

OWNER DEDICATION

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, Parker County, Texas as evidenced by deed recorded in Volume 2252, Page 757, Plat Records Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod in the south line of said Red Eagle Estates, LP tract for the southeast corner of Lot 1, Block 6, Red Eagle Estates Addition Phase 2, an addition to the City of Hudson Oaks, Texas as recorded in Cabinet D, Slide 204, Plat Records Parker County, Texas, said point being in the north line of the George Martin tract as recorded in Volume 1015, Page 520, Deed Records Parker County, Texas;

Thence North 00°11'44" East with the Phase 2 east line a distance of 371.67 feet to a found 1/2 inch iron rod;

Thence South 89°48'16" East, continuing with the Phase 2 east line, a distance of 36.28 feet to a found 1/2 inch iron rod;

Thence North 00°11'44" East, continuing with the Phase 2 east line, a distance of 224.25 feet to a found 1/2 inch iron rod;

Thence South 89°51'39" East, continuing with the Phase 2 east line, a distance of 129.07 feet to a found 1/2 inch iron rod;

Thence North 00°06'48" West, continuing with the Phase 2 east line, a distance of 326.78 feet to a found 1/2 inch iron rod;

Thence North 39°54'04" West, continuing with the Phase 2 east line, a distance of 78.15 feet to a found 1/2 inch iron rod for the northeast corner of Lot 13, Block E, Red Eagle Ranch Addition Phase 2 and the southwest corner of Lot 2, Block E, Red Eagle Ranch Phase 1, and addition to the City of Hudson Oaks as recorded in Cabinet C, Slide 495, Plat Records Parker County, Texas;

Thence North 58°47'24" East with the Phase 2 south line a distance of 294.53 feet to a found 1/2 inch iron rod;

Thence North 62°49'57" East, continuing with the Phase 1 south line, a distance of 60.00 feet to a set 1/2 inch iron rod;

Thence South 27°10'03" East, continuing with the Phase 1 south line, a distance of 50.70 feet to a found 1/2 inch iron rod;

Thence North 67°36'34" East, continuing with the Phase 1 south line, a distance of 355.55 feet to a found 1/2 inch iron rod;

Thence South 30°19'08" East, continuing with the Phase 1 south line, a distance of 264.63 feet to a set 1/2 inch iron rod for the southeast corner of Lot 6, Block F, Red Eagle Ranch Phase 1;

Thence South 24°18'50" West, leaving the Phase 1 south line, a distance of 718.25 feet to a set 1/2 inch iron rod;

Thence North 89°48'16" West a distance of 134.63 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 said Martin tract;

Thence North 89°48'16" West with the Red Eagle Estates, LP/Martin tract common line a distance of 475.75 feet to the Point of Beginning and Containing 682,942 square feet, 15.68 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 3, 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 5th day of Sept. 2013.

RED EAGLE ESTATES, LP
 BY: HLM DEVELOPMENT, L.L.C.
 Its general partner
 K. Wayne Lee, Member

WITNESS my hand this the 5th day of Sept. 2013.

RED EAGLE ESTATES, LP
 BY: HLM DEVELOPMENT, L.L.C.
 Its general partner
 K. Wayne Lee, Member

WITNESS my hand this the 5th day of Sept. 2013.

RED EAGLE ESTATES, LP
 BY: HLM DEVELOPMENT, L.L.C.
 Its general partner
 K. Wayne Lee, Member

WITNESS my hand this the 5th day of Sept. 2013.

RED EAGLE ESTATES, LP
 BY: HLM DEVELOPMENT, L.L.C.
 Its general partner
 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 forgoing 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 5th day of September, 2013

Maria R. Ferguson
 Notary Public in and for the State of Texas
 MARIA R. FERGUSON
 My Commission Expires
 May 21, 2014

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 5th day of September 2013.

Mark Tom

DATE 9/5/13

BARRON, STARK & SWIFT
 CONSULTING ENGINEERS, LP
 CIVIL ENGINEERING • LAND SURVEYING
 6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (817) 231-8100 Office (817) 231-8144 Fax
 Texas Registered Engineering Firm F-1099B
 www.barronstark.com

OWNER:

RED EAGLE ESTATES, LP
 1330 N. WHITE CHAPEL, SUITE 200
 SOUTHLAKE, TX 76092
 817-994-0688

CABINET

DATE:


