



LINE NUMBER	BEARING	LENGTH
L1	S04°15'00\"/>	

**TRACT 1**

BEING a tract of land located in Collin County, Texas, being partially located in the town of Josephine, a part of the Samuel Pugh Survey, Abstract Number 668, and being a part of the Double R Land Company, LLC, Abstract Number 201011000042800, and being further described as follows:

BEING the north-east corner of said Tract 6, said point being in the west right-of-way line of Farm-to-Market Road Number 1777;

THENCE North 04 degrees 00 minutes 00 seconds West, 40.14 feet along the west right-of-way line of Farm-to-Market Road Number 1777 to a point for corner;

THENCE North 07 degrees 19 minutes 19 seconds West, 297.95 feet to a point for corner;

THENCE North 04 degrees 21 minutes 09 seconds West, 150.00 feet to a point for corner;

THENCE South 04 degrees 10 minutes 02 seconds West, 150.07 feet to a point for corner;

THENCE South 04 degrees 21 minutes 02 seconds West, 144.28 feet to a point for corner;

THENCE South 03 degrees 50 minutes 14 seconds West, 148.19 feet to a point for corner;

THENCE South 04 degrees 08 minutes 27 seconds West, 148.85 feet to a point for corner;

THENCE South 04 degrees 13 minutes 00 seconds West, 150.05 feet to a point for corner;

THENCE South 06 degrees 39 minutes 20 seconds West, 144.28 feet to a point for corner;

THENCE South 06 degrees 44 minutes 15 seconds West, 145.61 feet to a point for corner;

THENCE South 06 degrees 43 minutes 40 seconds West, 141.89 feet to a point for corner;

THENCE South 06 degrees 38 minutes 08 seconds West, 139.56 feet to a point for corner;

THENCE South 05 degrees 54 minutes 31 seconds East, 34.90 feet to a point for corner;

THENCE South 03 degrees 53 minutes 45 seconds West, 154.54 feet to a point for corner;

THENCE South 86 degrees 02 minutes 08 seconds East, 290.74 feet to a point for corner in the west right-of-way line of Farm-to-Market Road Number 1777;

THENCE South 03 degrees 51 minutes 00 seconds West, 60.10 feet along the west right-of-way line of Farm-to-Market Road Number 1777 to a point for corner;

THENCE North 88 degrees 59 minutes 58 seconds West, 289.77 feet to a point for corner;

THENCE South 04 degrees 00 minutes 55 seconds West, 155.44 feet to a point for corner;

THENCE South 03 degrees 06 minutes 08 seconds West, 166.00 feet to the southeast corner of said Tract 6;

THENCE North 88 degrees 16 minutes 30 seconds West, 160.12 feet to the southwest corner of said Tract 6;

THENCE North 01 degrees 50 minutes 43 seconds East, 2046.58 feet to the northwest corner of said Tract 6;

THENCE along the north line of said Tract 6 as follows:

South 88 degrees 05 minutes 46 seconds East, 1554.01 feet to the POINT OF BEGINNING and containing 78.55 acres of land.

**TRACT 2**

BEING a tract of land located in Collin and Hunt Counties, Texas, being partially located in the town of Josephine, a part of the Samuel Pugh Survey, Abstract Number 668, and being a part of the Double R Land Company, LLC, Abstract Number 201011000042800, and being further described as follows:

BEING the north-east corner of said Tract 6, said point being in the west right-of-way line of Farm-to-Market Road Number 1777;

THENCE North 03 degrees 51 minutes 00 seconds East, 772.52 feet along the east right-of-way line of Farm-to-Market Road Number 1777 to a point for corner;

THENCE North 04 degrees 02 minutes 23 seconds East, 208.91 feet to a point for corner;

THENCE North 03 degrees 53 minutes 54 seconds East, 209.24 feet to a point for corner;

THENCE North 03 degrees 53 minutes 54 seconds East, 209.15 feet to a point for corner;

THENCE North 06 degrees 04 minutes 08 seconds West, 209.32 feet to a point for corner in the east right-of-way line of Farm-to-Market Road Number 1777;

THENCE North 04 degrees 13 minutes 00 seconds East, 1065.05 feet along the east right-of-way line of Farm-to-Market Road Number 1777 to a point for corner;

THENCE North 03 degrees 53 minutes 02 seconds East, 210.45 feet to a point for corner;

THENCE North 03 degrees 51 minutes 25 seconds East, 159.48 feet to a point for corner in the east right-of-way line of Farm-to-Market Road Number 1777;

THENCE North 03 degrees 38 minutes 00 seconds East, 106.63 feet along the east right-of-way line of Farm-to-Market Road Number 1777 to a point for corner;

