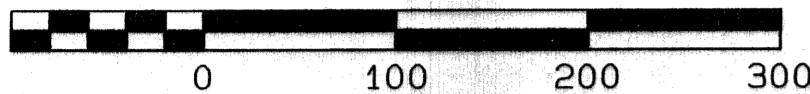




GRAPHIC SCALE 1"=100'



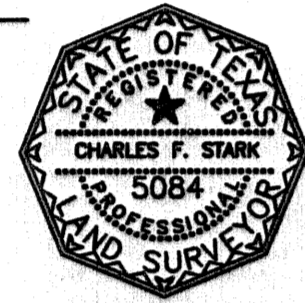
THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FIS FLOOD HAZARD BOUNDARY MAP.

Map Number: 4805200200 B  
Date: September 27, 1991

This is to certify that I, Charles F. Stark, a Registered Professional Land Surveyor of 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 this plat correctly represents that survey made by me.

*Charles F. Stark 11/1/07*

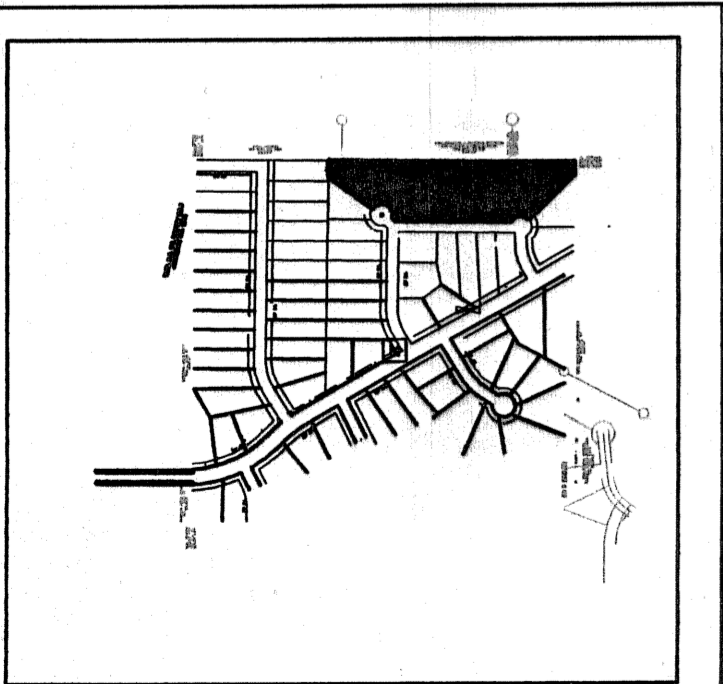
Charles F. Stark, R.P.L.S.  
Texas Registration No. 5084



OWNER:  
RED EAGLE ESTATES, L.P.  
1330 NORTH WHITE CHAPEL SUITE 200  
SOUTHLAKE, TEXAS 76092  
(817) 379-6565

NOTES:

- All lot corners are 1/2 inch iron pins unless otherwise noted.
- Owner hereby indemnifies the City of Hudson Oaks against all claims for damages occasioned by the establishment of grades or alteration of natural contours to conform to grades established in the subdivision.
- 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'
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- No part 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.
- Basis of Bearing for this plat is the City of Hudson Oaks GIS Coordinate System.
- 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.



LOCATION MAP N.T.S.

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 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 purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 12th day of January, 2007

*[Signature]*  
Notary Public, Parker County, Texas  
My Commission Expires: 2-11-10

Todd W Tew  
Notary Public, State of Texas  
My Commission Expires:  
February 11, 2010

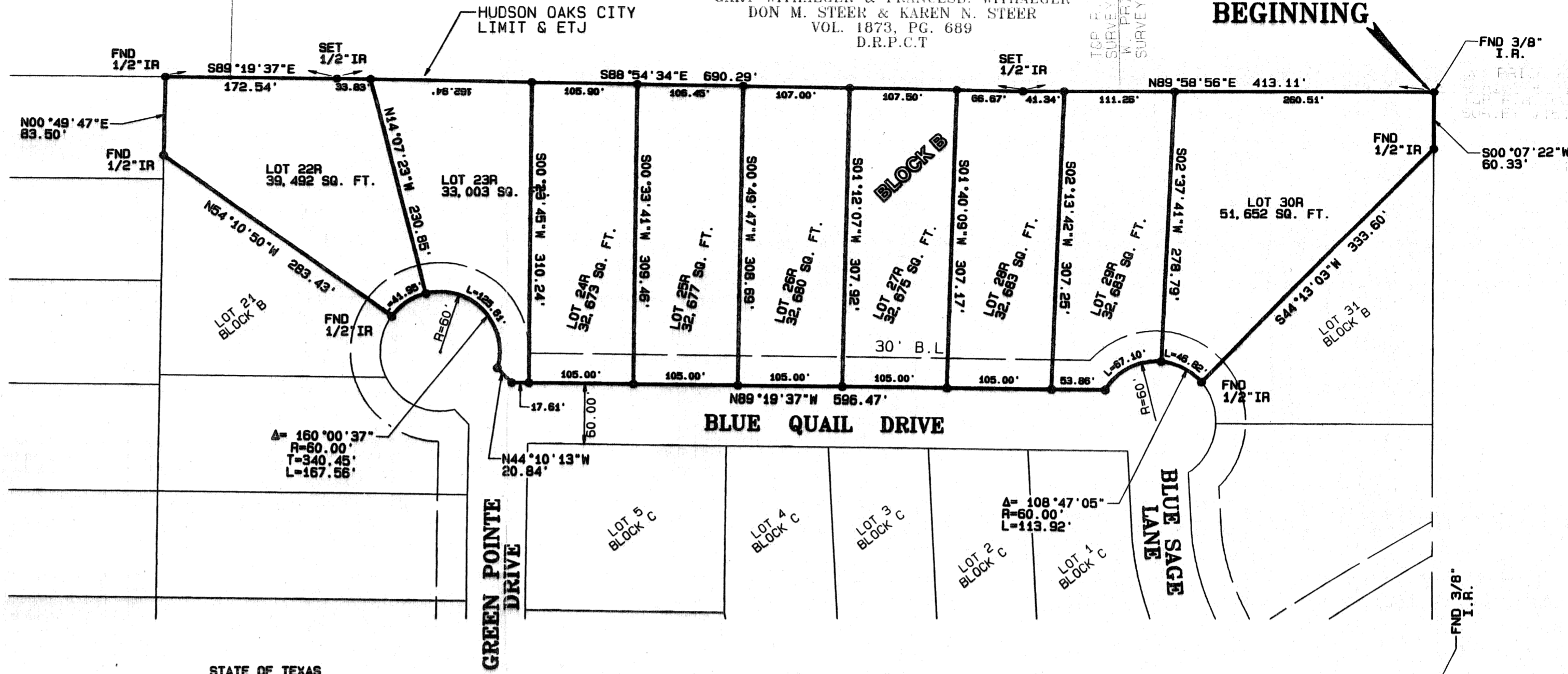
Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
POSTMASTER@GRAHAMCIVIL.COM

