

**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:

Being a 19.74 acre tract of land situated in the T & P RR Co. Survey, Abstract No. 1514, and being a portion of the Red Eagle Estates, LP tract as recorded in Volume 2252, Page 757, Deed Records Parker County, Texas, said 19.76 acres being more particularly described as follows:

beginning at a found 1/2 inch iron rod in the west line of Lake Hollow Estates, an addition to the City of Weatherford as recorded in Cabinet A, Slide 520, Plat Records Parker County Texas for the southeast corner of Lot 9, Block F, 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 00°12'42" East with the west line of Lake Hollow Estates a distance of 387.76 feet to a set 1/2 inch iron rod;

thence South 00°16'42" East, continuing with the west line of Lake Hollow Estates a distance of 423.95 feet to a set 1/2 inch iron rod;

thence South 00°21'04" East, continuing with the west line of Lake Hollow Estates, a distance of 354.17 feet to a found 4" fence post for the northeast corner of the Tracy Manire tract as recorded in Volume 1940, Page 1058, Deed Records Parker County, Texas;

thence North 89°48'16" West with the Manire tract north line a distance of 981.21 feet to a found 1/2 inch iron rod for the southeast corner of Lot 5, Block G, Red Eagle Ranch Addition Phase 3, an addition to the City of Hudson Oaks as recorded in Cabinet D, Slide 299, Plat Records Parker County, Texas;

thence North 00°11'44" East with the Phase 3 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 3 east line, a distance of 134.63 feet to a found 1/2 inch iron rod;

thence North 24°18'50" East, continuing with the Phase 3 east line, a distance of 769.83 feet to a found 1/2 inch iron rod for the southwest corner of Lot 7, Block F, Red Eagle Ranch, Phase 1;

thence North 88°26'51" East with the Lot 7 south line a distance of 215.04 feet to a found 1/2 inch iron rod for the southeast corner of Lot 7 and the southwest corner of Lot 8;

thence North 74°44'31" East with the Lot 8 south line a distance of 318.95 feet to the Point of Beginning and Containing 859,692 square feet, 19.74 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 4, 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 15<sup>th</sup> day of September, 2015.

RED EAGLE ESTATES, LP

BY: [Signature]  
 its general partner

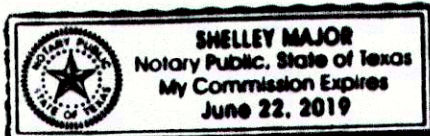
**NOTARY**

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 15<sup>th</sup> day of Sept., 2015

[Signature]  
 Notary Public in and for the State of Texas



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

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 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  
 wayne@kwaynelee.com

