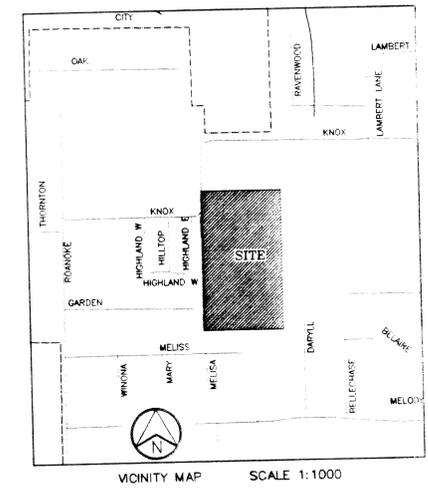
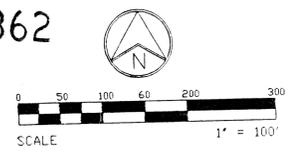


D201160862



STATE OF TEXAS... OWNER'S ACKNOWLEDGMENT AND DEDICATION... WHEREAS IMAGINE HOMES INC., is the owner of Tract of land situated in the Anderson Barnes Survey, Abstract No. 142, and embracing a portion of the 35 Acres Tract as recorded in Volume 2535, Page 17, of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of said 35 acre tract in the approximate centerline of Knox road from which a 3/4" pipe bears South 89 degrees 33 minutes 00 seconds East 30.00 feet, being also a point on the East Right-of-way line of Knox Road (60 feet R.O.W.), to the Northwest corner of the 35 acre tract as recorded in Volume 2535, page 17, thence S00°00'00"W 20 feet to the POINT OF BEGINNING;

THENCE South 89 degrees 33 minutes 00 seconds East 875.84 feet along the said line, being also the northwesterly point of tract of land belonging to City of Keller Parks and Recreation, (Linda J. Cobb as recorded in Volume 9496, Page 1046, 21.47 acres in the Deed Records, Tarrant County Texas, to 1/2" iron rod set for corner;

THENCE South 00 degrees 11 minutes 18 seconds East along the east line of said 35 acre tract and along the west line of the said 21.47 acres tract, to and along the west line of the 14.86 acres and 5.14 acres tract of land described in the deed to Linda J. Cobb and along the west line of Melody Hills East Addition recorded in volume 368-78, page 16 of the said Deed Records, 1637.20 feet to a 1/2" iron rod set for corner;

THENCE North 89 degrees 43 minutes 46 seconds West along the south line of said 35 acre tract and along the North line of Melody Hills Estates recorded in volume 368-61, page 45 of the said Deed Records, 924.04 feet to a 1/2" iron rod set for the southwest corner of said Barnes Survey and the Southeast corner of Eden Oaks Addition, as recorded in Volume 368-87, page 4 of the Deed records, Tarrant County Texas;

THENCE North 00 degrees 26 minutes 56 seconds East, along the west line of said 35 acre tract and along the East line of Eden Oaks Addition, to and along the east line of Highland Terrace Mobile Home Park Addition as recorded in volume 368-55, page 50 of the said Deed Records, 1309.87 feet to 1/2" iron rod set for corner;

THENCE North 90 degrees 00 minutes 00 seconds East 32.60 feet, along the said line to 1/2" iron rod set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East 329.88 feet along the said line to the POINT OF BEGINNING and containing 34.1795 (148860.57 S.F.) acres of land more or less;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That JIM HUDSON, President, on behalf of IMAGINE HOMES INC., does hereby adopt this plat, designating the herein above described property as ASHEVILLE ESTATES ADDITION an addition to the City of Keller, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No utility and fire line easements be the responsibility of the property owner. No constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the actual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have full right of ingress and egress to on from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easements area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Keller, Texas.

WITNESS, my hand at KELLER, Texas, this the 2nd day of March 2001.

By: Jim Hudson, IMAGINE HOMES PRESIDENT

STATE OF TEXAS... BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. Given under my hand and seal of office this the 14th day of March 2001.

Notary Public in and for the State of Texas, Ernest Hedgcoteh, R.L.P.S. #2804

SANITARY SEWER SERVICE CANNOT BE PROVIDED TO THE ESTATES OF ASHEVILLE UNTIL THE CDBG SEWER PROJECT IS COMPLETED. SHOULD THE CDBG AGENCY REQUIRE REIMBURSEMENT OF THEIR BOX PARTICIPATION AT ANY POINT IN THE FUTURE, ANY DEVELOPMENT BEING SERVED BY THIS LINE WILL BE REQUIRED TO PAY THEIR PRORATED SHARE OF THE CDBG REIMBURSEMENT.

BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING HIKE & BIKE TRAIL ON LOTS 1, 2, 3, 4, AND 5 BLOCK A, IN ACCORDANCE WITH THE CITY WIDE TRAIL SYSTEM MASTER PLAN

NO PORTION OF THIS LAND IS IN THE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48439C0180H, PANEL 180 OF 595

THE DRIVEWAY ON LOT 1, BLOCK A, SHALL BE AT LEAST ONE HUNDRED (100') FROM THE KNOX ROAD RIGHT-OF-WAY, AND LOT 23, BLOCK A MUST HAVE THE DRIVEWAY ENTER FROM BROADMOOR DRIVE.

FIFTEEN FEET (15') OF ADDITIONAL RIGHT-OF-WAY SHALL BE DEDICATED ALONG THE NORTH SIDE OF ASHEVILLE DRIVE TO ACCOMMODATE A TEN-FOOT (10') WIDE HIKE AND BIKE TRAIL. TWENTY FEET (20') OF RIGHT-OF-WAY SHALL BE DEDICATED BETWEEN LOTS 5 AND 6, BLOCK A, TO PROVIDE A TRAIL CONNECTION TO THE PROPOSED CITY PARK

PARK LAND DEDICATION AGREEMENT EXISTS AND PARK TREE CREDITS WILL BE EXTENDED.

Table with 2 columns: Description and Value. SINGLE FAMILY RESIDENTIAL. TOTAL AREA: 34.1795 ACRES. BLOCK A, LOTS 1-23. BLOCK B, LOTS 1-10. TOTAL NUMBER OF LOTS: 33. MINIMUM LOT SIZE: 36,000 SQ. FT. MINIMUM DWELLING UNIT SIZE: 2400 SQ. FT. DENSITY PER ACRE: 1.0357

COUNTY OF TARRANT... I hereby certify that this instrument was FILED on the 14th day of March 2001 at 10:14:34 AM in the Public Records of Tarrant County, Texas, as exemplar herein by me.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNENFORCEABLE UNDER FEDERAL LAWS.

SURVEYOR'S CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plot is true and correct and was prepared from an actual ground survey of the property made under my supervision.

Ernest Hedgcoteh, Registered Professional Land Surveyor 2804, dated 3/12/01



The seal appearing in this document was authorized by ERNEST HEDGCOTEH, R.L.P.S. #2804

FINAL PLAT OF ASHEVILLE ESTATES 33 SINGLE FAMILY LOTS AN ADDITION TO THE CITY OF KELLER

BEING 34.1795 ACRES IN THE ANDERSON BARNES SURVEY ABSTRACT NO. 142 AS RECORDED IN VOLUME 2535, PAGE 17 TARRANT COUNTY, TEXAS ZONED: SF-LD

CABINET A FILE 6784

DATE REVIEW: 03/12/01 DATE REVIEW: 08/24/00 DATE REVIEW: 05/12/00 DATE REVIEW: 04/07/00 DATE REVIEW: 12/15/99 DATE PREPARED: 10/11/99

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line segments L5 through L17 with their respective lengths and bearings.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS. Lists curves C1, C2, and C3 with their lengths and radii.

FILED... 7th MARCH 2001 P. 236

OWNER/DEVELOPER IMAGINE HOMES INC. 1109 GARDEN LANE ROANOKE TX 76262 TEL: (817) 379-6090 CONTACT: JIM HUDSON (PRESIDENT)

ERNEST HEDGCOTEH CONSULTING ENGINEERS, INC. 5701-C MIDWAY ROAD FORT WORTH, TEXAS 76117 (817) 831-7711 CONTACT: ERNEST HEDGCOTEH

APPROVED BY: CITY COUNCIL CITY OF KELLER. By: David Phillips, Mayor, dated 3-18-00. By: Diana Stephens, City Secretary, dated 7-18-00.

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF KELLER. By: [Signature], Chairman, dated 6-12-00. By: Richard E. Luedtke, Secretary, dated 6-12-00.

