



LOCATION MAP  
NTS

- LEGEND**
- P.O.B. POINT OF BEGINNING
  - IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND
  - CIRS CAPPED IRON ROD SET
  - (CM) CONTROL MONUMENT
  - PP POWER POLE
  - HW HEADWALL
  - UGL UNDERGROUND LINE
  - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HUNT COUNTY, TEXAS

DOUBLE R RANCH MUD 2 (HUNT COUNTY)  
(94.463 ACRE LEGAL DESCRIPTION)

BEING a tract of land located in Hunt County, Texas, a part of the Littleberry L. Harrison Survey, Abstract Number 433, and being a part of that called Tract Four described in deed to Double R Land Company, LLC as recorded in Document Number 2011-312, official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found for corner, said point being the northwest corner of Lot 14, Cole Estates, an addition to Hunt County, Texas as recorded in Cabinet E, Slide 166, Official Public Records of Hunt County, Texas, said point also being in the south right-of-way line of Farm-to-Market Road Number 6 (a variable right-of-way);

THENCE South 00 degrees 36 minutes 29 seconds East, 1,214.24 feet to a one-half inch iron rod with cap found for corner, said point being the southwest corner of said Cole Estates, said point being in the north line of that called 30.239 acre tract of land described in a warranty deed to Jacqui Bloomquist and Cheryl J. Graff as recorded in Volume 1792, Page 67, Official Public Records of Hunt County, Texas;

THENCE South 89 degrees 29 minutes 15 seconds West, 1,121.87 feet to a one-half inch iron rod with cap stamped "OWENS" found for corner, said point being in the north line of Bridle Trails Estates Phase II as recorded in Cabinet F, Slide 99, Official Public Records of Hunt County, Texas;

THENCE along the north line of said Bridle Trails Estates Phase II as follows:  
South 89 degrees 41 minutes 42 seconds West, 1,054.88 feet to a one-half inch iron rod found for corner;

South 89 degrees 46 minutes 32 seconds West, 283.14 feet to a one-half inch iron rod with cap stamped "OWENS" found for corner;

South 89 degrees 36 minutes 25 seconds West, 1,168.31 feet to a one-half inch iron rod with cap stamped "OWENS" found for corner;

South 89 degrees 16 minutes 29 seconds West, 226.30 feet to a one-half inch iron rod with cap stamped "OWENS" found for corner, said point being the northwest corner of said Bridle Trails Estates Phase II, said point also being in the east line of Bridle Trails Estates Phase I as recorded in Cabinet F, Slide 65, Official Public Records of Hunt County, Texas;

THENCE North 00 degrees 08 minutes 09 seconds West, 937.64 feet to a point for corner, said point being the northeast corner of said Bridle Trails Estates Phase I, said point being the southwest corner of Westbrook Estates, Phase I as recorded in Cabinet E, Slide 194, Official Public Records of Hunt County, Texas, said point also being in the approximate centerline of a drainage channel;

THENCE along the south line of said Westbrook Estates, Phase I as follows:  
South 45 degrees 29 minutes 52 seconds East, 31.43 feet to a point for corner in the approximate centerline of a drainage;

South 68 degrees 31 minutes 28 seconds East, 510.72 feet to a one-half inch iron rod with cap stamped "OWENS" found for corner;

North 87 degrees 23 minutes 36 seconds East, 305.91 feet to a one-half inch iron rod with cap stamped "OWENS" found for corner;

North 75 degrees 23 minutes 30 seconds East, 380.79 feet to a one-half inch iron rod found for corner;

North 45 degrees 12 minutes 07 seconds East, 439.42 feet to a one-half inch iron rod found for corner;

THENCE North 01 degrees 31 minutes 25 seconds West, 95.27 feet to a one-half inch iron rod with cap stamped "WISDOM" found for corner, said point being in the northeast corner of said Westbrook Estates, Phase I, said point also being in the south right-of-way line of said Farm-to-Market Road Number 6;

THENCE along the south right-of-way line of said Farm-to-Market Road Number 6 as follows:  
North 89 degrees 32 minutes 34 seconds East, 672.73 feet to a concrete highway monument found for corner;

South 84 degrees 02 minutes 40 seconds East, 200.27 feet to a concrete highway monument found for corner;

North 89 degrees 28 minutes 11 seconds East, 1,490.86 feet to the POINT OF BEGINNING and containing 4,114,823 square feet or 94.463 acres of land.

BASIS OF BEARING:  
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83).

- NOTES:**
- BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
  - ACCORDING TO FEMA MAP NO. 4808SC0460J, MAP REVISED DATE JUNE 2, 2009, A PORTION OF THE SUBJECT TRACT IS IN SHADED ZONE A AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOODPLAIN) WITH NO BASE FLOOD ELEVATIONS DETERMINED.
  - SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

NO.	REVISION	BY	DATE

**JBI PARTNERS**

2121 Midway Road  
Suite 300  
Carrollton, Texas 75006  
972.248.7676  
TBPE No. F-438  
TBPLS No. 10076000

**94.463 ACRE BOUNDARY SURVEY**

LITTLEBERRY L HARRISON SURVEY-  
ABSTRACT 433

Hunt County, Texas

PROJECT NO.	DRL010
SHEET NO.	1 of 1
DATE	October 25, 2019

Plotted by: mharp Plot Date: 10/25/2019 10:48 AM