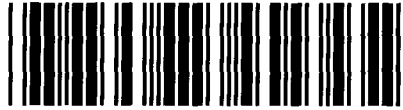


Control Number: 46866



Item Number: 1

Addendum StartPage: 0

COATS | ROSE

A Professional Corporation

46866

RECEIVED

MINDY L. KOEHNE

2017 FEB 17 AM 9:26

mkoehne@coatsrose.com
Direct Dial
(972) 982-8461

PUBLIC UTILITY COMMISSION
FILING CLERK

February 16, 2017

VIA FEDERAL EXPRESS

Filing Clerk
Public Utility Commission of Texas
Central Records
1701 N. Congress, Suite 8-100
Austin, Texas 78701

Re: Petition for Expedited Release from Water Certificate of Convenience held by
Marilee Special Utility District

To Whom It May Concern:

Enclosed for filing please find the original and nine copies of a three Petitions for Expedited Release from Water Certificate of Convenience and Necessity held by Marilee Special Utility District. I have also enclosed seven CDs of each mapping of the property and seven hard copies of all of each property. Please direct all communications regarding this matter to me. Thank you.

Very truly yours,



Mindy L. Koehne by MSM

Enclosures

14755 Preston Road, Suite 600, Dallas, Texas 75254
Phone: (972) 788-1600 Fax: (972) 702-0662
Web www.coatsrose.com

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS

4845-5086-6499.v1

11/11/11

AFFIDAVIT

THE STATE OF TEXAS

§

COUNTY OF DALLAS

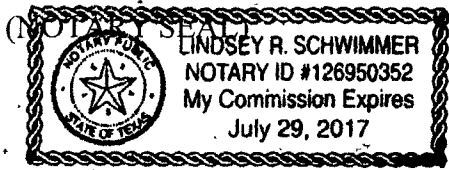
§

I, Melisa Montague, the undersigned, hereby state that on February 16, 2017, I mailed via certified/return receipt U.S. Mail the attached true and correct copy of three (3) Petitions for Expedited Release from Water Certificate of Convenience and Necessity to Marilee Special Utility District at 230 West Pecan Street, Celina, Texas 75009.

Melisa Montague
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME this the 16th day of February, 2017.

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



2

**PETITION FOR EXPEDITED RELEASE
FROM WATER CERTIFICATE OF CONVENIENCE AND NECESSITY**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

The undersigned, Patricia Miller Deason (herein the "Petitioner"), hereby files this Petition for Expedited Release from Water Certificate of Convenience and Necessity pursuant to Section 13.254(a-5), Texas Water Code. Petitioner respectfully requests that the Public Utility Commission of Texas (the "Commission") release approximately 257.86 acres of land owned by Petitioner from water Certificate of Convenience and Necessity ("CCN") No. 10150, held by Marilee Special Utility District.

I.

Petitioner owns approximately 257.86 acres of land (the "Property"), which is at least 25 contiguous acres, located in Collin County. A metes and bounds description of the Property is attached hereto as Exhibit "A." A map showing the location of the Property is attached hereto as Exhibit "B." A deed showing ownership of the Property by Petitioner is attached hereto as Exhibit "C."

II.

The Property is located wholly within water CCN No. 10150. The Property is not receiving water service from the holder of the CCN, Marilee Special Utility District.

III.

Petitioner therefore respectfully requests that the Commission grant this petition and release the land identified herein from water CCN No. 10150, as provided by Section 13.254(a-6), Texas Water Code and 16 Texas Administrative Code, Section 24.113(r).

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED, the 10th day of February, 2017.

PETITIONER:

By: *Patricia Miller Deason*

Patricia Miller Deason

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 10th day of February, 2017, by Patricia Miller Deason.