THENCE North 88 degrees 28 minutes 49 seconds East, 219.14 feet to a point for corner;

THENCE South 03 degrees 54 minutes 45 seconds East, 208.67 feet to the northeast corner of said Tract 5;

THENCE South 67 degrees 49 minutes 51 seconds East, 2461.50 feet to the northeast corner of said Tract 5;

THENCE South 01 degrees 32 minutes 03 seconds West, 3146.18 feet to the southeast corner of said Tract 5, said point being in the north line of said Tract 1, said point being in the center of Collin County Road Number 679;

THENCE South 88 degrees 25 minutes 45 seconds East, 776.24 feet along the north line of said Tract 1 and along the center of Collin County Road Number 679 to a point for corner in the center of Hunt County Road Number 2688;

THENCE along the north line of said Tract 1 and along the center of Hunt County Road Number 2688 as follows:

South 88 degrees 41 minutes 48 seconds East, 1195.71 feet to a point for corner;

South 88 degrees 18 minutes 26 seconds East, 67.88 feet to a point for corner;

South 52 degrees 07 minutes 25 seconds East, 66.38 feet to a point for corner;

South 33 degrees 59 minutes 31 seconds East, 62.48 feet to a point for corner;

South 19 degrees 35 minutes 28 seconds East, 56.09 feet to a point for corner in the east line of said Tract 1;

THENCE South 00 degrees 22 minutes 19 seconds West, 2838.20 feet along the center of Hunt County Road Number 2688 to the southeast corner of said Tract 1, said point being in the center of Hunt County Road Number 2687;

THENCE North 88 degrees 17 minutes 02 seconds West, 1530.29 feet along the south line of said Tract 1 and along the center of Hunt County Road Number 2687 to a point for corner in the center of Collin County Road Number 1213;

THENCE North 88 degrees 19 minutes 21 seconds West, 1536.78 feet along the south of said Tract 1 and along the center of Collin County Road Number 1213 to a point for corner in the center of Collin County Road Number 678;

THENCE along the south line of said Tract 1 and along the center of Collin County Road Number 678 as follows:

North 02 degrees 10 minutes 45 seconds East, 537.58 feet to a point for corner;

North 87 degrees 37 minutes 46 seconds West, 772.52 feet to a point for corner;

North 88 degrees 15 minutes 10 seconds West, 736.02 feet to a point for corner;

North 88 degrees 43 minutes 34 seconds West, 725.75 feet to the southwest corner of said Tract 1, said point being in the east right-of-way line of Farm-to-Market Road Number 1777;

THENCE along the east right-of-way line of Farm-to-Market Road Number 1777 as follows:

North 08 degrees 09 minutes 00 seconds West, 680.41 feet to a point for corner;

Northwest-southwest, 325.48 feet along a curve to the right which has a central angle of 10 degrees 00 minutes 00 seconds, a radius of 1664.86 feet, a tangent of 169.16 feet and whose chord bears North 01 degrees 09 minutes 00 seconds West, 325.07 feet to a point for corner;

North 03 degrees 51 minutes 00 seconds East, 314.20 feet to a point for corner;

THENCE South 87 degrees 00 minutes 55 seconds East, 316.90 feet to a point for corner;

THENCE North 03 degrees 44 minutes 32 seconds East, 573.87 feet to a point for corner;

THENCE North 04 degrees 04 minutes 11 seconds East, 276.61 feet to a point for corner;

THENCE North 86 degrees 01 minutes 59 seconds West, 318.46 feet to a point for corner in the east right-of-way line of Farm-to-Market Highway Number 1777;

THENCE North 03 degrees 51 minutes 00 seconds East, 686.67 feet along the east right-of-way line of said Tract 1 to the POINT OF BEGINNING and containing 514.48 acres of land.

**BOUNDARY EXHIBIT MAP**

**MAGNOLIA POINTE MUD No. 1**

JOHN NOBLE SURVEY-ABSTRACT 666(COLLIN); ABSTRACT 1319(HUNT)

JOHN PENNINGTON SURVEY-ABSTRACT 709(COLLIN)

SAMUEL PUGH SURVEY-ABSTRACT 688(COLLIN)

Collin and Hunt Counties, Texas

PROJECT NO. HOE281

SHEET NO. 1 OF 1

PREPARED FEBRUARY 28, 2019

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 683.233. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE EXISTING RECORDS CORRECTLY REFLECT THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

WILLIAM J. JOHNSON, 2536 R.P.L.S. NO. 5426



NO.	REVISION	BY	DATE

**JBI PARTNERS**

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