

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Red Eagle Estates, LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the T & P RR Co. Survey, Abstract No. 1514, County of Parker, according to the deed recorded in Volume 2252, Page 757, DRPCT, and more particularly described as follows:

Beginning at a found 1/2 inch iron rod for the southwest corner of Lot 1, Block D, Red Eagle Ranch Phase 1, an addition to the City of Hudson Oaks as recorded in Cabinet C, Slide 495, Plat Records Parker County, Texas;

Thence South 89°10'15" East with the Lot 1 south line a distance of 318.04 feet to a found 1/2 inch iron rod for the southeast corner of Lot 2, Block D, Red Eagle Ranch Phase 1;

Thence North 01°11'44" East with the Lot 2, Block D east line a distance of 86.49 feet to a found 1/2 inch iron rod for the beginning of a curve to the left having a radius of 220.00 feet, a central angle of 22°27'05", and a long chord that bears North 11°01'49" West, 85.66 feet;

Thence along said curve to the left and east line of Lot 2, Block B on arc distance of 86.21 feet to a found 1/2-inch iron rod in the west line of Andrews Court;

Thence North 67°44'39" East a distance of 60.00 feet to a found 1/2 inch iron rod in the east line of Andrews Court for the Southwest corner of Lot 1, Block E, Red Eagle Ranch Phase 1;

Thence North 74°28'55" East with the Lot 1 south line a distance of 253.45 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 1, Block E and the southwest corner of Lot 2, Block E;

Thence South 39°54'04" east a distance of 78.15 feet to a set 1/2-inch iron rod;

Thence South 00°06'48" East a distance of 326.78 feet to a set 1/2-inch iron rod;

Thence North 89°51'39" West a distance of 129.07 feet to a set 1/2-inch iron rod;

Thence South 01°11'44" West a distance of 224.25 feet to a set 1/2-inch iron rod;

Thence North 89°48'16" West a distance of 36.28 feet to a set 1/2-inch iron rod;

Thence South 00°11'44" West a distance of 371.67 feet to a set 1/2-inch iron rod in the south line of said Red Eagle Estates, LP tract and the north line of the Martin North tract as recorded in Volume 1802, Page 305, Deed Records Parker County, Texas;

Then North 89°48'16" West with the Red Eagle/ Martin common line a distance of 495.54 feet to a found 1/2 inch iron rod in the east line of the Chesney tract as recorded in Volume 768, Page 359, Deed Records Parker County, Texas, said point being the southwest corner of said Red Eagle Estates, LP tract and the northwest corner of said Martin tract 2;

Thence North 00°49'47" East a distance of 724.10 feet to the Point of Beginning and Containing 458,499 square feet, 10.53 acres of land, more or less;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Red Eagle Estates, LP, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Red Eagle Ranch Addition, Phase 2, an addition to the City of Hudson Oaks, Parker County, Texas and does hereby dedicate to the public's use forever the streets, and easements shown thereon.

WITNESS my hand this the 21 day of Sept, 2012.

RED EAGLE ESTATES, LP
By: HLM DEVELOPMENT, LLC
General Partner

K. Wayne Lee
K. Wayne Lee, Member

NOTARY

STATE OF TEXAS:
COUNTY OF PARKER:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared K. Wayne Lee, known by me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of Sept, 2012

HELEN Y. MEDINA
Notary Public in and for the State of Texas
My Commission Expires April 17, 2013
Date: 9-21-12

SURVEYOR CERTIFICATE

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.



Charles F. Stark
Charles F. Stark, R.P.L.S.
Texas R.P.L.S. No. 5084
Date: 9/21/12

