

OWNER DEDICATION

STATE OF TEXAS 0
 COUNTY OF PARKER 0

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 and consisting of all of Lot 5, Block G, Red Eagle Ranch Phase 3 as recorded in Cabinet D, Slide 299 and Lot 6, Block G, Red Eagle Ranch Phase 4 as recorded in Cabinet D, Slide 456, 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 for the southwest corner of said Lot 5 and the southeast corner of Lot 4, Block G;

Thence North 00°11'44" East with the Lot 4/ Lot 5 common line a distance of 311.67 feet to a found 1/2 inch iron rod in the south line of Golden Arrow Drive;

Thence South 89°48'16" East with the Golden Arrow south line a distance of 379.88 feet to a found 1/2 inch iron rod for the northeast corner of said Lot 6 and the northwest corner of Lot 7, Block G;

Thence South 00°11'44" West with the Lot 6/ Lot 7 common line a distance of 311.67 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 6;

Thence North 89°48'16" West a distance of 379.88 feet to the Point of Beginning and Containing 118,395 square feet, 2.72 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

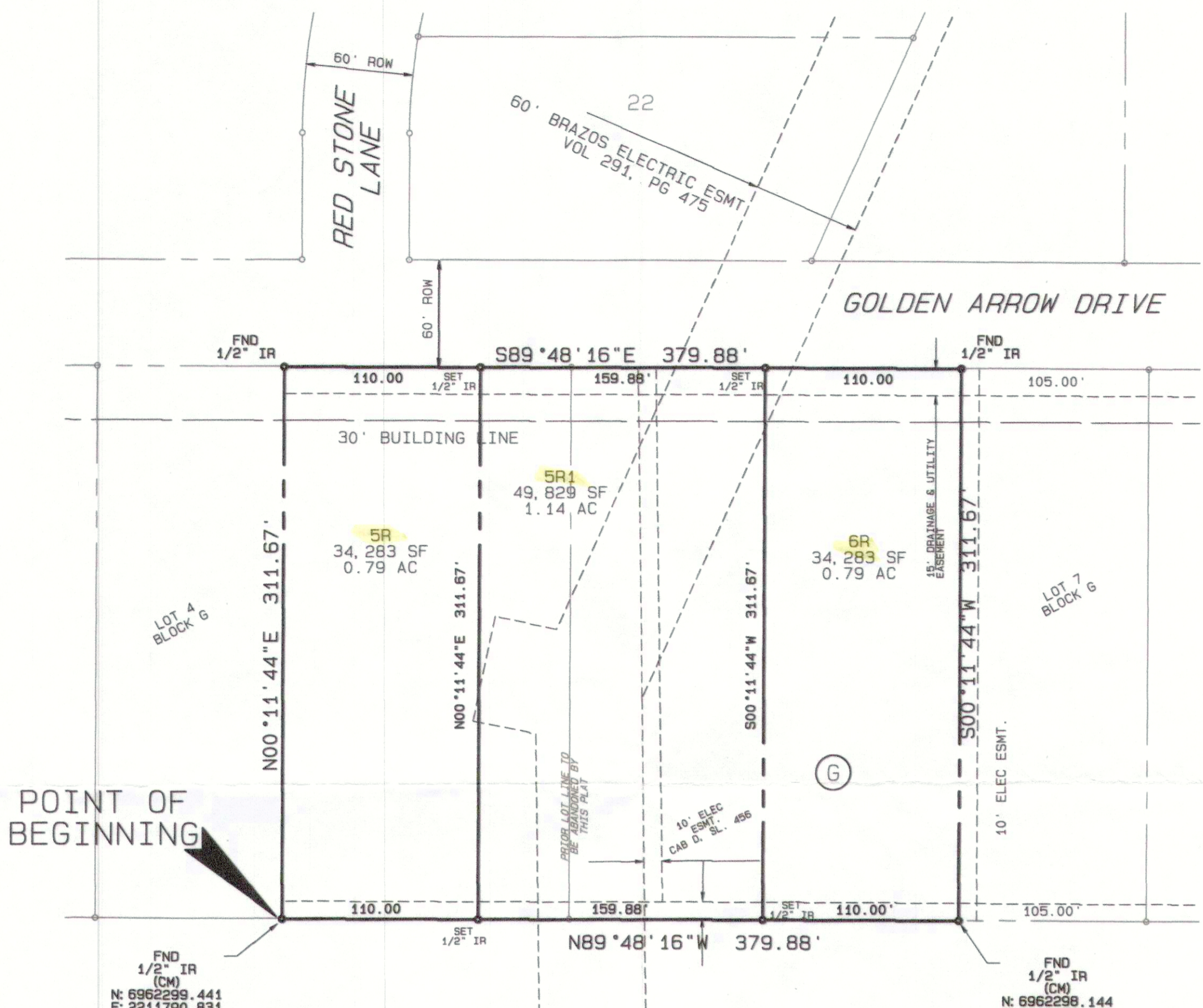
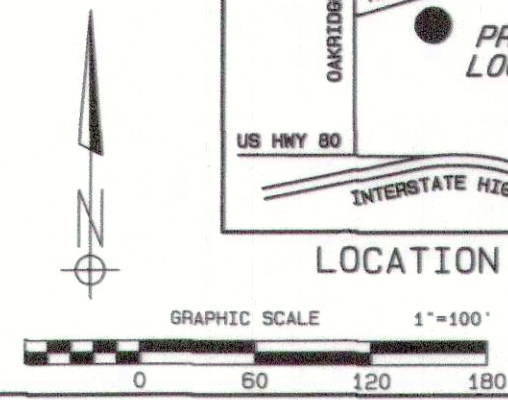
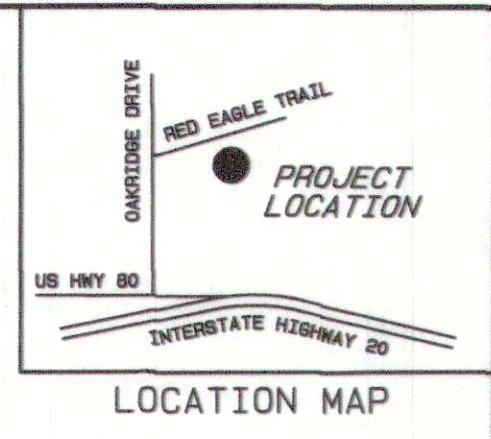
THAT, Red Eagle Estates, LP, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 5R, 5R1, and 6R, Block G, Red Eagle Ranch Addition, an addition to the City of Hudson Oaks, Parker County, Texas, and I (we) do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

