----
PORCH	----
GARAGE	----
APPROXIMATE TOTAL A.U.R.	----



FIRST FLOOR



SECOND FLOOR