Rosalba J. Gutierrez

Notary Public in and for the State of Texas

(NOTARY SEAL)

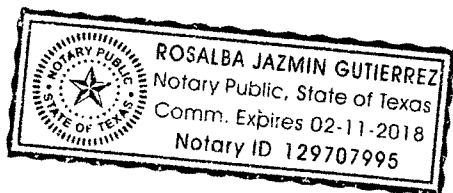


EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, and the George Jay Survey, Abstract No. 488, Collin County, Texas, and being a portion of a called 21.349 acre tract of land, conveyed to Patricia Deason, as evidenced in a Deed, recorded in Volume 5698, Page 1119, Land Records of Collin County, Texas, a portion of a called 75.931 acre tract of land, conveyed to Patricia Ann Miller, as evidenced in a Deed, recorded in Volume 4047, Page 299, Land Records of Collin County, Texas, and a portion of a called 166.407 acre tract of land, conveyed to Patricia Ann Miller, as evidenced in a Deed, recorded in County Clerk's File No. 96-0036768, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said 75.931 acre tract, same being at the intersection of the centerline of a gravel road, known as County Road 132 with the centerline of a gravel road, known as County Road 130;

THENCE South 89°29'28" West, along the southerly line of said 75.931 acre tract and generally along the centerline of said County Road 130, a distance of 1,772.15 feet to the southwest corner of said 75.931 acre tract;

THENCE in a northerly direction, departing the centerline of said County Road 130 and along the westerly line of said 75.931 acre tract, the following:

North 00°31'28" West, a distance of 591.28 feet to a corner;

North 00°42'37" West, a distance of 551.51 feet to a corner;

North 00°31'07" West, a distance of 550.24 feet to a corner;

North 00°32'47" East, a distance of 247.17 feet to the northwest corner of said 75.931 acre tract, same being the most southerly, southwest corner of aforesaid 166.407 acre Patricia Ann Miller tract;

THENCE North 00°23'39" West, along a westerly line of said 166.407 acre tract, a distance of 352.65 feet to an inner ell corner of said 166.407 acre tract;

THENCE South 89°38'59" West, along a southerly line of said 166.407 acre tract, a distance of 259.30 feet to a corner;

THENCE South 89°20'23" West, continuing along a southerly line of said 166.407 acre tract, a distance of 539.26 feet to the most westerly, southwest corner of said 166.407 acre tract;

THENCE North 01°11'36" East, along the westerly line of said 166.407 acre tract, a distance of 951.42 feet to a corner;

THENCE North 00°45'52" East, continuing along the westerly line of said 166.407 acre tract, a distance of 111.03 feet to the southeast corner of aforesaid 21.349 acre Patricia Deason tract;

THENCE South 89°33'54" West, along the southerly line of said 21.349 acre tract, a distance of 159.39 feet to a corner;

THENCE North 57°01'20" West, continuing along the southerly line of said 21.349 acre tract, a distance of 62.38 feet to a corner;

THENCE North 85°51'39" West, continuing along the southerly line of said 21.349 acre tract, a distance of 357.35 feet to a corner;

THENCE North 00°24'20" East, departing the southerly line of said 21.349 acre tract and crossing said 21.349 acre tract, a distance of 266.31 feet to a corner;

THENCE North 89°35'40" West, continuing across said 21.349 acre tract, a distance of 250.00 feet to a corner on the westerly line of said 21.349 acre tract, same being on the easterly line of Prairie Meadow Estates, an Addition to the City of Celina, Texas, according to the Final Plat, recorded in Volume N, Page 983, Plat Records of Collin County, Texas;

THENCE North 00°24'20" East, along the westerly line of said 21.349 acre tract, a distance of 849.49 feet to the northwest corner of said 21.349 acre tract;

THENCE North 89°16'33" East, along the northerly line of said 21.349 acre tract, a distance of 813.52 feet to the northeast corner of said 21.349 acre tract, same being the northwest corner of aforesaid 166.407 Patricia Ann Miller tract;

THENCE South 80°02'56" East, along the northerly line of said 166.407 acre tract, a distance of 3,265.65 feet to the northeast corner of said 166.407 acre tract, same being the northwest corner of aforesaid 93.492 acre Celina Partners, Ltd., tract, same also being in the approximate centerline of a gravel road, known as County Road 132;

THENCE South 00°26'57" East, along the easterly line of said 166.407 acre tract, the westerly line of said 93.492 acre tract and generally along the centerline of said County Road 132, a distance of 443.20 feet to a corner;

THENCE South 89°32'57" West, departing the easterly line of said 166.407 acre tract, the westerly line of said 93.492 acre tract, said County Road 132, and crossing said 166.407 acre tract, a distance of 829.99 feet to a corner;

THENCE South 00°27'03" East, continuing across said 166.407 acre tract, a distance of 200.00 feet to a corner;