There are no liens against the property.

WITNESS my hand this the 9th day of May, 2016.

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

201610083 PLAT Total Pages: 1



GENERAL NOTES

- 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.
- 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 15-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'
- 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.
- The subdivider hereof waives all claims for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

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

APPROVED BY THE CITY OF HUDSON OAKS

[Signature] 5/9/16
 CITY ADMINISTRATOR DATE

Shelley Scanzero 5/9/16
 City Secretary Date

ACCT. NO.: 16583
 SCH. DIST.: WC
 CITY: J-14
 MAP NO.:

NOTARY

STATE OF TEXAS:
 COUNTY OF PARKER:

Before me, the undersigned authority, on this day personally appeared K. Wayne Lee, member of HLM Development, LLC, general partner of Red Eagle Estates, LP, a limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of May, 2016

Shelley Scanzero
 Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jeane Brunson

201610083
 05/12/2016 09:05 AM
 Fee: 76.00
 Jeane Brunson, County Clerk
 Parker County, Texas
 PLAT

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, have platted 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
 Charles F. Stark, R.P.L.S.
 Texas R.P.L.S. No. 5084
 5/5/16

FILED FOR RECORD
 PARKER COUNTY, TEXAS PLAT RECORDS

CABINET D SLIDE S44

DATE: _____

**FINAL PLAT
 RED EAGLE RANCH ADDITION
 LOTS 5R, 5R1 AND 6R
 BLOCK G**

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

BARRON, STARK & SWIFT
 CONSULTING ENGINEERS, LP
 CIVIL ENGINEERING * LAND SURVEYING

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 Fort Worth, Texas 76132
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 Texas Registered Engineering Firm F-10998
 www.barronstark.com

OWNER:

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 817-994-0688
 wayne@kwaynelee.com

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