**FILED AND RECORDED**

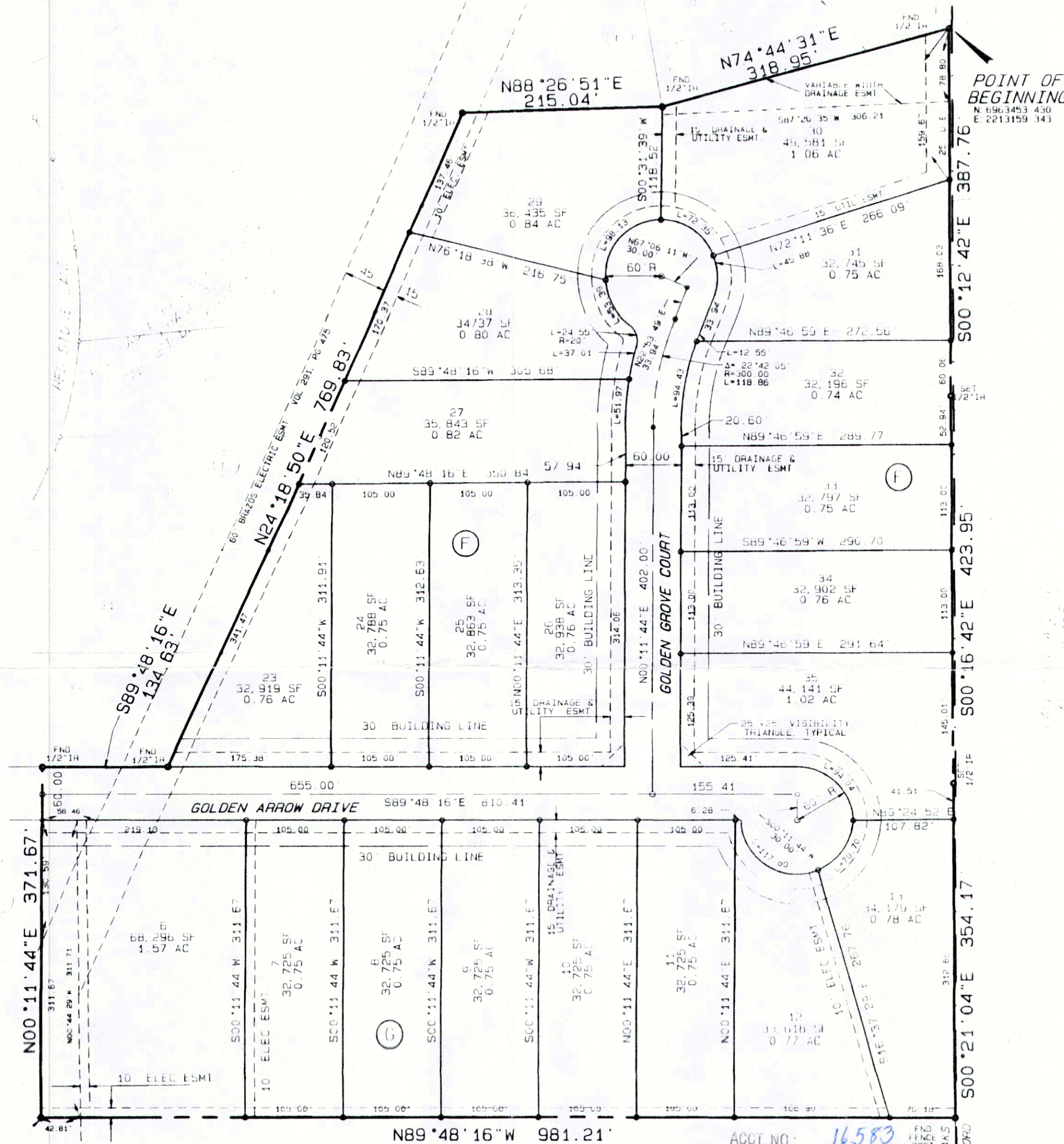
OFFICIAL PUBLIC RECORDS

[Signature]  
 201520113  
 09/23/2015 02:52 PM  
 Fee 76.00  
 Jeane Brunson, County Clerk  
 Parker County, Texas  
 PLAT

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORDS

CABINET D SLIDE 436  
 DATE: \_\_\_\_\_

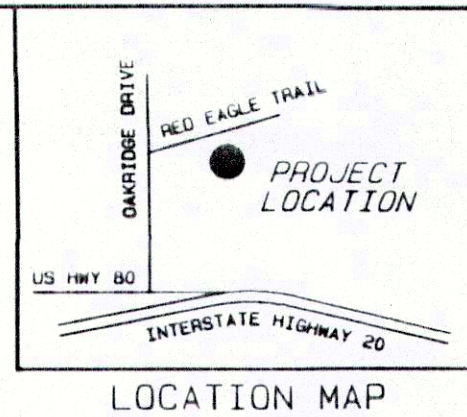
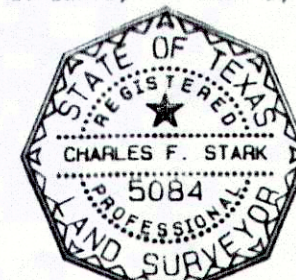
201520113 PLAT Total Pages: 1



ACCT. NO.: 16583  
 SCH. DIST.: WE  
 CITY: \_\_\_\_\_  
 MAP NO.: J-14

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.

[Signature]  
 Charles F. Stark, R.P.L.S.  
 Texas R.P.L.S. No. 5084  
 9/18/15



**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 1-800-016-1655 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 19-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 to, taxes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits
9. The subdivider hereof waives all claims for damages against the City occasioned by the establishment of grades of 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: 45367 C0300 E  
 Date: September 20, 2006

**CITY FINAL PLAT APPROVAL**

Recommended for final approval:  
[Signature] 9/18/15  
 Chairman, Planning & Zoning Commission Date

Attest: [Signature] 9/18/15  
 City Secretary Date

Approved: [Signature] 9-17-15  
 Mayor, City of Hudson Oaks, Texas Date

Attest: [Signature] 9-17-15  
 City Secretary Date

I hereby certify the above and foregoing plat of Red Eagle Ranch Addition, Phase 4, an addition to the City of Hudson Oaks, Texas, was approved by the City Council of Hudson Oaks on the 27<sup>th</sup> day of August, 2015.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Parker County, Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Hudson Oaks.

WITNESS MY HAND, this the 18<sup>th</sup> day of September, 2015.

[Signature]  
 City Secretary

**FINAL PLAT  
 RED EAGLE RANCH ADDITION  
 PHASE 4**

SITUATED IN THE T & P RR CO. SURVEY NO. 3  
 ABSTRACT NO. 1514  
 CITY OF HUDSON OAKS  
 PARKER COUNTY, TEXAS  
 ZONING "R"  
 19.76 ACRES - 21 LOTS

2514.003.000.50