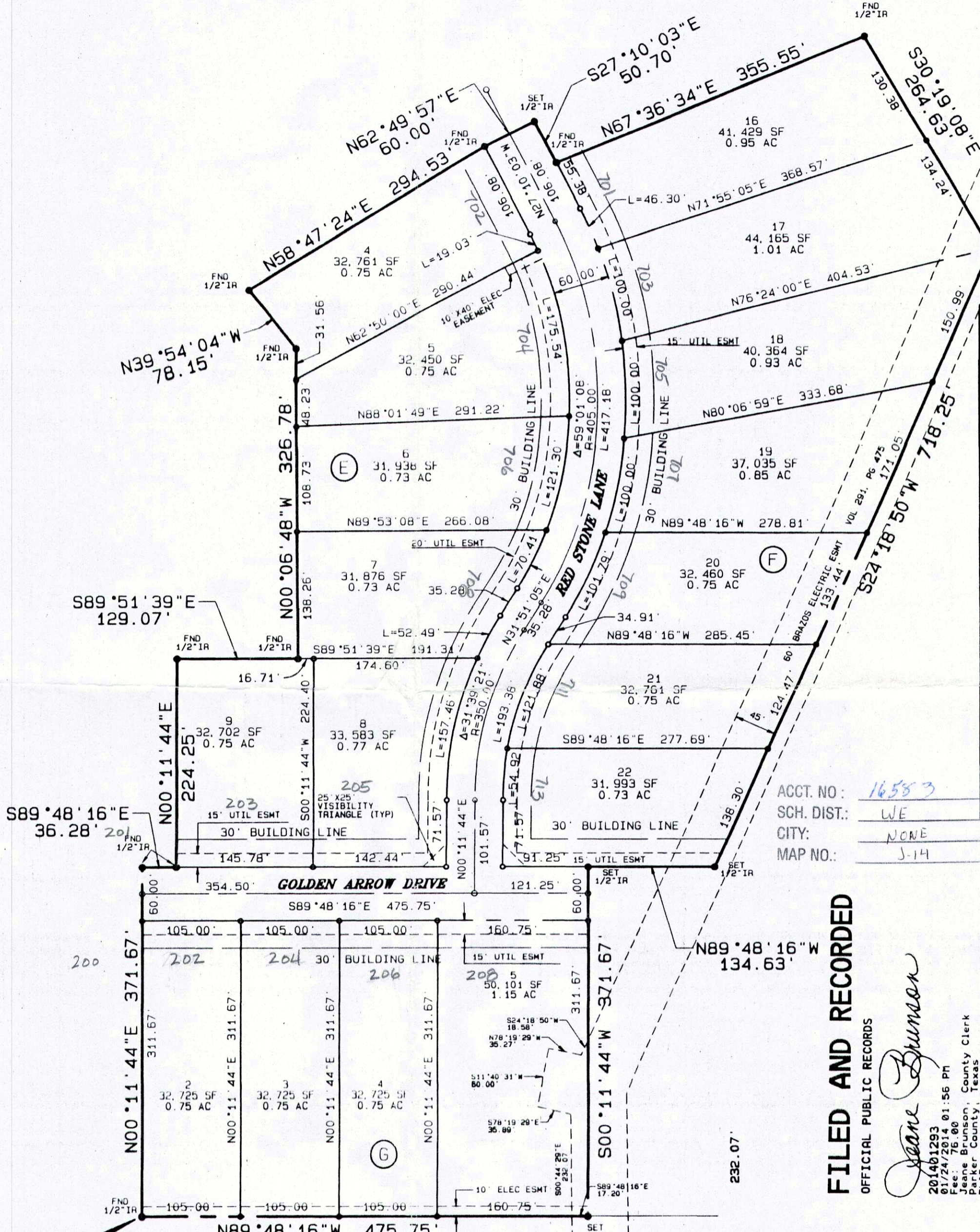
FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS

CABINET D, SLIDE 299

DATE:

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 is made by me.

Charles F. Stark, R.P.L.S.
 Texas R.P.L.S. No. 5084

GENERAL NOTES

1. Basis of Bearing for this plat is the Final Plat of Red Eagle Ranch, Phase 1 as recorded in Cabinet C, Slide 495, Plat Records Parker County, Texas.
2. 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.
3. 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.
4. Side Yard: 10% of lot width, 5' minimum, 15' maximum, 20' on corner lots
5. Rear Yard: 25'
6. No planting, shrub, tree, wall or fence greater than 24 inches in height will be allowed in any visibility triangle indicated on this plat.
7. 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.
8. 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 via flood hazard boundary map.

Map Number: 48367 C0300 E
 Date: September 26, 2008

CITY FINAL PLAT APPROVAL

Approved by City Planning & Zoning Commission
 Chariman, Planning & Zoning Commission
 Date 9/30/13

Approved by City Council
 I hereby certify this plat of the RED EAGLE RANCH Addition, Phase 3, 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 23rd day of May 2013

Paula
 Mayor
 Date 9/30/13

Shelley Majors
 City Secretary
 Date 9/30/13

Thad Jauden
 City Engineer
 Date 9/11/2013

**FINAL PLAT
 RED EAGLE RANCH ADDITION
 PHASE 3**

SITUATED IN THE T & P RR CO. SURVEY NO. 3
 ABSTRACT NO. 1514
 CITY OF HUDSON OAKS
 PARKER COUNTY, TEXAS
 ZONING 'R'
 15.68 ACRES - 17 LOTS

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 Jeane Brunson
 201401293
 01/24/2014 01:56 PM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Plat Records, Parker County, Texas

ACCT. NO: 16533
 SCH. DIST: WE
 CITY: NONE
 MAP NO: J-14