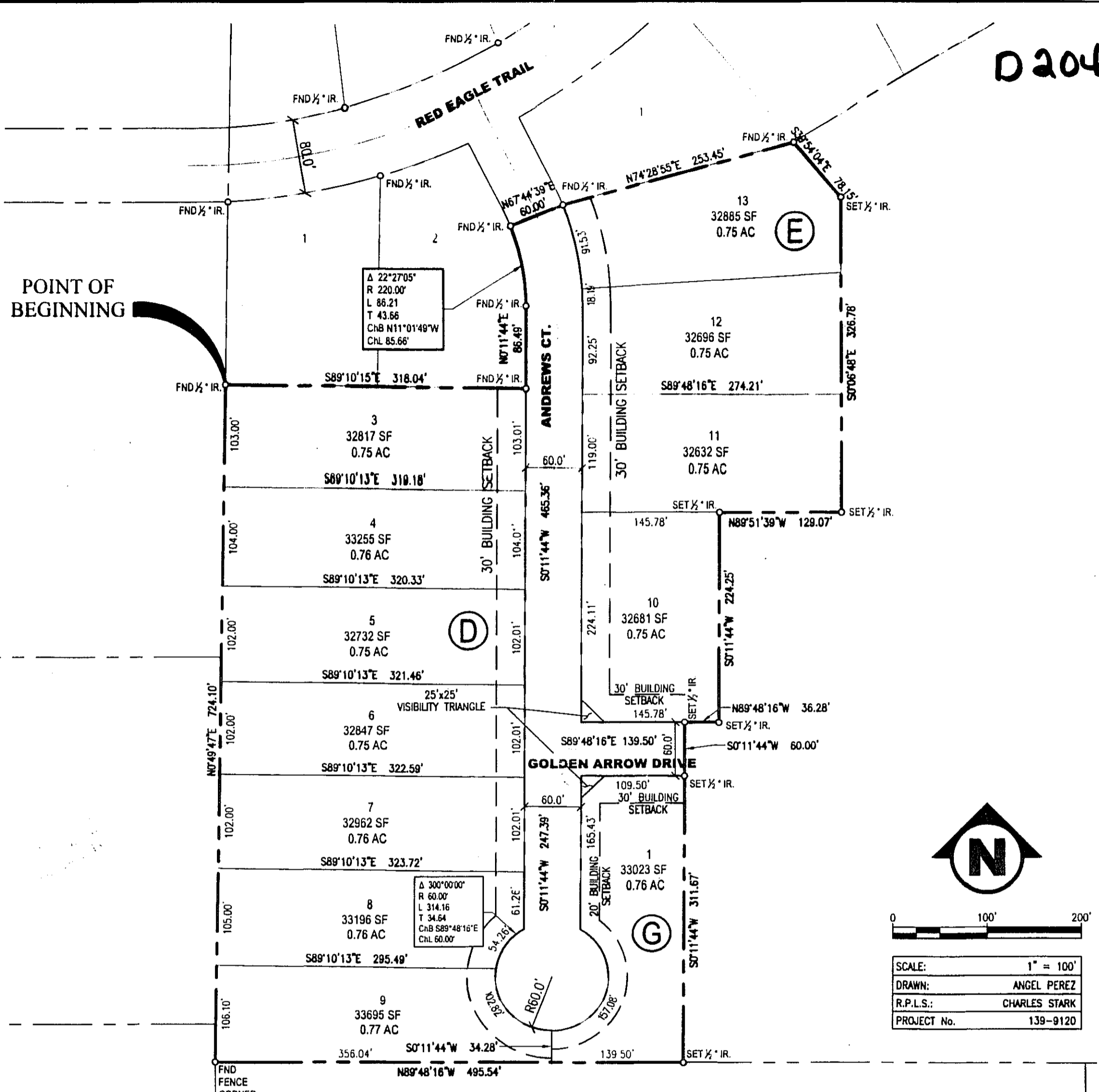
LIEN HOLDER STATEMENT

STATE OF TEXAS:
COUNTY OF PARKER:

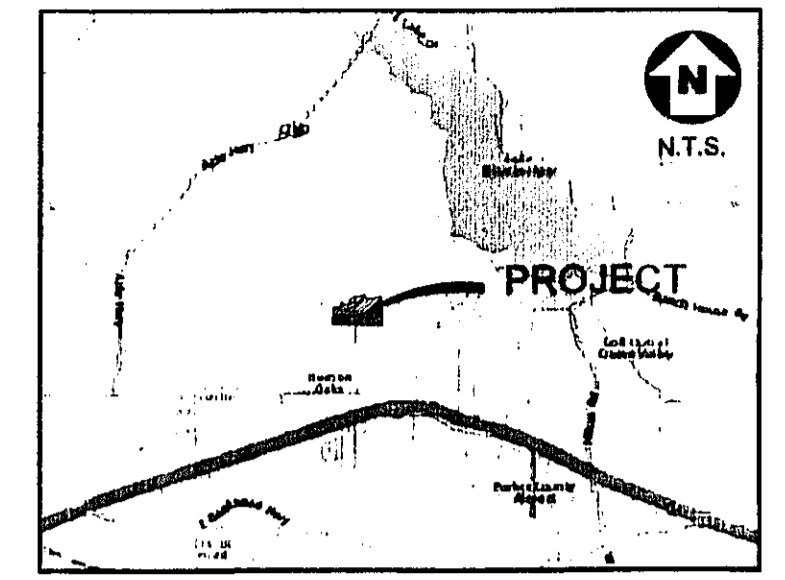
WHEREAS, the undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such division and joins in the dedication for the use of the public forever, the streets, and easements shown thereon.