THENCE North 89°32'57" East, continuing across said 166.407 acre tract, a distance of 829.98 feet to a corner on the easterly line of said 166.407 acre tract, the westerly line of aforesaid 93.492 acre tract and the approximate centerline of said County Road 132;

THENCE South 00°26'57" East, along the easterly line of said 166.407 acre tract, the westerly line of said 93.492 acre tract and generally along the centerline of said County Road 132, a distance of 1,204.24 feet to the northerly corner of a called 0.432 acre tract of land, conveyed to Celina Partners Ltd, as evidenced in a deed recorded in Volume 4817, Page 2629 of the Land Records of Collin County, Texas, same being the point of curvature of a non-tangent curve to the right;

THENCE in a southwesterly direction, along the northwesterly line of said 0.432 acre tract, generally along the centerline of said County Road 132, and along the arc of said curve to the right, through a central angle of 69°31'48", having a radius of 321.20 feet, a chord bearing of South 53°11'49" West, a distance of 366.30 feet and an arc length of 389.79 feet to the westerly corner of said 0.432 acre tract, same being on the southerly line of said 166.407 acre tract;

THENCE North 89°02'05" West, along the southerly line of said 166.407 acre tract and generally along the centerline of said County Road 132, a distance of 378.48 feet to the northeasterly corner of aforesaid 75.931 acre tract;

THENCE South 00°07'27" East, departing the southerly line of said 166.407 acre tract, along the easterly line of said 75.931 acre tract, and generally along the centerline of said County Road 132, a distance of 738.33 feet to the northeast corner of a called 2.469 acre tract of land, conveyed to Patricia Ann Miller, as evidenced in a Deed, recorded in Volume 3969, Page 1405, Land Records of Collin County, Texas,;

THENCE South 86°08'41" West, departing the easterly line of said 75.931 acre tract, the centerline of said County Road 132 and along the northerly line of said 2.469 acre tract, a distance of 397.28 feet to the northwest corner of said 2.469 acre tract;

THENCE South 00°26'04" East, along the westerly line of said 2.469 acre tract, a distance of 265.54 feet to the southwest corner of said 2.469 acre tract;

THENCE North 87°55'19" East, along the southerly line of said 2.469 acre tract, a distance of 395.23 feet to the southeast corner of said 2.469 acre tract, and being on the easterly line of said 75.931 acre tract, same being on the approximate centerline of said County Road 132;

THENCE South 00°07'27" East, along the easterly line of said 75.931 acre tract, and generally along the centerline of said County Road 132, a distance of 876.78 feet to the **POINT OF BEGINNING** and containing 257.86 acres of land, more or less.

EXHIBIT "B"