PC C-516

Doc# 625157  
Book 2503 Page 138

GARY WITHAEGER & FRANCESB. WITHAEGER  
DON M. STEER & KAREN N. STEER  
VOL. 1873, PG. 689  
D.R.P.C.T.

POINT OF BEGINNING



STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS: Red Eagle Estates, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the T. & P. R.R. Co. Survey, Abstract No. 3, County of Parker, according to the deed recorded in Volume 578, Page 705, D.R.P.C.T. and more particularly described as follows:

BEGINNING at a 3/8 inch iron found, said point being the east northerly northeast corner of Lot 30, Block B, 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 South 00°07'22" West with the east line of said Lot 30 a distance of 60.33 feet to a found 1/2 inch iron rod for the north east corner of Lot 31, Block B;

Thence South 44°13'03" West with the Lot 30 and 31 common line a distance of 333.60 feet to a found 1/2 inch iron rod in the north line of Blue Quail Drive for the beginning of a non-tangent curve to the left having a radius of 60.00 feet, a central angle of 108°47'05" and a long chord which bears South 85°03'56" West, 97.56 feet;

Thence along said curve to the left and north line of Blue Quail Drive an arc distance of 113.92 feet to a found 1/2 inch iron rod;

Thence North 89°19'37" West with the north line of Blue Quail Drive a distance of 596.47 feet to a found 1/2 inch iron rod;

Thence North 44°10'13" West with the north line of Blue Quail Drive a distance of 20.84 feet to a found 1/2 inch iron rod for the beginning of a non-tangent curve to the left having a radius of 60.00 feet, a central angle of 160°00'37", and a long chord which bears North 64°10'31" West, 118.18 feet;

Thence along said curve to the left an arc distance of 167.56 feet to a found 1/2 inch iron rod;

Thence North 54°10'50" West a distance of 283.43 feet to a found 1/2 inch iron rod for the north west corner of Lot 21, Block B;

Thence North 00°49'47" East a distance of 83.50 feet to a found 1/2 inch iron rod in the north line of said Red Eagle Ranch - Phase 1;

Thence South 89°19'37" East with the general line of a fence a distance of 172.54 feet to a set 1/2 inch iron rod;

Thence South 88°54'34" East with the general line of a fence a distance of 690.29 feet to a set 1/2 inch iron rod;

Thence North 89°58'56" East with the general line of a fence a distance of 413.11 feet to the POINT OF BEGINNING and CONTAINING 320,228 square feet, 7.35 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Red Eagle Estates, L.P., by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 22R - 30R, Block B, Red Eagle Ranch - Phase 1, and addition to the City of Hudson Oaks, Parker County, Texas and it does hereby dedicate to the public's use forever the streets, (alleys, parks) and easements shown thereon.

WITNESS MY HAND this the 12th day of January, 2007

RED EAGLE ESTATES, L.P.  
By: HLM DEVELOPMENT COMPANY, LLC

*[Signature]*  
By: K. Wayne Lee 1-12-07  
K. Wayne Lee, Member

APPROVED BY ADMINISTRATIVE STAFF

*[Signature]*  
CITY ADMINISTRATOR  
DATE 1-12-07

ACCT. NO: 16583  
SCH. DIST: WE  
CITY: CO  
MAP NO: J.14

MINOR REPLAT  
FOR  
LOTS 22R - 30R, BLOCK B  
RED EAGLE RANCH  
PHASE 1

BEING A REPLAT OF  
LOTS 22-30, BLOCK B  
RED EAGLE RANCH PHASE 1  
AS RECORDED IN  
CABINET C, SLIDE 495  
PLAT RECORDS PARKER COUNTY, TEXAS

CITY OF HUDSON OAKS  
PARKER COUNTY, TEXAS

T. & P. R.R. CO. Survey No. 3  
Abstract No. 1514  
Parker County, Texas  
7.35 acres 9 Lots  
Zoning: SF-32

JANUARY 2007

SHEET 1 OF 1



LT1-2-625157-1



LT2-2503-138-1

Doc# 625157 Fees: \$66.00  
01/12/2007 3:21PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS

FILE \_\_\_\_\_ DATE \_\_\_\_\_