ASHEVILLE ESTATES ADDITION PROJECT # 99089_FINAL_PLAT_CITY.DWG



A-6784

D201160862 A242

TARRANT COUNTY

100 E. Weatherford Street
Fort Worth, Texas 76196-0301

TOM SPENCER
Chief Deputy

BETSY PRICE
Tax Assessor-Collector

PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT : 00004470796
AD NUMBER: A142-1
CERTIFICATE NO : 33881792

817-884-1100

DATE : 7/11/01
FEE : \$10.00

PROPERTY DESCRIPTION

BARNES, A SURVEY
A 142 TR 1

COLLECTING AGENCY

BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

04470796
0001304 KNOX RD
33.739 ACRES

REQUESTED BY

JIM HUDSON
IMAGINE HOMES, INC
1109 GARDEN LN
ROANOKE TX 76262

PROPERTY OWNER

IMAGINE HOMES INC,

1109 GARDEN LN
ROANOKE TX 762624308

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TARRANT COUNTY TAX OFFICE TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TARRANT COUNTY TAX OFFICE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TARRANT COUNTY TAX OFFICE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN, IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS. THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

| YEAR | TAX UNIT | AMOUNT DUE |
|-------|------------------------|------------|
| 2000 | CITY OF KELLER | 0.00 |
| 2000 | JPS HEALTH NETWORK | 0.00 |
| 2000 | KELLER ISD | 0.00 |
| 2000 | TARRANT COUNTY | 0.00 |
| 2000 | TARRANT COUNTY COLLEGE | 0.00 |
| TOTAL | | \$0.00 |

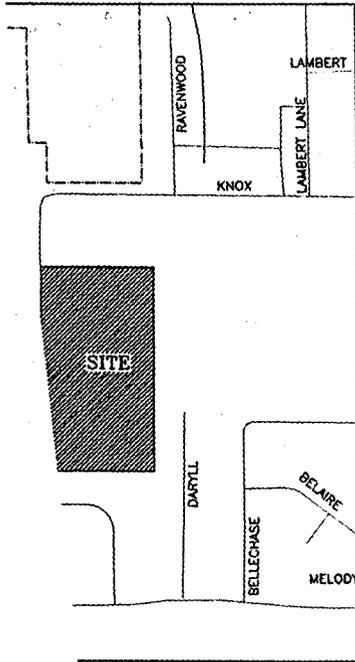
ISSUED TO : JIM HUDSON
ACCOUNT NUMBER: 00004470796
TOTAL CERTIFIED TAX: \$0.00

BY: Jason Price TARRANT COUNTY TAX OFFICE
Jane Kreis

0201160862

H-6107

A122



SCALE 1:1000

PROVIDED TO THE
BIG SEWER PROJECT IS
NECESSARY REQUIRE
CONTRIBUTION AT ANY POINT
BEING SERVED BY THIS
PRORATED SHARE OF

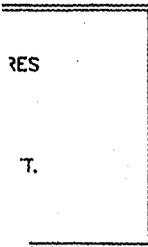
CONSTRUCTING HIKE
5 BLOCK A, IN
SYSTEM MASTER

ROAD PLAIN
MAP
35

TO BE AT LEAST ONE
RIGHT-OF-WAY, AND
WAY ENTER FROM

RIGHT-OF-WAY SHALL BE
SHEVILLE DRIVE TO
E AND BIKE TRAIL.
ALL BE DEDICATED
SIDE A TRAIL

AND PARK TREE



STATE OF TEXAS |
COUNTY OF TARRANT | OWNER'S ACKNOWLEDGMENT AND DEDICATION

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This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

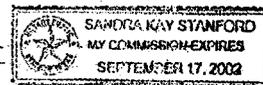
WITNESS, my hand at KELLER, Texas, this the 12th day of March 2001

By *Jim Hudson*
JIM HUDSON PRESIDENT
IMAGINE HOMES

STATE OF TEXAS |
COUNTY OF TARRANT |

BEFORE ME, the undersigned authority, on this day personally appeared on behalf of IMAGINE HOMES, JIM HUDSON, President, 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 considerations therein stated. Given under my hand and seal of office this the 12th day of March 2001.

Sandra Kay Stanford
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CABINET A SLIDE 6984

Asheville Estates

D201160862
CITY OF KELLER
P O BOX 770
KELLER TX 76244

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D -- D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : I M A G I N E H O M E S I N C

| RECEIPT NO | REGISTER | RECD-BY | PRINTED DATE | TIME |
|------------|----------|---------|--------------|-------|
| 201295004 | DR92 | D W | 07/11/2001 | 14:36 |

| | INSTRUMENT FEED | INDEXED | TIME | |
|---|-----------------|----------|-------|---------|
| 1 | D201160862 WD | 20010711 | 14:36 | CK 1822 |

T O T A L : D O C U M E N T S : 01 F E E S : 60.00

B Y : _____ *BW*

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.