MAP OF PROPERTY

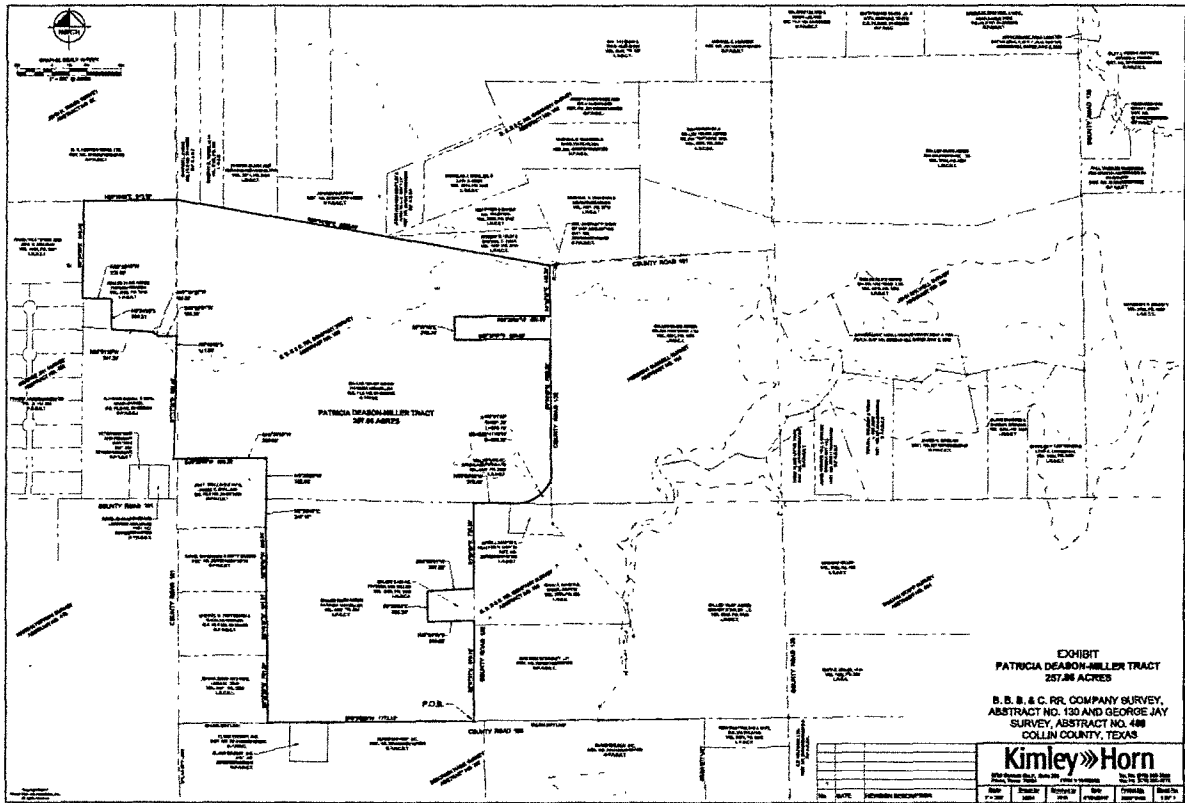


EXHIBIT "C"
DEED SHOWING OWNERSHIP

5698 01119

2004- 0094677

COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS:

If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

JIMMIE DON HARDISTY, owning property in the County of COLLIN, Texas, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by PATRICIA DEASON, 10645 Lenox Lane, Dallas, Texas 75229, hereinafter called "Grantee" (whether one or more), whose mailing address is 9298 MYRTLE DRIVE, CELINA, TEXAS 75009, the receipt and sufficiency of which are hereby acknowledged and confessed;

Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto said Grantee, its successors and assigns, FOREVER. Grantor does hereby bind itself, its successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens existing against the property, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words, "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and, in the case of a corporation, shall include the neuter gender, all as the case may be.

10

5698 01120

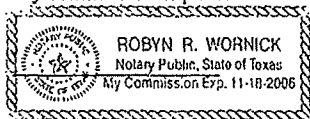
DATED June 22, 2004.

Jimmie Don Hardisty
JIMMIE DON HARDISTY

THE STATE OF TEXAS
COUNTY OF Collin

This instrument was acknowledged before me on the 24 day of June, 2004, by
JIMMIE DON HARDISTY.

My commission expires:



Robyn R. Wornick
NOTARY PUBLIC

Notary's Name (printed)

RETURN TO:
Benchmark Title Services, LLC
5700 Legacy Drive, Suite 10
Plano, TX 75024
PL04-03192-RW

11

5698 01121

Exhibit "A"

BEING a tract of land situated in the George Joy Survey, Abstract No. 488, Collin County, Texas and also being all of a tract as conveyed to Jimmie Don Hardisty as recorded in County Clerks No. 92-0036165 of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 1/2 inch iron pipe found for corner at the Northeast corner of said Hardisty tract, said corner being at the Northwest corner of a 166.309 acre tract as conveyed to Patricia Deason as recorded in County Clerks No. 97-0036768, C.C.T., said iron pipe being at the Northeast corner of the Joy Survey;

THENCE South 01 degrees 06 minutes 38 seconds West following the West line of said 166.309 acre tract a distance of 1186.59 feet to a 1/2 inch square iron pipe found for corner;

THENCE North 89 degrees 26 minutes 50 seconds West a distance of 157.47 feet to a 1/2 inch iron rod set for corner;

THENCE North 57 degrees 04 minutes 23 seconds West a distance of 63.95 feet to a 1/2 inch iron rod set for corner;

Thence North 84 degrees 56 minutes 12 seconds West a distance of 606.55 feet to a 1/2 inch iron rod set for corner in the East line of a Prairie Creek Estates, as recorded in Cabinet N, Page 983, Plat Records, Collin County, Texas;

THENCE North 01 degrees 17 minutes 47 seconds East following the East line of said Prairie Creek Estates passing at 392.90 feet the Northeast corner of said Prairie Creek Estates and continuing in all a distance 1099.94 feet to a 1/2 inch iron rod set for corner at the Northeast corner of a 150.00 acre tract as conveyed to Carolyn A. Tipton and Joel C. Molnar as recorded in Volume 4698, Page 2781, Deed Records of Collin County, Texas;

THENCE South 89 degrees 46 minutes 52 seconds East a distance of 813.45 feet to the POINT OF BEGINNING and containing 929,350 square feet or 21.335 acres of land.