WITNESSED MY HAND THIS DAY on this the 31 day of September, 2012.

Neal Hays
Neal Hays - Vice President
(Lien Holder Name and Title)
Date: 9/31/12



D204



LOCATION MAP

GENERAL NOTES

- Basis of Bearing for this plot is the Final Plat of Red Eagle Ranch, Phase 1 as recorded in Cabinet C, Slide 495, Plat Records Parker County, Texas;
- Any development upon any lot, parcel, tract or replat of the land herein being platted is subject to all subdivision (and zoning, if in City Limits) regulations of the City of Hudson Oaks including, but not limited to, provisions for drainage and storm water control, water well control and sanitary sewer control including any required accompanying easements and appurtenances. Also, before construction or digging, please contact the City of Hudson Oaks, the proper utility companies, and/or 1-800-DIG-TESS for locates on existing utility lines.
- Plat includes by reference a 5-foot utility and drainage easement along the rear and side of all lots and a 10-foot utility and drainage easement across all lot frontages.
- Side Yard: 10% of lot width, 5' minimum, 15' maximum, 20' on corner lots
- Rear Yard: 25'
- No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
- No portion of the subject plat includes any lots of a prior subdivision limited by deed restrictions to residential use of not more than two residential units per lot.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.

FLOOD HAZARD STATEMENT

THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIA FLOOD HAZARD BOUNDARY MAP.

Map Number: 48367 C0300 E
Date: Sept. 26, 2008

CITY FINAL PLAT APPROVAL

Approved by the City Planning & Zoning Commission: 10/9/2012

Angel Perez
Chairman, City Planning & Zoning Commission

Approved By City Council:

1, hereby certify that this plat of the RED EAGLE RANCH Addition - Phase II in the City Limits of the City of Hudson Oaks, Texas, was approved by the City Council of the City of Hudson Oaks, Texas on the 29th day of September, 2012.

Sheila Elmore
Mayor
Date: 10/04/12

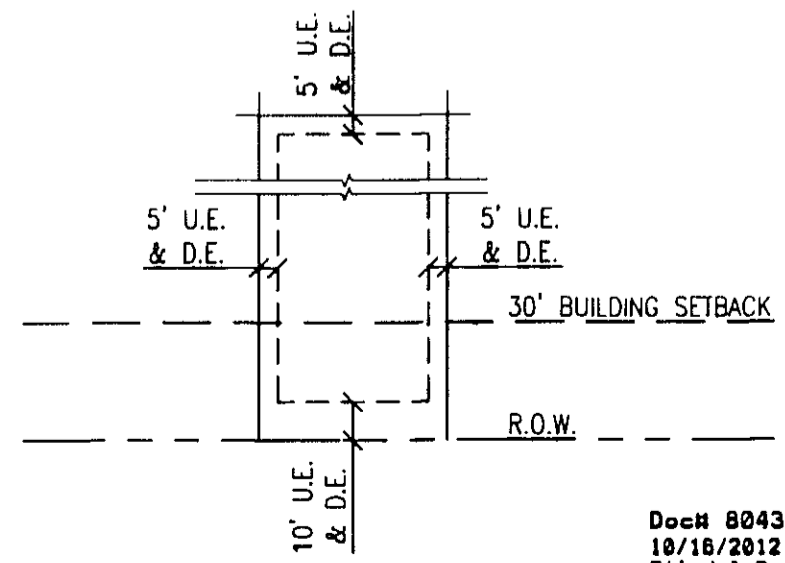
Sheila Elmore
City Secretary
Date: 10/04/12

Aug D. Saunders
City Engineer
Date: 10/11/2012

**FINAL PLAT
RED EAGLE RANCH ADDITION
PHASE II**

SITUATED IN THE
& P. R.R. CO. SURVEY No. 3
ABSTRACT NO. 1514
ZONING 'R'
CITY OF HUDSON OAKS
PARKER COUNTY, TEXAS
10.53 ACRES - 12 LOTS

ACCT. NO.: 16583
SCH. DIST.: WE
CITY: HUDSON OAKS
MAP NO.: S-14



STD. UTILITY EASEMENTS
TYPICAL ALL LOTS

Doc# 804338 Fees: \$66.00
10/16/2012 2:50PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TERRACE ENGINEERING, COUNTY CLERK

BARRON - STARK
CONSULTING ENGINEERS, LP
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Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
www.barronstark.com

OWNER:
RED EAGLE ESTATES, L.P.
1330 N. White Chapel Suite 200
Southlake, TX 76092
Ph. (817) 994-0688

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____, SLIDE _____
DATE _____