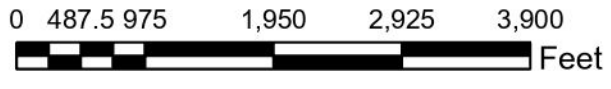


SUBDIVISION MAP
JOSEPHINE, TEXAS
UPDATED: JULY 2025



*Parcel data from CollinCAD - Updated June 19, 2025
*Parcel data from HuntCAD - Updated June 19, 2025

LEGEND

- CITY LIMIT

ETJ

COUNTY LINE

EXISTING

PROPOSED

UNDER CONSTRUCTION

SCHOOL

PARCELS
- Existing Single-Family Units: 4,631

Existing Multi-Family Units: 0

Proposed Single-Family Units: 7,929

Proposed Multi-Family Units: 1046

Under Construction Single-Family Units: 629

Under Construction Multi-Family Units: 0

Total Single-Family Units: 12,560

Total Multi-Family Units: 1,046
- MUDS (MUNICIPAL UTILITY DISTRICTS)

DOUBLE R MUD 1

DOUBLE R MUD 2A OF HUNT AND COLLIN COUNTIES

HUNT COUNTY MUD 3

HUNT COUNTY MUD 4

WAVERLY ESTATES (MAGNOLIA POINTE MUD 1)

PROPOSED COUNTY LINE MUD

PROPOSED GREENWOOD MUD NO. 1

RIVERFIELD MUD 2 OF HUNT COUNTY

RIVERFIELD MUD NO. 1

SOUTHEAST COLLIN COUNTY MUD

GOLDEN BARN RANCH MUD NO. 1

Number	Subdivision	Status	Acreage	Single-Family	Multi-Family
1	Abbott Acres	Proposed	118	98	
2	Bradley Estates	Existing	7	26	
3	DeBerry Heritage	Existing	29	100	
4A	Fountain View Phase 1	Existing	22	75	
4B	Fountain View Phase 2	Existing	22	86	
4C	Fountain View Phase 3	Existing	21	93	
4D	Fountain View Phase 4	Existing	18	77	
5	Grandstone	Proposed	82	145	
6	Harvest Bend	Existing	16	11	
7	Hidden Creek	Proposed	37		368
8A	High Meadow Estates Phase 1	Existing	68	65	
8B	High Meadow Estates Phase 2	Existing	111	196	
9	Cross Creek Ranch	Proposed	702	2258	137
10	Golden Barn MUD	Proposed	325	1313	
11	Josephine Village Center	Proposed	17		341
12	Liberty Ranch	Existing	53	185	
13	Liberty Ranch West	Proposed	28	43	
14A	Magnolia Phase 1	Existing	43	140	
14B	Magnolia Phase 2	Existing	37	150	
14C	Magnolia Phase 3	Existing	53	178	
14D	Magnolia Phase 4	Existing	60	188	
14E	Magnolia Phase 5	Existing	76	218	
14F	Magnolia Phase 6	Existing	45	168	
14G	Magnolia Phase 7	Existing	55	171	
14H	Magnolia Phase 8	Existing	79	224	
14J	Magnolia Phase 9	Existing	55	151	
14K	Magnolia Phase 10	Existing	49	330	
15	Meadow Ridge Estates	Existing	42	143	
16	Morgan Farms	Under Construction	87	414	
17	Morningside	Under Construction	55	215	
18	Murray Manor Estates	Existing	14	51	
19A	Riverfield Phase 1	Existing	123	237	
19B	Riverfield Phase 2	Existing	46	152	
19C	Riverfield Phase 3	Existing	45	194	
19D	Riverfield Phase 4	Existing	126	202	
20	The Legend Park	Proposed	58	43	
21A	Waverly Estates Phase 1A	Existing	78	181	
21B	Waverly Estates Phase 1B	Existing	10	36	
21C	Waverly Estates Phase 2	Existing	59	199	
21D	Waverly Estates Phase 3	Existing	50	201	
21E	Waverly Estates Phase 4	Existing	60	167	
22	Wildflower	Proposed	1076	3190	
23	The Fields of Josephine	Proposed	10		200
24	Lake Shore	Proposed	50	210	