Together with a non-exclusive Access Easement being more fully described as follows:

All that certain tract or parcel of land situated in the GEORGE JOY SURVEY, ABSTRACT NUMBER 488, County of Collin, State of Texas; said tract being part of a called 157.386 acre tract as shown by Deed to Kemp Engineering Company, Inc., dated May 5, 1972, and recorded in Volume 820, Page 650, Deed Records, Collin County, Texas and being more fully described as follows:

THENCE North 00 degrees 13 minutes 57 seconds East, a distance of 1,361.28 feet to a Cross-tie Fence Corner Post;

THENCE North 00 degrees 36 minutes 35 seconds East, a distance of 127.85 feet to a Wood Fence Corner Post;

THENCE South 85 degrees 52 minutes 37 seconds East, a distance of 30.05 feet to a corner;

THENCE South 00 degrees 36 minutes 35 seconds West, a distance of 125.58 feet to a corner;

THENCE South 00 degrees 13 minutes 57 seconds West, a distance of 1,361.28 feet to the South line of said Kemp Tract;

THENCE South 89 degrees 48 minutes 26 seconds West, with the South line of said Kemp Engineering Tract, and with said Road, a distance of 30.00 feet to the POINT OF BEGINNING.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

5698 01122

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND
UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN)
(THE STATE OF TEXAS) I hereby certify that this instrument was FILED in the File Number Sequence on the date
and the place stated herein by me, and was duly RECORDED, in the Official Public
Records of Real Property of Collin County, Texas.

JUN 28 2004

Brenda Taylor



Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Jun 28 2004
At 10:58am

Doc/Num : 2004- 0094677

Recording/Type:D1 20.00
Receipt #: 25326

13

97- 0063490

ATC GF# 443161-D

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved to Grantor)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

3969 1382

THAT THE UNDERSIGNED, JAMES R. MCILROY and wife, VIRGINIA MCILROY, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$279,735.00 payable to the order of Grantor, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William M. Woodall, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto PATRICIA MILLER, whose mailing address is 5808 Lupton Drive, Dallas, Dallas County, Texas 75225, herein referred to as "Grantee", whether one or more, the real property described on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Collin County, Texas.

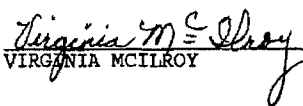
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 30th day of July, 1997.


JAMES R. MCILROY


VIRGINIA MCILROY

(NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE)

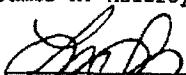
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3969 1383

THE STATE OF TEXAS
COUNTY OF COLLIN

§
§
§

31 The foregoing instrument was acknowledged before me on the day of July, 1997, by James R. McIlroy and wife, Virginia McIlroy.



NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME OF NOTARY

Laura Shoberg

MY COMMISSION EXPIRES:

12-12-00



AFTER RECORDING RETURN TO:

Patricia Miller
5808 Lupton Drive
Dallas, Texas 75225

PREPARED IN THE LAW OFFICE OF:

William M. Woodall, P.C.
8201 Preston Road, Suite 280
Dallas, Texas 75225

13

EXHIBIT "A"

Legal Description

SITUATED in Collin County, Texas, in the BBB & C RR Survey, Abstract No. 130, being a resurvey of part of the 78.8 acres of land described in a deed from Leland Fleener and wife, Eugenia Fleener to James R. McIlroy and wife, Virginia McIlroy dated August 21, 1962, recorded in Volume 604, Page 165 of the Collin County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin found in the center of an east-west rock road named County Road No. 130, at the southwest corner of said 78.8 acres tract and the southeast corner of the Julia A. Lindley 6.000 acres of land, Ref. Doc. 93-0047281;

