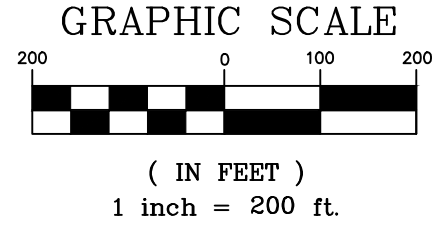


LOCATION MAP
NTS



- 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
 - UCL UNDERGROUND LINE
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HUNT COUNTY, TEXAS

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
2. ACCORDING TO FEMA MAP NO. 48085C0460J, 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).
3. SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THE TWO 5.00 ACRE DIRECTOR LOTS ARE IN THE PROCESS OF TRANSFERRING TITLE TO DOUBLE R LAND COMPANY, LLC. ONCE THIS TRANSACTION IS EXECUTED, THEN THE SURVEY AND LEGAL DESCRIPTION WILL BE UPDATED ACCORDINGLY.

LEGAL DESCRIPTION
(94.463 ACRES)

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 in the south line of said Tract Four, 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 along the south line of said Tract Four 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 continuing along the south line of said Tract Four and 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 "WSDOM" 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.

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;
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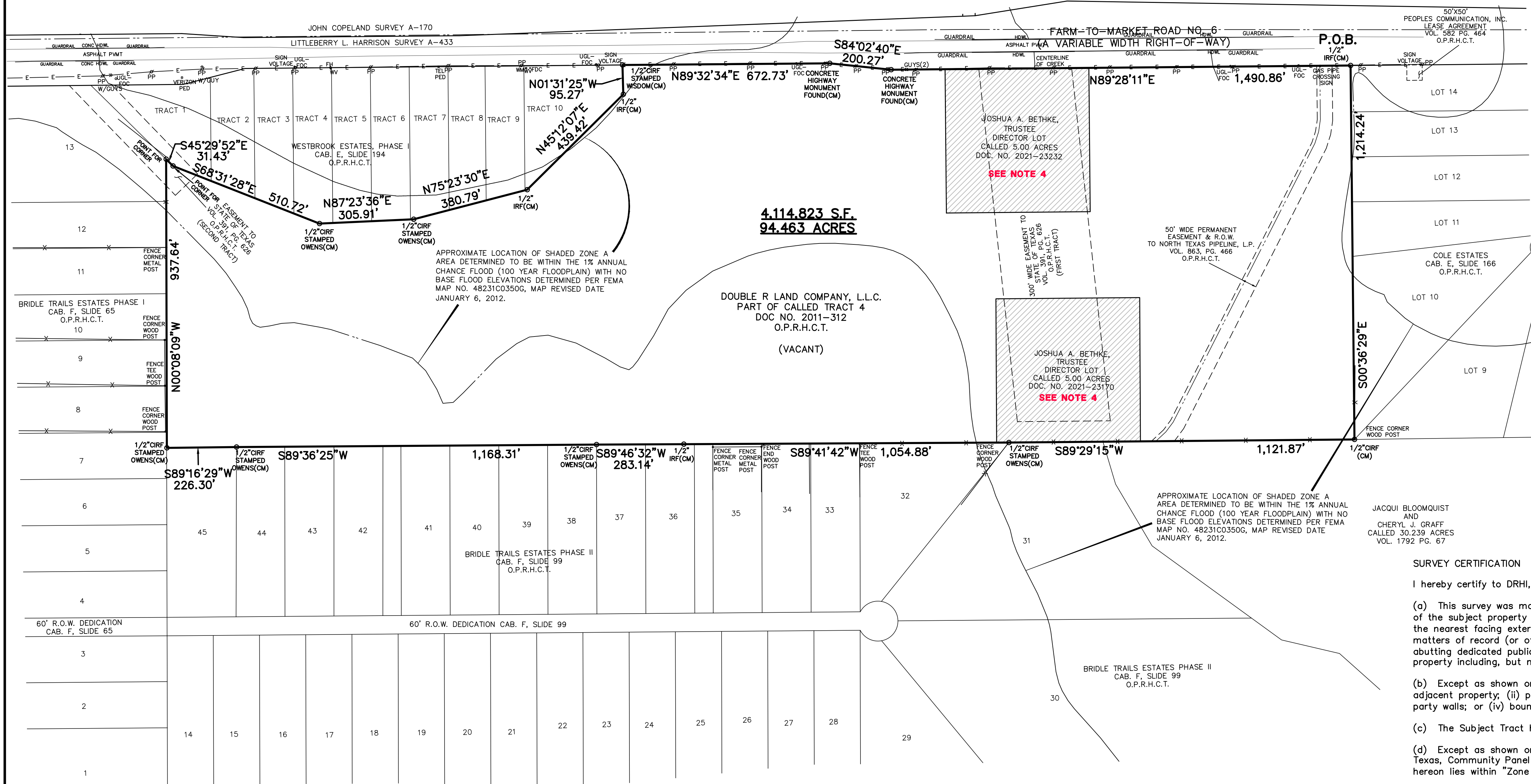
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4,114,823 S.F.
94.463 ACRES

DOUBLE R LAND COMPANY, L.L.C.
PART OF CALLED TRACT 4
DOC. NO. 2011-312
O.P.R.H.C.T.
(VACANT)

SURVEY CERTIFICATION

- I hereby certify to DRHI, Inc.; DHI Title Agency; DOUBLE R LAND COMPANY, L.L.C. and Title Resources Guaranty Company as follows:
- (a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property; and (iv) all other visible and apparent items on the subject property including, but not limited to, all creeks, waterways, roads, pathways, fences, power poles, overhanging wires and railroad tracks;
 - (b) Except as shown on this survey, there are no (i) encroachments upon the subject property by improvements on easements or adjacent property; (ii) protrusions onto adjacent property, easements, streets or alleys by any improvements on the subject property; (iii) party walls; or (iv) boundary line conflicts;
 - (c) The Subject Tract has frontage to Farm-to-Market Road Number 6 as shown on this survey;
 - (d) Except as shown on this survey, according to the Federal Emergency Management Agency Flood Insurance Rate Map, Collin County, Texas, Community Panel No. 48231C0350G, dated January 6, 2012, which includes the subject property, all of the subject property shown hereon lies within "Zone X" (areas determined to be outside the 500-year flood plain);
 - (e) The metes and bounds description contained on this survey is correct and the record description of the subject property forms a mathematically closed figure; and
 - (f) This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey (1999 Revised Ninth Edition), and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT

PRELIMINARY FOR REVIEW PURPOSES ONLY
Mark W. Harp, Registered Professional Land Surveyor,
Texas Registration No. 6425
Date of Map: October 7, 2024.



NO.	REVISION	BY	DATE	<p>JBI PARTNERS</p> <p>2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000</p>	<p>94.463 ACRE BOUNDARY SURVEY</p> <p>LITTLEBERRY L HARRISON SURVEY-ABSTRACT 433</p> <p>Hunt County, Texas</p>	PROJECT NO.	HOE338
						SHEET NO.	1 OF 1
						DATE	October 7, 2024

Drawing: H:\Projects\HOE338-Wildflower\Phase 1\Surveying\dwg\94.463 acre boundary survey (Double R Land S of FM 6).dwg Saved By: mharp Save Time: 10/7/2024 10:11 AM Plotted by: mharp Plot Date: 10/7/2024 10:15 AM