THENCE North 1 deg: 00 min. 39 sec. west, 591.28 feet with the west line of said 78.8 acres tract and the east line of said 6.000 acre tract and with a fence to an iron pin found at the northeast corner of said 6.00 acre tract and the southeast corner of the Bobby D. Upton 10.000 acres of land, Ref. Doc. 93-0095198;

THENCE North 1 deg 11 min 48 sec west, 551.51 feet with the west line of said 78.8 acre tract and the east line of said 10.000 acres tract and with a fence to an iron pin found at the northeast corner of said 10.000 acres tract and the southeast corner of the Hal D. Kenyon 10.000 acres of land, Ref. Doc. 95-0010604;

THENCE North 1 deg 00 min 18 sec west, 550.24 feet with the west line of said 78.8 acre tract and the east line of said Kenyon 10.000 acres and with a fence to an iron pin found at the northeast corner of said Kenyon 10.000 acres and the southeast corner of the Joe E. Stalling 6.000 acres of land, Ref. Doc. 93-0075959;

THENCE North 1 deg 13 min 34 sec west, 247.33 feet with the west line of said 78.8 acres tract and with the east line of said Stalling 6.000 acres and with a fence to an iron pin set at the northwest corner of said 78.8 acres tract and a southwest corner of the Patricia Deason 166.309 acres of land, Ref. Doc. 96-0036768;

THENCE easterly with the south line of said 166.309 acre tract and with a fence and with the north line of said 78.8 acre tract as follows:

South 89 deg 53 min 07 sec East, 805.93 feet;

South 89 deg 01 min 03 sec East, 707.23 feet;

South 89 deg 28 min 55 sec East, passing an iron pin found on the west side of County Road No. 132 at 245.56 feet and continuing in all 275.56 feet to an iron pin set in the center of said Road No. 132 at the northeast corner of said 78.8 acre tract and in the south line of said 166.309 acre tract and at the northwest corner of the Mark A. Martin 22.1045 acres of land, Ref. V. 3595, P. 493;

THENCE South 0 deg 36 min 38 sec east, 738.33 feet with the east line of said 78.8 acre tract and with the west line of said 22.1045 acre tract and with the center of said Road to an iron pin set at the northeast corner of a 2.466 acre tract, Ref. Doc. 94-0108133;

THENCE South 85 deg 39 min 33 sec west, with the north line of said 2.466 acre tract passing an iron pin found at 31.6 feet and continuing in all 397.27 feet to an iron pin found at the northwest corner of said 2.466 acre tract;

3969 1385

THENCE South 0 deg 55 min 12 sec east, 265.54 feet with the west line of said 2.466 acre tract to an iron pin found at the southwest corner of said 2.466 acre tract;

THENCE North 87 deg 36 min 11 sec east, with the south line of said 2.466 acre tract, passing an iron pin found at 364.23 feet and continuing in all 395.23 feet to an iron pin set at the southeast corner of said 2.466 acre tract, in the center of said County Road 132;

THENCE South 0 deg 36 min 38 sec east, 867.87 feet with the east line of said 78.8 acre tract and with the center of said Road No. 132 and with the west line of the Paul H. Martin 20.1045 acres of land, Ref. V. 3595, P. 481 to an iron pin set at the southeast corner of said 78.8 acre tract and the southeast corner of said Paul Martin tract, and in the south line of said BBB & C RR Survey, Abstract No. 130 and in the north line of the Mary Alice Helms Land, Ref. V. 460, P. 471;

THENCE South 89 deg 00 min 17 sec west, 1772.15 feet with the south line of said 788 acre tract and with said Road No. 130 and with said Survey Line and with the north line of said Helms Land to the PLACE OF BEGINNING and containing 75.947 acres of land.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, MENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN THE STATE OF TEXAS) (County Clerk and this instrument was filed in the Public Records on the date and the title insurance policy was recorded in the Public Records of Real Property of Collin County, Texas on

AUG 05 1997

Helen Starnes
COUNTY CLERK, COLLIN COUNTY, TEXAS



Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES

On 1997/08/05

At 12:47P

Number: 97- 0063490
Type : D1 15.00

17

GF NO. 397316X TR JB 14 dfw
Code: 04.26.96

WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

96-0036768

That PAT HUNN, a married person not joined herein by spouse as the property hereby conveyed constitutes no part of their business or residential homestead, of the County of Collin, State of Texas, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by PATRICIA DEASON, a single woman, hereinafter referred to as Grantee, whose mailing address is 5808 Lupton, Dallas, Texas 75225, has Granted, Sold and Conveyed, and by these presents does GRANT, SELL and CONVEY unto the said Grantee of the County of Dallas, State of Texas, all that certain lot, tract or parcel of land situated in Collin County, Texas, to-wit:

BEING situated in the B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 130 in Collin County, Texas, and being part of a 171 acre tract of land that was conveyed to James R. McElroy et ux in deed recorded in Volume 616, Page 334, of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit:

COMMENCING at a 1/2 inch rebar found in a curve of County Road 101, THENCE North 0 degrees 00 minutes 23 seconds East 348.66 feet to a 1/2 inch rebar found, this point being the Northwest corner of Joe Stallings' 3.00 acre tract and the POINT OF BEGINNING for the 166.309 acre tract;

THENCE North 0 degrees 53 minutes 58 seconds East 950.50 feet to a 10 inch diameter bois d' arc fence post;

THENCE North 0 degrees 01 minutes 42 seconds West with an old established fence row 111.15 feet to a 1/2 inch square tubing found;

THENCE continuing with the fence row, North 0 degrees 06 minutes 04 seconds West 1186.46 feet to a 2 inch iron pipe by a corner post;

THENCE South 80 degrees 20 minutes 40 seconds East 3265.77 feet, to a 1/2 inch rebar found in County Road 132 for the Northeast corner;

THENCE South 0 degrees 44 minutes 54 seconds East 2071.86 feet to a 4 inch by 4 inch concrete monument found;

THENCE North 89 degrees 20 minutes 02 seconds West 704.81 feet to a 1/2 inch rebar found at the corner of the West right-of-way of County Road 132 and an old established East-West fence;

THENCE North 88 degrees 58 minutes 13 seconds West, with the fence row, 1054.42 feet to a fence post;

THENCE continuing with the fence row, North 89 degrees 49 minutes 04 seconds West 697.28 feet to a 1/2 inch rebar found;

THENCE North 0 degrees 44 minutes 13 seconds West 353.56 feet to a 1/2 inch rebar found;

THENCE South 89 degrees 15 minutes 04 seconds West 259.51 feet to a 1/2 inch rebar found;

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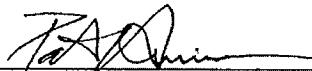
THENCE South 89 degrees 08 minutes 36 seconds West 539.08 feet to the POINT OF BEGINNING, CONTAINING 166.309 acres, more or less, of which 1.910 acres lay within the occupied right of way of County Road 132, for a net acreage of 164.399 acres, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs and assigns forever and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Grantee herein assumes the taxes for the current year.

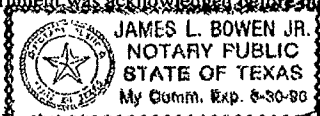
This conveyance is made and accepted subject to any and all conditions, easements, covenants, reservations and restrictions, if any, relating to the herein described property, to the extent and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas.

EXECUTED this 1st day of May, 1996.

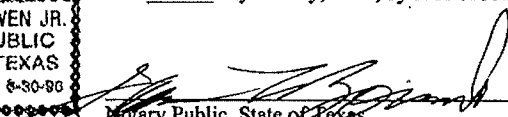

PAT HUNN

THE STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 1ST day of May, 1996, by PAT HUNN.



My Commission Expires June 30, 1996


Notary Public, State of Texas
Notary's printed name: James L. Bowen, Jr.

WHEN RECORDED RETURN TO:
Ms. Patricia Deason
5808 Lupton
Dallas, Texas 75225

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW. (COUNTY OF COLLIN) (THE STATE OF TEXAS) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC OFFICE ON THE DATE AND THE TIME STATED HEREON BY ME, AND WAS duly RECORDED, on the Official Public Records of Real Property of Collin County, Texas on

MAY 06 1996

Helen Starnes

COUNTY CLERK, COLLIN COUNTY, TEXAS



Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES

On 1996/05/06

At 10:08A

Number: 95- 0036768
Type : D1 13.00

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gd

OVERSIZED MAP

**TO VIEW OVERSIZED MAP or
DOCUMENTS,**

**PLEASE CONTACT CENTRAL
RECORDS**

at 512.936.7180

JK